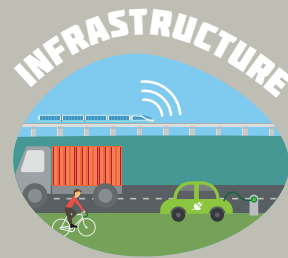


Greater Norwich Local Plan

GROWING STRONGER COMMUNITIES TOGETHER

Site Proposals document



Regulation 18 Consultation

January 8th – March 15th 2018



Greater Norwich Local Plan

Site Proposals document

Contents

		Page		Page
1	Introduction	5		
2	Settlement Summaries and Sites	12		
3	<ul style="list-style-type: none"> • Broadland <ul style="list-style-type: none"> ○ Acle ○ Attlebridge ○ Aylsham ○ Beighton ○ Blofield ○ Blofield Heath ○ Brundall ○ Buxton with Lamas ○ Cantley ○ Cawston ○ Coltishall & Horstead ○ Crostwick ○ Drayton ○ Felthorpe ○ Foulsham ○ Frettenham ○ Gt & Lt Plumstead ○ Gt Witchingham & Lenwade ○ Hainford ○ Hellesdon ○ Hevingham ○ Honningham 	12 16 17 21 22 24 26 28 30 31 33 35 36 40 41 43 44 47 49 51 53 54	<ul style="list-style-type: none"> ○ Horsford ○ Horsham & Newton St. Faiths ○ Horstead & Stanninghall ○ Lingwood & Burlingham ○ Marsham ○ Panxworth ○ Postwick ○ Rackheath ○ Reedham ○ Reepham ○ Salhouse ○ South Walsham ○ Spixworth ○ Sprowston ○ Strumpshaw ○ Taverham ○ Thorpe St. Andrew ○ Weston Longville ○ Woodbastwick ○ Wroxham 	56 61 64 65 68 71 72 75 78 79 83 87 89 90 94 96 98 101 102 103

4	<ul style="list-style-type: none"> • Norwich 	105		
5	<ul style="list-style-type: none"> • South Norfolk <ul style="list-style-type: none"> ○ Alington & Yelverton ○ Ashby St Mary ○ Aslacton ○ Ashwellthorpe & Fundenhall ○ Barford ○ Barnham Broom ○ Bawburgh ○ Bergh Apton ○ Bixley ○ Bracon Ash ○ Bramerton ○ Bressingham ○ Brockdish (inc Thorpe Abbotts) ○ Brooke ○ Broome ○ Bunwell ○ Burston and Shimpling ○ Caistor St Edmund ○ Carleton Rode ○ Chedgrave ○ Claxton ○ Colney ○ Costessey ○ Cringleford ○ Denton ○ Dickleburgh & Rushall ○ Diss 	125 125 126 127 130 132 134 136 139 142 144 147 148 149 150 153 155 158 160 162 164 164 165 168 173 176 177 181	<ul style="list-style-type: none"> ○ Hingham ○ Keswick ○ Ketteringham ○ Kirby Cane ○ Little Melton ○ Loddon & Chedgrave ○ Long Stratton ○ Marlingford & Colton ○ Morley ○ Mulbarton ○ Mundham ○ Needham ○ Newton Flotman ○ Norton Subcourse ○ Poringland ○ Pulham Market ○ Pulham St Mary ○ Rockland St Mary ○ Roydon ○ Saxlingham Nethergate ○ Scole ○ Seething ○ Shelfanger ○ Swardeston ○ Spooner Row ○ Stockton ○ Stoke Holy Cross 	X 226 230 232 234 236 240 244 247 250 252 254 255 257 259 260 265 267 270 272 274 275 278 280 282 284 289 290

	<ul style="list-style-type: none"> ○ Ditchingham 186 ○ Earsham 189 ○ East Carleton 191 ○ Easton 193 ○ Ellingham 195 ○ Flordon 197 ○ Forncett 198 ○ Framingham Earl & Framingham Pigot 201 ○ Geldeston 203 ○ Gillingham 205 ○ Gissing 207 ○ Great Melton 208 ○ Great Moulton 209 ○ Haddiscoe 211 ○ Hales & Heckingham 213 ○ Harleston 215 ○ Hempnall 218 ○ Hethersett 221 		<ul style="list-style-type: none"> ○ Surlingham 292 ○ Swainsthorpe 294 ○ Swardeston 296 ○ Tacolneston & Forncett End 298 ○ Tasburgh 301 ○ Tharston & Hapton 303 ○ Thurlton & Norton Subcourse 305 ○ Thurton & Ashby St Mary 307 ○ Tibenham 309 ○ Tivetshall St Mary 310 ○ Toft Monks 312 ○ Trowse 314 ○ Wicklewood 315 ○ Winfarthing 318 ○ Woodton 319 ○ Wortwell 322 ○ Wreningham 324 ○ Wymondham 326
6	<p>Settlement and site maps</p> <p>Parish wide and site specific maps covering submitted sites, commitment sites, current development boundaries and parish boundaries are available from www.gnlp.org.uk. “Interactive” maps are also available from the web site. Hard copies are available at Deposit Points (County Hall, City Hall, South Norfolk Council and Broadland District Council receptions).</p>		

Introduction

- 1.1. This document, the **Site Proposals** document, forms part of the Regulation 18 consultation on the emerging Greater Norwich Local Plan (GNLP). It covers sites and development boundaries. It accompanies the main consultation document, the **Growth Options** document, which covers the strategic plan approach. Section 5 of the Growth Options document sets the background to the consultation on sites.
- 1.2. **At this stage no decisions have been made about which sites should or should not be included in the emerging plan; however, where sites have been assessed, this document, and the supporting evidence in the Housing and Economic Land Availability Assessment (HELAA) give an early indication about their possible suitability.**
- 1.3. One of the assumptions underlying the GNLP is that sites that already have planning permission or are allocated for housing in current local plans will be built by 2036; however, we are testing those assumptions through this consultation.
- 1.4. Consequently, within this document we are asking for your views on:
 - Sites of over 0.25 hectares which have been submitted for possible inclusion in the GNLP between 16 May 2016 and 31 July 2017, all of which have undergone a preliminary assessment;
 - Current development boundaries/limits from the existing local plans¹.

Within the main Growth Options document, we have also asked questions on:

- Existing allocations and planning permissions for housing, which are known as the existing commitment (question 8);
- The key employment sites across the Greater Norwich Area, as identified in the GNLP Employment, Town Centres and Retail Study 2017 (questions 27 to 30).

¹ The existing development boundaries/limits are taken from: Broadland Site Allocations DPD (2016); Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan (July 2016); Norwich Site Allocations and Site Specific Policies Local Plan (December 2014); South Norfolk Site Specific Allocation and Policies Document (October 2015); Long Stratton Area Action Plan (May 2016); Wymondham Area Action Plan (October 2015); & Cringleford Neighbourhood Development Plan (February 2014).

- 1.5.** As well as seeking views on the sites already identified, it is also possible that you may wish to put forward **additional sites** which you consider would be as good as, or better than those already identified; this is your opportunity to do that (see question 3 of this document below).
- 1.6.** The main Growth Options consultation document asks various questions about the how much growth is likely to be needed between now and 2036. Question 3 covers jobs growth and questions 4 to 6 housing growth. Consequently no decisions have been made yet as to precisely how much land is needed to accommodate the additional development. The Growth Options document also sets out various possibilities for how the total growth will be distributed, with questions 9 to 12 covering this issue. The Growth Options include particular areas (such as transport corridors); or particular types of settlement (e.g. concentrated in larger towns or dispersed to a range of smaller villages); or whether a new settlement is a viable component of future growth. Consequently, at this stage, **no conclusions can be drawn about which sites should go forward into the GNLP until the amount and pattern of growth has been established.** This sites consultation provides the opportunity for you to comment on the sites that have been submitted and to identify other potential sites for growth. To assist you in making your comments, it provides information on sites submitted by settlement and points you to individual site assessments done through the HELAA.

2. Settlement Summaries and Sites

2.1. Set out below in this document are a series of site details and settlement summaries, with accompanying maps available via the GNLP website at www.gnlp.org.uk :

- **site details** are listed under the parish within which they fall (or within which the majority of the site falls);
- you can make **comments** on the submitted sites online via the GNLP website, with interactive maps for each submitted site also available to help you (see paragraph 2.10 below for further detail);
- sites are also illustrated in **map booklets** for each parish/town/city available via the GNLP website. Each map booklet contains an overall map for the parish, followed by a series of individual site maps. We have tried to show as much context as possible, therefore sites which are outside the parish, but close to the boundary, should also be clearly evident from the maps.
- Hard copies of the maps and all other consultation documents are also available from the consultation deposit points:
 - County Hall, Martineau Lane, Norwich (main reception);
 - City Hall, St Peters Street, Norwich (2nd floor reception);
 - Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
 - South Norfolk Council, Cygnet Court, Long Stratton (main reception).

- as the title suggests, the **settlement summaries** have been written on a settlement basis, rather than a parish basis. Therefore, where a site clearly relates to a settlement in an adjoining parish, because of proximity and because future residents would use the services and facilities in that settlement, the site has been included within the summary for that settlement. For example, the settlement summary for Poringland includes several sites which are listed under the parishes of Caistor St Edmund, Framingham Earl, Framingham Pigot, and Stoke Holy Cross, but which are shown on the maps for both the parish they are in and are also shown on the overall parish map for Poringland.

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

Proposed Sites

- 2.2.** Basic site details are set out for all sites submitted up to 31 July 2017. The site details set out the location of the site, who has proposed it and what they would like it considered for. Whilst we have tried to take into account what the site has been proposed for, where sites have been proposed for specific house numbers the assessment will take into account the potential for housing development at the densities set out in the HELAA methodology, in order to make the assessment of sites consistent. Only sites of 0.25 hectares or more, or 5 dwellings or more, have been assessed using the HELAA methodology. **Please note that sites of less than 0.25 hectares or for fewer than 5 dwellings will not be allocated through the GNLP, though they can be considered as part of extensions to development boundaries** (see paragraph 2.9 below).

Assessment of sites received between 16 May 2016 and 31 July 2017

- 2.3.** The initial assessment of sites received between 16 May 2016 and 31 July 2017 has been undertaken through the **Housing and Economic Land Availability Assessment (HELAA)**. The HELAA uses a methodology which is based on Government advice and which has been agreed by all of the Norfolk Local Planning Authorities. The HELAA is a desk-based exercise which uses a system of Red/Amber/Green (RAG) scores for a range of ‘constraints’ and ‘impacts’ associated with the potential development of the sites. **Its purpose is to identify potential capacity for housing and employment growth across the three districts.**
- 2.4.** The views of a range of technical stakeholders, such as Norfolk Wildlife Trust, Anglian Water, local authority Conservation and Environmental Health services, and Norfolk County Council’s Highways, Ecology and Historic Environment services, have been taken

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

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

Settlement summaries

- 2.6. The settlement summaries have been produced looking only at the sites submitted through the Call for Sites. Other sites have been shown on the maps to give greater context to the assessed sites. The summaries include a brief description of the settlement, including its classification in the current Joint Core Strategy, as well as noting existing allocations and key features. The aim is to highlight what the main concerns are for that town or village, arising principally from the HELAA, and a broad indication of which sites may be preferable for development, should sites be needed in that location. Again, **the settlement summaries do not confirm that a site is suitable for allocation, or give any indication that planning permission would be granted.** Further, more detailed work, is required to establish this. This could include more detailed investigation of the potential constraints and impacts identified by the initial assessment and an on-site assessment. Because the main Growth Options document is still asking for views on how different types of settlement will be classified and how new development will be distributed between those different types of settlement, it is not yet possible to say how much new housing (or other uses) will be required in particular places. Please note that **where the only site submitted in a village is below the minimum site threshold for the plan of 5 dwellings or 0.25 hectares, or where no site has been submitted, a settlement summary for that village has not been produced.**

Existing commitments

- 2.7. Section 4 of the main Growth Options document sets out how the amount of new housing has been calculated. One of the assumptions in that calculation is that the existing housing commitments (i.e. sites already allocated in current local plans and/or which have planning permission) will be built by 2036. So that you are able to comment on the submitted sites in the context of the

development which has already been planned, we have shown all of these **existing commitments** on the maps available via the GNLP website at www.gnlp.org.uk . **We are not seeking comments on the suitability of these sites for development**, as this has already been established, however we would like to know if you think there are any reasons why the sites might not be delivered. Please respond to question 8 in the Growth Options consultation document on this issue.

Further details on the commitment sites can be found either in the respective local plan documents (for those which have an allocation reference), or by searching for the relevant application on the councils' websites (for those which have a planning permission reference). The local plan documents can be found in the following sections on the GNLP website at www.gnlp.org.uk :

[Broadland Site Allocations DPD](#)

[Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan](#)

[Strumpshaw Neighbourhood Plan](#)

[Norwich site allocations and site specific policies local plan](#)

[South Norfolk Local Plan Site Specific Allocations & Policies Document](#)

[Long Stratton Area Action Plan](#)

[Wymondham Area Action Plan](#)

[Cringleford Neighbourhood Plan](#)

Applications can be found by searching, using the application reference number, at:

[Broadland Planning Permissions](http://www.broadland.gov.uk) : www.broadland.gov.uk

[Norwich Planning Permissions](http://www.norwich.gov.uk) : www.norwich.gov.uk

Employment sites

- 2.8.** Most of new land required for development in the GNLP is to accommodate additional housing. However, several of the sites submitted have been proposed for other uses, including employment, or have been proposed for a mix of uses (e.g. housing with supporting services, facilities and/or employment). Again, so that comments on sites can be made in context, a number of additional employment and town centre sites have been shown on the maps available via the GNLP website at www.gnlp.org.uk . These sites cover both existing employment areas which are important to protect as well as allocations in current local plans, designed to accommodate the employment that complements the existing housing commitments. These are taken from the GNLP Employment, Town Centres and Retail Study (2017), which can be found on the GNLP website.

Development Boundaries

- 2.9.** The maps available via the GNLP website at www.gnlp.org.uk also illustrate the development boundaries from the current local plans. In effect, development boundaries are there to guide the majority of new development to sustainable locations, which are in keeping with the form and character of the settlement and which focus new growth in locations with good access to existing services and facilities. Development boundaries will be extended to encompass the sites which are eventually allocated for development in the GNLP; however, there may be areas where smaller changes to the boundary would be beneficial (**generally for sites of less than 0.25 hectares and for fewer than 5 homes**), to allow for small-scale development complementing the form and function of that settlement. Equally, it may be that in very specific circumstances areas might be removed from existing development boundaries, for example where there has been a loss of local facilities or where it would be beneficial to better protect the form and character of an area.

Sites Question 1 – Please suggest any small-scale changes to any development boundaries.²

² If you can't respond online you can you contact us on 01603 306603 to get a site submission form.

Submitting comments on sites

2.10. We are seeking your views on the sites that have already been submitted. Any comments submitted at this stage will help refine the assessment for sites in order to propose final allocations. As well as identifying any barriers to developing the sites (e.g. flood risk, service capacity, potential access to the site etc.) and raising concerns about the impact that development might have (e.g. environmental and heritage impacts), it would also be useful to know if there are any local benefits that could be achieved through development.

2.11. To help you make your comments:

- There is a summary of the sites submitted for each parish in this document below;
- The HELAA in our evidence base has more detailed summaries for each submitted site.

Sites Question 2 – Please comment on any of the sites already submitted.³

2.12. Whilst over 600 sites have already been submitted for consideration, the distribution across settlements is uneven. Some towns and villages which could potentially accommodate growth have not had many sites submitted for consideration and there may still be sites which would actually result in a better form of development than those already in this document. Therefore, if you have a site which has not already been considered, please submit this as part of this consultation (minimum size 0.25 hectares or 5 dwellings or more for residential development).

Sites Question 3 – Please submit any additional sites for consideration here.⁴

³ If you can't respond online you can contact us 01603 306603 to get a response form.

⁴ If you can't respond online you can contact us on 01603 306603 to get a site submission form.

3. Broadland

3.1. Acle

Settlement Summary

Acle is identified as a Key Service Centre in the JCS. It has a range of services and facilities, including a secondary school, a primary school, a small range of shops, a library and bus/rail links to Norwich and Great Yarmouth. There is also some local employment and connections to strategic employment options.

There are four current allocations, two for residential (AC1 and ACLI4), one for employment (ACL3) and one for mixed uses (ACL2) providing for a total of approximately 170 dwellings. There is also a Neighbourhood Plan, though no allocations are included.

Nine sites have put forward for consideration for future development through the GNLP, eight for residential uses and one for mixed use development.

The majority of land to the west of the town is high quality grade 1 or 2 agricultural land. Sites GNLP 0384, 1049, 0378, 0427, 0417, 0421, 0456 and 1022 are on high quality agricultural land, while site 0007 is on lower quality grade 4 agricultural land. The Broads Authority area lies to the east of the town with consequent landscape, environmental and ecological considerations for proposed sites close to the Broads. Damgate Marshes & Decoy Carr SSSIs are immediately south-east of the town, the wider Broads SAC/SPA is close by. As a consequence, there are significant areas of flood risk around the eastern half of the town particularly affecting sites 0007 and 0378. Site 0427 is particularly constrained due to access and noise issues from the A47 and the Acle slip road, which is also likely to affect market attractiveness.

The A47 dual carriageway and the railway separate sites 1022, 0417, 0421, 0450, 0007 from the main services located to their north in the centre of the village. Therefore, development south of the A47 and the railway would be likely to generate additional car journeys, as opposed to sites to the north which have access to services within walking distance. In addition, the sites to the south would have a more negative impact on townscape and the form and character of the settlement. Another consideration is noise. Sites south of and close to the A47 and the railway might require noise mitigation measures. Other highway constraints, such as lack of footpaths, apply to sites to the south of the village.

To the north, site 0384 is some distance beyond the existing built up area of the village, therefore it is less sympathetic to the character and form of the settlement in comparison to other sites such as 1049. Site 1049 is however significantly constrained by access issues.

In terms of utilities capacity, sewerage infrastructure upgrades may be required to serve proposed growth. In addition, the water recycling centre has major capacity constraints mainly affecting sites 0378, 0384, 0417 and 0421.

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

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0007	Mr	Michael	Newman		Borderland Farm, Damgate Lane	1.07	Residential development of up to 12 dwellings
GNLP0378	Mr	Jonathon	Green	NPS	Land west of Acle/North of Norwich Road	5.40	Residential development of approx. 100-125 dwellings, associated open space and possible community facilities.
GNLP0384	Mr	William	Lusty	Savills	Land at Acle, South Walsham Road	4.88	Residential development of approx. 145 dwellings
GNLP0417	Mrs	Amber	Slater	Brown & Co.	Land at Beighton Road/Norwich Road	9.40	Residential development of approx. 204 dwellings, associated access and open space

GNLP0421	Mrs	Amber	Slater	Brown & Co.	Land at Jolly's Lane	21.39	Residential development of approx. 570 units with associated access and open space.
GNLP0427	Mrs	Amber	Slater	Brown & Co.	Land at Norwich Road	2.78	Proposed mixed use development of undetermined type
GNLP0450	Mrs	Amber	Slater	Brown & Co.	Land at The Hill	0.37	Residential development of approx. 9 houses with associated access.
GNLP1022	Miss	Aimee	Fowler	Bidwells	Land north of Hillcrest	2.9	Residential development for up to 60 dwellings.
GNLP1049	Mr	Will	Wright	Savills	Land North of Charles Close	5.4	Residential development of an unspecified number

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land North of Norwich Road	20141108	ACL1	140
Land to North of Springfield	20140787	ACL4	12
Land to North of Springfield	20152044	ACL4	24
Hillside Farm, Reedham Road	20141392		30

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
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South of Station Road	B A1	Vacant	Allocation
Former Station Yard	B A2	Sui Generis	Allocation
Site 1	B E10	Sui Generis	Existing

3.2. Attlebridge

Settlement Summary							
<p>Attlebridge is classified as a Smaller Rural Community in the JCS. Its only facility is a village hall. One site has been proposed in the parish: GNLP0460 (6ha) which is between Taverham and Attlebridge and does not relate well to either built-up area. It contains a small area at risk of surface water flooding which could be avoided. It is adjacent to a County Wildlife Site and is close to the River Wensum SSSI. Most importantly, remoteness from services limits its suitability for development.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0460	Mr	Edward	Plumb	Brown & Co.	Land off Fakenham Road	6.08	Residential development of approx. 40 dwellings with open space available for amenity purposes outlined and hatched green
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address				GVA Reference		Dominant Use Class	Existing or Allocation?
N/A							

3.3. Aylsham

Settlement Summary

Aylsham, identified as a main town in the JCS, is the largest market town in Broadland, providing a focus for jobs, services and housing for the surrounding area.

Aylsham is a compact town centred on its market place. A large part of Aylsham has conservation area status. Its development boundary has been drawn tightly around the built area to maintain the open countryside which forms the town's setting. There are currently four sites allocated for development in the town, with two sites for housing and community facilities having planning permission. AYL2 will provide approximately 300 dwellings plus the opportunity for secondary school expansion. AYL1 will provide approximately 250 dwellings, a football club and associated facilities. AYL3 and AYL4 are allocated for employment uses. When the allocations are completed they will be treated as being within the settlement limit.

Five additional sites have been put forward for consideration for future development through the GNLP.

- GNLP0336 (Land next to River Bure) is a 21.34 ha greenfield site to the north-east of the town proposed for housing and open space. It is adjacent to an existing commitment, and is therefore considered to be sympathetic to the character of the area. Parts of the site are at risk of fluvial and surface water flooding. There are TPOs in the north-west of the site and it is of importance for biodiversity. Part of the site is higher quality grade 2 agricultural land, however, the majority of the site is lower quality grade 3 agricultural land. The sewage works is approximately 330 metres to the south-east.
- GNLP0595, on the south side of Burgh Road, is a greenfield site slightly beyond the development boundary proposed for housing which has previously been considered in combination with site 0311 (see below). Considered in isolation, the site would not be sympathetic to the character of the area. It is within 400 metre buffer of grade II listed buildings and is approximately 350 metres from the sewage works. The site is on high quality grade 2 agricultural land.

- GNLP0311 (Land to the south of Burgh Road) is an 8.6 ha. greenfield site proposed for housing and open space uses adjacent to the built up area, which has been previously considered in combination with site 0595. Together, the two sites are considered to be sympathetic to the character of the area. The site fronts onto Burgh Road which would be likely to require some improvements if development were to take place, including footway improvements from Angel House to the A140. Significant improvements may be required to the A140 junction and good walking and cycling links to town centre would be required to encourage sustainable travel. The site is within the 400m buffer of a grade II listed building and investigation would be required of the historic record relevant to the site. Part of the north of the site is at high risk of surface water flooding. The site is on high quality grade 2 agricultural land.
- GNLP0287 (Land north of Marriotts Way) is a 12.85 ha site proposed for housing and open space on greenfield land adjacent to the built up area to the west of the town. Access would probably need to be gained through the neighbouring allocation. Small parts of the site area could be affected by surface water flooding. The site is on high quality grade 2 agricultural land.
- GNLP0596 (Land at Norwich Road) is an 11.95 ha. greenfield site to the south and east of the built up area of the town proposed for housing use. The main access would most likely be off Norwich Road with possibly a secondary access to the Buxton Road. It is classified as grade 2 agricultural land. The site could have an effect on the setting of a Grade II farmhouse to the east.

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

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	

GNLP0287	Mr	Mark	Nolan	Chaplin Farrant LLP	Land north of Marriotts Way	12.85	Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure
GNLP0311	Miss	Holly	Howe	Kier Living Ltd	Land to the south of Burgh Road, Aylsham,	8.6	Residential development of approx. 250 homes with associated infrastructure, open space and landscaping.
GNLP0336	Mr	Geoff	Armstrong	Armstrong Rigg Planning	Land next to River Bure	21.34	Residential development of approx. 300 dwellings, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside Country Park and new footpath links
GNLP0595	Mr	David	Hindry		The South side of Burgh Road	3.28	Residential development for an undetermined number of dwellings.
GNLP0596	Mr	Alan	Presslee	Cornerstone Planning Ltd	Land at Norwich Road	11.95	Residential development for approx. 250 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land Adj. Woodgate Farm	20130680	AYL1	110
Land North of Sir William's Lane	20140298	AYL2	181
Aegel House, Burgh Road	20130715		22
The Old Mill, Dunkirk	20151963		6
Hungate Lodge, Hungate Street	20142017		9

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Aylsham Industrial Estate	B A3	B2/B8/Sui Generis	Allocation
Aylsham Industrial Estate	B A4	B2/B8/Sui Generis	Allocation
Aylsham Industrial Estate	B E11	B2/B8/Sui Generis	Existing

3.4. Beighton

Settlement Summary							
<p>Beighton is classified as a Smaller Rural Community in the JCS. One site has been proposed in the village: GNLPO449 (2.1ha) is adjacent to existing dwellings on Carn Close. The site is on grade 2 agricultural land; otherwise it has few constraints. However, remoteness from services limits its suitability for development.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO449	Mrs	Amber	Slater	Brown & Co.	Land at Southwood Road/Hantons Loke	2.17	Residential development of approx. 36 dwellings with access road and open space
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.5. Blofield

Settlement Summary

Blofield is identified as a key service centre in the JCS. The parish includes the villages of Blofield and Blofield Heath, bisected by the A47 dual carriageway. Blofield is a large village with a reasonable range of facilities; but, for example, secondary school children typically attend Thorpe St Andrew which is on the edge of Norwich.

Existing allocations are BLO1 north of the Yarmouth Road for mixed use with 175 homes, BLO2 south of Yarmouth Road for 22 homes, BLO3 at Wyngates for 64 homes, and BLO4 north of Lingwood Road for 75 homes.

Three additional sites (GNLP0082, 0252, and 0508) have been put forward for consideration for future development in Blofield. The village is surrounded by high quality agricultural land, with sites GNLP0082 and 0252 having Grade 2 status, whereas GNLP0508 is a small brownfield site adjacent to the A47. GNLP0252 and 0508 benefit from being on the western side of Blofield, and so have better access to the main A47 junction. A consideration for GNLP0252 is that it extends southwards towards the Witton Run, presenting ecological and landscape constraints, as well as eroding the strategic gap in the built edge of Blofield from Brundall. There are also landscape and townscape considerations associated with GNLP0082 in extending the built edge of the village eastwards along the Lingwood Road.

Should further development be concluded as necessary in Blofield, subject to the constraints identified above, there are likely to be suitable options. GNLP0508 is perhaps best considered as a small addition to existing allocation BLO1 on the north side of the Yarmouth Road. GNLP0082 at 4.85 ha and GNLP0252 at 4.53 ha are more substantial sites, which, subject to addressing constraints, would likely be suitable at least in part. However, a constraint on further large-scale development is that the Yarmouth Road / Cucumber Lane / A47 roundabout is at or near to capacity.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0082	Mr	Ian	Malton	CAM Architects (Norwich) Ltd.	Land to the South of Lingwood Road,	4.85	Residential development of between 125 and 149 new dwellings.

GNLP0099	Ms	Melissa	Burgan		Blofield Nurseries, Hall Road	2.85	Residential development of up to 25 houses.
GNLP0252	Mr	Stuart	Bizley	SMB Property	Land at Yarmouth Road	4.53	Residential development for an undetermined number of homes.
GNLP0508	Mr	William	Nichols	Strutt and Parker	Land to the north of Yarmouth Road	0.35	Residential development of approx. 9 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address		Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017	
Land at Yarmouth Road		20160488		BLO1		175	
Land off Wyngates		20130296		BLO3		49	
Land South of Yarmouth Road and North of Lingwood Road		20150700		BLO4		73	
Land Adj. 20 Yarmouth Road		20141710				30	
Land South of Yarmouth Road and North of Lingwood Road, Phase II		20150794				30	
Former Piggeries, Manor Farm, Yarmouth Road		20150262				13	
GVA Greater Norwich Employment Land Assessment Sites							
Address		GVA Reference		Dominant Use Class		Existing or Allocation?	
South of A47, north of Yarmouth Road		B A5		Vacant		Allocation	

3.6. Blofield Heath

Settlement Summary

Blofield Heath is classified as a service village in the JCS. There is one housing allocation, BLO5 north of Blofield Corner Road, which has outline permission for up to 36 dwellings (reference 20140968).

Four sites have been submitted through the Call for Sites process, these are GNLPO099 at 2.85 ha, GNLPO288 at 1.43 ha, GNLPO300 at 0.78 ha, and GNLPO1048 at 4.18 ha. GNLPO288, GNLPO300, and GNLPO1048 are greenfield sites in an area of mainly Grade 2 agricultural land, and GNLPO099 is currently a landscape nursery that includes greenhouse buildings. GNLPO288 already benefits from outline permission for 24 homes (reference 20131655). Of the remaining three, GNLPO1048 has the best relationship to the existing built edge at the centre of the village and has a potential access off Woodbastwick Road. GNLPO300 to the west of the village is less well-related to the existing built form and GNLPO099 clearly separated to the south of Blofield Heath.

if it is concluded that Blofield Heath is identified as a location for additional housing, sites closest to the existing edge of the village and with the best vehicular access considered likley to be preferable.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO288	Mr	David	Futter	DFAL	Land to the west of Woodbastwick Road	1.43	Residential development of 24 dwellings
GNLPO300	Mr	Will	Wright	Savills	Land east of Park Lane	0.78	Residential development for an undetermined number of homes.
GNLPO1048	Mr	Will	Wright	Savills	Land to the East of Woodbastwick Road	4.18	Residential development of an unspecified number

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land off Blofield Corner Road	20162199	BLO5	36
Land Off Woodbastwick Road	20131655		24
Land East of Plantation Road	20141044		14
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.7. Brundall

Settlement Summary

Brundall is identified as a Key Service Centre in the JCS. The current allocation for 150 homes (BRU1, application 20121638) is being built out, as is the Mallards development for approximately 50 homes off the Strumpshaw Road.

Six sites have been promoted through the GNLP.

Sites GNLP0254 and 0325 at 6.62 ha and 8.86 ha respectively have been promoted to the north of Berryfields. These two sites are well-situated in relation to the junction with the A47, but constraints to consider are proximity to the Witton Run stream and maintaining a meaningful strategic gap to the built edge of Blofield. A third site GNLP0436, which is existing allocation BRU2 for recreational open space, has similar implications for impact on the Witton Run. To the west of the village two sites have been promoted. GNLP0295 is a 12.23 ha site that would be most likely be a continuation of the recent 150-home allocation and GNLP0375 is a 8.91 ha site that is potentially accessed from Postwick Lane Road and possibly Holmesdale Road. Both GNLP0295 and GNLP0375 have similar constraints, to do with vehicular access into the site and parts of the sites are at the periphery of a walkable distance to most services and facilities in the village. To the south-east of the village, GNLP0352 is a 14.67 ha site where there are flood risk issues to consider, as well as access, townscape and landscape matters.

Should further development be concluded to be necessary in Brundall, there are a range of site options, subject to dealing with issues of site access, proximity to services in the village, as well as landscape and townscape impacts. Generally, sites with good access to Cucumber Lane, and consequently to the junction with the A47, are preferable. The A47 / Cucumber Lane roundabout is though at or near capacity, thereby representing a constraint on further large scale development. Other constraints are the ecological and landscape consequences of encroaching into the Witton Run for sites GNLP0254, GNLP0352, or GNLP0436.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0254	Mr	Stuart	Bizley	SMB Property	Land at Yarmouth Rd	6.62	Residential development for an undetermined number of homes.

GNLP0295	Mr	Will	Wright	Savills	Land west of Maurecourt Drive	12.23	Residential development of approx. 387 dwellings
GNLP0325	Mr	Simon	Wheatman	Wheatman Planning Limited	Yarmouth Road and Berryfields	8.86	Residential of up to 192 dwellings and 2.01 ha public open space to the south of Yarmouth Road. Retail supermarket of 2339m2 and 150 car parking spaces north of Yarmouth Road.
GNLP0352	Mr	Graham	Bloomfield	Pigeon Investment Management Ltd	Land North of Brecklands Road	14.67	Residential development for an undetermined number of dwellings but to including self-build plots and affordable housing with parkland and enhanced public access to Run Dike and the wider public right of way network.
GNLP0375	Mr	Jonathon	Green	NPS	Land north of Postwick Lane/West of Holmesdale Road	8.91	Residential development for approx. 200-250 dwellings, associated open space and possible community facilities.
GNLP0436	Mr	Alex	Adams	Quantum Land	Land north of links avenue	17.17	Residential development of up to 250 homes, plus open space and recreation and leisure uses.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Vauxhall Mallards & Land Rear of Hillside, Strumpshaw Road	20141816		21

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

Buxton with Lamas

Settlement Summary

Buxton with Lamas is classified as Service Village in the JCS, with services including a, village hall, school and shop. The main area of development within the parish lies between Brook Street in the west and the Bure Valley railway line to the north east. In addition, there are consolidated groups of development centred on the Mill and river crossing a Lamas and at Buxton Heath. Former RAF Coltishall is partly in the east of the parish, though it is mainly in Badersfield in Scottow parish.

There is an existing allocation BUX1 adjacent to the settlement to its north-west for approximately 20 dwellings in the Site Allocations DPD.

Four sites have been submitted for the consideration of future development through the GNLP.

A large proportion of the land around the village is high quality agricultural land, grade 1 and 2 affecting sites 0297 and 0294 which if developed would reduce the best and most versatile agricultural land. In terms of utilities capacity sewerage infrastructure upgrades may be required to serve all of the proposed sites.

Sites 0297 and 0387 are adjacent to the settlement limit and relate reasonably well to the form and character of the village, and have access to its services. Site 0294 is located to the east of Lamas on the other side of the River Bure. It has access to some services in Badersfield and the scale of development proposed (720 dwellings) could support additional services. Site 0601 is south of Buxton and has some access to services, though footpath improvements would be required.

In conclusion, if Buxton with Lamas is identified for further growth, a choice of sites is available for small scale growth, provided that on site constraints can be addressed. If the strategy identifies the need for strategic scales of growth in the area, possibly in conjunction with growth in neighbouring Scottow parish, site GNLP0294 offers a potential site. However, a number of on-site constraints would need to be addressed.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0294	Mr	Will	Wright	Savills	Land off Scottow Road	23.68	Residential development of 720 dwellings
GNLP0297	Mr	Mark	Little	Savills	Land to east of Aylsham Road	1.68	Residential development of approx. 48 dwellings.
GNLP0387	Mr	William	Lusty	Savills	Land at Back Lane	3.62	Residential development of approx. 110 dwellings.
GNLP0601	Mr	Andy	Scales	NPS Group	Land West of Coltishall Road	0.57	Extension to the settlement limit with the potential for housing.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land East off Lion Road/Land North off Mead Close			20150082		BUX1		20
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.8. Cantley

Settlement Summary
 The JCS classifies Cantley as an Other Village. It contains a primary school, village hall, pub and some local employment at the sugar factory. The village abuts the Broads Authority executive area on three sides, therefore landscape issues are important and some areas are at risk of fluvial or surface water flooding. Development may need to mitigate any impact on the SAC/SPA/Ramsar/SSSI.

One site has been promoted: GNLPO281 (0.8ha) to the east of the village and north of the sugar factory. The site contains a small area at risk of surface water flooding which could be avoided. It is shown with access down Grange Road, but the submission states an alternative access could be made from Peregrine Close. The site's proximity to the sugar factory limits its suitability for residential development.

To conclude, if Cantley is identified as a suitable location for development, consideration may need to be given to seeking further sites if highways constraints on the proposed site cannot be addressed.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO281	Mr	Ray	Harrison		The bungalows / garages and stable block, Grange Road.	0.82	Demolition of existing dwellings and residential redevelopment for approx. 20 homes with new entry road from Peregrine close
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.9. Cawston

Settlement Summary

The JCS classifies Cawston as a Service Village. It contains a primary school, village hall, shop, pub, some local employment and a GP. A recent housing allocation has not yet been subject to a planning application.

Three sites have been promoted in Cawston – ranging from 0.4ha to 16ha. The village is surrounded by class 2 agricultural land and is sandwiched between two SSSIs and adjacent to Marriotts Way CWS. In the event of any site being developed, mitigation measures are likely to be required to limit the impact of development on nearby SSSIs. The village also contains a large conservation area containing several listed buildings and a large group TPO.

GNLP0126-A (0.4ha) and GNLP0126-B (1.1ha) are proposed for mixed use residential and commercial development, and the sites are well related to existing development for these proposed uses. Neither site is particularly constrained other than being adjacent to the group TPO and the potential loss of the best and most versatile agricultural land.

GNLP0293 (16ha) contains the recent housing allocation (CAW2) and is proposed for further housing and a scout hut. If developed in its entirety, this site would be large in comparison with the village but might not be large enough to contribute significant new service provision. A reduced site could provide further housing to wrap around the recent allocation. The entire site contains some areas at risk of surface water flooding but these could be avoided. The northern boundary of the site abuts the Marriotts Way CWS, which may require some mitigation, but also could contribute some related enhancement to the footpath.

To conclude, if Cawston is identified for further development, GNLP0126-A and –B could provide options for small-scale housing and employment; alternatively, GNLP0293 could provide housing at a larger scale if this is considered appropriate.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0126 A and	Mrs	Sharon	Smith		Land off Fred Tuddenham Drive	0.42 + 1.18	Residential development of 14 dwellings off Fred Tuddenham Drive and mixed use development of 36 dwellings and 4 B1 units

GNLP0126 B					& Paul Englehard Way		with total floor area of 200m ² off Paul Englehard Way.
GNLP0293	Mrs	Katherine	Friend		East of Gayford Road fronting on to Aylsham Road	16.08	Residential development of approx. 200 homes including affordable housing as well as community uses including a scout hut.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017
Land East of Gayford Road						CAW2	20
GVA Greater Norwich Employment Land Assessment Sites							
Address				GVA Reference		Dominant Use Class	Existing or Allocation?
N/A							

3.10. Coltishall & Horstead

Settlement Summary

Coltishall & Horstead is classified as Service Village in the JCS. Part of the parishes are a conservation area based on the Bure river and valley, which has environmentally sensitive habitats and landscapes. Therefore water quality in the River Bure and visual impacts of development on the landscape need to be considered. Parts of the villages are in the Broads Authority area, covered by a separate local plan prepared by the Broads Authority.

There are two current housing allocations (COL1 and COL2) providing for a total of approximately 50 dwellings in total.

Three greenfield sites have been put forward for consideration for future residential development through the GNL.

Both GNL0388 and 0265 are medium scale sites on the edge of the built up area of Coltishall, with good access to services and limited constraints, though the location of the latter next to the former scrapyard (allocation COL2) and the possibility of filled ground on site may require further investigation and mitigation measures.

GNL1056, a 0.46 ha site on Buxton Road to the west of Horstead, is severely constrained by its remoteness from services in Horstead and Coltishall, site access considerations and landscape issues.

In conclusion, if Coltishall and Horstead is identified for further growth, sites GNL0388 and 0265 provide potential development options.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0265	Mr	Graham	Tuddenham		Land south of Jordans Scrapyard	2.51	Residential development of 25 - 30 dwellings with associated affordable housing, public open space and green infrastructure.
GNL0388	Mr	William	Lusty	Savills	Land at St. John's Close	2.98	Residential development of approximately 35 dwellings.

GNLP1056	Mr	Ian	Reilly	Lanpro	Land at Buxton Road	0.46	Residential development up to 20 homes.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land off Rectory Road					COL1		30
Land at Jordon's Scrapyard					COL2		30
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.11. Crostwick

Settlement Summary							
The JCS categorises Crostwick as a Smaller Rural Community; it has no services. One site has been submitted in Crostwick parish which relates to the built up area of Spixworth. See Spixworth settlement summary for details.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0467	Mr	Edward	Plumb	Brown & Co.	Land off North Walsham Road	6.20	Residential development of 100 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land adj St Marys Care Home, North Walsham Road			20150991				18
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.12. Drayton

Settlement Summary

Drayton is classified in the JCS as part of the Norwich urban area. In addition to access to the wider Norwich area, it has a good range of local services mainly concentrated in the village centre located around the junctions of Drayton High Road with School Road and Costessey Lane. It is situated on the A1067 radial road leading out from Norwich with the NDR to the north. Minor valleys converge on the River Wensum which is designated as a Special Area of Conservation and a Site of Special Scientific Interest and an area of Landscape Value. Part of Thorpe Marriott is in Drayton. 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. Further development may require upgrades to the sewerage network which is operating close to capacity.

Eight sites have been put forward for consideration through the GNLP:

- GNLP0222 (Reephams Road/ north of the NDR). The site is mostly in Felthorpe and proposed for a mix of uses. It is remote from services and housing. In addition, there is an abattoir and a biomass power station within 200-300m of the western site boundary. The site partially overlaps site 0465 and both straddle the parish boundary.
- GNLP0270 (Taverham Road and Costessey Lane) is a site of 3.15ha. It is well related to services but is constrained by the capacity of local roads and lack of footpath provision, flood risk on part of the site and being adjacent to Marriott's Way County Wildlife Site, and the Wensum Special Area of Conservation and SSSI.
- GNLP0271 (off Drayton High Road) is a site of 3.04ha, well related to services. Potential constraints include encroachment into the Wensum valley, tree belts, proximity to listed buildings and a scheduled ancient monument.
- GNLP0289 (Behel Care Services, Drayton High Road) is a 2ha site proposed for redevelopment from care services to residential. Constraints are limited but potential impact on the adjacent Drayton Woods County Wildlife would need to be mitigated.
- GNLP0290 (Drayton High Road) is a 1.01ha site adjacent to the built-up area of Hellesdon. Constraints include its location entirely within Drayton Woods, a County Wildlife Site and difficulties creating suitable access.

- GNLP0301 (Hall Lane and Drayton Lane) is a 9.19ha site. The site does not relate well to any settlement and is, therefore, unsympathetic to the form and character of the village. Poor access is a constraint. The site is adjacent to a large block of sites in Horsford parish.
- GNLP 0302 is an isolated site almost entirely in Horsford parish and is discussed under that parish.
- GNLP0329 (Bradshaw Road/Reepham Road) is a 4.95ha site. The site appears to be landlocked, accessed only by a small track off Reepham Road. Constraints include this lack of access, remoteness from services, an adjacent County Wildlife Site, and surface water flooding
- GNLP0465 (Reepham Road/NDR) is a 5.04ha site proposed for petrol station and services is off Reepham Road and adjacent to a roundabout on the NDR. Constraints include an adjacent registered common land and two county wildlife sites. The site partially overlaps site 0222 and both straddle the parish boundary.

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

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0222	Mr	Fergus	Bootman	La Ronde Wright	Land to east of Brand's Lane	11.05	Mixed use development of light industrial and office uses market and affordable housing, include Starter Homes, live/work units and public open space.
GNLP0270	Miss	Rachael	Hipperson		Land between Taverham Rd and Costessey Lane	3.15	Residential development for between 20 and 30 dwellings with village green and public open space.

GNLP0271	Mr	Simon	Wheatman		Land south of Drayton Low Road	3.04	Residential development of approx. 74 dwellings and public open space/green infrastructure.
GNLP0289	Mr	David	Futter	DFAL	Behell Care Services, 189A Drayton High Road	2	Change of use of main house to 4 apartments, existing and detached units to 8 apartments and erection of 4 apartments.
GNLP0290	Mr	David	Futter	DFAL	Land Adj. Drayton Wood Care Home, 189A Drayton High Road	1.01	Residential development of 4-6 dwellings
GNLP0301	Mr	Will	Wright	Savills	Land east of Drayton Lane and north of Hall Lane.	9.19	Residential led development of approx. 273 dwellings.
GNLP0329	Mr	Michael	Carpenter	CODE Development Planners Ltd	To rear of Bradshaw Road and accessed via Reepham Road	4.95	Residential development of between 96-144 dwellings.
GNLP0465	Mr	Edward	Plumb	Brown & Co.	Land off North Norwich Distributor Road	5.04	General Industrial use related to NDR roundabout for uses such as Petrol Filling Station, Service station, fast food eatery etc.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land Adj. Hall Lane	20130885	DRA1	250
Land East of School Road		DRA 2	20

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
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R G Carter	B E22	B2/B8	Existing
Drayton Industrial Estate	B E23	B2/Sui Generis	Existing
Frost Industrial Estate	B E24	B2/B8	Existing

3.13. Felthorpe

Settlement Summary							
Felthorpe is classified in the JCS as a Smaller Rural Community.							
Two sites have been promoted away from the village, on the boundary with Drayton parish: GNLP0222 and GNLP0465. These are considered under Drayton above.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Felthorpe			B E21		B2/Sui Generis		Existing

3.14. Foulsham

Settlement Summary

The JCS classifies Foulsham as a Service Village; services include a primary school, village hall, pub, shop and some local employment. In the current local plan, recent allocations were made for an employment area (FOU2) and a small housing allocation (FOU1) which has planning permission.

Four sites have been promoted in Foulsham ranging from 0.5ha to 2ha. Some relate better to the existing village than others. The village has areas at risk of fluvial and surface water flooding. The historic core of Foulsham has many listed buildings, consolidated into a conservation area. Other constraints include CWS to the east and the west of the village and SSSIs further away.

GNLP0607 (0.8ha) is proposed for housing. It is separated from the residential heart of the village, but is adjacent to existing employment opportunities and the new employment allocation. There are questions over whether a suitable access can be achieved, and the site is adjacent to a sewage treatment works, both of which could limit the site's suitability for residential development.

GNLP0275 (0.5ha) is proposed for redevelopment of a former builder's yard and the adjacent undeveloped space for housing. There are some areas at risk of surface water flooding, which reduces the developable site area, and the undeveloped part of the site adjoins allotments in Foulsham's conservation area. If the undeveloped part of the site was brought forward as open space, this could enhance the allotments, provide surface water attenuation and maintain a positive relationship with the conservation area. Development of the builder's yard for housing would then improve the site's contribution to the street scene on Claypit Road.

GNLP0605 (0.7ha) is adjacent to the recent housing allocation which has been built out. Access could be achieved via the new development. The site is adjacent to the conservation area, but otherwise unconstrained.

GNLP0286 (2ha) is adjacent to the school playing field and has small areas at risk of surface water flooding, but is otherwise unconstrained. It links the recent housing allocation/development (via GNLP0605) with Twyford Lane, which becomes very narrow at this point but the site affords an opportunity to widen it. Assuming the school (which would become land-locked) does not need to expand, this site could, in combination with GNLP0605, provide a larger housing allocation, at an appropriate scale for the village.

Depending on the amount of growth considered suitable for Foulsham, there are a range of site options available with GNLPO605, part of GNLPO275 and GNLPO286 appearing to present the opportunities for residential development.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLPO275	Mr	Simon	Wheatman	Wheatman Planning	Site of T H Blyth & Sons Builders' Yard & Land to west of Claypit Road	0.55	Residential development of approx. 11 units
GNLPO286	Mr	Mark	Nolan	Chaplin Farrant LLP	Land to west side and rear of 17 Twyford Lane	2.08	Residential development of up to 20 family houses, including an affordable housing contribution and upgrading of a section of Twyford Lane.
GNLPO605	Mr	Edward	Hendry		Land West of Foundry Close	0.67	Residential development for approx. 15-18 dwellings.
GNLPO607	Mr	James	Carter-Adams		Land North Side of Bintree Road	0.83	Residential development for approx. 20-25 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address				GVA Reference		Dominant Use Class	Existing or Allocation?
Bintree Road				B A6		B8	Allocation

3.15. Frettenham

Settlement Summary

Frettenham is classified in the JCS as an Other Village; it has a primary school, village hall and a pub. There is grade 2 agricultural land to the north and east of the village; there is a large TPO group, 2 CWSs and areas of surface water flood risk to the south of the village. One site, GNLP0492, has been promoted in the south which, at 6.3ha, is large compared to the size of the village but would not be large enough to provide or support additional services. The site largely overlaps a CWS and contains many TPO trees. It also contains several areas at risk of surface water flooding. The proposal includes a large area of green infrastructure (GI) and the net developable area would be reduced to approximately 1.3ha if the CWS, TPO trees and flood areas were avoided. The large scale of the GI proposed could have implications in terms of viability and maintenance.

If Frettenham is identified for additional housing in the GNLP, a small area of the proposed site may provide a development opportunity. Though much of the site is proposed for green infrastructure uses, there remain a number of constraints affecting it.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0492	Mr	Philip	Atkinson	Lanpro Services Ltd	Land south of Harbord Road,	6.37	Residential development for an undetermined number of dwellings enabling a large area of green infrastructure.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.16. Great & Little Plumstead

Settlement Summary

Great and Little Plumstead is classified as a Service Village in the JCS. There is currently an allocation (GLP1) at the former Little Plumstead Hospital with planning permission for approximately 75 dwellings and a new school. There is also a Neighbourhood Plan made though no allocations are included. The parish contains three settlements Great Plumstead, Little Plumstead and Thorpe End Garden Village. There is a bus service, a village hall, primary school, church and post office.

Great Plumstead is approximately 1 km to the south of Little Plumstead with more recent estate development on the former Little Plumstead Hospital and new school to the west. The built-up area is in two parts. Little Plumstead consists mainly of suburban-type housing. Thorpe End Garden Village consists of estates of large dwellings situated on either side of the Plumstead road with some later estate development. Part of the village is included in within an area for major growth covered by the Growth Triangle AAP.

Seven sites have been put forward for the consideration of future development for residential uses through the GNLP.

In landscape terms all of the land around the village is high quality agricultural land, grades 1 and 2 including all of the sites put forward GNLP0134, 0483, 0330, 0328, 0357, 0420 and 0441 which if developed would reduce the best and most versatile agricultural land. Furthermore, in terms of townscape and how the sites relate to the form and character of the area as well as access to services sites GNLP0441, 0420 are located to the north of Great Plumstead adjacent to the settlement and south of the Witton Run. The school, and the post office are located a short distance away to the north east of these sites. However, the Neighbourhood Plan makes reference to the path along Water Lane requiring improvements in order to provide safe access. Site 0357 is a brownfield site, within Great Plumstead's Settlement Limit where development is generally acceptable provided that it does not result in any significant adverse impact.

While sites 0483, 0134, 0330, 0328 are located adjacent to the built up area of Little Plumstead, there are no services here.

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

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0134	Mr	Andrew	Wooltorton	Carter Adams Estate Agency	Land south of Belt Road and east of Salhouse Road	2	Residential development comprising approx. 48 dwellings, landscaping and associated infrastructure.
GNLP0328	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land east of Salhouse Road	5.18	Residential development of approx. 110 to 165 dwellings.
GNLP0330	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land west of Salhouse Road	4.9	Residential development of approx. 108 to 162 dwellings.
GNLP0357	Mr	Jerry	Dunham	Plymouth Brethren Christian Church	Witton Lane Gospel Hall	0.26	Residential development comprising 5 detached dwellings, or 3 detached dwellings if retaining the existing Gospel Hall.
GNLP0420	Mrs	Amber	Slater	Brown & Co.	Land at Hare Road	10.93	Residential development of approx. 30 dwellings, with associated access and open space.
GNLP0441	Mrs	Amber	Slater	Brown & Co.	Land at Middle Road	4.23	Residential development of approx. 30 dwellings, with associated access and open space.
GNLP0483	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Salhouse Road	11.12	Residential development of 86 open market and affordable units with 5.83 ha of green infrastructure and new play equipment.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

Land to the North East Side of Church Road	20161151		11
Land at Former Little Plumstead Hospital	20160808	GLP1	109
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Broadland Business Park (north of Cranley Road)	B A11	Vacant	Allocation
Octagon Business Park	B E25	B1/B2	Existing

3.17. Gt Witchingham & Lenwade

Settlement Summary

The JCS identifies Lenwade as a Service Village; it contains a GP, primary school, food shop, pub and a newly built village hall. The village straddles the A1067 Fakenham Road, as do its services. There is one allocation GW11 for 27 dwellings and a new Village Hall. There are significant areas surrounding the village at risk of fluvial flooding, and some areas within the village at risk of surface water flooding. Other constraints include some listed buildings, group TPO trees, and the River Wensum SSSI and several CWSs which surround the village on three sides.

Three sites have been promoted for development in Lenwade, grouped closely together near the new village hall, and all of which are adjacent to the current built form to some extent. The site which is least well-related to the existing village is GNLP0586 (2.9 ha). This site is adjacent to, indeed slightly overlaps a CWS and has been proposed as publicly accessible open space. To the south of this site is GNLP0548 (1.8 ha), which is adjacent to housing on two sides and contains some areas at risk of surface water flooding but is otherwise unconstrained. The southern half of the third site, GNLP0608 (1.7ha), has been proposed for housing, with publicly accessible open space in the northern half, which is adjacent to a CWS. The site has some areas at risk of surface water flooding and is close to a listed building, but is otherwise unconstrained.

In conclusion, if small-scale growth is sought in Lenwade, the combination of these three sites could enhance the existing CWS while providing open space, through provision of housing on GNLP0548 and the southern portion of GNLP0608.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0548	Mr	Ivan	Moy		Council Field	1.81	Residential development for an undetermined number of dwellings.
GNLP0586	Mrs	Caroline	Comer Moy		Land North of Council field, Heath Lane (west of Hall Walk)	2.94	Residential development for an undetermined number of dwellings.

GNLP0608	Mrs	Caroline	Comer Moy		Bridge Farm Field, St Faiths Close	1.75	Residential development for an undetermined number of dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Bernard Matthews, Hall Road			B E18		B1/B8		Existing
Bernard Matthews, Hall Road			B E19		B1/B8		Existing

3.18. Hainford

Settlement Summary

The JCS classifies Hainford as an Other Village; it has a primary school, village hall and pub. The parish contains the settlements of Hainford and Waterloo; there are many areas at risk of surface water flooding, listed buildings and some group TPOs, and there is also a CWS to the west of Waterloo.

Eight sites have been promoted (under 7 references) for development within the parish of Hainford ranging from 1ha to 10.7ha. Two sites relate to Waterloo, two to Hainford and one is at Hainford Hall. Three sites (GNLP0512 - two sites spread over 3.6ha) and GNLP0065, (1ha) do not relate to any settlement.

GNLP0069 (10.7ha) and GNLP0393 (1.5ha) lie to the north and south of Waterloo. The former site would produce development disproportionate to the existing settlement pattern but is not large enough to provide or support additional services. The smaller site has significant areas at risk of surface water flooding, appears to partially overlap the school car park and would affect the setting of the church.

GNLP0190 (8.4ha) sits to the east of Hainford Hall. This is a relatively unconstrained site, but is not well related to the existing village, and could impact on the setting of Hainford Hall.

GNLP0582 (3ha) contains significant areas at risk of surface water flooding and is adjacent to a TPO group. Even if the site was sub-divided, the part of this site without flood risk would not be contiguous with the main part of the village.

GNLP0181 (1.1ha) is the site best related to the existing built form of Hainford village. It has few constraints although it could affect the setting of Hainford Hall.

To conclude, if Hainford is identified for further growth, GNLP0181 or part of it appears to be the least constrained site for residential development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0065	Mr	Phillip	Green		Land at the junction of Frettenham Road and Buxton Road	1.04	Residential development of 10 to 12 houses.
GNLP0069	Mr	Andrew	Morton	Whitwell Hall Farms Ltd	Land off Stratton Road	10.7	Residential development of approx. 404 dwellings with associated open space.
GNLP0181	Mr	Anthony J	Hird	Arnolds Keys	Land at Hall Road	1.16	Residential development of approx. 20 dwellings
GNLP0190	Mr	Anthony J	Hird	Arnolds Keys	Arable Land, Hall Lane	8.44	Residential development, with a potential area of recreation and leisure, community use and public open space.
GNLP0393	Mr	William	Lusty	Savills	Land at Hainford	1.51	Residential development of approx.45 homes.
GNLP0512	Mr	Arthur	Morgan	Savills	Lady Lane / Hall Road	3.60	Residential development of approx.12 homes.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
N/A			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.19. Hellesdon

Settlement Summary

Hellesdon is classified as a Fringe Parish in the JCS. Much of the parish away from the Wensum Valley is built up, consisting of both residential and employment areas.

Overall, the main of constraints are the Wensum valley to the west (which is internationally designated as a Special Area of Conservation and nationally as a SSSI) and Norwich International Airport on the east.

There are currently five allocations in the Site Allocations DPD (2016), two for housing (HEL2 and HEL5), one for mixed use development (HEL1) and two for community facilities (HEL2 and HEL3). Overall, the permissions provide for around 1,300 dwellings. There is also a Neighbourhood Plan in progress at the time of writing.

Four sites have been put forward for consideration through the GNLP, with site GNLP0332, proposed for residential development and open space, considered under Horsford in this document.

Sites GNLP 1019 and 1020, 1021 have been put forward by the parish council for community facilities, 1019 for recreational open space, and 1020 for extension to burial ground and 1021 for recreational open space. Two of these sites (1019 and 1020) are currently allocated for these uses in the Site Allocations plan, and site 1021 currently is currently in use as recreational open space.

Given current commitments within the parish and the limited number of additional sites submitted for residential and employment development in Hellesdon, there appears to be limited potential for additional expansion. The exception is site GNLP0332 in the north of the parish which is considered under Horsford. This proposal will need to be considered in the light of the principle of open space use on the smaller site GNLP1019 within GNLP 0332 already being established. The principle of the burial ground extension is also established through the Site Allocations plan. Further consideration will need to be given to the best means of addressing site GNLP1021, proposed for designation for recreational use.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

See site GNLP0332 under Horsford							
GNLP1019	Mr	Mark	Knight	Hellesdon Parish Council	Land East of Reepham Road / North of Arden Grove School	11.08	Recreational usage as open space for community (as per current allocation)
GNLP1020	Cllr	Shelagh	Gurney	Hellesdon Parish Council	Land adjacent to St Marys' Church, Low Road	1.26	Extension to existing burial ground. (as per current allocation)
GNLP1021	Cllr	Shelagh	Gurney	Hellesdon Parish Council	Rear of Heath Crescent, Prince Andrew Road	2.07	Continuance of sports and recreational facility for community use.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land at Hospital Grounds, southwest of Drayton Road					HEL1		300
Royal Norwich Golf Course			20151770		HEL2		1,000
C T D Tile House, Eversley Road			20152077		HEL5		65
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Former Volvo premises			B E1		B2/Sui Generis		Existing
Park Road Industrial Estate			B E2		B2/B8/Sui Generis		Existing
Vulcan Road			B E14		B2/B8		Existing

3.20. Hevingham

Settlement Summary

The JCS identifies Hevingham as an Other Village; it has a primary school, village hall and a pub. There are areas at risk of surface water flooding, and listed buildings within the village, a SSSI/SAC, some CWSs and ancient woodland in close proximity. The main part of the village lies to the west of the A140, while there is a small hamlet north-west of this known as The Heath.

One site has been promoted in the parish: GNLP0292 is to the east of the A140, adjacent to a CWS. The school is within walking distance, but pedestrian access which would require crossing the A140, creating a significant constraint.

To conclude, if additional housing was considered in Hevingham, consideration should be given to identifying additional sites.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0292	Mr	Edward	Fitzalan Howard	Savills (UK) Ltd	Land at Hevingham	1.75	Residential development of approx. 35 homes, with a potential play area, open space and local infrastructure.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.21. Honingham

Settlement Summary

Honingham is identified as a Smaller Rural Community in the JCS and has no settlement boundary. It has a village hall and a pub. The village is adjacent to the A47, has some areas of fluvial and surface water flood risk and has some CWS at a distance to the west and north-east. There is a scattering of listed buildings within the parish.

Six sites have been promoted within the parish, ranging from 0.7ha to 114ha in size. Most sites are contiguous to each other, although not to the village of Honingham, and are promoted as a ‘new settlement’.

The exception to these sites is GNLP0411 (0.7ha) which is well related to the village of Honingham and is proposed for housing. While the site has limited access to services, it has few other constraints and offers the opportunity to connect Mill Lane and Fellowes Road, improving permeability, subject to appropriate highways improvements.

Sites GNLP0415-A to G are proposed for a new settlement. Parts of the overall site overlap into the parishes to the south. The sites have a range of constraints that could be overcome by new settlement scale development. It has areas at risk of surface water flooding, and contains and is adjacent to CWSs, but given the size of the site, development could avoid these parts. The site’s limited access to existing services would need to be addressed by improved access to the Norwich urban area. In the long term, the site is large enough to provide local services such as primary education, a village hall and local shops. It also includes employment opportunities and extensive amounts of green space including a country park. A very significant amount of work would need to be done to further investigate the constraints and opportunities of a site of this size. A New Settlements Topic Paper provides additional information on this issue and question 12 in the Growth Options consultation document covers new settlements.

In conclusion, if Honingham is considered suitable for small scale development site GNLP0411 has few constraints. Sites GNLP0415-A to G would be very remote if considered separately and would need to be considered as a potential new settlement. Site GNLP0415-C (54.3ha) could also be considered separately for employment uses associated with the Food Enterprise Zone (the site contains the current area that has a Local Development Order in place).

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0415 A to G	Mr	Paul	Clarke	Brown & Co.	Honingham Thorpe, Norwich Road	360.96	Strategic mixed use development consisting of: GNLP0415-A – residential development 113.12ha; GNLP0415-B – employment 14.37ha; GNLP0415-C – employment 53.87ha; GNLP0415-D – residential 85.69ha; GNLP0415-E – country park 81.56ha; GNLP0415-F – nature reserve 3.5 ha; and GNLP0415-G -- Possible further residential development opportunity 13.48 ha.
GNLP0411	Mrs	Amber	Slater	Brown & Co.	Land at Fellows Road	0.72	Residential development of approx. 13 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.22. Horsford

Settlement Summary

Horsford is a large village and parish with a population of approximately 4,100. The village is classified as a Service Village in the JCS and has a range of services. The historic core is in the south of the village near to Horsford Hall and the Grade II* Church of All Saints. The surrounding landscape, especially to the north, is characterised by plantation woodlands, several of which are County Wildlife Sites.

Most development in recent decades has been in the north of the village and this pattern will be reinforced by current commitments. Former allocations (HOR1 and HOR2) have recently been built out at Pinelands for 53 homes and employment and north of Mill Lane for 125 homes. There is also a planning permission for 259 homes further north of Mill Lane (site GNLP0519 and application 20161770).

The twenty two sites put forward for consideration for allocation through the GNLP can be divided into three categories: firstly, sites north and west of the village; secondly, sites to its south and south-east; and thirdly sites in the parish away from the built up area of the village and south of the Northern Distributor Road (NDR).

- 1) Six sites (GNLP 1043, 0059, 0251, 0469, 0519 and 0423) are located north and west of the village, ranging in size from approximately 1 to 11 ha. The main constraints are vehicular access to the sites, encroachment into the countryside and the vulnerability of parts of some sites to surface water flood risk. As sites 0251, 0469, 0519 and 0423 are adjacent to the existing built up area, consequently their development would be broadly sympathetic to the form and character of the village and well-related to the existing facilities, including the school. Sites 1043 and 0059 are some distance away from the existing built up area, so their development would therefore not be sympathetic to the form and character of the village and the sites have very poor access.
- 2) Eleven sites (GNLP 0151, 0153, 0192, 0264, 0283, 0359, 0368, 0422, 0479, 0578 and 1008) are located south and south-east of the village, ranging in size from approximately 1.5 to 16 ha. In traffic terms, the sites would have good access to the NDR which would reduce traffic impacts on the centre of the village, though providing suitable vehicular access to the Holt Road could be a constraint in some cases. Other constraints include surface water flood risk, impact on heritage assets and townscape considerations.

3) Five sites (GNLP 0302, 0332, 0333, 0334 and 0419) have been promoted south of the NDR, ranging in size from approximately 7 to 36 ha. Whilst within the parish of Horsford, development on these sites would be remote and physically disconnected from the village by the NDR, although there would be potential for sites close to the existing built up area to the south to access services in Hellesdon or for sites of sufficient scale to be developed to provide services. Site GNLP 0302 is remote from existing services as it is located on the Reepham Road away from the edge of Hellesdon. A key constraint within this area is the Norwich International Airport Public Safety Zone. Other local factors are noise, vehicular access issues, mitigation of surface water flood risk and townscape and landscape impact.

In conclusion, should further development be required in Horsford, there are likely to be a number of suitable sites that could be considered for further assessment. General constraints are protecting landscape character, possible upgrades to utilities infrastructure, impacts on the local road network, and townscape implications if extending the built edge of the village. Sites to the north of Horsford benefit from proximity to the school and those to the south have good access to the NDR and services in the village. Sites on the southern side of the NDR could benefit from proximity to services in the urban area, however sites 0419 and 0333 would need to be developed in combination with site 0332 to form part of an urban extension.

No	Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
		Title	First Name	Last Name	Organisation			
1.	GNLP0059	Ms	Clare	Metcalf		Bramley Lakes, Dog Lane	3.33	Range of potential uses including residential, commercial, recreation and leisure and tourism.
2.	GNLP0151	Mr	Michael	Marshall	DJ Designs Ltd	Pronto Joinery, Dog Lane	2.34	Mixed use residential, of which details are not specified.
3.	GNLP0153	Mr	Michael	Marshall	DJ Designs Ltd	Pronto Joinery, Dog Lane	0.85	Mixed-use residential, of which details are not specified.
4.	GNLP0192	Mr	Anthony J	Hird	Arnolds Keys	Arable Land, Dog Lane	2.66	Residential development of an undetermined number of dwellings, but

								of a type to march adjacent properties to the north and east.
5.	GMLP0251	Mr	Graham	Tuddenham		Land at 33 St Helena Way	1.44	Residential development of 15 to 20 dwellings and associated public open space.
6.	GMLP0264	Mr	Stuart	Bizley	SMB Property	Dog Lane	1.76	Residential development of 35 to 46 homes with access onto Horsbeck Way and Dog Lane.
7.	GMLP0283	Mr	Malcolm	Dixon	MDPC Ltd	Land Off Holt Road	3.43	Residential development of approx. 105 dwellings.
8.	GMLP0302	Mr	Will	Wright	Savills	Land off Reepham Road	7.34	Residential led development of between 150 and 200 dwellings
9.	GMLP0332	Mr	Michael	Carpenter	CODE Development Planners Ltd	Reepham Road/Cromer Road	49	Residential development and public open space.
10.	GMLP0333	Mr	Michael	Carpenter	CODE Development Planners Ltd	Reepham Road/Holt Road	36.6	Residential development, improved cricket field, employment, roadside services and retail.
11.	GMLP0334	Mr	Michael	Carpenter	CODE Development Planners Ltd	West of Reepham Road	6.4	Residential development of between 128 and 192 dwellings.
12.	GMLP0359	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adjacent Drayton Lane	6.71	Residential Development for between 136 and 200 dwellings.
13.	GMLP0368	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adj. Drayton Lane	16.26	Residential Development for between 326 and 489 dwellings.

14.	GNLP0419	Mr	Paul	Clarke	Brown & Co.	Land at Holly Lane / Reepham Road	40.65	Residential development of approx. 750 dwellings, with associated access and open space.
15.	GNLP0422	Mrs	Amber	Slater	Brown & Co.	Land at Lodge Farm	1.65	Residential development of approx. 40 dwellings with an improved access off the Holt Road.
16.	GNLP0423	Mrs	Amber	Slater	Brown & Co.	Land at Mill Lane	0.95	Residential development of approx. 10 dwellings with an improved access off Mill Lane.
17.	GNLP0469	Mr	Edward	Plumb	Brown & Co.	Land off St Helena Way,	2.64	Residential development of approx. 10-15 dwellings with remaining land available as open space for additional homes.
18.	GNLP0479	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Holt Road,	4.38	Residential development of approx. 80 dwellings, with open space, play equipment and green infrastructure.
19.	GNLP0519	Mr	Jonathan	Dixon	Savills (UK) Ltd	Land to the east of Holt Road	15.59	Residential development of approx. 266 dwellings.
20.	GNLP0578	Mr	Russell	Brooks		Hilltop Farm, Church Street	6.67	Development of an unspecified type.
21.	GNLP1008	Mrs	Marie	Loveday		Home Farm, Holt Road	20.25	Land for the planning of houses and leisure grounds.
22.	GNLP1043	Mr	Mark	Williamson		Dog Lane	7.21	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land at Sharps Hall Farm	20130547	HOR2	7
Land to the East of Holt Road	20161770		259
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Holt Road	B E16	B2/Sui Generis	Existing

3.23. Horsham & Newton St. Faith

Settlement Summary

Horsham and Newton St Faith is classified as a Service Village in the JCS.

The parish includes Horsham St Faith to the south and Newton St Faith to the north. Its services include a primary school, a bus service, a doctor's surgery and a garage.

The JCS identifies the potential for strategic employment sites in the south of the parish predominantly related to the airport. There are three allocations in the Site Allocations plan, HNF1 for approximately 60 homes in Newton St Faith, and two for employment (HNF2 and HNF3) in Horsham St Faith.

Seven sites have been submitted through the GNLP for consideration of future development, six for residential and one for employment use.

Three proposed housing sites in Newton St Faith (GNLP0085, 0246 and 1054) are all adjacent to the existing settlement, and therefore could be seen as sympathetic to the form and character of the village, though 0246 would extend the village further south into the countryside. Constraints predominantly relate to effects on the historic environment, though sensitive development should be possible if the sites are considered further.

Four sites have been proposed in Horsham St Faith, three for residential development and one for employment. There are two large residential proposals on the south-west (GNLP0125) and south-east (0482) of the village. In general, it appears that constraints on these sites could be overcome, though noise mitigation measures may be required. Site 0471 is a small site located to the south of the village with some limited constraints. The employment proposal site 0466 is located mainly within an existing employment allocation HNF2. It should be noted that there are proposed highway improvements to upgrade junctions to deal with traffic generated by existing allocations which could be impacted by additional sites put forward.

Overall, should Horsham and Newton St Faith be identified for further growth there are a number of potential site options. The choice of sites could be largely dependent on the scale of growth identified for the parish. Site GNLP0466 for employment (9 ha) forms part of an existing employment allocation HNF2 (approx. 35 ha) benefitting from an airport location. Sites 0085, 1054 and 0471 present opportunities for smaller scale and 0125 and 0482 for large scale residential development on the edge of the existing settlements.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0085	Mr & Mrs	Andrew & Valerie	Howard		Poor Piece 80, Newton Street	0.75	Residential development of approx. 4 dwellings
GNLP0125	Mr	Michael	Haslam	Michael Haslam Associates Ltd	Land East of A140, Horsham St Faith	14.84	Residential development of approx.400 including highways improvements, public open space and community facilities.
GNLP0246	Mr	Andrew	Howard		Manor Road	0.78	Residential development for an undetermined number of dwellings.
GNLP0466	Mr	Edward	Plumb	Brown & Co.	Land off the NNDR	9.09	Employment use
GNLP0471	Mr	Edward	Plumb	Brown & Co.	Land off West Lane,	1.21	Residential development of approx. 15 dwellings.
GNLP0482	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Old Norwich Road	17.38	Residential development of approx. 70 dwellings as well as 8.95ha of green infrastructure.
GNLP1054	Miss	Hannah	Smith	Lanpro	Land off Manor Road	5.5	Residential development extending the neighbouring allocation HNF1.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land East of Manor Road					HNF1		60

GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
North of Norwich Airport	B A13	Vacant	Allocation
Abbey Farm Commercial Park	B A14	Vacant	Allocation
Aeropark, Norwich International Airport	B A17	Vacant	Allocation
Abbey Farm Commercial Park	B E12	Vacant	Existing
Training Centre	B E13	Sui Generis	Existing

3.24. Horstead & Stanninghall

Settlement Summary								
For settlement summary see Coltishall & Horstead								
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
See Coltishall & Horstead								
GVA Greater Norwich Employment Land Assessment Sites								
Address				GVA Reference		Dominant Use Class		Existing or Allocation?
N/A								

3.25. Lingwood & Burlingham

Settlement Summary

Lingwood is classified in the JCS as a Service Village; it has a newly built primary school, new village hall, a shop and pub.

There are a number of existing housing commitments within and on the edge of the built up area of the village.

Lingwood is surrounded by high quality grade 1 and 2 agricultural land, which affects all the submitted sites. There are some areas at risk of surface water flooding, there are a few listed buildings in the north of the village and the Broads SAC/SPA/Ramsar/SSSI is 2km away to the south-west.

Five sites have been promoted for development from just under a hectare to just over 3 hectares in size; though all the sites are adjacent to the development boundary, some sites are better related to the built form of the village than others.

GMLP0499 (2.9ha) and GMLP0067 (1.9ha) are opposite each other, to the north-east of the village adjacent to the main built-up area of the village. The road becomes narrow here. GMLP0499 is proposed for residential development. It is bounded by agricultural land and does not relate well to the existing settlement pattern. GMLP0067 is an existing commitment which is now proposed mixed use development including offices and live work units. It is adjacent to Oak Tree Close, so of the two, this site is better related to the village form but has more area at risk of surface water flooding, which affects the centre of the site and would require mitigation.

GMLP0379 (1ha) is also to the north of the village, on a road frontage and is at risk of surface water flooding. The site is opposite Lingwood village green; it affords a visual connection between the green and the open countryside. Development of the site may affect the setting of some listed buildings, but it is likely any impact could be mitigated.

GMLP0380 (0.9) to the west of the village also has areas at risk of surface water flooding which affect the entire road frontage of the site.

GMLP0296 (3.6ha) is the largest site promoted in Lingwood. It lies to the south-west, adjacent to existing development and with some surface water flood risk. Development of the site would visually erode some of the gap between Lingwood and Strumpshaw.

To conclude, if Lingwood is identified for development, GNLP0380 and GNLP0296 could produce sustainable housing development with appropriate mitigation. If more growth is needed in Lingwood, GNLP0379 and the western part of GNLP0067 may also be acceptable for housing. If employment land is required in Lingwood, GNLP0067 provides a site with some constraints which would require mitigation.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0067	Mr	Keith	Vincent	Brineflow Properties & Handling Ltd.	Land at Lodge Road	1.97	Mixed-use development comprising an office building providing between 1,500 and 2,000m ² of office floorspace and up to 60m ² for café, circulation and meeting rooms and up to 15 live/work units.
GNLP0296	Mr	Arthur	Morgan	Savills	Land East of Buckenham Lane and West of Buckenham Road	3.6	Residential development of approx. 110 dwellings.
GNLP0379	Mr	Andy	Scales	NPS	Land north of Post Office Road	1.10	Residential development of approx. 27 dwellings and associated landscaping accessed from Post Office Road.
GNLP0380	Mr	Andy	Scales	NPS	Land west of Blofield Road	0.91	Residential development comprising approx. 30 dwellings and associated landscaping accessed from Blofield Road.
GNLP0499	Mr	Iain	Hill	Ingleton Wood LLP	Land to north of Lodge Lane, Lingwood	2.91	Residential development of approx. 30 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017

N/A			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.26. Marsham

Settlement Summary

The JCS classifies Marsham as an Other Village; it has a primary school, village hall and pub. The built up area of the village is predominantly to the west of the A140. North of the village, there is a band of land at risk of fluvial and surface water flooding, and some localised areas within the existing village at risk of surface water flooding. The village contains a few listed buildings, the roads are narrow and there are CWSs to the north-west and to the east of the village.

Four sites have been promoted for development through the GNLP. One site is very large and overlaps other sites. It offers the opportunity to significantly expand Marsham. The smaller sites offer a range of opportunities to develop the village at different scales if this is considered appropriate.

GNLP0572 (0.7ha) is proposed for residential use. As the former use is a piggery, some remedial work may need to be done; there is potential for some detrimental impact on undesignated heritage assets in Fengate Hamlet; and the local road network is poor. The site is not well related to the built up area of the village.

GNLP0219 (1.7ha) contains site GNLP0572. The same constraints apply: As the former use is a piggery, some remedial work may need to be done; there is potential for some detrimental impact on undesignated heritage assets in Fengate Hamlet; and the local road network is poor. In addition, there is a small area at risk of surface water flooding, but this could be avoided or mitigated. The site is not well related to the built area of the village.

GNLP0171 (1.71ha) is better related to the built form of the village. Development here may impact on the setting of many undesignated heritage assets, although mitigation should be possible; and the local road network is poor. The site would be backland development, however a slightly larger site (taking part of GNLP0229) would allow a link road connecting High Street with Cranes Lane/Fengate, which may result in a more cohesive scheme.

GNLP0229 (63.4ha) incorporates all the other sites and their constraints, but extends significantly further, almost completely encircling the village, including land to the east of the A140. It is promoted for housing, community, retail and commercial development, and the site is theoretically large enough to provide and support additional services. Beyond the constraints already mentioned above, this site lies adjacent to some listed buildings in the south of Marsham. The part of the site to the east of the A140 contains several areas at risk of fluvial

and surface water flooding, and contains a listed building. Developing on both sides of the A140 would require residents to cross the road to access services so it is felt that this part of the site is a less sustainable location. However, the area of the site to the west of the A140 is less constrained and could be suitable, on the entire or a reduced site area.

To conclude, if Marsham is considered suitable for small scale housing development, parts of GNLPO229 which are adjacent to the existing village, either north or south of High Street have the fewest constraints. For a more significant allocation, which would potentially be out of scale with the existing village but could provide additional services, the majority of GNLPO229 (except the part to the east of the A140 but including the other sites) may be suitable subject to appropriate mitigation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0171	Mr	Michael	Swann		Land to rear of 40-46 High Street	1.71	Residential development of an undetermined number of dwellings, including public open space, landscaping and associated infrastructure.
GNLP0219	Mr	John	Long	Bidwells	Former Piggeries, Fengate Farm	1.78	Residential development of approx. 25 dwellings
GNLP0229	Mr	John	Long	Bidwells	Land North, East, West and South of Marsham	63.42	Strategic growth of Marsham to include approx. 1,000 new homes, public open space, community facilities, retail, commercial development and land for school extension if required.
GNLP0572	Mr	Henry	Cockerton	Cockertons	Fengate Farm	0.7	Demolition of agricultural buildings and residential redevelopment of between 10 and 12 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land to Rear of 42-46 High Street	20161232		8
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.27. Panxworth

Settlement Summary							
Panxworth is classified as a Smaller Rural Community in the JCS. It has no services other than a bus route. The village comprises three hamlets. One site has been submitted adjacent to one of the hamlets. GNLPO110 (2.9ha) is on grade 2 agricultural land. It contains a small area at risk of surface water flooding (which could be avoided) and is between three listed buildings. The remoteness of the site limits its suitability for development.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
See Woodbastwick							
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address		Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017	
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address		GVA Reference		Dominant Use Class		Existing or Allocation?	
N/A							

3.28. Postwick with Witton

Settlement Summary

Postwick with Witton is classified as Smaller Rural Community in the JCS. It is a small village with a rural character lying predominantly to the south of Norwich - Brundall railway line and some way to the north of the marshes adjoining the River Yare. The southern part of the parish lies within the Broads Authority Executive Area. No settlement limit has been defined for Postwick and the village has few facilities in its own right. The southern quarter of the Broadland Business Park and the Park & Ride are within the Postwick parish, but both are relatively inaccessible due to the 'barrier' created by the A47 / Postwick Hub interchange

Four sites have been put forward for consideration for future development through the GNLP.

Site GNLP0369 is a greenfield site of 1.47 ha adjacent to the build-up area off Oaks Lane to the west of the village which is proposed for housing development. The site has limited accessibility to services and its proximity to environmental assets might require mitigation.

Site 0370 is a 6.28 ha greenfield site proposed for housing development and a primary school. It is beyond the build-up area of Postwick to its west and borders to the Broads Authority to the south of the site. Therefore, this could be some effect on distant views into the Broads. Access to the site is most likely from Oakes Lane. The lane is narrow, without a footpath, and there is a particular 'pinch-point' where the Wherry Line bridges over. Traffic from approximately 100 homes is likely to present highways difficulties. These matters are assumed resolvable though significant investment is thought necessary. The national grid gas pipeline runs north-south through the site and is likely to reduce the net developable area.

Site 0371 is a 3.09 ha greenfield site proposed for commercial development. It is adjacent to the A1042 next to the water works to the north of the village. It is physically disconnected from the village of Postwick and encroaches into the countryside. Occupiers are likely to be highly dependent upon the use of the private car.

Site 0571 is a greenfield site of 65.48 ha beyond the built-up area adjacent to the Witton Run river north of the A47 which is proposed for a new settlement. This site has limited access to existing services in Blofield, Brundall and Little Plumstead. It is well below the scale of approximately 200 hectares which the New Settlements Topic Paper concludes is required to support a "freestanding linked new settlement" which could support its own local services and benefit from higher level services nearby. In addition, development at this location could lead to coalescence between Brundall and Great little Plumstead and would involve the loss of the best quality agricultural

land (Grades 1 and 2) and could have a significant impact on heritage assets. It is also within the 3,000 m buffer to environmental assets to the south of the site so mitigation might be required. The substantial scale of the proposal indicates the need for potentially significant highway infrastructure and junction improvements to serve development at this scale.

Dependent on the growth options chosen after the consultation, sites submitted through the GNLP offer the potential for growth of different scales within Postwick, including a small scale new settlement. However, the difficulty of accessing services, as well as other constraints, will be a key consideration in the further assessment of sites.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0369	Miss	Helen	Adcock	CODE Development Planners Ltd	Land west of Oaks Lane, Postwick (Site A1)	1.47	Residential development of between 32 and 48 dwellings.
GNLP0370	Miss	Helen	Adcock	CODE Development Planners Ltd	Land west of Oaks Lane, Postwick (Site A2)	6.28	Residential development of 75 and 115 dwellings and land for a primary school and associated facilities.
GNLP0371	Miss	Helen	Adcock	CODE Development Planners Ltd	Land south of A1042 Yarmouth Road (Site B)	3.08	Commercial development of shops and offices possibly to include restaurant/café, public house, take away and/or non-residential institutions such as crèche or day nursery and with potential links via Oaks Lane to serve the residents of Postwick.
GNLP0571	Mr	Will	Wright	Savills	Land north of the A47, North and East of Witton Hall and west of Dawlings Wood	65.48	New village with access off A47 and links to Little Plumstead.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)			
Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land East of Broadland Business Park		GT11	850
Land East of Broadland Business Park		GT21	300
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Broadland Gate	B A7	Residential	Allocation
Broadland Business Park	B A20	B1/B2/B8	Allocation
St Andrews Business Park	B E9	B1/B2/B8	Existing

3.29. Rackheath

Settlement Summary

Rackheath is a predominantly rural parish with a current population of approximately 2,000. The parish is included within the North East Growth Triangle Area Action Plan (AAP) and the major existing residential-led allocations totalling approximately 3,500 new homes.

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. To the north-west is Rackheath Industrial Estate and there is mixed development, predominantly linear in form, along Green Lane West. Current facilities in the village include a primary school, a local shop and post office, a pub and a village hall. There are also new facilities planned into the large-scale development commitments already made.

General considerations for the parish are proximity to ecologically designated sites, especially the Broads to the north. Rackheath does not have a historic core, but there are heritage assets associated with the former air base. Also of importance, in landscape terms, is land on the southern side of the Northern Distributor Road. Under the Growth Triangle AAP there is an emphasis on retaining a landscape buffer (Policy GT2) on the inner edge of the NDR, of which Rackheath Hall and its historical park is a part. Seven sites have been put forward for consideration through the GNLP, consisting of three larger and four smaller sites.

All three large sites are to the west of the village. GNLP0172 is a 11.44 ha site, located west of Green Lane West and bisected by the Northern Distributor Road. GNLP0478 is a 39.42 ha site, also located west of Green Lane West and bisected by the Northern Distributor Road. The parts of these sites with the most development potential are generally closest to Green Lane West. Land adjacent to the NDR is less favourable for housing and would likely require noise mitigation. On the inner side of the Northern Distributor Road, in the vicinity of Rackheath Hall, there are site specific matters relating to site access, isolation from facilities, and due to isolation from existing settlements the appropriateness of the built form. The third large site is GNLP1060, measuring 24 ha, that is in two parcels either side of the Wroxham Road (A1151). The larger south-eastern portion of the site is adjacent to the existing Rackheath Industrial Estate and reasonably well-related to the strategic allocations already made in Rackheath. The smaller north-western part of the site is more disconnected, by virtue of being on the opposite side of the Wroxham Road.

The four smaller sites contrast in their characteristics. GNLP0095 is a 5.27 ha site off Salhouse Road to the south-west of the NDR which has some constraints. GNLP0351 is the 0.64 ha Plymouth Brethren Christian Church site, off Green Lane West which is well-located in relation to

the existing village. GNLP1029 is a 0.8 ha site and GNLP1030 is a 2.8 ha site. Both are accessed off Back Lane, on the western side of the Wroxham Road, and the highways matters associated to this are likely to be the main constraints.

In summary, should further development allocations be considered necessary in Rackheath, there is potential from the sites put forward for both small scale and large scale growth. For larger strategic sites (GNLP0172, 0478 and 1060) the constraints relate to achieving suitable accesses from Green Lane West, implications from the proximity to the Northern Distributor Road, as well as impacts on landscape and managing surface water flood risk. Of the smaller sites (GNLP0095, 0351, 1029, and 1030) GNLP0351 best relates to the settlement's existing built form and appears to have the fewest constraints.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0095	Ms	Melissa	Burgan	Small Fish	Land to the East of Salhouse Road	5.27	Residential development of up to 8 dwellings off of a private drive
GNLP0172	Mr	Daniel	Hewett	Taylor Wimpey	Land to the west of Green Lane West, Rackheath	11.44	Residential development for an undetermined number of dwellings.
GNLP0351	Mr	Jerry	Dunham	Plymouth Brethren Christian Church	Heathwood Gospel Hall, Green Lane West	0.75	Residential development for an undetermined number of dwellings.
GNLP0478	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Green Lane West	44.6	Residential development of 142 open market and affordable dwellings with 31.78ha of green infrastructure in the form of a Country Park and recreation ground.
GNLP1029	Mr	George	Bell		Land east of Back Lane	0.81	Residential development for approximately 20 self-build plots.

GNLP1030	Mr	George	Bell		Land south of Dobb's Lane	2.81	Residential development for 84 dwellings.
GNLP1060	Mr	Paul	Clarke	Brown & Co	Land to the south of Swash Lane and Muck Lane	24.73	Community Facility - Football Club and residential
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address		Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017	
North Rackheath				GT16		3,000	
Land South of Green Lane West				GT18		322	
Land South of Green Lane East		20160395		Gt19		153	
Land off Salhouse Road		20151591				79	
Land off Salhouse Road		20150726				15	
Land off Green Lane West		20152081				50	
GVA Greater Norwich Employment Land Assessment Sites							
Address		GVA Reference		Dominant Use Class		Existing or Allocation?	
North Rackheath		B A10		Vacant		Allocation	
Rackheath Industrial Estate		B E4		B1/B2/B8		Existing	
Mahoney Green		B E5		B1/B2/B8		Existing	

3.30. Reedham

Settlement Summary

Reedham is classified as a Service Village in the JCS. The village has a primary school, village hall, food shop, pub and train station. The main part of the village is next to the River Yare, with the properties fronting the river being within the Broads Authority area. The second major part of the village is located around the railway station, with more sporadic groups of dwellings located on Church Road. In environmental terms, any development here will be within 3,000 metres of the SAC, SPA, and Ramsar designations found in the Broads.

There is one existing allocation RED1 for 20 dwellings off Station Road.

One site has been submitted for consideration. Site GNLP1001 is a 1.01 ha site located adjacent to allocation RED1, and it appears to rely upon the neighbouring allocation for an access to Station Road. Some regard will be needed to the landscape impact over the river valley, but the site appears generally suitable if further development is concluded to be necessary in Reedham.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP1001	Mr	Chris	Mutten		Land to East of Station Road	1.1	Residential development for 18 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land at Station Road			20151061		RED1		24
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.31. Reepham

Settlement Summary

The JCS classifies Reepham as a Key Service Centre. The village has a primary and a secondary school, village hall, food shop, pub, library and both a GP and dentist surgery. The historic core of the village runs on a linear axis north-east to south-west, but the village has evolved in a concentrated pattern, mostly to the north of this, but the schools are in the south.

There are a number of existing housing commitments in the village. GNLP1007 is proposed as an extension to the sewage treatment works and is not assessed.

Eight sites have been submitted in various sizes ranging from 0.3ha to 11.6ha, giving a variety of options for housing growth. Most sites are reasonably well-related to the existing built form or services. There are fluvial flood zones to the east and west of the village, and a network of areas at risk of surface water flooding throughout the village. There is an area of agricultural grade 2 land to the north of the village, a large group TPO in the centre and a conservation area incorporating a concentration of listed buildings in the village centre and leading out of the village along The Moor. Booton Common SSSI/SAC lies just outside the village to the east; Marriotts Way CWS runs to the north of the village and Reepham Meadows CWS lies just to the south.

Starting in the north of the village, three sites have been promoted which lie to the north of Marriotts Way. Of these, GNLP0543-A (0.9ha) is proposed for housing but is not as well related to the existing built form as it is not contiguous with current housing. The site has a large area at risk of surface water flooding and the northern half encroaches onto grade 2 agricultural land. Nearby, GNLP0543-B (0.4ha) is also promoted for housing and is relatively unconstrained other than a small part of the road frontage being in agricultural land class 2. However, the site is elongated with a narrow street frontage, which would result in development out of keeping with the existing built form. Over the road, GNLP0096 (0.5ha) lends itself more to residential use, subject to compatible uses on the adjacent employment site. The northern part of the site is in agricultural land class 2 and there is a small area at risk of surface water flooding at the rear of the site, but subject to suitable footpath provision this site could be considered a suitable location for housing.

GNLP0221 (0.6ha) and GNLP1006 (0.3ha) lie adjacent to the conservation area just out of the centre of the village. Development may impact on the townscape of the conservation area and there is an area of filled ground near GNLP0221, and surface water flood risk along the road but not within the site. While site GNLP0221 could be a suitable location for housing, access difficulties constrain GNLP1006.

GNL0353 (11.7ha) is the largest site, and it lies to the north and the south of Dereham Road. It is proposed for housing with open space and potential expansion of the adjacent GP surgery and car park. The site could be subdivided; the northern site has a better relationship to the existing built form, but the southern site is adjacent to the recent allocation for housing/community facility. This could improve the access arrangements for the allocation by offering an alternative access onto Dereham Road. There are areas at risk of surface water flooding, but with a site of this size, these could be avoided. One corner of the site is adjacent to the conservation area, but otherwise the site is relatively unconstrained.

To the south of the village, two sites are less well related to the main residential part of the village, but are close to the two schools. GNL0180 (1.5ha) is proposed for housing and potential expansion of the adjacent primary school. There are surface water flood issues along the roads; there is a listed building opposite the site, the setting of which would be affected, and there are concerns about the road/footpath capacity nearby, but these factors could be addressed. GNL0183 (3.6ha) is a little further south, opposite the high school and extending beyond what is currently the southern end of the village. It could be accessed from either Whitwell Road or Mill road. There are surface water flood issues along these roads and site has overhead telegraph cables but is otherwise relatively unconstrained.

To conclude, if Reepham is identified for small scale housing growth, GNL0096, GNL0221 and GNL0180 may provide growth options, subject to appropriate mitigation. If larger levels of growth are considered appropriate for Reepham, all or part of GNL0353 and GNL0183 may be sustainable locations for additional housing.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0096	Mr	Iain	Hill		Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)	0.7	Residential development of up to 15 dwellings.
GNL0180	Mr	Rob	McVicar	A Squared Architects	Land north of Whitwell Street	1.7	Residential development of approx. 35 dwellings with open space and estate road.

GNLP0183	Mr	Rob	McVicar	A Squared Architects	Land East of Whitwell Road	3.5	Residential development of between 65 and 70 dwellings with open space and estate road.
GNLP0221	Mr	Iain	Hill		Land off Norwich Road	0.66	Residential development of 5 or more dwellings.
GNLP0353	Mr	Graham	Bloomfield	Pigeon Investment Management Ltd	Land north and south of the B1145 Dereham Road	11.67	Residential development of 100 to 200 dwellings across 2 parcels of land to include affordable housing, self-build plots, open space and potential for expansion of the doctor's surgery and car park.
GNLP0543 A and B	Mr	William	Edwards	Hardingham Farms Ltd	Land Adjacent Wood Dalling Road	1.34	Residential development for between 10 and 35 dwellings.
GNLP1006	Mr	Duncan	Reeve		The Old Rectory Kitchen Garden	0.26	Residential development comprising between 1 and 6 dwellings with gardens and associated infrastructure.
GNLP1007	Mr	Duncan	Reeve		The Old Rectory Meadow	1.69	Infrastructure extension for Reepham Sewage Works.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Land off Broomhill Lane		REP1	120
Land at Former Station Yard		REP2	20
New Road	871709		9

The Dial House, Market Place	20140858		4
Abb's Garage, 32 School Road	20161817		8
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Former Station Yard, Station Road	B A18	A	Allocation

3.32. Salhouse

Settlement Summary

Salhouse is a predominantly rural parish with an approximate population of 1,600. The western edge of the parish is within the boundary of the North East Growth Triangle and the proposals under the allocation for North Rackheath (Policy GT16)) cross the boundary into Salhouse.

The village of Salhouse itself is classified as a Service Village under the Joint Core Strategy. There are two parts of Salhouse, one around Station Road, and the main historic core of the village. There is one existing housing allocation SAL1 for twenty dwellings.

In the main part of the village the Conservation area runs predominantly along Lower Street north-eastwards before expanding to include Upper Street and up to the Broad. Off Cheyney Avenue is more modern residential development with the primary school at the centre.

Local facilities include a village shop and post office, a primary school, two pubs and there is public transport into Norwich either by bus or train. The north-eastern edge of the parish is within the Broads Authority area, with Salhouse Broad a focus for recreational uses. General constraints to development in the parish are the rurality of the road network and the proximity to ecologically designated assets.

The eleven sites put forward for consideration through the GNLPP can be categorised as two standalone sites, a pair of sites near the Station Road area, and a cluster of six sites around the main village.

Near Salhouse Broad, GNLPP0157 is a standalone site promoted for tourism, potentially expanding the current arrangements there for walking, boating, and camping. To the west of the parish, GNLPP0226 also stands alone, promoted as a residential-led scheme and an extension to the GT16 North Rackheath allocation.

Two sites have been put forward in the Station Road area adjacent to a built up area of the village. GNLPP0487 is to the north of Norwich Road and GNLPP0493 is a linear site to the south of Norwich Road. For both sites access arrangements onto Norwich Road are a constraint, and a main gas pipeline crosses the sites. The effect of developing GNLPP0487 and GNLPP0493 to their full extent would be to close the gap between Rackheath and Salhouse.

In and around the main part of Salhouse village six sites have been proposed. Sites GNLP0163 and GNLP0164 – as well as GNLP0188 to a lesser extent – would expand the village to the west along Norwich Road, potentially joining it with the Station Road part of the village. GNLP0175 would stretch the village north on the eastern side of Bell Lane and likewise GNLP0161 would elongate the village still further on the western side of Bell Lane. GNLP0160, which is also accessed off Bell Lane, is separated from the existing edge of the village and would represent a break in the built form of the settlement. Constraints for these sites include the narrowness of the roads, as well as landscape and townscape impacts, like the setting of the Grade I Church of All Saints. GNLP0189 is to the north-east of the village, towards Salhouse Broad. It is within the Conservation area, has some Grade II listed buildings nearby, and would need highway improvements to achieve an adequate access.

Should further development be considered necessary in Salhouse, subject to the constraints identified above, then there are likely to be suitable options, either to allocate for small-scale development as per the existing Joint Core Strategy or at a larger scale should it be considered suitable. Exceptions are GNLP0160 and GNLP0226 which are less favourable for residential use due to their separation from the existing built edges of the village. In respect to GNLP0157 its suitability for tourism uses is likely to depend on detailed proposals and striking the appropriate balance of recreational impact relative to ecological conservation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0157	Mr	John	Norfolk	Building Plans Ltd	Land to the North of Salhouse Road	22.51	Tourism use.
GNLP0160	Mr	John	Norfolk	Building Plans Ltd	Land to the south of Stonehouse Road,	15.59	Residential development for an undetermined number of dwellings.
GNLP0161	Mr	John	Norfolk	Building Plans Ltd	Land to the west of Bell Lane and to	9.92	Residential development for an undetermined number of dwellings.

					the north of Hall Drive		
GNLP0163	Mr	John	Norfolk	Building Plans Ltd	Land to the north of Norwich Road	9.99	Residential development for an undetermined number of dwellings. & care home
GNLP0164	Mr	John	Norfolk	Building Plans Ltd	Land to the north of Norwich Road	5.74	Residential development for an undetermined number of dwellings.
GNLP0175	Mr	David	Harvey	Harvey & Co.	Site off Bell Lane	3.91	Residential development for an undetermined number of dwellings with associated open space and some office and light industrial employment uses
GNLP0188	Mr	David	Harvey	Harvey & Co.	Site adjoining Norwich Road	0.52	Residential development for an undetermined number of dwellings.
GNLP0189	Mr	David	Harvey	Harvey & Co.	Site off Lower Street	4.56	Residential development for an undetermined number of dwellings with associated open space.
GNLP0226	Miss	Maureen	Darrie	CGMS	Manor Farm, Land to the west of Wroxham Road (A1151)	30.55	Residential development of approx. 1,000 dwellings with associated open space and community and physical infrastructure.
GNLP0487	Mr	Philip	Atkinson	Lanpro Services Ltd	Land north of Norwich Road	11.38	Residential development of 86 open market and affordable dwellings with 6.37ha green infrastructure
GNLP0493	Mr	Philip	Atkinson	Lanpro Services Ltd	Land south of Norwich Road	9.26	Residential development of 86 open market and affordable dwellings with 5.09ha green infrastructure.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)			
Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
N/A			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Wood Green Industrial Estate	B E17	B2/Sui Generis	Existing

3.33. South Walsham

Settlement Summary

The JCS classifies South Walsham as a Service Village; it contains a primary school, village hall, shop and pub. The main part of the village is mostly linear, with further linear development along School Lane and an estate at Pilson Green. There is one existing housing allocation SWA1 for 15-20 dwellings.

South Walsham is surrounded by high quality grade 1 agricultural land. Other constraints in the village include areas at risk of fluvial and surface water flooding, some nearby CWSs, narrow roads and listed buildings.

One site has been proposed for development. At 1.2ha, GNLP0382 is adjacent to the recent allocation. Access to the site is a constraint as the southern boundary is very close to the existing junction with Burlingham Road and the alternative would be a very long cul-de-sac via the recent allocation. Other constraints relate to narrow roads and potential for impact on nearby ecological sites.

If the need for additional housing in South Walsham is identified through the plan, and if highways concerns can be addressed, the site may be suitable for development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0382	Mr	Andy	Scales	NPS	Land north of Chamery Lane	1.21	Residential development of approx. 30 dwellings with associated landscaping and open space
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land to Rear Burlingham Road and St Mary's Close					SWA1		20
GVA Greater Norwich Employment Land Assessment Sites							

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.34. Spixworth

Settlement Summary
 The JCS identifies Spixworth as a Service Village; it contains a primary school, village hall, shop, pub and a GP. Some areas of the village suffer from a risk of surface water or fluvial flooding and the village is located between two historic parks to the east and west and a CWS to the north. There is one existing allocation (SPI1) for residential and open space.

One site has been promoted for development adjacent to the built-up area of Spixworth but within the parish of Crostwick. Site GNLP0467 (6.2ha) is adjacent to existing development and a recent housing allocation which is under construction and from which the site would need to take access. The site is relatively unconstrained, but would need mitigation to deal with potential ecological impacts.

If the need for additional housing in Spixworth is identified through the plan this site could be suitable for residential development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

See **Crostwick**

Housing Commitment Sites (At 1 April 2017, 5 or more units only)			
Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
N/A			

GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.35. Sprowston

Settlement Summary

Sprowston is a suburban edge town council area, part of which is within the North East Growth Triangle Area Action Plan (AAP) boundary as defined in the Joint Core Strategy. The two wards that make up the town council area have a total population of approximately 12,000.

The suburban character of the area mainly comprises 20th Century semi-detached and detached properties often set in large plots with mature planting. In form and character terms, development first occurred along the radial routes out from Norwich and in recent decades there has been more estate-scale development. Recent examples being the Wilkes Farm Drive area; and, near Tesco, the Home Farm and White House Farm developments that are still under construction. The most significant historic building is the Grade I listed Church of St Mary and St Margaret. Just beyond the urban edge, Sprowston Manor and its grounds, which are used as a hotel and golf course, form a significant landscape feature.

Sprowston has a good range of services and facilities, principally based around the designated district centre at Blue Boar that is anchored by a Tesco supermarket. There is primary school and secondary provision within the area.

A number of sites within the parish are already committed under the Growth Triangle Area Action Plan.

From the 'Call for Sites' exercise, three markedly different sites have been proposed.

- GNLP0042 is a 4.82 ha greenfield site west of the Wroxham Road, to the rear of Hill Farm House. Challenges that the site presents are chiefly to do with its isolation from services and facilities, the townscape implications of breaking from the existing suburban edge, and also issues of providing a junction from the Wroxham Road (A1151).
- GNLP0383 is a 5.79 ha brownfield site that is currently the Sprowston Park and Ride site. It is being promoted for a high school but if not required for that purpose an alternative proposal is for 150 dwellings. There are not thought to be any site-specific constraints that would prevent development but its future is dependent on decisions taken about the Park & Ride facilities.
- GNLP0132 is a 66 ha greenfield site promoted by the consortium building the White House Farm development. The site would benefit from the link road for the 1,200 home White House Farm scheme that is under construction; but, considerations for

mitigation are nearby filled ground, the possible need for SUDS, managing impact to the landscape, as well as enhancing green infrastructure and biodiversity corridors.

If further development in Sprowston is considered suitable, the three sites provide growth options, but all are constrained to some degree. GNLP0042 is less preferable due to its separation from the existing built edge of Sprowston. GNLP0132 appears generally suitable. GNLP0383 could be strategically important in providing a secondary school but is also potentially suitable for residential development.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0042	Mr	Glen	Taylor		Land at Rear of Hill Farm House, Wroxham Road	4.28	Residential development for an undetermined number of dwellings.
GNLP0132	Mr	John	Long	Bidwells	Land off Blue Boar Lane/Salhouse Road, White House Farm	66.78	Residential development of approx. 1,226 dwellings including public open space, sports pitches, landscaping etc.
GNLP0383	Mr	Richard	Smith	NPS	Sprowston Park and Ride, Wroxham Road	5.19	High School or, if not required for this purpose, residential development of approx. 150 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Home Farm Phase 5	20131787	GT4	53
Home Farm Phase 4	20142051	GT4	75
White House Farm	20080367	GT5	993
Land South of Salhouse Road	20170104	GT7	380

Land South of Salhouse Road	20160498	GT7	803
Beeston Park	20121516	GT12	3,520
White House Farm (North East)		GT20	460
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Roundtree Way	B E6	B2/B8/Sui Generis	Existing
Pinetrees Road	B E7	B2/B8/Sui Generis	Existing

3.36. Strumpshaw

Settlement Summary

Strumpshaw is classified as an Other Village in the JCS and has a limited range of services and facilities.

An allocation has been made for 10 dwellings and community facilities in the Strumpshaw Neighbourhood Plan.

The main village of Strumpshaw is a fairly compact settlement located on the Norwich Road and Buckenham Road. Further housing occurs in the east of the parish adjacent to Lingwood, at the hamlets of Hassingham and Buckenham, and in the west on Long Lane. Much of the parish is within the Broads Authority Area.

The majority of land around the village is grades 1 and 2 high quality agricultural land and there are locally and nationally designated environmental assets in the Yare Valley.

Four sites have been put forward for consideration for future development through the GNLP.

West of the village site GNLP0215 is a 16 ha greenfield site located adjacent to the settlement limit, the railway line and Long Lane which has transport, landscape, townscape and biodiversity constraints.

East of the village Site 0090 is a greenfield site located adjacent to the settlement limit which has some constraints and is identified in the Strumpshaw Neighbourhood Plan as an allocated local green space.

Site 0277, located adjacent to the settlement limit off Norwich Road currently serves as a car park for the Hunstman PH. It has some constraints.

Site 0521 is a greenfield site beyond the settlement limit with limited access to services which would have some impact on distant landscape views.

Overall, if it is considered that additional growth is required in Strupshaw, site options are available, though constraints would have to be addressed.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLPO090	Mr	Ian	Fox	FW Properties	23 Norwich Road	0.85	Residential development for an undetermined number of dwellings.
GNLPO215	Mr	Scott	Parke	Twgaze	Land to the North of Long Lane	16.09	Residential development of between 5 and 25 dwellings.
GNLPO277	Mr	Jon	Boon		The Huntsman Public House 41	0.31	Residential development of between 12 and 15 dwellings.
GNLPO521	Mr	Arthur	Morgan	Savills (UK) Ltd	Mill Lane (South of Norwich Road, North of Buckenham Road)	3.05	Residential development of approx. 90 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Former Hamper People, Norwich Road	20150188		10
Land at Mill Road	20151659		10

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

3.37. Taverham

Settlement Summary

Taverham is classified as a fringe parish in the JCS. It is a parish which has experienced major development, initially between the A1067 and Taverham Road and its continuation The Street. More development has taken place to the north of the A1067 in conjunction with development in the adjoining parishes of Drayton and Horsford. It has a good range of facilities including a primary school, secondary school, village hall, food shop, pub, garage, outdoor recreation, church, library, doctors' surgery, dentist and a bus service. In addition, allocation TAV1 has planning permission for a supermarket, petrol station, restaurant and commercial uses.

Five sites have been put forward for the consideration for future development through the GNLP.

Site 0337 is an extensive site in the north of the parish which is adjacent to the NDR. Development at this location might require noise mitigation measures and highways improvements and there are some areas prone to surface water flooding.

Site 0062 is in the Wensum Valley, a Special Area of Conservation and SSSI, therefore development at this location could have an impact on important habitats. Other constraints include surface water flooding issues and the presence of a safeguarded mineral resource.

Sites 0159 and 0457 are close to Taverham Hall, a grade II listed building, historic park land and ancient woodland.

Site 0563 is to the west of Taverham. Constraints include proximity to a county wildlife site at Walsingham Plantation and separation from the built up area of the village.

Overall, should Taverham be identified for further development through the GNLP, site 0337 appears to have fewer constraints in comparison to other sites as it has access to services and is at some distance from significant environmentally sensitive areas to the south. However, issues related to proximity to the NDR would need to be addressed on this site.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	

GNLP0062	Mr	James	Bunn	Morston Palatine Limited	Field at Taverham Road	6.13	Mixed use development of 144 dwellings and 50m2 building for use as community technology hub with associated landscaping, highways, drainage and services infrastructure.
GNLP0159	Mr	Graham	Tuddenham		Land adjacent to Beech Avenue Business Park, Ringland Road	11.31	Residential development of between 150 and 200 dwellings and a retirement village complex.
GNLP0337	Mr	Richard	Martin	M Scott Properties Ltd	Land between Fir Covert Road and Reepham Road	78.36	Residential development of approx. 1,400 dwellings with associated public open spaces, a new primary school and a local centre.
GNLP0457	Mr	Edward	Plumb	Brown & Co.	Land off Beech Avenue,	2.67	Residential development of approximately 50 dwellings with associated open space.
GNLP0563	Mr	Neil	Brummage		Heathwood, Fakenham Road	0.41	Residential development comprising approx. 5 dwellings with associated landscaping.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
N/A			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Fir Covert Road	B A19	Sui Generis	Allocation
Beech Avenue	B E15	Sui Generis	Existing

3.38. Thorpe St. Andrew

Settlement Summary

Thorpe St Andrew is a suburban edge town council area, part of which is within the North East Growth Triangle Area Action Plan (AAP) boundary as defined in the Joint Core Strategy. The two wards that make up the town council area have a total population of approximately 15,000.

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. The Conservation area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge. The suburban character of the remainder of the area mainly comprises 20th Century semi-detached and detached properties often set in large plots with mature planting.

Thorpe St Andrew has 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 and secondary school provision.

Thorpe St Andrew has limited land for new development and significant sites, like Pinebanks, are already permitted for development.

From the 'Call for Sites' exercise, three sites have been proposed, all of which are part of, or near to, Thorpe Woodlands.

GNLP0228 is a 10 ha site on the east side of Woodside Road. Whilst likely to require highway improvements, potential access exists to Woodside Road. The main constraint is the existing designation as a County Wildlife Site and the importance of the land to wider green infrastructure linkages.

Similarly, within the County Wildlife Site designation, GNLP0442 is a 70 ha site that straddles the Plumstead Road with a proposal for up to 300 homes and the remainder as a Community Woodland Park. Constraints include access, landscape, townscape, and the road network, with the main constraint the County Wildlife Site designation.

GNLP0540 is a 3 ha site occupied by Oasis Sport & Leisure Centre. The site is relatively unconstrained, but there are significant numbers of trees onsite and this land forms part of the green infrastructure corridor from Thorpe Woodlands. An overriding factor, however, is planning consent is given for redevelopment of the Leisure Club and outline permission for building 27 new residential units (reference 20151132).

Given the extensive current commitments in Thorpe St Andrew and the generally built up nature of the parish, there appears to be little capacity for additional growth beyond the permitted site GNLP0540. The other submitted sites, GNLP0228 and 0442, are heavily constrained, chiefly by their ecological value and the County Wildlife Site status of Thorpe Woodlands.

Site	Promoter Details				Site	Site	Development Description	
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)		
GNLP0228	Mr	Simon	Hillier		Land to the East side of Woodside Road	10.48	Mixed use development for an undetermined number of dwellings providing road links to Woodside Road to development north-east of the site.	
GNLP0442	Mr	Matthew	Johnson	Dominic Lawson Bespoke Planning	Racecourse Plantations, Plumstead Road East	70.22	Residential development of 10ha for up to 300 new dwellings with the remainder of the site designated as a Community Woodland Park.	
GNLP0540	Mr	David	Futter	David Futter Associates	Oasis Sport & Leisure Centre, 4 Pound Lane	3.03	Redevelopment of Oasis Leisure Club including Erection of Replacement Spa and Wellbeing Club and erection of 27 residential dwellings.	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land at Brook Farm & Laurel Farm				20090886		GT6		600

Pinebanks	20160425	TSA2	231
Land at Griffin Lane	20160423	TSA3	71
Oasis Sport and Leisure Centre, 4 Pound Lane	20151132		27
27 Yarmouth Road	20161542		14
The Oaks, 16 Harvey Lane	20161875		8
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
St Andrews Business Park	B A12	Vacant	Allocation
St Andrews Business Park	B E8	B1/B2/B8	Existing

3.39. Weston Longville

Settlement Summary

Weston Longville is classified as Smaller Rural Community and the Countryside in the JCS, where there is no Settlement Limit. One site has been submitted for consideration through the GNLP, GNLP0553 (5.1ha at Weston Hall) which is within Weston Longville parish but close to Lenwade. While the site has walkable access to services, it is separated from the existing built up area. There are large areas of the site at risk of fluvial and surface water flooding. The site contains three listed buildings, and is sandwiched between the River Wensum SSSI/SAC and a CWS. It is also adjacent to a group TPO and a listed building.

Due to constraints on the submitted site, there may be a case for seeking additional sites in Weston Longville if the GNLP identifies the need for development in this area.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0553	Mr	Philip	Atkinson	Lanpro Services Ltd	Weston Hall	5.18	Residential development of approx. 5 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Norwich Road Industrial Estate			B E3		B1/B2/B8		Existing

3.40. Woodbastwick

Settlement Summary							
Woodbastwick parish contains the villages of Woodbastwick and Panxworth. One site has been submitted in the parish, which relates to Panxworth. Therefore, please see Panxworth summary for details of site GNLP0110.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0110	Mrs	Jane	Cator		Land to the East of Panxworth Church Road & B1140	2.93	Residential development for between 8 and 10 dwellings with associated landscaping and infrastructure.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

3.41. Wroxham

Settlement Summary

Wroxham is classified as a Key Service Centre in the JCS as it shares services with Hoveton, which is outside the GNLP area. The services in the combined Wroxham/Hoveton built-up area include a primary and secondary school, village hall, food shop, pub, library and GP. There is currently one housing allocation WRO1 for 100 dwellings and open space.

Two sites have been promoted for development in the south of the village, close to the recent permission/allocation which is under construction.

GNLP0041 (1.8ha) is the Wroxham Football Club (WFC) site, which is proposed for housing. This proposal is predicated on the club finding a suitable relocation site. A relocation site is proposed in Rackheath as part of this submission. The current WFC site is accessed from Skinners Lane, which is very narrow and would need to be improved. The site has limited access to services and is adjacent to the Broads Authority executive area, meaning landscape and ecological mitigation may be required. GNLP0041 lies entirely within Wroxham conservation area, opposite a group TPO and adjacent to the railway line.

GNLP0504 (15.2ha) is located to the south-east of the built-up area, mostly on grade 2 agricultural land. The site has limited access to services and would extend the village along the eastern side of Salhouse Road. It contains some areas at risk of surface water flooding which could be avoided, is partly adjacent to Wroxham conservation area and partly adjacent to two listed buildings and some TPO trees. The site contains some veteran trees, and is relatively close to ecological sites in the Broads. It could be subdivided, being accessible from multiple points including opposite the recent permission on Salhouse Road which is the part of the site on the least versatile agricultural land.

In conclusion, if Wroxham is identified for growth, with its potential for subdivision GNLP0504 offers a range of options, subject to appropriate mitigation. If the relocation of Wroxham FC is to be supported, site GNLP0041 may also have development potential, although this would also require mitigation.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0041	Mr	Chris	Green		Wroxham Football Club, Trafford Park, 35, Skinners Lane	1.81	Residential development for approx. 20 homes.
GNLP0504	Mr	Stuart	Williamson	Amec Foster Wheeler	Land east of Salhouse Road	15.23	Residential development for up to 350 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land West of Salhouse Road			20130965		WRO1		29
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

4. Norwich

Settlement Summary

Norwich lies at the heart of the Greater Norwich Local Plan area. The Norwich urban area is acknowledged in the JCS as the main centre of population and the primary focus of employment and economic growth in the east of England, with a particular emphasis on further and higher education and the expanding knowledge economy. The city centre is also the pre-eminent shopping and visitor destination in the region, being internationally renowned for its rich historic and cultural heritage and the unique character of its built and natural environment and high quality landscape setting. Norwich offers a full range of services and facilities and is highly accessible by a range of transport modes including national and international air services from Norwich Airport, an expanding cycle network, high frequency bus routes and six dedicated Park and Ride bus services, five of which serve the city centre. The centre has long been a focus for physical and economic regeneration (particularly in the Northern City Centre and East Norwich areas), with ongoing conservation and enhancement of the historic environment and streetscape, complementing the significant new housing and mixed use development that has taken place in recent years.

Apart from important areas of green space that are key to the character of the city, the Norwich City Council area is now almost wholly built up with only limited scope to accommodate additional large scale growth. The largest existing local plan allocation at Bowthorpe Three Score has planning permission and currently is under development for up to 1,200 homes and there are significant existing commitments on brownfield sites across the city. As a consequence the number of sites which have been put forward for consideration for the GNLP is relatively limited. It can be expected that the city will remain reliant on smaller windfall sites, infill development and regeneration and renewal opportunities to accommodate its share of growth, as detailed in the Urban Capacity section, which deals also with the remainder of the urban area.

Twenty submissions were received for consideration of potential sites in Norwich through the GNLP, comprising 26 sites in total. Two of these, at the University of East Anglia (**GNLP0133**) and the Henderson Community Park, Ivy Road (**GNLP0248**) included multiple sites within the same submission. Of the sites submitted:

- Five sites are proposed for housing only;

- Six sites are proposed for residential led mixed use development;
- Two sites are proposed for mixed use development not including housing;
- Two sites are proposed for retail development;
- One site is proposed for hotel development;
- One site (**GMLP1061**) is proposed for B class employment use, this being the extensive former Aviation Park site at Norwich Airport which previously had planning permission for airport related development.
- Six sites are proposed for development for higher education and associated facilities; part of a larger submission affecting land at the UEA;
- One site (**GMLP0409** Barrack Street/Whitefriars currently allocated for office led mixed use development in Norwich's adopted local plan is requested to be deallocated and reverted to "white land" i.e. land with no specific designation in the GMLP.
- One site proposes the allocation and retention of existing community open space
- One site proposes the allocation and retention of existing community sports facilities.

Nine of the sites are already allocated, or have been previously allocated for development, with the proposer either requesting that the existing plan allocation is carried forward unchanged into the new plan or varied to increase the number of homes proposed, the mix of uses accepted, or both. Mixed use sites where there would be a significant uplift in housing delivery from higher density development on a previously allocated site include the EEB site, Duke Street (**GMLP0401**, 400 homes compared with 156 permitted; Anglia Square (**GMLP506**; 1,500 homes compared with 250 minimum previously allocated; and the Deal Ground and May Gurney sites (**GMLP0360**) – no dwelling numbers indicated but an expectation of a significantly increased density over and above the consented mixed use scheme for 670 homes.

With Norwich already benefiting from a high level of accessibility to services and facilities and good transport links, the principle of development on the majority of the sites proposed would not be restricted by existing servicing or accessibility constraints. There are issues of flood risk affecting all or part of sites **GMLP0068** and **GMLP401** (both riverside sites adjacent to Duke Street), sites on the southern fringe of the UEA (**GMLP0133-E** and **F**), Cooper Lane (**GMLP0184**), the Deal Ground, Trowse (**GMLP0360**) where the majority of the site is in EA Flood

Zones 2 and 3; and Barrack Street/Whitefriars (**GNLP409**). There is some surface water flood risk identified affecting parts of the Anglia Square site (**GNLP506**) and Barrack Street/Whitefriars. Anglian Water have indicated a need for upgrading of local sewerage and SuDS measures to a greater or lesser degree on most sites, particularly those involving large scale development. Proposed development in the city centre has been assessed as having some impact on the character of the city centre conservation area and/or listed buildings although where sites are currently derelict and degraded the expectation is that any development would contribute to the enhancement of the area (for example the former EEB site Duke Street, **GNLP401**).

Impact on important landscapes is generally limited, the exceptions being sites immediately adjacent to the river Wensum (which falls within the Broads Authority area) and development extending into protected landscape within the Yare Valley, principally at the UEA (**GNLP0133-E and F**) and Cooper Lane (**GNLP0184**). Development of the site proposed at Henderson Community Park (**GNLP0248-A & B**) would result in the loss of a significant area of green open space which is locally protected.

Only one site, the Deal Ground and May Gurney sites at Trowse (**GNLP0360**), part of which extends into South Norfolk, is considered to be severely constrained, particularly in terms of flood risk where the extent of the area vulnerable to flooding has recently been recalculated through the Strategic Flood Risk Assessment and extends further into the site than previously. There would also be identified impacts on landscape, townscape, biodiversity, the historic environment, green infrastructure, transport and neighbouring uses, all of which require appropriate mitigation. These constraints and impacts have been acknowledged in the assessment of this challenging regeneration opportunity site prior to its allocation in the current local plan and in the evolution of the consented scheme.

The prospective Imperial Park employment allocation at the Airport (**GNLP1061**), whilst relatively remote from the majority of services and located on the urban edge, would benefit from significantly improved access from the NDR: additionally the principle of development has already been established by virtue of the previous outline permission.

In conclusion, other than the Deal Ground above, where there are acknowledged complex issues to overcome to deliver development, while there may be policy issues, none of the sites put forward in Norwich are severely constrained.

Given the limited number of sites which have been put forward on brownfield sites, it will be important to ensure that further work on the plan allows for allocation of sites which may be identified through this consultation or subsequently. It will also be important to make an additional allowance for smaller windfall and infill sites through the separate urban capacity analysis.

Therefore, to maximise opportunities for sustainable development, the submission of additional sites on brownfield land is welcomed through this consultation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0068	Mr	Simeon	Jackson		Land adjacent river Wensum, Duke Street	0.12	Residential-led mixed use development for an undetermined number of dwellings (Despite its small size the site could support a high density development and is thus considered suitable for the land availability assessment.)
GNLP0117	Mr	Tim	Mills	Goff Petroleum	293 - 297 Aylsham Road	1.2	Retail development including supermarket / food store
GNLP0133 A-F	Mr	John	Long	Bidwells	UEA Campus Sites (Norwich City), Earlham Road	13.63	<p>A. University Drive North - Additional Sport Park related development e.g new sports pitches, car parking and ancillary uses.</p> <p>B. University Drive West - Existing undeveloped part of Earlham Hall allocation to be carried forward.</p>

							<p>C. Cow Drive North - Existing undeveloped part of Blackdale allocation to be carried forward.</p> <p>D. South of Suffolk Walk - Existing undeveloped allocation to be carried forward.</p> <p>E. Strawberry Fields – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.</p> <p>Bluebell Road – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.</p>
GNLP0184	Mr	Nigel	Raffles		The Alders, Cooper Lane	0.71	Residential development for an undetermined number of dwellings.
GNLP0248 A&B	Mr	Nicholas	Craig	Henderson Trust	Henderson Community Park, 51 Ivy Road	5.65	Residential and/or light industrial development for an undetermined number of dwellings or employment units.
GNLP0282	Mr	Alan	Presslee	Cornerstone Planning Ltd	Constitution Motors Ltd, 140- 143 Constitution Hill	0.27	Residential development of 10 to 15 new dwellings.

GNLP0360	Mr	David	Maddox	Maddox Associates Limited	May Gurney and Deal Ground Site	21.9	Residential led mixed use redevelopment to include employment, retail community uses, potential primary education provision and local greenspace and biodiversity areas.
GNLP0377	Mr	Jonathon	Green	NPS	Land east of King Street (King Street Stores & Sports Hall Site)	0.33	Residential development for a minimum of 40 to 50 dwellings with re-provision of existing sports facility/centre.
GNLP0381	Mr	Richard	Smith	NPS	Norwich Airport Park & Ride, Buck Courtney Crescent	3.40	Small scale retail development / food store, hotel, offices or a mixed use development.
GNLP0401	Mrs	Sarah	Hornbrook	Ingleton Wood LLP	Former Eastern Electricity Headquarters, Duke Street	0.83	Residential-led mixed use development for approx. 400 dwellings with retail and/or other appropriate city centre uses at ground floor level.
GNLP0409	Miss	Helen	Adcock	CODE Development Planners Ltd	Barrack Street / Whitefriars	1.57	Deallocation of Policy CC17b and the area of CC17a.
GNLP0451	Mrs	Emma	Andrews	Porta Planning LLP	Sentinel House, 37-45 Surrey Street	1.01	Town centre uses or mixed-use development of undetermined type.

GNLP0453	Mr	Rawdon	Gascoigne	Emery Planning	10 Barnard Road	1.39	Approx. 2,400m ² of floorspace for convenience retail and approx.1,400m ² of floorspace for restaurants and cafes.
GNLP0500	Mr	Iain	Hill	Ingleton Wood LLP	Land to east of Spitfire Road and south of Anson Road	0.64	120 bedroom Hotel with associated car parking and landscaping.
GNLP0506	Mr	Lyndon	Gill	Iceni Projects Ltd	Anglia Square	4.67	Mixed use redevelopment, to include approximately 20,000m ² retail floorspace, 1,500 dwellings, 1,200 car parking spaces and community and leisure uses including a cinema. The site does not include Surrey Chapel or the former Barclays Bank site.
GNLP0523	Mr	Simon	Henry	Bidwells	Dowding Road	0.37	Residential development of up to 10 new dwellings
GNLP0570	Mr	Les	Brown	Les Brown Associates	Site of Former Church, Heartsease lane	2.44	Residential development for an undetermined number of dwellings.
GNLP1010	Cllr	Lesley	Grahame	Norwich City Council	Boulton Street	0.1	Maintain existing use as community garden.
GNLP1011	Cllr	Lesley	Grahame	Norwich City Council	Wensum Lodge, 169 King Street	0.26	Allocation to protect continued use as community sports facility.

GNLP1061	Mr	Gareth	Wilson	Barton Willmore LLP	Imperial Park (formerly Site 4), Norwich Airport	46.5	General employment floorspace (B1c, B2, B8 and D1 with ancillary A1-A3 Use Classes). <i>Site falls partly within Broadland District, Horsham and Newton St Faith parish)</i>
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Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
All Saints Green, Ivory House			16/00978/F				7
All Saints Green, 41			17/00160/F				9
Anglia Square, extant permission			08/00974/F				198
Argyle Street existing dwellings on site demolished Nov 16			14/01574/NF3		CC11		12
Aylsham Road District Centre, 291-293 and land at Arminghall Close			16/00606/F (retail foodstore only)		R21		100
Aylsham Road, 165-187					R22		20
Aylsham Road, 261-277					R12		50
Aylsham Road, Former Pupil Referral Unit					R23		11
Barn Road Car Park					CC22		40

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Barrack Street – CC17a St James Place	15/01927/O	CC17a	200
Barrack Street, 126-128		R16	15
Beckham Place, 5, 6a and 6b	10/01156/F		14
Ber Street, 130 (Skipper House)	16/00826/PDD		45
Ber Street 147-153		CC2	20
Ber Street, 10-14		CC3	10
Ber Street, 60-70		CC1	20
Bethel Street, land to rear of City Hall		CC24	20
Bethel Street, 59, Labour Club site	08/00671/F		14
Bethel Street, Aldwych House	14/01472/PDD 14/00630/F 16/00253/F		52
Bishop Bridge Road, 29-31 (Box and Barrell Site)	06/00166/F	R14 (part)	19
Bishop Bridge Road, Egyptian Road and Ketts Hill		R15	30

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road		R14 (part)	31
Bluebell Road, Bartram Mowers site <i>Phase 1</i>	15/01646/F	R42 (part)	62 (plus 57 units of extra care accommodation)
Bluebell Road, Bartram Mowers site <i>Phase 2</i>		R42 (part)	58
Bowers Avenue, Garages Adjacent To No's 245, 247, 269 & 271	16/01374/F		8
Bowthorpe Road, Norwich Community Hospital Site		R37	80
Bracondale, Deal Ground <i>excludes May Gurney/Carrow Yacht Club site (SNDC)</i>	12/00875/O	R9	550
Carshalton Road, Former Lakenham Sports and Social Club	14/01496/RM		9
Cattle Market Street, 23, St Peters House	15/01256/PDD		53
Cattle Market Street, 24	13/01686/F		8
City Road, 24, John Youngs Ltd		R7	45

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
City Road, Corton House	15/00695/F		15
Cremorne Lane, Utilities Site parts within Norwich		R10	100
Dereham Road, land & buildings adjacent to & Including 349A & 349B		R34	24
Dereham Road, Site of former Earl of Leicester PH, 238a		R33	12
Dereham Road, adjacent to 420 (former Scout Hut)	14/00618/F		8
Dibden Road, Van Dal Shoes and car park		R17	25
Drayton Road, 81-93		R25	30
Drayton Road, adjoining Lime Kiln Mews	15/00024/F	R24	29
Duke Street, EEB site	14/01103/F and 15/00916/F	CC21	154
Duke Street, 36-42	16/00699/F		37
Garden Street, land at		CC10	100

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Gas Hill, Gas Holder		R13	15
Goldsmith Street	15/00272/F	R27	105
Goldwell Road Garages opposite 46	16/01115/F		6
Hansard Close, site of 2-8	15/00683/F		10
Havers Road Industrial Sites		R35	100
Heigham Street, 231-243		R28	25
Hurricane Way		R29 (Site B)	30
Ipswich Road, Norfolk Learning Difficulties Centre			30
Kerrison Road, Carrow Quay; land north of	13/01270/RM & 11/02104/O	CC16 (part)	250
Kerrison Road, Norwich City Football Club (part) Groundsmans Hut		CC16 (part)	50
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott		R11	400
King Street, 125-129		CC7 (part)	8

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
King Street, 131-133 and Hobrough Lane		CC7 (part	12
King Street, 191	15/01810/F		41
King Street, King Street Stores		CC8	20
King Street, St Annes Wharf	04/00605/F	CC6	437
Knox Road, Plumstead Road; land at corner of	16/01354/O		9
Lily Terrace, land at	16/01574/O		5
Little John Road, Parish Hall/Vicarage Garden	10/01926/F and 14/00931/NMA		5
Lower Clarence Road, car park		CC13	45
Magdalen Road, 118 (site of former Elm Tavern)	10/02009/F and 14/00555/MA		11
Magdalen Street, 150-152	12/00305/ET		3
Magpie Road, 34	16/00485/F		6
Mile Cross Depot		R36	75

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Mousehold Lane, Start Rite Factory site		R18	40
Muspole Street, Seymour House & The Guildyard, Colegate (Consented parts of St Georges Works scheme)	15/01512/PDD and 15/01713/PDD		60
Northumberland Street, 120-130		R32	30
Oak Street / Sussex Street commercial sites, 160-162 Oak Street		CC20	15
Oak Street, 140-154		CC18	10
Oak Street, 161 consented northern part of former NCCAAP allocation	15/00245/O		27
Oxford Street, garages opposite no 2	16/01118/F		5
Penn Grove, site of former 18	11/01074/F		9
Plumstead Road, 119	15/00954/F		9
Pottergate car park		CC23	20
Prince of Wales Road, 112-114, Grosvenor House	15/01337/F		84

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Princes Street, 11-13 Paston House	16/01606/PDD		62
Queens Road and Surrey Street		CC29	40
Raynham Street, north of		R26	40
Rosary Road, 66	07/00117/F		6
Rose Lane and Mountergate, land at		CC4	300
Rose Lane, 26-36	15/01092/F	CC5	26
Rye Avenue, 48-54, garages to rear of	16/01516/F		9
St Georges Street, Merchants Court (1a and 5)	16/01268/F and 16/01285/PDD		20
St Stephens Street student accommodation - <i>no general needs housing delivery expected</i>		CC27	250
Silver Road, Baptist Church	15/00485/F		10
Sprowston Road, 395-397	15/01144/F		8
Sprowston Road, 463-503	13/00208/F, 13/01609/VC and 15/00515/MA		9

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Starling Road, Industrial sites; remainder of allocation		R20	9
Surrey Street, 25-27	16/00431/F		8
Surrey Street, Sentinel House 37-43	16/01838/PDD		228 (<i>subsequently approved scheme for 199</i>)
Sussex Street, 70-72	09/00296/F	CC19	17
Thorpe Road, 58	15/00776/PDD		5
Thorpe Road, Eastgate House, 122 (1a and 5)	15/01129/PDD		49
Thorpe Road/Lower Clarence Road, Busseys Garage		CC14	25
Thorpe Road: 13-17 Norwich Mail Centre		CC15	150
Three Score	12/00703/O, 13/02089/VC and 15/00298/RM	R38	908
Thurling Plain, 40, garages adjacent to	16/01499/F		9
Unthank Road, 3 and 5	15/01197/F and 15/01198/PDD		9

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Unthank Road, Flordon Hse, 195	16/00227/F		5
Upper King Street, 19, second and third floors (5)	14/00761/PDD		10
Wall Road, part Sewell Park Academy	11/00691/O and 15/00462/RM		36
Waterworks Road, Heigham Water Treatment Works		R31	150
Westwick Street Car Park		CC30	30
Windmill Road, land north of		R19	17
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Ber Street	N A1	Below size threshold	Allocation
Garden Street	N A2	B2/Sui Generis	Allocation
Mail Centre, 13-17 Thorpe Road	N A3	B8	Allocation
Barrack Street	N A4	A/B2	Allocation
Barrack Street	N A5	A/B2	Allocation
Ber Street	N A6	Below size threshold	Allocation

Duke Street	N A7	B1	Allocation
St Swithins Road	N A8	Sui Generis	Allocation
Pottergate	N A9	Below size threshold	Allocation
Behind City Hall	N A10	Sui Generis	Allocation
Theatre Street	N A11	Sui Generis	Allocation
St Stephens Street	N A12	A/B1	Allocation
St Stephens Street	N A13	A/B1	Allocation
Queens Road/Surrey Street	N A14	Sui Generis	Allocation
10-14 Ber Street	N A15	Below size threshold	Allocation
Rose Lane/Mountergate	N A16	A/B1/B2	Allocation
Hobrough Lane/Kings Street	N A17	B2/Sui Generis	Allocation
Hall Road	N A18	B2/B8/Sui Generis	Allocation
Utilities Site, Cremorne Lane	N A19	B2	Allocation
Kerrison Road/Hardy Road/Gothic Works	N A20	B2/B8	Allocation
Barnard Road, Bowthorpe	N E1	B2/B8/Sui Generis	Existing
Bessemer Road	N E2	B2/B8/Sui Generis	Existing

Hurricane Way	N E3	B1/B2/B8	Existing
Vulcan Road	N E4	B2/B8	Existing
Mile Cross Lane	N E5	B2/B8	Existing
Mason Road/Northumberland Street	N E6	B2/B8	Existing
Barker Street	N E7	B2/B8/Sui Generis	Existing
Northumberland Street	N E8	B2/Sui Generis	Existing
Europa Way, Bracondale	N E9	B2/B8/Sui Generis	Existing
Swanton Road/Mile Cross Road	N E10	B2/B8/Sui Generis	Existing
Guardian Road	N E11	B8/Sui Generis	Existing
Hall Road	N E12	B2/B8/Sui Generis	Existing
Briar Chemicals, Sweet Briar Road	N E13	B2/B8	Existing
Whiffler Road Industrial Estate	N E14	B2/B8/Sui Generis	Existing
Sweet Briar Road Industrial Estate	N E15	B8	Existing
Sweet Briar Road Industrial Estate	N E16	B2/Sui Generis	Existing
Off Hall Road	N E17	B2/B8/Sui Generis	Existing
Off Hall Road	N E18	B2/B8/Sui Generis	Existing

Surrey Street	N E19	A/B1	Existing
Abbey Conference Centre	N E20	B1/B2/B8/Sui Generis	Existing
River Yare site	N E21	Vacant	Existing
Gilders Way	N E22	B1	Existing
Whitefriars Street	N E23	A/B2	Existing
Blackfriars Stgreet	N E24	A/B2	Existing
Briar Chemicals, Sweet Briar Road (s)	N E25	Sui Generis	Existing
Mile Cross Road	N E26	B2/B8/Sui Generis	Existing
Drayton Road/Havers Road	N E27	B8/Sui Generis	Existing

5. South Norfolk

5.1. Alington & Yelverton

Settlement Summary

Yelverton and part of Alington is classified as a Service Village in the JCS. The main built up areas of Alington and Yelverton form a contiguous settlement. Development is concentrated around Church Road and Wheel Street. There is also a significant area of development at Mill Road, Alington.

The settlement has a range of social and community facilities including primary school, pub, church and village hall. Enhancement to sewage treatment capacity may be required to serve new development.

Six sites have been put forward for consideration for residential uses through the GNLP. All of the sites are greenfield, on grade 3 lesser quality agricultural land.

Sites GNLP0529, 0434, 0400, and 0433 are immediately adjacent to the settlement, therefore, sympathetic to the form and character of the area, whilst site 0435 is beyond the settlement limit, and therefore less sympathetic to the built form and is further away to facilities in comparison to other sites. In accessibility terms, to the east site 0529 is located near the school but on Nicholas Road which is a narrow road with access constraints. Site 0434 would front on to Burgh Road where there are no footpaths and opposite to an open field. To the west site 0433 also on Burgh Road would front on to residential development, and would follow on west from the general form of development as allocation ALP1 and is close to the existing facilities but is constrained by impacts on listed buildings. Site GNLP1012 is adjacent to the development boundary for the village close to Bergh Apton, however, in accessibility terms this site is further away to the local schools, bus stops and would require footpath improvements.

Overall, if this settlement is identified for further growth, there is a choice of sites with potential for development, with site 0433 appearing to have the fewest constraints.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0400	Miss	Aimee	Fowler	Bidwells	land at Church Meadow	1.87	Residential development of up to 22 dwellings.
GNLP0433	Mr	Julian	Wells	FW Properties	Land in Wheel Road	1.7	Residential development of up to 10 dwellings.
GNLP0434	Mr	Julian	Wells	FW Properties	Land in Wheel Road	1.23	Residential development of up to 10 dwellings.
GNLP0435	Mr	Julian	Wells	FW Properties	Land in Burgate Road	0.67	Residential development of up to 8 dwellings.
GNLP0529	Mr	James	Garnham	K Garnham Design	Land East of Nichols Road	0.37	Residential development proposed of 6 new dwellings, as 3 pairs of semi-detached houses.
GNLP1012	Mr	Paul	Battle		Mill Field, Mill Road	0.96	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address					Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address				GVA Reference	Dominant Use Class	Existing or Allocation?	
N/A							

Ashby St Mary

Settlement Summary							
See Thurton settlement summary							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0585	Mr	Ian	Jessett	Walnut Farm Developments Ltd	Land opposite Hall Farm Barn and Hill Top Barn	0.4	Residential development of 4 detached properties.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.2. Ashwellthorpe & Fundenhall

Settlement Summary

Ashwellthorpe is classified as a Service Village in the JCS. The village has developed in a linear form along the Street, and southwards along New Road. Local facilities include a village hall and pub. To the north of the village is Lower Wood, a designated SSSI, which contributes to the attractive setting of the village.

There is an existing planning permission on Land Rear of Wood Farm (reference 2011/0506) for 31 homes, a village hall, bowling green, sports pitch and village green.

Nine sites have been submitted for consideration through the GNLP. Sites GNLP0213, 0230, 0234, and 0235 are on the north side of the Street and would have the benefit of focusing development in the existing heart of the village. Constraints include achieving suitable access onto The Street, proximity to Lower Wood, and potential impact on views of the Grade I All Saints' Church to the east.

The other five sites (GNLP0064, 0239, 0242, 0597 and 0598) are along New Road. A factor to consider here is the form and character implications of elongating the village further. There are also surface water flooding issues in this part of the village.

In conclusion, no fundamental constraints have been identified that would rule out any of the sites in Ashwellthorpe, although the net developable area may be constrained on some. Consequently if the need for additional housing development is identified through the GNLP, several site options are available.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0064	Mr	Tom	Corfield	Irelands	Land on West Side of New Road	0.21	Residential development for an unspecified number of dwellings.

GNLP0213	Mrs	Jane	Crichton		Timber Yard, The Street	0.35	Residential development of an unspecified number, with either private or custom build proposed.
GNLP0233	Mr	Martin	Howe	Peter Codling Architects	Rose Farm, The Street	0.53	Residential development for an unspecified number of dwellings.
GNLP0234	Mr	Martin	Howe	Peter Codling Architects	Land adjacent Rose Farm, The Street	1.3	Residential development for an unspecified number of dwellings.
GNLP0236	Mr	Martin	Howe	Peter Codling Architect	Land to rear of number 47, The Street	0.49	Residential development for an unspecified number of dwellings.
GNLP0239	Mr	Martin	Howe	Peter Codling Architects	Land at New Road	0.73	Residential development for an unspecified number of dwellings.
GNLP0242	Mr	Martin	Howe	Peter Codling Architects	Land to West of New Road	0.64	Residential development for an unspecified number of dwellings.
GNLP0597	Mr	Andrew	Dring		Land West of New Road	0.19	Residential development for an undetermined number of dwellings.
GNLP0598	Mr	Andrew	Dring		Land East of New Road	1.26	New site: Residential development for an undetermined number of dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

r/o Wood Farm, The Street	2011/0506	n/a	31
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Ashwellthorpe Industrial Estate	SN E22	B2	Existing

5.3. Aslacton

Settlement Summary

The JCS identifies Aslacton, together with Great Moulton, as a Service Village. The historic core of Aslacton is concentrated around The Street and Church Road. The former Coopers Scrapyard to the east of the built-up area of the village is allocated and has planning permission for 15 dwellings.

Three sites have been put forward for consideration in the GNLP:

- GNLP0459, a site of 1.78 hectares on the north side of Church Road opposite Coopers Scrapyard. The site is located close to village services. Development of the site in combination with the existing allocation could have a negative impact on the setting of the village and existing listed buildings including the Grade I listed Church Farm to the east and St Michael’s Church to the west.
- GNLP1042, a 3.7 hectare site to the south of Church Road which is also located close to village services. This site is virtually landlocked and satisfactory highway access could be difficult to achieve. Development of the site at the very low density proposed could result in a form of development poorly integrated with the rest of the settlement and could also have a negative impact on the setting of the village and listed buildings.
- GNLP1041 is a 1.4 hectare site at the north end of Aslacton parish within the hamlet of Pottergate Street. This site is remote from services, is constrained to some extent by landscape designations and flood risk and additional waste water and sewerage capacity may be required.

In conclusion, should further development be concluded to be necessary in Aslacton, sites GNLP0459 and GNLP1042 close to village services are more likely to be suitable for consideration for allocation. However, this would be subject to the constraints noted above, most particularly potential townscape impacts.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0459	Mr	Edward	Plumb	Brown & Co.	Land off Church Road	1.71	Residential development of up to 40 dwellings, with open space available to the north as necessary.
GNLP1041	Mr	Nick	Moys	Brown & Co	Land at Pottergate Street	1.4	Residential development -- approximately 5 to 10 properties
GNLP1042	Mr	Nick	Moys	Brown & Co	Land at Church Road	3.7	Residential development -- approximately 30 to 40 properties
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Coopers Scrap Yard			2006/0171		ASL 1 (South Norfolk Site Specific Allocations and Policies Document)		14
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.4. Barford

Settlement Summary

Barford is classified in the JCS as a Service Village. It is located on the B1108 and is in the Tiffey Valley. An existing allocation (BAR1) for approximately 10 homes is situated south of Church Lane within the village.

Three sites have been submitted for consideration through the GNLP:

- GNLP0416 (Land at Barford Church) is a site of 1.47 ha that is slightly disconnected from services in Barford. Development here could be unsympathetic to the character of the village, with the site's main constraint being possible impact on the setting of the Grade II* St Boltolph's Church.
- GNLP0552 (Land off Watton Road) is a substantial site of 37 ha proposed for 117 homes and extensive amounts of green infrastructure (GI). Housing developed is proposed for the north of the site. Constraints, which largely apply to the area proposed for GI in the south of the site, include flood risk, power lines and landscape impact on the Tiffey Valley. The potential for delivery and maintenance of the extensive GI proposed would also be a significant issue.
- GNLP1013 (Land at the Hall between Church Lane and Back Lane) is a 2 ha site that would be an extension to the existing BAR 1 allocation. There are potential issues in achieving a suitable access and potential townscape and landscape impacts, but these are likely to be capable of being mitigated.

Site GNLP0415-F in the north west of Barford parish is proposed as a nature reserve as part of the new settlement proposals for Honingham Thorpe. Due to the nature of its proposed use, it does not form part of the settlement summary.

Should further development be required in Barford, no fundamental constraints have been identified that would rule out any of the proposed sites. However, the scale of site GNLP0552 and its GI in relation to Barford presents a range of issues and site GNLP 0416 is slightly disconnected from the village. Site GNLP1013 is well located in relation to village services.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0416	Mrs	Amber	Slater	Brown & Co.	Land at Barford Church, Church/ Barnham Broom Road	1.47	Residential development of approx. 8 dwellings, with associated access.
GNLP0552	Mr	Philip	Atkinson	Lanpro Services Ltd	Land off Watton Road	37.39	Residential development proposed of 117 dwellings (including custom build), with open space and recreation/leisure.
GNLP1013	Mr	Malcolm	Dixon	MDPC Ltd	Land at the Hall (between Church Lane and Back Lane)	2.0	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
West of The Hall, off Church Lane			n/a		BAR 1 (South Norfolk Site Specific Allocations and Policies Document)		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.5. Barnham Broom

Settlement Summary

The JCS classifies Barnham Broom as a Service Village. There is a range of facilities including a primary school, village hall, garage, shop and pub.

The adopted local plan allocation at Bell Road (BARN 1) for approximately 20 dwellings would form a southern extension to an existing area of estate development to the south of Mill Road.

Four sites have been proposed for consideration in the GNLP, two large adjoining sites of roughly 2 hectares each situated to the west of the existing allocation toward Mill House (GNLP0174 and GNLP0196) proposed for 100 dwellings in total; and two sites which would extend the existing linear settlement along Norwich Road beyond the existing settlement limit, occupying the open gap between the settlement boundary and Grove Farm (GNLP0324 and GNLP0055) to the east. Development on the sites to both the east and west of the village could have potentially significant heritage impacts by encroaching on the setting of nearby listed farm and mill buildings and compromising the historic form of the settlement, whilst the two sites south of Mill Road (GNLP0174 and GNLP0196) have access constraints, which in the case of GNLP0196 appear difficult to address.

In conclusion, the large scale of proposed development on both sides of the village could have significant impacts on the built and natural environment. The two sites to the west (GNLP0174 and GNLP0196) have more constraints than the two to the east.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0055	Mr	Tom	Corfield	Irelands	Land to East of Spur Road and south of Norwich Road	1.91	Residential development for an unspecified number of dwellings.

GNLP0174	Mr	Graham	Tuddenham	United Business and Leisure	Land off Bell Road	1.97	Residential development of up to 50 dwellings with associated affordable housing, public open space and green infrastructure.
GNLP0196	Mr	Graham	Tuddenham	United Business and Leisure	Land to the West of Mill View	2.06	Residential development of up to 50 dwellings including affordable housing, public open space and green infrastructure.
GNLP0324	Mr	Will	Wright	Savills	Land South-West of Dades Farm, Norwich Road	0.89	Residential development of approx. 20 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Bell Road			2013/0854		BARN 1 (South Norfolk Site Specific Allocations and Policies Document)		24
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.6. Bawburgh

Settlement Summary

Bawburgh is classified as an Other Village in the JCS and is close to the A47. There some local services (a pub, primary school and a recently built village hall), but the village lacks access to public transport or local employment, although there are a range of employment opportunities nearby at Costessey. The conservation area, southern bypass protection zone, river valley and fluvial and surface water flooding are the most notable constraints.

There is a current housing commitment south of the Village Hall for 10 homes.

The following sites have been submitted for consideration through the GNLP:

Site GNLP0581 (Land Off Bawburgh Lane and New Road) is within the parish of Bawburgh but is related to the built up area of Costessey (see the Costessey summary for further details).

Two other residential sites in Bawburgh have been submitted:

- GNLP0015 (New Road) is an 0.4 hectare site separated from the built-up area of the village;
- GNLP0484 (Land East of Stocks Hill) is 13.48 hectare site which is better related to the village, but has significant areas at risk of flooding, though the site proposal does include open space.

There is also a proposal (GNLP0376) for employment and possibly retail development on part of the Costessey Park and Ride site, outside the village but within the parish of Bawburgh. This site has good access to the A47 but does not have pedestrian access from nearby housing on the other side of the A47. Employment development would therefore require access improvements, and would at the same time reduce the number of car park spaces available.

To conclude, if additional development is considered appropriate in Bawburgh, small scale residential development may be possible on part of GNL0484. Other sites appear less attractive in terms of their relationship to the current built form.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0015	Mr	Richard	Greengrass		New Road, Bawburgh	0.4	Residential development of one dwelling
GNLP0376	Mr	Richard	Smith	NPS	Costessey Park and Ride, Long Lane	1.09	Employment and commercial development, featuring potential for office and retail uses. The proposed office or commercial floorspace would be in the region of 4,000 – 5,000m ² per hectare of developable land.
GNLP0484	Mr	Ben	Kemp	Gable Developments Norfolk Ltd	Land East of Stocks Hill	13.68	Residential development of an unspecified number and open space
GNLP0581	Mr	Malcolm	Vincent	Vincent Howes Chartered Surveyors / NPS Norwich Ltd	Land Off Bawburgh Lane and New Road	49.65	Residential development of an unspecified number with associated amenity land, woodland and green areas.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017

South of the Village Hall	2015/2028	n/a	10
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.7. Bergh Apton

Settlement Summary

Bergh Apton is identified as a Service Village in the JCS and the two existing Local Plan allocations have been approved for 16 units.

Five sites have been put forward ranging in size from 0.2-2.4ha, giving various options for growth. The dispersed nature of development in the parish means that all sites have potential impacts on character and townscape of the village, and most may need sewerage and/or mains upgrades.

GMLP0122 (Cooke's Road) is a site of 0.23 ha. This small site is opposite housing allocation site BER 1 currently under development. There are no significant site constraints identified. The site's remoteness could lead to increased car dependency.

GMLP0203 (Church Road) is a sites of 0.87 ha in a remote location in the south of the parish. There are no known significant constraints other than the site's remoteness and the suitability of the local road network.

GMLP0210 (Church Wood, Wellbeck Road) is a site of 2.38 ha in a remote location. Known constraints include the sites location adjacent to a listed church. The site adjoins a County Wildlife site and there are protected species identified in the vicinity. Development would affect established woodland. The local road network is considered unsuitable.

GMLP0412 (Former concrete works site, Church Road). This is a 1.31 ha former industrial site in the south of the parish. There are no known significant constraints other than the site's remoteness and the suitability of the local road network.

GMLP0533 (The Street). This is a 0.58 ha site located to the north of housing allocation BER 2. There are no known significant constraints other than the site's remoteness and the suitability of the local road network.

Overall, if Bergh Apton is identified for growth, all five sites could have some potential for development, though all suffer from varying degrees of remoteness.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0122	Mr	Mark	Thompson	Small Fish	Cooke's Road	0.23	Residential development of an unspecified number.
GNLP0203	Ms	Melissa	Burgan	Small Fish	Land to the South of Church Road	0.87	Residential development of an unspecified number.
GNLP0210	Mr	Andrew	Carr		Church Wood, Welbeck Road	2.38	Residential development of an unspecified number, but proposed for 'contemporary building'.
GNLP0412	Mr	Julian	Wells	FW Properties	Former Concrete Works site in Church Road	1.31	Residential development of 12 new family houses.
GNLP0533	Mr	James	Garnham	K Garnham Design	Land East of the Street, The Street	0.58	Residential development, proposed as 5 detached market houses.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Cooke's Road			2015/2836		BER 1 (South Norfolk Site Specific Allocations & Policies Document)		11
West of St Martin's Church, The Street			2016/2006		BER 2		5

		(South Norfolk Site Specific Allocations & Policies Document)	
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.8. Bixley

Settlement Summary

Bixley parish includes Arminghall village and development adjacent to Poringland/ Framingham Earl. It is in the Smaller Rural Community and the Countryside classification in the JCS.

GNLP0323 is proposed for employment use at an isolated farm. Access to services is poor, there are significant areas at risk of surface water flooding, and development may impact on the setting of the Church of St Wandregelius (a Grade II* listed building). The suitability of the site is therefore considered to be limited. Another site in the parish is proposed which is adjacent to the built up area of Poringland/Framingham Earl – see that settlement summary for details of GNLP1032.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
GNLP0323	Mrs	Nicole	Wright	La Ronde Wright Limited	Park Farm, Bungay Road	9.83	Employment and commercial development, featuring offices, light industrial and retail units, including a brewery, with associated landscaping and infrastructure.	
GNLP1032	Mr	Mark	Brown	La Ronde Wright Ltd	Land adjacent to and to the north of Octagon Farm	4.2	Mixed use development for commercial business use and for approximately 100 dwellings with landscaping and associated infrastructure.	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
West of Octagon Barn, Bungay Road				2015/2326		n/a		60

GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.9. Bracon Ash

Settlement Summary

Under the Joint Core Strategy, Bracon Ash is classified with Mulbarton as a Service Village. The main part of Bracon Ash is on the B1113, with other small clusters of housing near the church and towards Hethel.

Five sites within the parish have been proposed for future development through the GNLP.

Related to the village of Bracon Ash, GNLP0026 is a small backland 0.35 ha site accessed from the B1113 by a shared drive-way. Development of the site could have an impact on the setting of the village. If taken forward, it is perhaps most appropriate as a settlement limit extension, given the proposal is to build one property on the site.

To the south of the village, off Hawkes Lane, is the 1.76 ha site GNLP0549. There are some considerations about highway access improvements, adverse effect on the rural setting of the Grade II Home Farm and Mergate Farmhouse, and some areas at risk of surface water flood risk, but overall the site has limited constraints.

Two other sites would in essence be extensions of Mulbarton. Site GNLP0195, despite being well-related to Lark Rise / Partridge Close, is constrained by a narrow access, and perhaps relies upon a new access from the B1113 that would be difficult to achieve. Site GNLP0299 to the south-east of Mulbarton would be an extension of recent developments, it being opposite allocation MUL 1 on the other side of Long Lane.

Should Bracon Ash be identified for further development, growth options are available, though consideration would need to be given to site related constraints.

The fifth site is GNLP1055, which is 377ha of land which extends across the parish boundaries with Wymondham, Ketteringham, East Carleton and a small part of Wreningham. The site is proposed for a new settlement. It has areas at risk of surface water flooding, and contains and is adjacent to CWSs, but given the size of the site, development could avoid these parts. The site's limited access to existing

services would need to be addressed by improved access to Wymondham. In the long term, the site is large enough to provide a school, village hall, local shops and so on and is adjacent to existing, and proposes additional, employment opportunities. If a location for a new settlement is sought, GNLP1055 could provide housing, employment and community facilities, if the CWSs and areas of flood risk are avoided, and assuming appropriate mitigation measures. A very significant amount of work would need to be done to further investigate the constraints and opportunities of a site of this size. A New Settlements Topic Paper provides additional information on this issue and question 12 in the Growth Options consultation document covers new settlements.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0026	Mr	Howard	Marriott		Jasmine Cottage, The Street	0.35	Residential development, mostly likely to be proposed as a single dwelling setback from the B1113.
GNLP0195	Mrs	Renata	Garfoot	South Norfolk Council	Land off B1113 Norwich Road	0.53	Residential development of approx. 15 homes, public open space, landscaping and associated infrastructure
GNLP0299	Mrs	Margaret	Shelley	Lanpro Services Ltd	Land West of Long Lane	2.16	Residential development, proposed as 7 self-build / custom build plots
GNLP0549	Mrs	Heather	Moriarty-Philips		Barracks Meadow, Hawkes Lane	1.76	Residential development of up to 9 dwellings.
GNLP1055	Miss	Hannah	Smith	Lanpro	West of Hethel, Stanfield Hall Estate, Stanfield Road	364	New high tech employment uses together with residential and community facilities in the form of a new Garden Village.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Norwich Road	-	BRA 1 (South Norfolk Site Specific Allocations & Policies Document)	20
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
South and west of Lotus	SN A13	Vacant	Allocation
Hethel Engineering	SN E11	B1/B2	Existing
Lotus Cars	SN E12	B2/B8	Existing

5.10. Bramerton

Settlement Summary

The JCS identifies Bramerton as a Service Village. It contains a village hall and provides for a journey to work by public transport, with a pub and chandlery out of the village but within the parish.

The village has a conservation area, and most of the parish is high quality agricultural land (class 2).

One site has been proposed: GNLP0366. This site lies adjacent to a recent housing allocation (which is being built out) and is also adjacent to the conservation area. This would be backland development, but is well-related to the built form of the village and could provide a low number of dwellings. Therefore, if Bramerton is identified for growth, small scale development may be possible in Bramerton on this site.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0366	Mr	Neil	Walker		The Street	0.58	Residential development for an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
N/A							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.11. Bressingham

Settlement Summary

Bressingham is classified as an Other Village in the JCS. The parish contains a number of scattered settlements of which the largest are the part of Bressingham located on High Road, and Bressingham Common located along Common Road. It has a small range of services; a village hall, a bus service to Diss and a primary school and ‘Blooms’ of Bressingham provides for some employment opportunities locally.

One small (0.26 ha) site has been put forward for the consideration for residential development through the GNL: site GNL0241. It is within the existing settlement boundary to the west of the village and no fundamental constraints have been identified for the site.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0241	Mr	Oliver	Chapman		Land to the North of High Road	0.26	Residential development for an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.12. Brockdish (including Thorpe Abbots)

Settlement Summary

Brockdish including Thorpe Abbots is classified as an Other Village in the JCS. The parish has very limited services, consisting of a village hall and bus service. Brockdish is primarily a linear village located along the northern side of the Waveney Valley on the A143. Thorpe Abbots is a group of mainly detached houses approximately 2.5 kilometres west of Brockdish. A development boundary has been drawn to include the main built form of the settlement at Brockdish. No development boundary has been defined at Thorpe Abbots.

Two sites have been put forward for consideration for allocation through the GNLP. Site 0385 is located to the north of Brockdish’s built up area and site 0464 is to the north of Thorpe Abbots within its conservation area. The main constraint for these two sites is the limited access to services.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO385	Mr	William	Lusty	Savills	Land at Brockdish, Church Lane	1.72	Residential development of approx. 50 dwellings.
GNLPO464	Mr	Edward	Plumb	Brown & Co.	Land to the west of Mill Road, Thorpe Abbots	0.62	Residential development of 5 dwellings

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.13. Brooke

Settlement Summary

The JCS identifies Brooke as a Service Village.

Brooke is 12 km south of Norwich on the B1332 Norwich to Bungay road and has good road and public transport access to both destinations. It is characterised by a varied mix of dwellings, centred on The Street and High Green where there are numerous historic buildings. There is scattered development of individual homes and farms away from the village core with an industrial estate to the north of the village on the B1332.

There are three existing allocations in the adopted local plan. These are: land north of the village either side of Norwich Road (BKE1), allocated for 12 dwellings and very recently developed; land at High Green Farm (BKE2) on the south side of the village allocated for 8 dwellings; and an employment allocation (BKE3) at the established Brooke Industrial Park.

Seven sites have been proposed for consideration through the GNLP.

The three sites to the east of the village centre: GNLP0490, GNLP0583 and GNLP0584 are assessed as having a potentially significant adverse impact on the historic character and form of the village, with site GNLP0490 off Mereside having potential impacts in addition on a nearby County Wildlife Site at Kirstead Wood which would need to be mitigated.

Site GNLP0432, effectively a northerly extension of the recently developed Norwich Road BKE1 housing allocation, would further reduce the separation of the village from the listed Brooke Lodge and encroach on its setting.

The small remoter sites at Waldor Cottage High Green (GNLP0579) and Howe Lane (GNLP0077) at opposite ends of the parish have constraints in relation to highways access and accessibility to services, the former having a potentially significant impact on an area of ancient woodland and the latter being particularly prone to surface water flooding as well as both sites being isolated from the village and its services.

A choice of sites has been submitted in Brooke presenting options depending on the amount of growth identified for the village through the GNLP. Site GNLP0432 appears to have the fewest constraints.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0077	Mrs	Susan	Carr		The Field, Howe Lane	0.40	Residential development of an unspecified number.
GNLP0432	Mr	Julian	Wells	FW Properties	Land in Norwich Road	1	Residential development of approx. 15 family houses.
GNLP0490	Mr	Philip	Atkinson	Lanpro Services Ltd	Land off Mereside	1.64	Residential development of approx. 17 dwellings, and 0.76 ha of green infrastructure.
GNLP0579	Mr	Stephen	Tring	McArthur Tring Architects	Waldor Cottage, High Green	0.19	Residential development, proposed as at least 10 new cottages fronting onto High Green.
GNLP0583	Mr	David	Harvey	Harvey & Co	North of the Street and Laurel Farm	6.69	Residential development of approx. 150 dwellings.
GNLP0584	Mr	David	Harvey	Harvey & co	West of Burgess Way	0.75	Residential development of approx. 25 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.	Allocation ref.		Remaining Dwellings at 1 April 2017

High Green Farm	2014/2041	BKE 2 (South Norfolk Site Specific Allocations & Policies Document)	13
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Brooke Industrial Park	SN E7	B2/B8	Existing

5.14. Broome

Settlement Summary

Broome is classified as a Service Village in the JCS. It has a range of social and community facilities and has good access to a wider range of services in Ditchingham, which it merges with at the south-western end of the village. Local road and pedestrian links provide access to Bungay to the south. Part of the parish lies within the Broads Authority area.

Two sites have been put forward for consideration for future development:

GNLP0346 (Old Yarmouth Road) is a site of 1.82 ha proposed for residential development and community facilities. The main constraints on development relate to its location in a landscape protection zone and the adjacent Broome Heath (a local open space and GI corridor, County Wildlife site and local nature reserve), and protected species in the vicinity.

GNLP0410 (Yarmouth Road) is a site of 0.88 ha that overlaps allocation site BRO1 and expands to a site for 15 to 20 dwellings. Apart from its location within a landscape protection zone, there are no significant constraints to development.

If Broome is identified as a suitable location for growth, subject to mitigating environmental impacts, both sites appear suitable for further consideration.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0346	Mr	Philip	Rankin	Savills	Land to the North of Old Yarmouth Road	1.82	Residential development of approximately 15-20 homes, which could involve a specified area for community facilities.
GNLP0410	Mrs	Amber	Slater	Brown & Co.	Land at Yarmouth Road	0.88	Residential development of between 15 to 20 dwellings with associated access.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)			
Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Yarmouth Road	n/a	BRO 1 (South Norfolk Site Specific Allocations & Policies Document)	5
Adj Broome Heath	2016/2689	BRO 2 (South Norfolk Site Specific Allocations & Policies Document)	5
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.15. Bunwell

Settlement Summary

Bunwell is identified in the JCS as a Service Village, as it contained a range of services including a post office, butcher and convenience store along Bunwell Street, and a primary school and village hall close to The Turnpike, as well as journey to work bus services. However, an application has been received for change of use of the convenience stores, which could mean the eventual loss of one of the services. The village is formed of dispersed clusters of dwellings, some in linear form. Recently the built form has been expanded with two allocations for a total of 15 dwellings.

Five sites have been promoted, ranging from 0.7ha to just over 6ha (the latter incorporates one of the recent allocations). There are a few listed buildings to consider, but otherwise the main constraint on development would be the loss of views to the open countryside or the church, and constraining development to a suitable scale for the level of services available.

GNLPO009 is the largest site and development of the entire site would be of a scale to risk dominating the existing village (part of the site has recently been allocated, at a scale which complements the existing village). GNLPO537, 0538 and 0539 are reasonably well related to the existing built form and services, however the latter two sites provide a break in development which contributes to the character of the village and provides an open setting for the listed farmhouse. GNLPO224 does not relate as well to the settlement pattern and the location of services.

If Bunwell is identified as a suitable location for growth, reducing the depth of GNLPO537 may provide small scale development in keeping with the adjacent built form and the settlement pattern. Whilst they also offer growth options, GNLPO009, GNLPO538, and GNLPO539 are less attractive in terms of their relationship to the current built form.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0009	Mr	William	Easton		Church Farm, Church Lane	6.15	Residential development of an unspecified number.
GNLP0224	Mr	William	Easton		Land at Little Green	2.5	Employment use – light industrial
GNLP0537	Mr	John	Mason	Carter Jonas LLP	Land to the North of Bunwell Street	1.03	Mixed use development of light industrial and housing of an unspecified number, with community open space and play area.
GNLP0538	Mr	John	Mason	Carter Jonas LLP	Land Opposite Lilac Farm, Bunwell Street	1.63	Residential development of an unspecified number with community open space and play area.
GNLP0539	Mr	John	Mason	Carter Jonas LLP	Lilac Farm	0.78	Residential development of an unspecified number.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Bunwell Street	2017/0185	BUN 1 (South Norfolk Site Specific Allocations & Policies Document)	8
Adj Church Farm House, Church Lane	2016/1855	BUN 2 (South Norfolk Site Specific Allocations & Policies Document)	8

GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.16. Burston and Shimpling

Settlement Summary

Burston is identified as an ‘Other Village’ in the JCS and has a development boundary around the village but not the outlying hamlets of Mill Green and Shimpling. A further group of dwellings is located at Audley End. The village has limited facilities including a school, pub, outdoor recreation area and bus service.

Six sites greenfield have been put forward for the consideration for future residential development. Sites 0560, 0561 and 0562 to the west of the village are beyond the settlement boundary, as is site 1028 to the north and as such these are considered disconnected from the village and unsympathetic to the form and character of the village. Site 1028 is also significantly constrained by access issues.

Site 0386 is adjacent to the settlement boundary to the south on Rectory Road though there is an open field opposite, which would result in extending the village further into the countryside. Site 0349 is also adjacent to the settlement boundary to the north east on Gissing Road and opposite residential development. Both 0386 and 0349 are outside the conservation area and close to the local school. In addition, the sites are within the 3,000 m buffer of SSSI Shelfanger Meadows to the west.

If Burston is identified for growth through the GNLP, a number of site options are available, though in all cases constraints would have to be addressed. In addition, any growth in Burston would have to address sewerage infrastructure constraints.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0349	Mr	Philip	Rankin	Savills	Land to the West of Gissing Road	1.54	Residential development of approx. 15-20 dwellings, with landscaping and open space.
GNLP0386	Mr	William	Lusty	Savills	Land at Burston, Rectory Road	2.44	Residential development of an unspecified number.

GNLP0560	Mr	Andrew	Cann	Planning Direct	Diss Road	1.51	Residential development of approx. 5 dwellings, proposed as 'Stonnet-Haus' type homes.
GNLP0561	Mr	Andrew	Cann	Planning Direct	Diss Road	0.88	Residential development, proposed as 30 'starter homes'.
GNLP0562	Mr	Andrew	Cann	Planning Direct	Diss Road	0.75	Residential development, proposed for one dwelling.
GNLP1028	Mr	Mark	Philpot	One Planning Consultants	Land east of Mill Road, Crown Farm Barn	0.3	Residential development of 5 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.17. Caistor St Edmund

Settlement Summary

Caistor St Edmund is a Small Rural Community in the South Norfolk Site Allocations and Policies Document. It is classified as an Other Village the JCS, however the services identified, although technically in the parish, are not in the village. Caistor St Edmund does not therefore have a defined development boundary.

Five sites have been put forward for consideration within this parish, 0131, 0485, 0491, 0532, and 0087. However, these sites are closer to Poringland settlement therefore these are discussed in the Poringland section of this document with the exception of site 0532 (see below).

Site 0532 is located in the countryside north of the village on Stoke Road, adjacent to the water works. There are limited services and facilities close to the site. Other constraints include surface water flooding. Also, Caistor St Edmund Chalk Pit SSSI is 90m north east of the site, and it is within 400m buffer of an Ancient Monument.

The site is not well related to services and facilities and development here could have an effect on designated areas as well as the Tas Valley landscape. The site is therefore heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0131	Mr	Mark	Thompson	Small Fish	Land East of French Church Farm, Caistor Lane	1.23	Residential development of an unspecified number.

GNLP0485	Mr	Philip	Atkinson	Lanpro Services Ltd	Land North of Caistor Lane,	36.33	Residential development of approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'.
GNLP0491	Mr	Philip	Atkinson	Lanpro Services Ltd	Land South of Caistor Lane	9.71	Residential development of an unspecified number and public open space.
GNLP0532	Mr	James	Garnham	K Garnham Design	Land East of Norwich Road	0.5	Residential development of approx. 5 dwellings.
GNLP1047	Mrs	Susan	Barber		Pine Lodge School of Classical Equitation, Pine Loke	2.81	Mixed development of an Unspecified Amount
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
North of Heath Farm			2014/1302		n/a		16
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Ex-MOD site, Pine Loke			SN A21		Sui Generis		Allocation

5.18. Carleton Rode

Settlement Summary

The JCS identifies Carleton Rode as a Service Village, as it contains a village hall, a primary school, and public transport services. The settlement pattern is linear and fragmented, and the principal constraints are the listed buildings and surface water flood risk, along with the capacity constraints and operational impacts on the sewage treatment works on the edge of the village.

Three sites have been proposed in Carleton Rode but only one is actually a new site. GNLP0438 and GNLP0439 are both recent allocations and would therefore not contribute additional growth beyond that planned for in the adopted local plan. GNLP0547 is along The Turnpike, close to a cluster of dwellings but remote from the centre of the village, providing a significant constraint.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0438	Mrs	Amber	Slater	Brown & Co.	Land South of Flaxlands Road	0.53	Residential development of approx. 11 dwellings with associated access.
GNLP0439	Mrs	Amber	Slater	Brown & Co.	Land West of Rode Lane	0.2	Residential development of approx. 10 dwellings with associated access.
GNLP0547	Mrs	Susan	Dennis		Carleton Barn, Rode Lane	1.17	Residential development of approx. 10-15 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Cooks Garage	2010/1776	n/a	2
West of Rode Lane	n/a	CAR 1	5

Flaxlands Road	n/a	CAR 2	5
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.19. Chedgrave (see Loddon)

5.20. Claxton

Settlement Summary

Claxton is classified as an Other Village in the JCS. The parish contains very limited services comprising of a village hall and bus service. The village is located on the edge of the Broads Authority Area with development concentrated in a linear form along The Street

One site has been put forward for the consideration for future development through the GNLP. Site GNLP0530 is a greenfield site located to the north of Ashby St Mary off Church Lane, a narrow country lane with no footpaths. Development would intrude into the mostly open agricultural landscape separating Ashby from Claxton and Hellington and is not considered sympathetic to the character of the area. The site is has poor access to services, occupiers are likely to be highly dependent upon the use of the private car. The site falls within the buffer zones of designated national and international environmental sites, there is a designated species recorded at this site and it is within higher grade (two) agricultural land. Overall, therefore, there are significant constraints on the site.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0530	Mr	James	Garnham	K Garnham Design	Land West of Claxton Church Road	1.79	Residential development of approx. 8 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.21. Colney

Settlement Summary

Colney is a small village, but the parish is a strategic employment location, including parts of the Norwich Research Park and the Norfolk & Norwich and Spire hospitals. It is situated on the B1108 close to the A47. The River Yare forms the parish boundary, therefore some areas are prone to fluvial and surface water flood issues and may be ecologically sensitive. The parish is also partially covered by landscape policies protecting the A47 Norwich southern bypass and the river valley landscape.

Eight sites have been submitted for consideration, two of which (GNLP0140 – A and B) are proposed for leisure use. Both sites are within a recently granted permission (2016/0233) for new sports pitches, pavilion/club house, parking areas, and equipment storage facility; the allocation of these would be consistent with the existing planning permission on the sites. Other sites range from 0.6ha to 63.5ha and are proposed for housing or employment uses, giving various theoretical options for growth.

The sites proposed for housing are within walking distance of major employers and close to a bus route, but otherwise remote from services:

- GNLP0158 (Land at Hall Farm, Watton Road), a site of just under 3ha which is not well-related to the existing built form;
- GNLP0514 (Old Watton Road) is an 0.6ha site in the river valley, almost adjacent to a small group of dwellings;
- GNLP0253 (Colney Hall) is over 26ha, is currently in use as a residential dwelling, with ancillary buildings in use as offices and with a recent permission for a pre-school. This site is proposed for 200 retirement properties and a research facility;
- GNLP0592 (32 Watton Road) is a site of just under 3ha proposed for housing or an extension to the research park which is not well related to the existing built form. It is in the Norwich Southern Bypass Landscape Protection Zone, but is adjacent to GNLP0331 and could form part of a larger employment allocation.

Sites proposed for employment are:

- GNLP0331 (Land adjacent to Norwich Research Park) is a 63.5ha site which partially overlaps an employment allocation (by 4ha) and would be incremental growth when the allocation is built out but is entirely within the Norwich Southern Bypass Landscape Protection Zone;

- GNLP0140-C is a 7.52 hectare site already permitted for an innovation centre and is now proposed for university-related development.

To conclude, the sites proposed for housing and retirement properties do not relate well to the existing built form of the settlement; the sites proposed for employment over and above those already allocated may be suitable for expansion of existing institutions if this is necessary, and if landscape policies to protect the setting of the A47 are reviewed. Site GNLP0140 A-C have existing planning permissions.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0140 A- C	Mr	John	Long	Bidwells	University of East Anglia Sites Adjacent to Norwich Research Park and Jones Innes Institute	7.52	University research and teaching uses, a sports pavilion, and car parking: A: Proposed Colney Lane Clubhouse/Pavilion and Artificial Grass Match Pitch (application ref: 2016/0233); B: Colney Lane Car Park extension - included as part of Clubhouse/Pavilion (application ref: 2016/0233); and, C: UEA 'Triangle Site' university related development such as teaching / research / accommodation / general infrastructure / ancillary uses.
GNLP0158	Mr	Vince	Douglas		Land at Hall Farm, Watton Road	2.92	Residential development of an unspecified number dwellings.

GNLP0253	Mr	Feng	Li	Lixin Ltd	Colney Hall, Watton Road	26.3	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.
GNLP0331	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adjacent to Norwich Research Park	63.55	Commercial and employment – business, office, academic, medical and healthcare facilities.
GNLP0514	Mr	Shaun	Vincent	Abzag Ltd	Old Watton Road	0.59	Residential development for an unspecified numbers of dwellings.
GNLP0592	Mrs	Sondra	Gorick		32 Watton Road	2.99	Residential development of an unspecified number or continuation of the Research Park.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Adjacent to NRP			SN A1		B1b/Sui Generis		Allocation
Rear/east of Inst Food Research			SN A2		Sui Generis		Allocation
Colney Hall			SN E23		Sui Generis		Existing

5.22. Costessey

Settlement Summary

Costessey is a suburb on the fringes of the Norwich urban area. Along with Easton, it is identified in the JCS as a major growth location and has seen significant amounts of development in recent years. The parish has one of the largest populations in South Norfolk. As well as benefiting from facilities in Norwich, residents have access to a wide range of shops, services, and leisure facilities, a recently developed medical centre, and a strategic employment area at Longwater. The Royal Norfolk Showground is an important asset to the local economy. Costessey residents have good access to the NRP including UEA and the N&N University Hospital.

The valley of the River Tud divides Old Costessey and Queens Hills from New Costessey. 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). Therefore, there are river valley landscape, ecology and heritage constraints in this area. With two rivers running through it, Costessey has areas at risk of fluvial and surface water flooding. Costessey parish has access to the A47 at Longwater junction, which is under significant pressure, and to Norwich via Dereham Road, which is also under pressure.

Eleven sites have been proposed for development, ranging from 0.4ha up to 49.6ha, potentially providing a range of options for development.

Two sites have significant constraints:

- GNLP0039 (north of Townhouse Rd) is a site of 11.39ha. It has a number of significant constraints, is surrounded by undeveloped land that includes a sewage pumping station and has no access to Townhouse Road. It is not well related to the existing settlement pattern.
- GNLP0510 (off Longwater Lane) is a small site of 0.4ha. The majority of the site is in a designated river valley and at risk of flooding. It contains a bowls club currently protected as important local open space. It has no suitable access.

The remaining nine sites are:

- GNLP0206 (Cleves Way/Longwater Lane) is a large site of 17.82ha but has a significant band of land at risk of flooding, and avoiding this area means the site would need to be considered with GNLP0284 (a 3.86ha site off Townhouse Road) for access and to form a cohesive development. However, GNLP0206 and GNLP0284 together would almost close the gap between Old Costessey and New Costessey. Both sites are entirely within the designated river valley and GNLP0284 may impact on the setting of the church; landscaping and ecology mitigation are very likely to be required.
- GNLP0238 (north of Farmland Road) would be an extension of existing development in New Costessey – it would need mitigation to deal with surface water flood issues and avoid harmful impact on the adjacent CWS, but is otherwise largely unconstrained.
- GNLP0243 (off Longwater Lane) is a site of 2.75ha. Approximately half the site is in a designated river valley. Access between a dwelling and a belt of TPO trees is constrained and could be difficult to improve.
- GNLP0266 (Costessey Landfill Site, and adjoining land) is a large site over 46ha proposed for housing and employment use located on Dereham Road between the Longwater employment area and Round Well Park (a Gipsy and Travellers site) and opposite recent housing development at Lodge Farm. Part of the site contains a closed landfill and an area under consideration by Norfolk County Council for a Longwater link road. Other constraints affecting parts of the site include risks of surface water flooding on some areas, a County Wildlife site, and areas of semi-natural habitat.
- GNLP0468 (off Ringland Lane) is a site of 4.3ha that lies between a garden centre and a small cluster of dwellings in a less-developed part of the parish between Queens Hills and Costessey Pits. It is not well related to the existing settlement pattern;
- GNLP0489 (off Gunton Lane) is a site of 2.57ha. Constraints include its location in a river valley, impact on the Marriots Way, adjacent County Wildlife Sites and flood risk on parts of the site.
- GNLP0581, (off Long Lane and New Road) is a large site of nearly 50ha adjacent to Bowthorpe and the Lodge Farm development. While it is mostly in Bawburgh parish it relates well to Costessey and is in an area currently being considered for a boundary change. Constraints include woodland, overhead power cables, adjacent contaminated land, and a strip of land at risk of surface water flooding, but the site is large enough for development to avoid these. Most of the site is within the designated river valley and the entire site is within the southern bypass landscape protection zone although it has potential to provide green infrastructure linking Lodge Farm and Bowthorpe with Bawburgh Lakes.
- GNLP0593 (Roundwell works) would be an infill site of 1.27ha, redeveloped from an existing employment use. It was previously allocated in the 2003 South Norfolk Local Plan for housing. It has few constraints, but would entail the loss of local employment.

To conclude, subject to decisions on the quantum of housing/employment to be allocated to Costessey and any on-site mitigation required, the sites which appear to be better related to the existing settlement pattern and/or the least constrained are GNL0593 (Roundwell works); parts of GNL0206 and GNL0284 together; GNL0238 (north of Farmland Road) and parts of GNL0266 (Costessey Landfill Site, and adjoining land), and GNL0581 (off Long Lane and New Road).

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0039	Mr	Scott	Parke	TW Gaze	Land to the North East of Town House Road	11.39	Residential development of an unspecified number of dwellings.
GNL0206	Mr	Mark	Knight	Taylor Wimpey	Land South of Cleves Way / East of Longwater Lane	17.82	Residential development of an unspecified number of dwellings.
GNL0238	Mr	Stuart	Willsher	Boyer Planning	Land North of Farmland Road	7.09	Residential development of approx. 83 dwellings, and public open space.
GNL0243	Mr	Stuart	Willsher	Boyer Planning	12 Longwater Lane	2.75	Residential development of an unspecified number of dwellings.
GNL0266	Mr	Henry	Bonham	RPS Group Plc	Costessey Landfill Site, and adjoining land, Dereham Road	46.62	Mixed use development, comprising an unspecified amount of residential development, employment uses near to the Longwater Industrial Estate, and public open space. Master planning of the site is

							dependent on considerations for the Longwater Link Road.
GNLP0284	Mr	Richard	Seamark	Carter Jonas LLP	Land at Town House Road	3.86	Residential development of approx. 92 dwellings, and open space.
GNLP0468	Mr	Edward	Plumb	Brown & Co.	Land off Ringland Lane	4.43	Residential development of approximately 50 dwellings with open space.
GNLP0489	Mr	Ian	Douglass	Lanpro Services Ltd	Land off Gunton Lane	2.57	Residential development of an unspecified number.
GNLP0510	Mr and Mrs	Stephen and Allison	Miles		Side and Rear of 61 Longwater Lane	0.4	Residential development of approx. 6 homes.
GNLP0593	Ms	Sally	Minns	Tredwell Developments Ltd	Roundwell Works Site	1.27	Residential development for approx. 55 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Queen's Hill/North of the River Tud	2007/1443, 2008/1569, 2015/0570	n/a	220
Hampton View/West of Lodge Farm	2013/0567, 2016/0402	COS 1 (South Norfolk Site Specific Allocations & Policies Document)	402

Townhouse Road	2014/1440	n/a	62
Bridge Farm	2003/0614	n/a	3
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Longwater (n)	SN A3	A/B2/B8	Allocation
Longwater (n)	SN A4	A/B2/B8	Allocation
Longwater (n)	SN A5	A/B2/B8	Allocation
Longwater (n)	SN A6	A/B2/B8	Allocation
Longwater (n)	SN E8	A/B2/B8	Existing
Longwater (s)	SN E9	B8/Sui Generis	Existing
Longwater (n)	SN E10	A/B2/B8	Existing

5.23. Cringleford

Settlement Summary

Cringleford is classified as an Urban Fringe Parish and major growth location in the JCS. It benefits from good transport links into the city centre, is close to the UEA, N&N University Hospital and Norwich Research Park, and also hosts three community halls, a primary school, some local employment, two convenience stores and a GP surgery. Cringleford Neighbourhood Plan identifies areas for housing, commercial development, a new school, a strategic gap separating it from Hethersett, allotments, green infrastructure corridors and protected areas.

Cringleford contains a stretch of the A11 and A47 (the latter has a landscape policy aiming to prevent the A47 becoming the hard boundary for the built-up area) and part of the Thickthorn Junction where the two roads meet. The River Yare forms much of the parish boundary, and the river valley landscape is also protected by long-standing policy. Between these two landscape policy areas, there is a small conservation area containing a cluster of listed buildings. There are areas of fluvial and surface water flooding and the parish also contains a few CWSs.

There are five sites promoted for development within the parish, but one of these (GNLP0486) is principally in Hethersett parish, and is summarised in that section. The four other sites are in the north of the parish.

GNLP0461 (2.7ha proposed for housing) is adjacent to the River Yare within the designated river valley and has some areas at risk of surface water flooding which could be avoided. There is a CWS adjacent to the site and woodland to the north, south and east, meaning ecological mitigation may be extensive. Cringleford Neighbourhood Plan protects this area.

GNLP0244 (7.3ha) is a road frontage site along Colney Lane between the existing built up area and the hospital. The site is currently plantation woodland and is proposed for university-related uses and potentially housing. The woodland is currently publicly accessible and designated as a locally important space; development of the site would impact on the green infrastructure corridor effect of the river valley and remove publicly accessible leisure space, while creating a townscape in a prominent position above the UEA and river (the entire site is in the designated river valley). A very small part of the site is at risk of surface water flooding and the site is 130m from the River Yare CWS.

GNL0307 (44ha) covers an area identified in the Cringleford Neighbourhood Plan for housing and a school; the proposal is for housing, a primary school with early years facility and public open spaces, reflecting a planning permission on the site. The site encroaches onto the A47 landscape protection zone and the strategic gap between Cringleford and Hethersett. There are areas at risk of surface water flooding running through the site which would need to be avoided or mitigated.

GNL0327 (8.4ha) is also adjacent to the A47 and Thickthorn junction, and mostly overlaps the A47 landscape protection zone and the strategic gap between Cringleford and Hethersett. A small part of this site overlaps the area identified in the Cringleford Neighbourhood Plan for housing. The land is proposed for mixed use development and would form a gateway to the settlement. Due to the proximity to the A47 and Thickthorn junction, the site’s air and noise pollution could be high.

GNL0307 is already permitted. Subject to growth plans for Cringleford, most of this site and a small part of GNL0327, minus the parts which overlap with the A47/strategic gap, may be suitable locations for development. The other sites are considered less appropriate due to their contribution to both ecological and publicly accessible green infrastructure and impact on the river valley landscape.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0244	Mr	John	Long	Bidwells	University of East Anglia Sites Adjacent to Colney Lane	7.34	University related development e.g. teaching, research, accommodation, general infrastructure, ancillary uses. Norwich Research Park related uses. Potential residential development.
GNL0307	Mr	William	Nichols	Strutt & Parker	Land South-west of Newfound Farm, Colney Lane	44.7	Residential development of an unspecified number, incorporating a primary school, a small local centre and public open spaces.

GNLP0327	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adjacent Newmarket Road	8.46	Type of development unspecified.
GNLP0461	Mr	Edward	Plumb	Brown & Co.	Land off Gurney Lane	2.79	Residential development of approx. 40 dwellings with open space.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Neighbourhood Plan allocation			2013/1494, 2013/1793		HOU1 (Cringelford Neighbourhood Development Plan)		1,300
Roundhouse Park/North of the A11			2008/2347		n/a		92
Cringelford Business Centre, Intwood Road			2015/2843		n/a		35
West of the former Primary School, Cantley Lane			2012/1644		n/a		24
Newfound Farm			2015/0845, 2015/0846		n/a		5
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Jewson and Schofield Publishing			SN E20		B2/B8/Sui Generis		Existing

5.24. Denton

Settlement Summary

The JCS classifies Denton as an Other Village; it has a village hall, part-time post office and car repair garage. The village also shares a primary school with Alburgh, approximately a mile away.

Two sites have been promoted in the village, GNLPO168 (3.2ha) and GNLPO193 (5.7ha). Neither site is well related to the existing village as defined by the settlement boundary, with both sites adjacent to Upland Farm and Upland Terrace, just over 400m to the north of the main part of the village. Both sites have some areas at risk of surface water flooding but these could be avoided. GNLPO193 would impact on the setting of a listed building, but this could be mitigated. The combined sites are not large enough to provide or support a new school or other service. Due to their poor relationship with the existing village and the lack of accessible services, these sites are heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO168	Mr	Malcolm	Skinner		North of Upland Terrace Council Houses, Norwich Road	3.13	Residential development of an unspecified number.
GNLPO193	Mrs	Janet	Howman		Upland Farm (Land Surrounding the Farm)	5.64	Residential development of an unspecified number.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
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n/a

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
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N/A

5.25. Dickleburgh & Rushall

Settlement Summary

Dickleburgh is classified as a Service Village in the JCS and has two sites allocated through the current local plan. The village has a range of basic services and facilities supporting everyday needs, including a primary school, journey to work public transport, a local shop, pub and a village hall.

Thirteen sites have been put forward for consideration for allocation through the GNLP. Sites comprise a range of sizes (0.56 – 5.33ha) giving various options for growth.

The historic centre of the village is along The Street with more recent developments mainly east of the former main A140. Sites with good access to The Street, and consequently to the shop, church and pub, the bus route and the junctions with the A140 bypass include: GNLP0199, 0217, 0239, 0230, 0361, 0498, and 0518. Potential impact on listed buildings and the setting of the Conservation area vary.

Sites GNLP0063, 0256, 0257, 0258, 0259 and 0389 to the east of the village have less impact of the historic core, but instead raise highways concerns by drawing more traffic along narrow lanes like Rectory Road and Harvey Lane.

Surface water flood risk may impact on the net developable area of sites GNLP0063, 0256, 0230, 0257, 0361 and 0518.

Sites 0199, 0256, 0257 are relatively close to the existing waste water treatment works and the latter two appear to have access constraints that could be resolved through 0199.

GNLP0063, 0217 0259 and 0389 are less well related to the current built form of the village.

In conclusion, if Dickleburgh is identified for further development, a range of growth options is available, subject to overcoming site specific constraints.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0063	Mrs	Carey	Pascoe		Land to the Southern side of Harvey Lane / Langmere Road	1.15	Residential development of an unspecified number.
GNLP0199	Mrs	Renata	Garfoot	South Norfolk Council	Land North of Rectory Road	2.54	Residential development of approx. 80 dwellings with open space.
GNLP0217	Mr	Will	Prewer	CBRE	Land Adjacent to Bridge Farm	3.86	Residential development of an unspecified number. Residential development to assist in achieving the housing development targets set out as part of the wider Norwich plan.
GNLP0230	Mr	Will	Prewer	CBRE	Land Opposite Bridge Farm	1.27	Residential development of an unspecified number.
GNLP0256	Mr	Will	Prewer	CBRE	Land to the North of Rectory Road	2.79	Residential development of an unspecified number.
GNLP0257	Mr	Will	Prewer	CBRE	Land to the North of Rectory Road	4.32	Residential development of an unspecified number.

GNLP0258	Mr	Will	Prewer	CBRE	Land to the South of Rectory road	1.89	Residential development of an unspecified number.
GNLP0259	Mr	Will	Prewer	CBRE	Land to the South of Rectory Road	1.51	Residential development of an unspecified number.
GNLP0350	Mr	Philip	Rankin	Savills	Land to the West of Ipswich Road	1	Residential development of approx. 25-30 dwellings with open space.
GNLP0361	Mr	Will	Wright	Savills	Off Ipswich Road	0.56	Residential development of up to 10 dwellings.
GNLP0389	Mr	William	Lusty	Savills	Land at Dickleburgh, Harvey Lane	3.31	Residential development of approx. 100 dwellings.
GNLP0498	Mr	Iain	Hill	Ingleton Wood LLP	Land East of Ipswich Road and North of Common Road	2.98	Residential development of an unspecified number.
GNLP0516	Mrs	Nicole	Wright	La Ronde Wright Limited	Land off Norwich Road	5.33	Mixed-use residential-led development of approx. 80 dwellings, small business unit, and landscaping.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Mount Pleasant, Norwich Road	2012/2177	n/a	15
Langmere Road	n/a	DIC 1	20

		(South Norfolk Site Specific Allocations & Policies Document)	
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.26. Diss

Settlement Summary

The Joint Core Strategy classifies Diss as a Main Town. The town has a good range of shops and services for its size, including two supermarkets and a high school, reflecting its role as a market town serving a wider rural hinterland.

It has an attractive historical town centre with a conservation area. From an economy and jobs perspective, notable features are that the Norwich-London railway stops at Diss and the Mid Suffolk Business Park (formerly Eye Airfield) is nearby.

Existing housing allocations at the edges of the Town are DIS 1 Land north of Vince's Road, DIS 2 Land off Park Road, DIS 3 Land off Denmark Lane, DIS 4 Land north of Frenze Hall Lane, and Dis 5 Former haulage depot, Victoria Road. Mixed use allocations are at the south of the Town Centre: DIS 6 Former Hamlins Factory Site, Park Road; and, DIS 7 Feather Mill, Park Road. Employment allocations are concentrated to the east of the railway line: DIS 8 Land at Station Road/Nelson Road, DIS 9 Land at Sandy Lane (north of Diss Business Park), and DIS 10 Diss Business Park.

Fourteen sites have been put forward for consideration for future development through the GNLP.

There is a grouping of six sites to the north of Diss, some of which cross into neighbouring parishes, reference numbers: GNLP0119, 0250, 0291, 0342, 0362, and 0606. These sites could be developed partially, in full, or possibly as a larger scheme to expand the town northwards along the Shelfanger Road. Whilst in principle suitable, site specific issues will need addressing, these include acceptable access points along the Shelfanger Road, utilities upgrades, consideration of impact on nearby ecological habitats, regard to landscape impact, and implications on the local road network.

There are six sites to the east of the town near to the railway station and existing allocations. Site GNLP0102, east of the railway, is proposed for residential use in an area where industrial premises tend to dominate, presenting possible concerns over managing incompatible neighbouring uses. Likewise with Site GNLP1045, also east of the rail station, a proposal for residential use on part of an employment allocation DIS 8, therefore applicant may be required demonstrate that continued employment use on that portion of the site is not viable.

Site GNLP0112, on Frenze Hall Lane, is 0.23 ha but appears constrained by its access where the road bends and passes under the railway bridge. Site GNLP1044 is located adjacent to housing allocation DIS4 and the development boundary west of the train line which may require noise mitigation measures. It also has significant highway constraints. Site GNLP1003 is located beyond the development boundary and in close proximity to Walcot Green. Site GNLP0185, west of the railway, is part of the existing allocation DIS1, is thought suitable for housing; and is a continuation of recent development just to the north from Prince William Way.

There are other proposed residential schemes situated around the town. GNLP0104 is a 0.48 ha site off Sandstone Way to the west of the town. Near the centre of the town, GNLP0341 has several advantages of location but it could be to the detriment of Mount Street Gardens, considered an Important Local Open Space in South Norfolk planning policies. GNLP0599 has potential to be a continuation of development along Walcot Green. GNLP1038 is a greenfield site adjacent to Diss Football Club off Brewers Green Lane. Within Roydon parish it is located between the development boundaries of Diss and Roydon. In landscape terms, it is within the river valley which provides a green wedge between the two settlements and development here could lead to coalescence between Roydon and Diss. There are also heritage issues in relation to this site.

Dependent on the growth strategy identified for Diss through the GNLP, there are several small to medium sized sites promoted in and around the town, especially to the north along Shelfanger Road, which provide options for growth. Sites could be considered individually, or in combination, though the principle of de-allocating employment sites to residential use would require further evidence. An overriding consideration is congestion on the A1066 and the need for evidence that the highway network could accommodate the sites promoted.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0102	Mr	David	Miller	North Associates	Frontier Agriculture Ltd, Sandy Lane	3.61	Residential development of an unspecified number.
GNLP0112	Mr	Martin	Howe	Peter Codling Architects	Land at Frenze Hall Lane	0.23	Residential development of an unspecified number.

GNLP0185	Mr	Oliver	Chapman	TW Gaze	Land to the South of Prince William Way	1.01	Residential development of an unspecified number.
GNLP0250	Ms	Nicky	Parsons	Pegasus Planning Group	Land at Heywood Road	3.00	Residential development of an unspecified number.
GNLP0341	Mr	Richard	Martin	M Scott Properties Ltd	Land between Shelfanger Road and Mount Street	3.21	Residential development of 35 retirement living units, 5 detached dwellings, and land set aside for future Health Centre expansion.
GNLP0342	Mr	Richard	Martin	M Scott Properties Ltd	Land East of Shelfanger Road	4.76	Residential development of approx. 100 dwellings and open space.
GNLP0599	Mr	Edward	Baskerville	TW Gaze	Land off Walcot Road, Walcot Green	3.29	Residential development for an undetermined number of dwellings.
GNLP1003	Mrs	Liz	Bishop		The Grange, Walcot Green	2.02	Residential development of an unspecified amount.
GNLP1044	Mr	John	Turner	Turner Morum LLP	Land North of Frenze Hall Lane and West of Walcot Green	10.95	Residential development and public open space
GNLP1045	Mr	John	Turner	Turner Morum LLP	Land West of Nelson Road and East of Station Road	0.94	Residential development of an unspecified number

Housing Commitment Sites (At 1 April 2017, 5 or more units only)			
Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Frenze Hall Lane	n/a	DIS 4 (South Norfolk Site Specific Allocations & Policies Document)	125
North of Vinces Road	n/a	DIS 1 (South Norfolk Site Specific Allocations & Policies Document)	35
Feather Mills site (part of site only)	n/a	DIS 7 (South Norfolk Site Specific Allocations & Policies Document)	17
South of Park Road	n/a	DIS 2 (South Norfolk Site Specific Allocations & Policies Document)	15
Victoria Road	2017/0042	DIS 5 (South Norfolk Site Specific Allocations & Policies Document)	15
Former Hamlins site (part of site only)	n/a	DIS 6 (South Norfolk Site Specific Allocations & Policies Document)	13
Rackham's Builders Yard	2016/2000	n/a	6

38-39 Victoria Road	2007/2022	n/a	2
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Sandy Lane, north of Diss Bus. Park	SN A7	B8	Allocation
Station Road/Nelson Road	SN A8	Vacant	Allocation
North of Diss Business Park	SN A9	Vacant	Allocation
Sandy Lane, Sawmills Farm	SN E5	B2/B8/Sui Generis	Existing
Vinces Road	SN E6	B2/B8/Sui Generis	Existing

5.27. Ditchingham

Settlement Summary

The JCS identifies Ditchingham as a Service Village, as it contains a primary school, village hall and shop. Ditchingham abuts the smaller village of Broome to the east, and there is no clear boundary between the two villages – see the Broome summary for sites falling within that parish.

Most of the village's listed buildings are concentrated within the conservation area which is a significant constraint, as is the close proximity of Broome Heath SSSI/CWS/LNR which is immediately adjacent to the village. The village sits entirely within the designated river valley landscape and there are areas throughout the village which are at risk of surface water flooding. The Broads Authority executive area also lies very close to Ditchingham.

Five sites have been promoted for development ranging from 0.4ha to 5.5ha in size. All sites are reasonably well-related to the existing built form of the village.

GMLP0205 is spread over two sites, totalling 0.4ha, both of which are entirely within the conservation area. The smaller site has surface water flood issues and appears to be an access road; the larger site provides amenity space for existing housing. This site is therefore heavily constrained.

GMLP0078 (0.7ha) is adjacent to the rear of housing along Station Road. Although the site shape will constrain the layout, the site could be suitable for housing with mitigation to address heritage impacts.

GMLP0343 (0.7ha) has a small area at risk of surface water flooding, which could be avoided. The site could impact on the setting of the conservation area, but subject to suitable boundary treatment could be suitable for housing.

GMLP0345 (1.6ha) has a small area at risk of surface water flooding, which could be avoided. This site is adjacent to Broome Heath, but ecology advice suggests that with appropriate mitigation this site could be developed.

GNLP0373 (5.5ha) is the largest site, and although it is well related to the recent allocation, this has not yet been permitted. The site would therefore not be contiguous with the existing village. There is a large area within the site which is at risk of surface water flooding, which could be avoided. It is also close to Broome Heath which may require mitigation.

If Ditchingham is identified for growth, a range of site options is available. Small scale housing development may be appropriate on GNLP0078, GNLP0343 and GNLP0345. If further sites are required, GNLP0373 and GNLP0078 may also be suitable.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0078	Mrs	Rebecca	Rejzek	Bidwells	Land off Loddon Road	0.72	Residential development of approx. 8-16 dwellings and associated public open space.
GNLP0205	Mrs	Renata	Garfoot	South Norfolk Council	Land North West of Scudamore Place, Hollow Hill Road	0.41	Residential development of approx. 14 dwellings.
GNLP0343	Mr	Philip	Rankin	Savills	Land adjoining Wildflower Way	0.74	Residential development of approx. 15 dwellings.
GNLP0345	Mr	Philip	Rankin	Savills	Land to the North of Loddon Road	1.62	Residential development of approx. 50 dwellings.
GNLP0373	Mr	Andrew	Shirley		Thwaite Road / Tunneys Lane	5.58	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Tunney's Lane Field	n/a	DIT 1 (South Norfolk Site Specific Allocations & Policies Document)	20
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.28. Earsham

Settlement Summary

The JCS identifies Earsham as a Service Village; it contains a primary school, pub, garage and village hall. The main constraints in the village are a significant swathe of land at risk of fluvial flooding in the designated river valley which almost encircles the village, the Broads Authority executive area which lies just to its north, and some listed buildings.

Two sites have been proposed to the east and west of Earsham; both are reasonably well-related to the current village form. GNLP0218 (3.5ha) contains an area at risk of surface water flooding which could be avoided. It is adjacent to the A143 and within the designated river valley but is otherwise unconstrained, and could be suitable for residential development if suitable landscape and noise mitigation measures are put in place. GNLP0390 (2.6ha) has an area in Flood Zones 2 & 3 which would need to be avoided. It is within the designated river valley and has a narrow access. The site would be backland development and is generally a heavily constrained location for development.

If Earsham is identified for further development, a residential scheme could be acceptable on GNLP0218, while GNLP0390 appears more constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
GNLP0218	Mr	Martin	Freeman		Land west of Earsham Village	3.46	Residential development of approx. 80 dwellings and open space.	
GNLP0390	Mr	William	Lusty	Savills	Land at Earsham, East of School Lane	2.57	Residential development of approx. 50 dwellings.	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

Lodge Field	n/a	EAR 1 (South Norfolk Site Specific Allocations & Policies Document)	20
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.29. East Carleton

Settlement Summary

The JCS classifies East Carleton as a Smaller Rural Community reflecting its limited services which does not have a development boundary or current allocations . Its built up area is linear in form, located along Rectory Road and the Hethersett Road.

Six sites have been promoted through the GNLP. Three (GNLP 0428, 0600 and 1058) are within and close to the built up area of the village and three (GNLP1037,1059 and 0247) are clustered in the north-east of the parish in the hamlet of Lower East Carleton close to Swardeston.

GNLP0428 is a linear 0.62 ha site with limited constraints located on Rectory Road that is most suited to single plot depth development. GNLP0600 is a 1.02 ha site located along the Hethersett Road which has limited on site constraints but has poor access to services. Similalary, site GNLP 1058 has poor access to services.

Separated to the north-east of the village are the three green field sites in Lower East Carleton. Site GNLP0247 is a 1.35 ha site constrained due to its narrow access from Low Common / The Drift, and some consideration might be required to impact on nearby ecological habitats. Similarly, site GNLP1037 a 2.77 ha site located adjacent GNLP0247, where ecological surveys may be required. Site GNLP1059 is a 0.63 ha site located adjacent to site GNLP1037 and off Swardeston Lane with a constrained access, the main constraint for all these sites at this location is isolation due to the lack of services and facilities in Lower East Carleton. Site GNLP1058 is located beyond the hamlet to the west situated off Wymondham Road, approx. 80m to grade II listed building White House Farm with heavily constrained access and road network. As such this site is considered isolated.

Should further development be considered necessary in the built up area of East Carleton, site options are available, but only GNLP0428 has reasonable access to services. Likewise, should further development be considered appropriate in Lower East Carleton site choices are available, but all sites suffer from poor access to services to some extent.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0247	Mr	Glyn	Davies		Site off Low Common, East Carleton	1.35	Residential development of an unspecified number.
GNLP0428	Mr	Paul	Clarke	Brown & Co.	Land at Rectory Road	0.62	Residential development of approx. 5 to 10 dwellings.
GNLP0600	Dr	Georgina	Pope		Land on the East Side of Hethersett Road	1.02	New site: Residential development for approx. 9 dwellings.
GNLP1037	Mr	Roger	Cooke		The Old Nursery, The Drift	2.77	Residential development of an unspecified number.
GNLP1058	Mr	Niall	Cook		Wymondham Road	0.63	Residential development of an unspecified number.
GNLP1059	Ms	Alison	Rhodes		Swardeston Lane	0.32	Residential development plot.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.30. Easton

Settlement Summary

The JCS identifies Easton as a Service Village and a major growth location. There is an allocation and a planning permission for development of 893 homes and local services including a primary school on land to the east, south and west of the village.

The draft Easton Neighbourhood Plan went to referendum on 1st September 2017. It does not allocate land, but has thematic policies around preserving the village’s heritage and separation from Costessey, protecting the setting of the church, and enhancing biodiversity.

Two sites have been promoted through the GNLP within the parish, but GNLP0415-C is mostly in Honingham parish and is assessed in that section.

GNLP0456 is a 9.12 ha site which lies north of the A47 dual carriageway, separated from the village and its services by the road, providing a significant constraint. The site is surrounded by woodland. The A47 may create some noise and air pollution, and there is some surface water flood risk within the site.

To conclude, there are no sites put forward that appear suitable in Easton.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
GNLP0456	Mr	Edward	Plumb	Brown & Co.	Land off A47	9.12	Residential development of approx. 25 dwellings.	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

South & east of Easton village	2014/2611	EAS 1 (South Norfolk Site Specific Allocations & Policies Document)	900
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.31. Ellingham

Settlement Summary							
See Kirby Cane settlement summary							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0303	Mr	Will	Wright	Savills	South-west Corner of Henry's Field, Mill Lane	0.4	Residential development of approx. 11 dwellings.
GNLP0304	Mr	Will	Wright	Savills	South East Corner of Ellington Island - Opposite Henry's Field, Mill Lane	0.52	Residential development of approx. 15 dwellings.
GNLP0305	Mr	Will	Wright	Savills	Land South of Mill Road (Ellingham Island)	1.2	Residential development of approx. 32 dwellings.
GNLP0306	Mr	Will	Wright	Savills	Land adjacent to South Lodge, Old Yarmouth Road	0.34	Residential development of up to 10 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017

n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.32. Flordon

Settlement Summary

The JCS identifies Flordon as an ‘Other Village’. The settlement of Flordon comprises two physically distinct areas, one is around the parish church and the other is near the main Norwich-London railway line. To the south of The Street is a tributary valley of the River Tas which includes Flordon Common SSSI.

One site has been promoted, GNLP0566, a 1.4 ha site on The Street. Whilst at the village’s centre, the site could impact on the rural setting of the Grade II* listed St Michael’s Church and on Flordon Common, which is nationally designated for its ecological value.

To summarise, if Flordon is identified for development through the GNLP, there may be a need to identify an additional site or sites as the submitted site, GNLP0566, is constrained by its location in an environmentally sensitive area adjacent to a listed building.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0566	Mrs	Patricia	London		The Street	1.14	Residential development of approx. 10 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.33. Forncett

Settlement Summary

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

Forncett St Mary and Forncett St Peter are adjoining settlements which are identified as ‘Other Villages’ in the JCS. Both are linear settlements in form and have developed along Aslacton Road/Low Road which follows the line of the Tas Valley. A conservation area is drawn around most of the two settlements with many listed farm buildings and cottages within it. More recent development has tended to be in Forncett St Peter where there is a primary school and bus stop, and there is a village hall in Forncett St Mary.

Four relatively small sites have been promoted for housing through the GNLP and one much larger land holding.

GNLP0429 is a 0.3 ha site along Spicers Lane. GNLP0559 is a 0.9 ha site behind the former Four Seasons Plant Nursery promoted for “three self-build houses for plantsmen”. GNLP1039 is a 0.4 ha site at Wash Lane. GNLP1040 is a 1.2 ha site at the junction of Mill Road and Overwood Lane. All of the sites are at some distance from the existing settlement boundaries, are constrained by the local road network and have limited access to services.

GNLP1002 is a much larger land holding of 21 hectares which has been submitted in three parcels. Due to the rurality of the location, where services are limited and the land promoted is disconnected from the existing village, it is probable the land would like be less favourable for development either as a whole or by allocating a small part.

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

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0086	Mr	William	Easton		Land North of Common Road	1.05	Residential development of an unspecified number.
GNLP0089	Mr	William	Easton		Land South of Common road	3.93	Residential development of an unspecified number.
GNLP0094	Mr	Andrew	Smith		Land to the North of Norwich Road [B1113], East of Common Road, Forncett End	1.1	Residential development of an unspecified number.
GNLP0429	Mrs	Amber	Slater	Brown & Co.	Land at Spicers Lane	0.30	Residential development of approx. 9 dwellings.
GNLP0536	Ms	Carol	Sharp		Black Barn, Tabernacle Lane	0.42	Residential development of approx. 5 dwellings.
GNLP0559	Mr	Richard	Ball	Four Seasons Plant Nursery	Four Seasons Nursery	0.9	Residential development of approx. 3 dwellings for self-build.
GNLP1002	Mrs	Judith	Aldred		Fornett St Peter, NR16	21.26	Residential development of an unspecified number, but in the region of 30 homes per hectare.
GNLP1039	Mr	Nick	Moys	Brown & Co	Kilamay Farm, Wash Lane	0.4	Residential development -- approximately 5 to 10 properties

GNLP1040	Mr	Nick	Moys	Brown & Co	Land at Mill Road / Overwood Lane / Gilderswood	1.2	Residential development -- approximately 5 to 10 properties
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Old Station Yard, Station Road			2014/0290		n/a		1
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.34. Framingham Earl & Framingham Pigot

Settlement Summary

Framingham Earl

The built-up part of Framingham Earl parish is contiguous with Poringland. Five sites have been proposed which are completely or for the most part within Framingham Earl parish. These sites are **considered in the Poringland settlement summary**.

Framingham Pigot

One site has been proposed in Framingham Pigot parish. It is adjacent to recent allocation in Poringland/Framingham Earl, and is **considered in the Poringland settlement summary**.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0003	Mrs	Shahnaz	Fraser		Land adjacent (West of) Bella Vista, Burgate Lane, Framingham Earl	2.25	Residential development of an unspecified number.
GNLP0321	Mrs	Nicole	Wright	La Ronde Wright Limited	Land Immediately adjacent to Octagon Farm and adjacent fields, Bungay Road	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business, and light industrial space.

GNLP0391 A&B	Mr	William	Lusty	Savills	Land at Framingham Earl, Burgate Lane	11.8	Residential development of approx. 300 dwellings.
GNLP0589 A&B	Ms	Aimee	Fowler	Bidwells	Land North and South of Pigot Lane	10.02	Residential development for an undetermined number of dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
NW of Pigot Lane			2014/1342		POR 2 (South Norfolk Site Specific Allocations & Policies Document)		66
Long Lane			2013/1904		n/a		7
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Manor Farm			SN E19		Sui Generis		Existing

5.35. Geldeston

Settlement Summary

Geldeston is classified as a Service Village in the JCS and the allocated local plan site is pending a decision for 13 homes. The village has a few services and facilities, including journey to work public transport and employment opportunities. The main concentration of development is around Geldeston Hill and The Street, with a small amount of development at West End.

Three sites have been put forward for consideration through the GNLP, with sizes ranging from 0.3-0.8ha. All three are adjacent to the existing development boundary of the village. GNLP0207 and GNLP0437 are both adjacent to the Old Yarmouth Road, whereas GNLP1004 is centrally located off the Street. GNLP1004 has access constraints which it may be difficult to overcome. All three sites are within the Conservation area, making impact on the setting of the village an issue. A further consideration is surface water flood risk, which may impact on the net developable area of site GNLP0437.

Overall, If Geldeston is identified as a location for additional housing, all three sites could be suitable for some development within the constraints noted above, with access a key constraint on site GNLP1004. On all three sites the design of development would need to be considered very carefully to take account of heritage impact.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0207	Mrs	Renata	Garfoot	South Norfolk Council	Land at Old Yarmouth Road / Geldeston Hill, Geldeston	0.42	Residential development of approx. 12 dwellings.
GNLP0437	Mr	Julian	Wells	FW Properties	Land off Kells Way	0.82	Residential development of approx. 12 dwellings.

GNLP1004	Ms	Beverley	Bateman	First Plan	Former Allotment Gardens	0.3	Residential development of approximately 4 to 5 dwellings.
Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
West of The Kells			n/a		GEL 1		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.36. Gillingham

Settlement Summary

Gillingham is classified in the JCS as a Service Village; it contains a primary school, village hall and motel in the village and a petrol station and fast food restaurant to its north. The main constraints include extensive fluvial flood risk areas to the south of the village, grade 2 agricultural land to its south, the Broads Authority executive area to the south and east of the village, Broads SAC/SPA/Ramsar sites to the west and to the north-east, and a large conservation area outside the village to the north-east.

Two sites have been promoted for development through the GNLP. GNLP0274 is 5.4ha site to the north-west of the existing village. The part of the site adjacent to the road, and the road itself, is in Flood Zones 2 & 3, and there are also areas within the site at risk of surface water flooding. Avoiding these areas would not produce a development which relates well to the adjacent development.

GNLP0276 is a smaller site (0.6ha) to the east of the village, behind the village hall. It has some areas at risk of fluvial or surface water flooding, but its main constraint is that most of it is within the Broads Authority executive area, and further discussions will need to take place with the Broads Authority to assess suitability. The narrow strip of the site which is within the scope of the GNLP is approximately 0.3ha. It would not make a cohesive development and access is severely constrained.

To conclude, both sites proposed for residential development in Gillingham are heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0274	Mr	Graham	Smith	Landmark Associates	Land to the South of the A143 and A146 Roundabout	5.46	Residential development of an unspecified number.

GNLP0276	Mr	Graham	Smith	Landmark Associates	Land to the East of the Village Hall	0.67	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Norwich Road			n/a		GIL 1		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.37. Gissing

Settlement Summary
 Gissing is classified as a Smaller Rural Community in the JCS. As a result there is no settlement limit for Gissing. There is also an extensive conservation area which covers a number of grade II listed buildings.

One site has been put forward for consideration for future residential development through the GNLP. Site GNLP0208 is located beyond the build-up area of the village to the north and within 400m buffer of the conservation area, however as this is situated in the entrance to a cul-de-sac it could fit in the rest of the houses. The main constraint with this location is the lack of available services.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0208	Mrs	Renata	Garfoot	South Norfolk Council	Land at Common Road, Gissing	0.26	Residential development of approx. 6 dwellings.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.38. Great Melton

Settlement Summary							
Great Melton is classified as a Small Rural Community in the Site Allocations DPD, superseding its JCS classification as an ‘Other Village’ due to its limited services. Great Melton does not therefore have a defined development boundary.							
One site has been put forward for consideration for future development. Site GNLP0014 is a greenfield site in a remote location at some distance from the settlement of Great Melton, closer to Barford village, in the Tiffey Valley, with some risk of flooding. Poor access to services and road network issues mean that this site has limited potential.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0014	Mr	Jalil	Maswood		Turnpike Field	1.76	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.39. Great Moulton

Settlement Summary

The JCS classifies Great Moulton (along with Aslacton) as a Service Village. Since the publication of the JCS the village shop has closed, but there is a village hall and a pub.

The main constraints are large areas at risk of surface water flooding, narrow roads and a number of listed buildings around the village.

Three sites have been promoted for development, all of which are reasonably well-related to its existing built form:

GNLP0554 is considerably affected by the risk of surface water flooding but a small area of the site adjacent to existing development could be developed while avoiding this.

GNLP0555 also has surface water flood issues. Avoiding these and producing a scheme which mimics the adjacent Orchard Crescent could be possible on a reduced area of the site.

GNLP0557 does not have much frontage onto Old Road, therefore has reduced scope for accommodating development while avoiding surface water flood areas; this site also has a more direct impact on heritage assets and is not considered suitable for development.

In conclusion, residential development may be possible on reduced sites at GNLP0554 and GNLP0555 if the number of services and road capacity at Gt Moulton is considered appropriate for more development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0554	Mr	Eric	Cole	G F Cole & Son Ltd	Land at Hallowing Lane,	1.09	Residential development of an unspecified number.

GNLP0555	Mr	Eric	Cole	G F Cole & Son Ltd	Land off Old Road (Adjacent to Hallowing Lane),	1.46	Residential development of an unspecified number.
GNLP0557	Mr	Eric	Cole	G F Cole & Son Ltd	Site Between Ketts Farm and Orchard Farm,	0.36	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
High Green			2015/2536		GRE 1		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.40. Haddiscoe

Settlement Summary

The JCS classifies Haddiscoe as an Other Village; it has a village hall and a pub. It is adjacent to the Broads Authority executive area, so landscape and ecological sensitivity are important considerations, and there are areas at risk of fluvial or surface water flooding.

Three submissions have been made:

GMLP0455 is a small, remote site in the northern part of the parish, towards Lower Thurlton. It has been proposed for employment uses connected to the adjacent business. It is almost entirely within fluvial flood zones 2 and 3 and is therefore heavily constrained.

GMLP0414 comprises three sites either side of Beccles Road totalling around 7ha. If all the site areas were developed, this would be out of scale with the village. One of the sites contains a small area at risk of surface water flooding which could be avoided, but surface water flooding on the roads will impact on access decisions on the sites. Development of the sites may affect listed and undesignated heritage assets and the Broads landscape, all of which would require mitigation but would not prevent development.

GMLP0392 also has surface water flood areas on the road which will impact on access decisions. Development of the site may affect listed and undesignated heritage assets including the setting of the adjacent Grade I listed church. As the site is 0.8ha there is potential for a limited amount of road frontage development which avoids these constraints.

To conclude, if Haddiscoe is identified as a location for further development, parts of sites GMLP0414 and GMLP0392 could provide residential development on road frontages or small estates in scale with the village.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0392	Mr	William	Lusty	Savills	Land at Junction of A143 and B1136	0.8	Residential development of approx. 25 dwellings.
GNLP0414	Mrs	Amber	Slater	Brown & Co.	Haddiscoe Manor Farm	6.83	Residential development of approx. 122 dwellings.
GNLP0455	Mr	Edward	Plumb	Brown & Co.	Willow Farm, North End	0.48	Employment, storage and distribution uses.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.41. Hales & Heckingham

Settlement Summary

The JCS classifies Hales as a Service Village. Services include a garage and shop next to the A146, a village hall, and local bus services.

One site on the edge of Hales, but inside the boundary of Heckingham, has been promoted. GNLPO308 is a 3.21 ha site located on north-eastern edge of the village. Constraints of the site include mitigating surface water flood risk and possibly site access improvements if not provided by the existing allocation HAL1.

Should further development be considered necessary in Hales, GNLPO308 provides potential for continuing to grow the village to the north-east of its centre if access issues can be addressed.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO308	Mr	Will	Wright	Savills	Land off Briar Lane, West Hales.	3.21	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Former workshop, Yarmouth Road			2011/0026		n/a		10
North of Yarmouth Road			n/a		HAL 1 (South Norfolk Site Specific Allocations & Policies Document)		10
GVA Greater Norwich Employment Land Assessment Sites							

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.42. Harleston

Settlement Summary

The JCS classifies Harleston as a Main Town; its services include employment sites, a supermarket and independent shops, GPs, a leisure centre and community buildings. The main constraints to development include flood issues, constrained water supply, historic townscapes and listed buildings (protected by a conservation area), the river valley landscape and the hard boundary of the A143 bypass to the south.

Three sites have been promoted for development, all of which are well related to the town’s existing built up area. The largest of these is 1.2ha, which limits the new site options within the town in addition to those sites already allocated in the current local plan.

GNLP0209 and GNLP0237 are proposed for residential development. They are in the designated river valley and have areas at risk of surface water flooding, both of which could be avoided or mitigated. Development of GNLP0209 would affect the setting of a listed building, which could be mitigated. It is the largest site currently proposed, but is of an appropriate scale for its immediate context. GNLP0237 is just under 0.3ha of amenity grassland, which appears to be publicly accessible. It would be desirable to replace this amenity if the site was developed.

GNLP0263 is a brownfield site, proposed for redevelopment of a social club on a 0.48ha site. It is proposed for housing or retail use (it is adjacent to existing housing) and is less constrained than the other proposed sites.

To conclude, subject to growth plans for Harleston, GNLP0209, GNLP0263 and GNLP0237 could each be suitable for development, with various mitigation measures required and the potential need to replace a lost amenity asset. However, if further levels of growth are required in Harleston, additional sites would need to be identified.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0209	Mrs	Renata	Garfoot	South Norfolk Council	Land South Of Rushall Road, Harleston	1.27	Residential development of approx. 40 dwellings.
GNLP0237	Mrs	Renata	Garfoot	South Norfolk Council	Land Adjacent to 10 Frere Road	0.28	Residential development of approx. 10 dwellings.
GNLP0263	Mr	Stuart	Bizley	SMB Property Consultancy	Apollo Club, Mendham Lane	0.48	Residential development of an unspecified number or retail uses.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Spirkett's Lane/Limes Close			n/a		HAR 4 (South Norfolk Site Specific Allocations & Policies Document)		95
Former Howard Rotavator Works, Mendham Lane			2014/0184		HAR 3 (South Norfolk Site Specific Allocations & Policies Document)		35
Cranes Meadow			1998/1119		n/a		9
West of Station Road			2015/1461		n/a		6
Maltings, Tudor Rose Way			2012/1558		n/a		5
GVA Greater Norwich Employment Land Assessment Sites							

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Harleston Industrial Estate	SN A10	B2/Sui Generis	Allocation
South of Spirketts Lane	SN A11	Vacant	Allocation
Off Station Hill	SN A12	B8	Allocation
Harleston Industrial Estate	SN E1	B2/Sui Generis	Existing

5.43. Hempnall

Settlement Summary

The JCS classifies Hempnall as a Service Village. The majority of its development and services are in Hempnall village itself. There is a secondary focus of development elsewhere in the parish at Hempnall Green.

Five sites have been proposed for housing development around the edges of Hempnall village. All of the sites have good access to services in the village. If chosen for development, mitigation would be likely to be required to address the constraints set out below:

- GNLP0220 is a 0.48 ha site close to the existing centre of the village. There are issues related to access along Millfields and the effect on the setting of the Grade II listed disused windmill;
- GNLP1015 is a 1.6 ha site adjacent to the primary school. Constraints include achieving suitable access points and impacts on the landscape and townscape.
- GNLP1016 is a 1.3 ha site at Bussey's Loke. Constraints include achieving suitable access points and impacts on the landscape and townscape, in particular the effect on the setting of the Grade I listed Church of St Margaret.
- GNLP1017 is a 0.9 ha site adjacent to Broaden Lane. Constraints include achieving suitable access points the local road network and impacts on the landscape and townscape.
- GNLP1018 is a 0.9 ha site to the south of Millfields. There are issues related to access along Millfields and the effect on the setting of the Grade II listed disused windmill.

Three sites have been proposed in Hempnall Green:

- GNLP0178 and GNLP0580, at 0.40 ha and 0.94 ha respectively, provide the potential for some development along Alburgh Road, although these sites would have limited access to services in the village;
- GNLP0147 is a substantial 13.17 ha site proposed for a mixed of uses that would provide for significant development in a location with limited access to facilities and services in the village.

Should further development be required in Hempnall, and subject to specific site constraints, housing growth could be accommodated on sites close to services in Hempnall village. Sites in Hempnall Green are less likely to be suitable for development due to their poor relationship to the services and facilities in Hempnall village.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0147	Mr	Gary	Daynes		Land Around Alburgh Road and Silver Green, Sycamore Farm, 17 Alburgh Road, Hempnall Green	13.17	Mixed use development, led by residential development of an unspecified number, with potential for light industrial or small office units.
GNLP0178	Mr	Michael	Rayner		Land Adjacent Tween Oaks, Alburgh Road	0.4	Residential development of approx. 4 dwellings.
GNLP0220	Mrs	Renata	Garfoot	South Norfolk Council	Land at Millfields	0.48	Residential development of approx. 15 dwellings.
GNLP0580	Mr	Patrick	Stone		Land at Home Farm, Alburgh Road, Hempnall Green	0.94	Residential development of approx. 5-6 dwellings.

GNLP1015	Mr	Will	Lusty	Savills	Land adjacent to the Primary School, The Street	1.6	Residential development -- approximately 19 dwellings. Includes extension to primary school car park.
GNLP1016	Mr	Will	Lusty	Savills	Land at Bussey's Loke	1.3	Residential development -- approximately 50 houses
GNLP1017	Mr	Will	Lusty	Savills	Land at Broaden Lane	0.9	Residential development -- approximately 20 25 dwellings
GNLP1018	Mr	Will	Lusty	Savills	Land South of Millfields	3.0	Residential development -- approximately 75 houses
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Bungay Road, west of Roland Drive			n/a		HEM 1		20
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.44. Hethersett

Settlement Summary

The JCS settlement hierarchy identifies Hethersett as a Key Service Centre; it has a wide range of services including a new village hall/community centre, social club, an infant/nursery school, junior school and high school, convenience store/supermarket, range of small independent shops and services, post office, pharmacy, doctor and dentist surgeries, a library and a small business centre. Hethersett lies close to the A47, N&N/NRP and Wymondham, extending the number of services accessible within a short distance. It was identified as a major growth location and has allocations for over 1,000 homes which have permission and are being developed.

The village is bypassed by the A11 to the south, and the old A11 (B1172 Norwich Road) is effectively the southern boundary of the built-up area, with only limited development to the south of it. There are areas at risk of surface water flooding within and around Hethersett, and listed buildings and TPOs along the Norwich Road and in the north-west of the village. There are two CWS to the north-east and north-west of Hethersett, close to the high voltage overhead cables, and long-term strategic gap policies have prevented coalescence between the village, Cringleford to the east, and Wymondham to the west.

Twelve sites are within or overlap into Hethersett parish, but two are considered under other settlements; GNLP0525 is largely in Wymondham and GNLP0358 lies mostly in Ketteringham parish. Please see the relevant section of this document for these sites.

The other ten sites range from 0.8ha to 196.5ha. However, some of these already have permission and are therefore not 'new' sites.

GNLP0486 (14.8ha) straddles the boundary with Cringleford and is promoted for employment use. The site is well-related to the A11/A47 and Thickthorn services, but is poorly related to residential areas. Constraints include potential highway issues and landscape protection policies.

The majority of GNLP0177-A (196.5ha) was allocated in the last local plan, and in some areas are under construction. The newly submitted site is proposed for a mix of uses, and extends further to the north, west and east than the existing allocation. There a number of constraints

but the scale of the area is likely to provide the potential for mitigation. GNL0177-B to the south of Norwich Road is part of the same submission and is proposed largely for a country park. There would be a number of constraints to any built development of this site.

GNLP1023-B (10.7ha) overlaps GNL0177-A and is proposed for employment uses along with GNL01023-A (2.9ha) either side of Little Melton Food Park. The site is affected by a number of constraints including flood risk and the historic environment but the scale of the site gives the potential for mitigation.

At the far north of Hethersett parish, GNL0454 (0.8ha) is promoted for housing. This would be redevelopment of a builder’s merchant (therefore a brownfield site) but is separated and relatively remote from both Hethersett and Little Melton.

GNLP0462 (1.3ha) lies in the centre of the village, and has limited constraints.

A cluster of sites lie to the west of Hethersett village. Three of these are entirely within the strategic gap between Hethersett and Wymondham. GNL0480 (4.5ha), GNL0481 (4.9ha) and GNL0394 (15ha) have a number of constraints including significant areas at risk of surface water flooding. There is no evidence that an access can be achieved to GNL0394 and it is not considered suitable by the HEELA assessment.

GNLP0135 (1.9ha) is in the grounds of grade II listed Wood Hall and opposite grade II listed Old Hall School. The entire site is subject to a group TPO, and the site’s development would have a significant effect on the townscape of this part of the village.

In conclusion, depending on the scale of development considered suitable for Hethersett, and issues such as strategic gaps and overcoming specific site constraints, there are a range of sites for potential consideration for housing and employment development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0135	Mr	John	Long (Wood Hall Western Grounds)	Bidwells	Wood Hall, Norwich Road, Hethersett	1.98	Residential development
GNLP0177 – A & B	Mr	John	Long (Hethersett landowners)	Bidwells	Land north, north-east, south-east and west of Hethersett	314	Residential development of up to 3000 homes on approx. 111 ha; commercial/employment development; supporting infrastructure, open space and potential Country Park (land at Hethersett Race Course) on approx. 111 ha.
GNLP0358	Mr	John	Coates	Bidwells	Land around Thickthorn Roundabout Either side of A11	50.72	Employment development for use classes B1, B2 and B8
GNLP0394	Mr	William	Lusty	Savills	Land at New Road, Hethersett	15.06	Residential development of approximately 300 dwellings
GNLP0454	Ms	Julia	Day	Day Lewis Planning Ltd	Keyline Builders Site, Little Melton Road, Beckhithe	0.83	Residential development of approx. 34 dwellings
GNLP0462	Mr	Edward	Plumb	Brown & Co.	Land off Jaguar Road, Hethersett	1.34	Residential development of approximately 20 dwellings with open space.
GNLP0480	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of New Road, Hethersett	4.52	Residential development of approx. 42 dwellings and/or sheltered housing

							and/or housing with care for the elderly and 3.08ha of park.
GNLP0481	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of New Road, Hethersett	4.92	Residential care home, sheltered housing and/or housing with extra care for the elderly and public open space of 3.18 ha (extension to park proposed on adjoining site)
GNLP0486	Mr	Ben	Kemp	Gable Developments	Land north of Norwich Road, Hethersett	14.83	Employment development (a mix of use classes B1, B2 and B8)
GNLP1023 A and B	Miss	Aimee	Fowler	Savills	Little Melton Business Park	13.53	Food-led business hub

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
North Hethersett	2011/1804	HET 1 (South Norfolk Site Specific Allocations & Policies Document)	1,163
Great Melton Road	2012/1814	HET 4 (South Norfolk Site Specific Allocations & Policies Document)	73
North of Grove Road	n/a	HET 2	40

		(South Norfolk Site Specific Allocations & Policies Document)	
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.45. Hingham

Settlement Summary

Hingham is classified as a Key Service Centre in the Joint Core Strategy. It is a small town located on the B1108, equidistant from the larger centres of Attleborough, Dereham, Wymondham and Watton and serves a relatively local rural catchment. There is a good range of shops, services and community facilities. The industrial estate at Ironside Way provides local employment opportunities.

A housing site (allocated as site HIN1) at Norwich Road/Hopsack Road is currently being developed for 95 homes. Site HIN2 on the eastern edge of the town is allocated for a 2.24 ha extension of the employment area.

Ten greenfield sites have been put forward for consideration for housing development through the GNLP.

Three sites are to the north-west of the town:

- GNLP0501 (Land west of Springfield Way) is a site of 1.32 ha. It is adjacent to the built up area and has good accessibility to services with limited constraints. Access via Springfield Way would need further investigation.
- GNLP0502 is a 3.86 ha site west of site 0501. Due to access constraints, it would be likely to need to come forward with adjacent site 0501 to provide access.
- GNLP0503 (Land north of Springfield Way and west of Dereham Road) is a 13.06 ha site. It is adjacent to the built up area and has good accessibility to services. Some parts of the site are affected by surface water flooding. Potential for access via Springfield Way and Dereham Road may require further investigation.

GNLP0544 (Swan Field, Hardingham Road) is a 2.98 ha site adjacent to the north-east edge of the build-up area. There are potential access constraints but it is likely that these could be overcome through development.

There are two sites to the east of Hingham:

- GNLP0520 (Land to the south of Norwich Road) is adjacent to allocation HIN1 which is now being built. It is a 13.11 ha site with limited constraints;
- GNLP0310 (Land south of Norwich Road, north of Seamere Road) is a 5.65 ha site which also has limited constraints, though it is more disconnected from services in Hingham.

There are four sites to the south-west of Hingham:

- GNLP0298 (Land opposite Hingham Sports Centre), is an 1.87 ha site which would require safe access to the B1108. This site has good accessibility to services but development here would extend the settlement further into the countryside. The possible presence of designated protected species within the site may require survey work.
- GNLP0335 (Land off Watton Road) has access constraints which could potentially be overcome if the site comes forward with neighbouring sites 0298 or 0395.
- GNLP 0395 is a 3.99 ha site adjacent to the Attleborough Road, which narrows as it leads to the historic core of the town, and where heritage assets like the former rectory garden walls would make highway improvements very difficult to achieve without having a negative impact on the historic environment.
- GNLP0273 is a 1.33 ha site further to the south, disconnected from the built-up area of the town and its services, and close to Grade II listed Gurney's Manor.

Overall, if Hingham is identified as a location for additional growth there are a number of potential site options, subject to site-specific constraints. However, site GNLP0395 appears particularly constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0273	Mr	Rob	McVicar	A Squared Architects	Land west of Attleborough Road	1.33	Residential development

GNLP0298	Mr	Chris	Tilley	Clayland Estates	Land opposite Hingham Sports Centre, Watton Road,	1.87	Residential development of approx. 50-100 dwellings
GNLP0310	Mr	Will	Wright	Savills	Land south of Norwich Road, north of Seamere Road	5.65	Residential development of approx. 172 dwellings
GNLP0335	Mr	Henry	Isotta	Clayland Architects	Land south of Watton Road	5.81	Residential development of approx. 100-200. dwellings
GNLP0395	Mr	William	Lusty	Savills	Land west of Attleborough Road	3.99	Residential development of approx. 200 dwellings
GNLP0501	Mr	Chris	Smith	Hopkins Homes Limited	Land west of Springfield Way	1.32	Residential development of approx. 41 dwellings, with associated new public open space.
GNLP0502	Mr	Chris	Smith	Hopkins Homes Limited	Land west of Springfield Way	3.86	Residential development of approx. 91 dwellings, with associated new public open space.
GNLP0503	Mr	Chris	Smith	Hopkins Homes Limited	Land north of Springfield Way and west of Dereham Road	13.06	Residential development of approx. 300 dwellings, with associated new public open space.

GNLP0520	Mr	Mark	Hodgson	Savills (UK) Ltd	Land to the south of Norwich Road	13.11	Residential development of approx. 250 to 300 dwellings
GNLP0544	Mr	William	Edwards		Swan Field, Hardingham Road	2.98	Residential development of up to 96 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Seamere Road			2014/2322		HIN 1 (South Norfolk Site Specific Allocations & Policies Document)		43
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Hingham Industrial Estate			SN A14		B2/B8		Allocation
Hingham Industrial Estate			SN E13		B2/B8		Existing

5.46. Keswick and Intwood

Settlement Summary

Keswick is classified in the JCS as an Other Village. It has a small community hall and a small local business centre at Keswick Hall.

GNLPO497 is a 6.9ha site proposed for employment uses. It is close to an employment allocation for which a planning application has been submitted. The site is in the Norwich Southern Bypass Landscape Protection Zone. Constraints include surface water flooding, impact on the setting of All Saints Church and the need for footpaths to provide access.

To conclude, if further employment land is required in the Norwich fringe area, GNLPO497 could be suitable, subject to mitigation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO497	Mr	Ian	Douglas	Lanpro Services Ltd	Land west of Ipswich Road, east of B1113	6.90	Employment development (a mix of use classes B1, B2 and B8)
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?

West of Ipswich Road	SN A15	Vacant	Allocation
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5.47. Ketteringham

Settlement Summary

Ketteringham is identified as an Other Village in the JCS, with a small village hall and a small car repair garage. There is employment within the parish at various industrial depots in the north-east of the village (near the A11) and in offices at Ketteringham Hall, in the south of the village. The main constraints to development are the physical barrier of the A11 and adjacent railway line, some areas at risk of surface water flooding, the presence of listed buildings (particularly clustered around Ketteringham Hall to the south of the main part of the village) and some scheduled monuments and contaminated land within the parish but outside the village itself.

Five sites have been promoted for future development. Two sites have been submitted within the main part of the village – GNLP0513 and GNLP0528, both approximately opposite the village hall and promoted for small scale housing development. GNLP0528 is a deep site, but could be reduced to provide development more in keeping with the existing settlement pattern, assuming appropriate mitigation for the war memorial which sits in the centre of the site's road frontage. The size of GNLP0513 is appropriate for the form and scale of the settlement. Both sites may have an impact on the setting of nearby listed buildings, but it is likely this could be mitigated. GNLP0473 is adjacent to an outlying cluster of dwellings near Ketteringham Hall, and could potentially provide small-scale residential development.

GNLP0245 is the former MoD fuel storage depot proposed for use as a Waste Depot. For this reason is not considered further through this plan, but has been passed on for consideration through the Minerals and Waste Local Plan.

GNLP0358 is less well related to the village but in the context of a proposal for employment use adjacent to the existing industrial employment area, railway line and A11. It is a very large site (27ha) which lies between the A11 and the rail line. Being a linear site, much of it is not well-related to the existing employment area, but 3-4ha close to the A11 may be suitable.

In summary, if Ketteringham is considered suitable for additional housing development, GNLP0513, part of GNLP0528 and GNLP0473 are potentially suitable sites. Industrial employment use could be appropriate on part of GNLP0358.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
GNLPO245	Mrs	Renata	Garfoot	South Norfolk Council	Land off Station Lane	7.92	Commercial development (a mix of B1 - Business, B2 - Light Industrial and B8 Storage or Distribution). As this is proposed for Waste depot use it has been passed on for consideration through the Minerals and Waste Local Plan.	
GNLPO473	Mr	Paul	Clarke	Brown & Co.	Land at Church Road	0.92	Residential development of approx. 5-10 dwellings	
GNLPO513	Mrs	Margaret	Shelley	Lanpro Services Ltd	Land on north of High Street	0.55	Residential development of 6 self-build/custom-build dwellings	
GNLPO528	Mr	Stuart	Carruthers		High Street	1.83	Residential development of up to 10 dwellings	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a								
GVA Greater Norwich Employment Land Assessment Sites								
Address				GVA Reference		Dominant Use Class		Existing or Allocation?
N/A								

5.48. Kirby Cane and Ellingham

Settlement Summary

Kirby Cane/Ellingham is classified as a Service Village in the JCS. The settlement has facilities including a primary school, shop and village hall. The main development of Kirby Cane and Ellingham is concentrated around Mill Road, Mill Lane and Yarmouth Road, with estate development south of Yarmouth Road and on a more limited scale to the east of Mill Road and Mill Lane.

Three sites have been submitted for consideration for future development through the GNLP in Kirby Cane and four sites in Ellingham.

Site GNLP0344 is adjacent to the A143 to the north of Kirby Cane. Therefore, noise mitigation measures are likely to be required. The site is also slightly remote from the existing built up area and consequently less sympathetic to its built form. To the east of Kirby Cane sites 0348 and 0396 are located adjacent to the built up area within the Waveney Valley, and are all affected by a low chance of surface water flooding. In terms of access, sites 0349, 0396 are more constrained than sites 0344, 0348 to the north of the parish which front onto less narrow roads.

To the south in Ellingham parish sites 0303, 0304 and 0305 are located adjacent to the built up area and within the Waveney Valley. Site 0305 is nearest to the local school. In terms of access, all of the sites to the south have potential vehicular access constraints, but these could be overcome through development and it is believed that subject to suitable footpath provision any potential impact on the functioning of local roads could be reasonably mitigated. Site 0306 is on Yarmouth Road some distance away from the settlement and consequently has poor access to services and is unsympathetic to the existing built form of the villages.

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

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
GNLP0344	Mr	Philip	Rankin	Savills	Land to the east of Church Road	1.72	Residential development of 35-45 homes or a mixed use development of residential and employment use	
GNLP0348	Mr	Philip	Rankin	Savills	Land to the south of Old Yarmouth Road	0.63	Residential development of approx. 20 homes, landscaping and open space	
GNLP0396	Mr	William	Lusty	Savills	Newgate Lane	0.78	Residential development of approx. 25 dwellings	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a								
GVA Greater Norwich Employment Land Assessment Sites								
Address				GVA Reference		Dominant Use Class		Existing or Allocation?
N/A								

5.49. Little Melton

Settlement Summary

Little Melton is classified in the JCS as a Service Village. It contains a primary school, village hall, pub, convenience store and MOT garage.

It is separated from Colney by the A47 and is less than 650m from the recent allocation/permission to the north of Hethersett. Its main constraints are the A47 southern bypass landscape protection zone, surface water flood risk and narrow village roads.

Eight sites have been promoted for development, ranging from 0.4ha to 43ha.

GNLP0477 (1.6ha) is comparatively unconstrained, but is slightly separated from the existing settlement. The most southern part of GNLP0182 (approximately 2.3ha) is also not well related to the existing settlement form, although it is opposite a recent allocation. It has areas at risk of surface water flooding, but is otherwise unconstrained.

GNLP0495 (0.6ha) is adjacent to a permission for redevelopment of a farmhouse to 9 flats. The site is part of the setting for the farmhouse, being between it and School Lane. Although this would need consideration, the site is otherwise unconstrained and well related to the services in the village.

There are two sites which do not perform well on their own, but are adjacent to a larger site: GNLP0397 (2.9ha), which contains some areas at risk of surface water flooding although these could be avoided. The site is also adjacent to woodlands, so ecological mitigation would be required if it was developed, and the local road network is narrow here. Therefore the site is constrained as a stand-alone site. GNLP0591 (1ha) also has areas at risk of surface water flooding within and adjacent to it, with a constrained access. It would not be suitable to be developed on its own.

Both of the previous sites are adjacent to GNLP0340 – a large site of 43ha. If it was determined that Little Melton should accommodate significant levels of growth, this site, along with GNLP0397 and GNLP0591 could be considered, although significant mitigation would be

required. If all three sites were developed in their entirety, this level of development would be out of scale with the existing village, but the larger site is promoted for residential use along with a new local centre and health hub, and expansion of the local primary school. Much of GNLP0340 is within the southern bypass landscape protection zone, the site contains a large wooded area and some significant areas at risk of surface water flooding. Although the combined sites would have several potential access points and could relieve local roads of additional traffic, such large scale development may still be problematic for the capacity of local roads, which would also require mitigation.

GNLP0488 (3.2ha) is between the A47 and the built up area of the village. Being very close to the A47, the site is in the southern bypass landscape protection zone. If this policy was relaxed, theoretically, frontage development here could be suitable, but the road and this part of the site is at risk of surface water flooding. The depth of the site could provide estate development, but the road here is very narrow, limiting the quantum of development that could be acceptable. In any event, mitigation of the flood area at the site entrance would be necessary.

GNLP0182 (21.6ha) would extend the village to the west, wrapping around the church which currently stands isolated from the village. Development to the west of the village would inevitably draw traffic through the narrow village roads towards the A47. There are areas at risk of surface water flooding which could be avoided. There is a small parcel of this site adjacent to a recent permission off Gibbs Close. This could provide small estate development, assuming an appropriate access could be formed either via Gibbs Close or Mill Road. The rest of the site could be suitable if appropriate mitigation was made to reduce impact on the setting of the church and if local road capacity could be improved. On the other side of the Gibbs Close permission is GNLP1046 (0.4ha). This small triangular site is effectively landlocked by development and relatively unconstrained, and could be appropriate for a small expansion of the existing permissions, subject to addressing access constraints.

In conclusion, if Little Melton is identified for development, small scale residential development could occur at GNLP0495, or the small part of GNLP0182 off Gibbs Close, or on GNLP1046 if access constraints can be addressed. Larger scale development, if considered suitable for Little Melton, could take place on parts of GNLP0340, GNLP0397 and GNLP0591 combined, or on parts of GNLP0182.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0182	Mr	Simon	Henry	Bidwells	Land to the north and south of Mill Road and Great Melton Road	21.61	Residential development and open space provision.
GNLP0340	Mr	Richard	Martin	M Scott Properties Ltd	Land between Watton Road, Green Lane and School Lane	43.17	Residential-led development of approx. 640 dwellings, associated public open spaces and on site attenuation, a new local centre and health hub, and expansion of Little Melton Primary School.
GNLP0397	Mr	William	Lusty	Savills	Land off Mill Road	2.96	Residential development of approx. 75 dwellings
GNLP0477	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Burnthouse Lane	1.64	Residential development of 25 dwellings and 0.22 ha of green infrastructure
GNLP0488	Mr	Ben	Kemp	Gable Developments	Land north of School Lane	3.24	Residential development and open space
GNLP0495	Mr	Philip	Atkinson	Lanpro Services Ltd	Land south of School Lane	0.58	Residential development of 9 dwellings
GNLP0591	Mr	Stephen	Cole		103 School Lane	0.96	Residential development for approx. 8 to 10 dwellings.
GNLP1046	Mrs	Sarah	Hornbrook	Ingleton Wood LLP	Land North of Great Melton	0.41	Residential development of an unspecified number

				Road, south of Ringwood Close		
Housing Commitment Sites (At 1 April 2017, 5 or more units only)						
Address		Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Ringwood Close		2013/0092		LIT 1 (South Norfolk Site Specific Allocations & Policies Document)		19
Mill Road		2015/0253, 2015/2360		n/a		20
Gibbs Close		2015/1697		n/a		27
GVA Greater Norwich Employment Land Assessment Sites						
Address		GVA Reference		Dominant Use Class		Existing or Allocation?
N/A						

5.50. Loddon & Chedgrave

Settlement Summary

Loddon and Chedgrave together form a Key Service Centre in the JCS. Land is allocated for the development of 200 dwellings (LOD1); and, as well as that there are two employment allocations. There are services and facilities supporting everyday needs, such as shops, community facilities including an infant, junior and high school, medical centre, library, several pubs and a range of independent retail businesses. The industrial estate at Little Money Road covers some 6 hectares and provides local employment.

Loddon and Chedgrave are separated by the River Chet. The valley to the east is grazing marsh typical of the Broads, whilst to the west there are more significant wooded areas. The A146 bypasses Loddon and Chedgrave to the south and provides good direct access to Norwich, Beccles and Lowestoft. The historic centre of Chedgrave is concentrated around the junction of Norwich Road and Bridge Street. The conservation area continues southwards along the High Street in Loddon and extends eastwards to the Norton Road. A second, smaller conservation area encloses the attractive setting to the Church of All Saints on the eastern edge of Chedgrave. Significant open spaces are Church Plain and the grounds to Holy Trinity Church in Loddon, Farthing Green on the Beccles Road in Loddon, and the grounds to All Saints Church in Chedgrave. More recent post-war development has tended to be at the north of Chedgrave in the vicinity of Langley Road.

Six sites have been put forward in Loddon, ranging from 0.7 ha to 7.7 ha in size. GNLP008 is a small site, remote from the settlement next to the Bungay Road. Access could be achieved but its development would create an isolated and less preferable form of development. Other sites are better related to Loddon and Chedgrave, but still have specific constraints to mitigate. To the south-east of the town, GNLP0312 has a long frontage onto the Beccles Road. Highways mitigation and consideration of surface water flood management are amongst the constraints. For GNLP0313, which is in the town centre, regard will be needed to the impact on listed buildings, including the Grade I Church of Holy Trinity, and general considerations of being in the conservation area. The access into GNLP0313 also appears constrained. To the south of the town centre, GNLP0314 is outside the conservation area, but the narrowness of the access onto Low Bungay Road is a constraint. At the south of town near the High Bridge Road / A146 junction, GNLP0372 has constraints that include highways issues and considerations related to surface water flood risk.

Three sites have been put forward in Chedgrave. To the north, GNLPO463 is a 3 ha site proposed for 70 dwellings. Constraints include the need for access and highways improvements and the site's proximity to Langley Historic Park which is opposite, but GNLPO463 is considered suitable for the land availability assessment. To the east, site GNLPO541 is accessed from the Hardley Road and is adjacent to the Grade I listed All Saints Church. Whilst suitable for the land availability assessment there are constraints to GNLPO541 over highways, landscape, historic environment implications. Lastly, to the west, site GNLPO1014 is accessed from the Norwich Road and is diagonally opposite the Grade II listed Old Rectory. Constraints include the need for access and highways improvements, as well as landscape and historic environment implications, but GNLPO1014 is considered suitable for consideration.

Overall, if Loddon and Chedgrave are identified for additional growth, there are potential options, subject to mitigating the constraints noted above.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
Chedgrave sites							
GNLPO463	Mr	Edward	Plumb	Brown & Co.	Land off Langley Road	3.07	Residential development of up to 70 dwellings, with open to space to the north as necessary.
GNLPO541	Mrs	Lynne	Cockerton		Land Bordering Hardley Road and Pits Lane	0.49	Residential development of between 5 to 8 dwellings.

GNLP1014	Mr	Tom	Mayes	Mayes & Co	Land on the west side of Norwich Road	1.6	Residential development of an unspecified number.
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Loddon							
GNLP0008	Mrs	Pamela	Ormerod		Wood Farm, Bungay Road	2.01	Residential development of up to 15 dwellings including access roads
GNLP0312	Mr	Will	Wright	Savills	Land to the east of Beccles Road	7.70	Residential development of up to 228 dwellings
GNLP0313	Mr	Will	Wright	Savills	Land to east of the High Street	1.62	Residential development of approx. 68 dwellings.
GNLP0314	Mr	Will	Wright	Savills	Land off Low Bungay Road	0.74	Residential development of approx. 19 dwellings
GNLP0347	Mr	Philip	Rankin	Savills	Land to the south of the A146	3.41	Commercial development of Storage and Distribution Hub
GNLP0372	Mr	Michael	Braithwaite	Robert Doughty Consultancy Limited	Land to the east of High Bungay Road	3.14	Residential development of approx. 130 dwellings plus a Scout Hut and public open space. (An initial phase of 60 starter homes could be promoted on the southern section of the site).
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

North of George Lane	2016/0853	LOD 1 (South Norfolk Site Specific Allocations & Policies Document)	200
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Loddon Industrial Estate	SN A19	Vacant	Allocation
Loddon Industrial Estate	SN A20	Vacant	Allocation
Loddon Industrial Estate	SN E16	B2/B8/Sui Generis	Existing

5.51. Long Stratton (including parts of Tharston and Hapton parish adjoining Long Stratton)

Settlement Summary

Long Stratton is a large village which is set to grow into a small town that includes land that is within the parish of Tharston and Hapton on its western edge. An Area Action Plan for Long Stratton allocates a minimum of 1,800 new houses, 12 hectares of employment, an enhanced town centre and supporting infrastructure including a by-pass on the eastern side of the settlement.

Long Stratton has a good range of services and facilities that are mainly located along The Street (A140). On the western side of the town there are primary and secondary schools, a leisure centre, the district council offices, and Tharston Industrial Estate. Away from the historic core that evolved north-south along the A140, estate development has been added in recent decades taking the current population to approximately 4,500. 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.

In total seven sites have promoted on the edge of existing built up areas in the parishes through the GNLP, five for residential development, one for employment and one for a mix of the two.

The one site in Long Stratton parish, GNLP0509, is a 3.6 ha site promoted for 60-100 homes that would extend the village to the south, and would be accessed from St Mary's Road.

Four sites (GNLP0142, 0201, 0272 and 0576) are clustered around Tharston Industrial estate, with site 0272 promoted for employment uses and 0201 for a mix of residential and employment uses. Two residential sites, GNLP0458 and 1050, are located further north adjacent to the Long Stratton's development boundary.

Should further development be required in Long Stratton in addition to the commitments made through the Area Action Plan, a choice of growth options have been submitted both for residential and employment development. Sites in the proximity of Tharston Industrial Estate offer potential residential and employment development options subject to constraints which mainly relating to highways and addressing potential conflicts with existing employment uses. Sites 0458 and 1050 offer the potential for residential development, but access issues would need to be addressed to enable this. GNLP0509 also has potential for residential use given its

proximity to services in Long Stratton. Overall, however, further development in the Long Stratton area could be contingent on addressing issues relating to waste water treatment.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
Long Stratton							
GNLP0509	Mr	Geoff	Armstrong	Armstrong Rigg Planning	Land south of St Mary's Road	3.6	Residential development of 60 - 100 dwellings with associated open space

Tharston and Hapton (adjacent to Long Stratton)							
GNLP0142	Mr	Martin	Howe	Peter Codling Architects	Land west of Chequers Road	1.74	Residential development
GNLP0201	Mr	Robert	Hardesty		Land next to Tharston Industrial Estate, west of Chequers Lane	3.9	Mixed use: residential development and industrial use
GNLP0272	Mr	William	Easton		Land to the west of Tharston Industrial Estate	7.55	Employment use
GNLP0458	Mr	Edward	Plumb	Brown & Co.	Land to the west of Chequers Road	0.96	Residential development of approx. 20 dwellings with open space

GNLP0576	Mr	Luke	Todd		Blyth Green Park, Stratton Road	1.45	Residential development
GNLP1050	Mr	Nick	Moys	Brown & Co	Land at Ciudad Rodrego Farm, Fornsett Road	7.5	Housing with associated access and open space, ranging from 35 to 100 homes.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Area Action Plan Allocation			n/a		LNGS 1 (Long Stratton Area Action Plan)		At least 1,800
Cygnet House, Swan Lane			2015/0385		n/a		48
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
East, south-east and north west LS			SN A16		Vacant		Allocation
West of Tharston Industrial Estate			SN A18		Vacant		Allocation
Ipswich Road			SN E15		Sui Generis		Existing

5.52. Marlingford & Colton

Settlement Summary

The JCS identifies Marlingford as an Other Village. It has a village hall, cricket club and a pub. Colton is in the same parish and has a pub. The main constraints within the parish are fluvial and surface water flood risk, river valley landscape, ecological sites such as CWS and ancient woodland, and narrow roads.

Seven sites have been promoted, ranging from 0.4ha to 81.8ha. Some of these are linked to a proposal for a new settlement (see also the Honingham summary) and some are linked to proposals to expand the Barnham Broom Country Club. Therefore, these sites do not relate directly to the villages of Colton or Marlingford.

In Marlingford, GNLP0425 is a site of 0.8ha in the designated river valley and is proposed for housing. The site has significant access constraints but a small part may be developable.

In Colton, GNLP0424 is a small site (0.4ha) at the far south of the village which wraps around some existing dwellings. At the other end of the village, GNLP0475 is a 2.3ha site adjacent to the pub. It is proposed for housing but is not very well related to existing housing in the village; it is on grade 2 agricultural land. Although both sites are remote from services and the local road network is constrained, they have few other constraints and could be suitable for small scale housing.

Elsewhere in the parish, three sites are proposed for housing which do not relate to either village: GNLP0474 (12.8ha), GNLP0476 (29.6ha) and GNLP0415-D (81.8ha).

GNLP0476 is proposed for housing; it has some areas at risk of surface water flooding but these could be avoided. Large parts of this site are in the designated river valley. It is unrelated to any settlement or proposed new settlement, and therefore has significant constraints.

GNLP0474 is overlapped by GNLP0415-D (housing) and NGLP0415-E (country park) but is itself proposed for housing. It has several areas at risk of surface water flooding and a significant area of the site is in agricultural land class 2. It does not relate to a settlement and therefore has significant constraints.

GNLP0415-D is partially within Marlingford & Colton parish but is linked to a 'new settlement' proposal at Honingham Thorpe. It overlaps most of GNLP0474 and contains several areas at risk of surface water flooding, although these could be avoided. Most of GNLP0415-D is in agricultural land class 2, which if developed would reduce the best and most versatile agricultural land. This would be a significant loss and would need to be considered in the context of the potential benefits of a new settlement; conclusions on this site are discussed further within the Honingham summary, but it is uncertain whether this site would be required to achieve a new settlement in addition to others proposed.

GNLP0415-E is proposed as a country park to support the new settlement and serve the wider hinterland. It is 81.5ha, contains ancient woodland and a CWS, and could be appropriate for a country park.

To conclude, if this area was identified as a location for development, small scale housing development may be possible on GNLP0424, while GNLP0415-E could be suitable for a country park. If a new settlement is identified for the Honingham Thorpe/Marlingford area, the need for GNLP0415-D would require assessment, but as a stand-alone site it is not considered a sustainable location.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0424	Mrs	Amber	Slater	Brown & Co.	Land at Marlingford Road	0.41	Residential development of approx. 16 dwellings, and open space.
GNLP0425	Mrs	Amber	Slater	Brown & Co.	Land at Mill Road/Barford Road	0.86	Residential development for approximately 5 dwellings with access via Mill Road

GNLP0474	Mr	Alan	Presslee	Cornerstone Planning Ltd	Land west of Colton Road	13.38	Residential development or holiday accommodation and/or staff accommodation related to Barnham Broom Golf and Country Club
GNLP0475	Mr	Alan	Presslee	Cornerstone Planning Ltd	Land south of Colton/east of Highhouse Farm Lane	2.44	Residential development, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club
GNLP0476	Mr	Alan	Presslee	Cornerstone Planning Ltd	Land east of Honingham Road/north of Barnham Broom Golf and Country Club	29.34	Residential development, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.53. Morley

Settlement Summary

The JCS classifies Morley as an Other Village; the village has a primary school, village hall and pub. The main service in the parish is Wymondham College, a secondary boarding and day school, but this is south of the village itself. The main constraints include surface water flood risk, areas of grade 2 agricultural land and narrow village roads.

Three sites have been proposed for housing in Morley St Botolph: GNLP0130, GNLP0356 and GNLP1033. All sites are poorly related to the existing built-up area of the village and have areas at risk of surface water flooding. GNLP0356 is also located within the best and most versatile agricultural land. All sites are therefore heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0130	Ms	Melissa	Burgan	Small Fish	Land east of Brecon Lodge, Golf Links Road	0.25	Residential development, possibly for self-build dwellings
GNLP0356	Mr	Ian	Reilly	Lanpro Services Ltd	Land to the west of Golf Links Road / South of Waterloo Farm	0.68	Residential development utilising 0.76 ha with a further reserve site of 0.74 ha also available. The development would also provide for landscaping and ecological enhancements, provision of a formal footpath along the eastern boundary to replace the permissive pathway and vehicular access.

GNLP1033	Mr	Neil	Clancy	MMC Norfolk Ltd	Land adjacent Attleborough Road / Hill Road	0.88	Residential development -- six properties
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.54. Mulbarton

Settlement Summary

The JCS identifies Mulbarton (along with Bracon Ash) as a Service Village. Mulbarton has a range of services including primary education, shops, GP surgery, chemist, and village hall.

The village has a historic core with many listed buildings set around the triangular common, which is the heart of the village's conservation area. Other constraints includes flood risk, and a string of CWS to the west of the village and on the central common. Mulbarton's Neighbourhood Plan identifies a 'heart of the village' area, and states that housing proposals that result in the growth of the village further southward will not generally be acceptable.

Two large sites have been proposed for development. Two other sites proposed for housing, GNLP0195 and GNLP0299, are adjacent to the built up area of Mulbarton but are in Bracon Ash parish and included under that section of this document.

GNLP 0315 is a very large site of 130ha to the east of Mulbarton, and largely detached from the village. Identified constraints include impacts on townscape, listed buildings, ecology, access, the road network and surface water flooding. As the site is of a significant scale there are likely to be opportunities to avoid and mitigate on-site constraints although development of the entire site would have a significant impact on the built environment which would be harder to mitigate. The off-site impacts on the road network may have the potential to be mitigated by a site of this scale, though access to the A140 could be difficult to achieve largely due to the potential need for an additional or improved crossing of the Norwich-London railway.

GNLP0496 is a site of 25.6ha. It straddles the B1113 to the north of Mulbarton and is made up of 3 distinct areas, one to the west of the B1113 and two to the east. The site is close to services and facilities in Mulbarton. Constraints include the existing road network, the impact on the setting of the village and the impacts on listed buildings. The network constraints have the potential to be mitigated.

In conclusion, these two sites could be considered if Mulbarton is identified as a suitable location for large scale growth, though providing adequate access to the main road network, particularly the A140, could be difficult to achieve.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0315	Mr	Will	Wright	Savills	Land to east of Mulbarton, north and south of Rectory Lane	130.29	Residential-led strategic extension of Mulbarton.
GNLP0496	Mr	Philip	Atkinson	Lanpro Services Ltd	Land to the east and west of Norwich Road	25.63	Residential development enabling 9.81 ha of green infrastructure, a new primary school site and a residential care home for the elderly.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
East of Long Lane/The Rosery			2014/0487		MUL 1 (South Norfolk Site Specific Allocations & Policies Document)		114
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.55. Mundham

Settlement Summary							
Mundham is identified as in the Smaller rural communities and countryside category in the JCS with no settlement limit.							
One site in has been put forward for consideration for future employment development through the GNLP. Site GNLP0071 is a brownfield site in an isolated location on the edge of Seething airfield. Whilst it does not have significant on-site constraints, its isolated location may require significant investment, particularly in access and sewerage.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0071	Mr	Keith	Vincent	Brineflow Properties & Handling Ltd	Land at Seething Airfield, Upgate Road	1.8	Employment use
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.56. Needham

Settlement Summary

Needham is classified as an ‘Other Village’ in the JCS with a defined development boundary.

Needham is a linear village of mainly detached dwellings on single plot frontages along the former A143 at the foot of the northern valley slope of the River Waveney. The northern end of the village has an open aspect and includes a semi-derelict sunken area of ex-gravel pits.

There is a limited range of facilities in the village including a village hall, pub and bus service.

One 0.71ha site, GNLP0156, has been put forward for consideration for future residential development. It is a greenfield site on grade 3 (lesser quality) agricultural land within a locally identified river valley protection zone. It is located between Needham’s two settlement boundaries, opposite St Peter’s Church, so the setting of the heritage asset is a consideration. In terms of utilities, there are constraints to provision of sewerage infrastructure. A further constraint at this location is the lack of services available as, though it is on a bus route, the nearest shops and schools are in Harleston.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0156	Mrs	Mary	Whatham		Site opposite Village Hall, High Road	0.71	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.	Allocation ref.		Remaining Dwellings at 1 April 2017

n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.57. Newton Flotman

Settlement Summary							
<p>Newton Flotman is identified in the JCS as a Service Village. Its services include a GP surgery, primary school, and village hall. Nearly all services are located to the west of the A140. The main constraints to development include the A140, classified as a corridor of movement, surface water and fluvial flooding, Shotesham conservation area (outside the village) and river valley landscape to the south-east of the village.</p> <p>Only one site has been submitted. GNLPO594 lies to the east of Ipswich Road, and access to services would involve crossing the A140. Road access would be from the A140. Other constraints include the potential need to upgrade water supply and the sewerage network and the impact on the adjoining Shotesham conservation area. The site is in the designated river valley, and a part is in Flood Zone 3b.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO594	Mr	Russell	Gray		Lowlands, Ipswich Road	1.38	Residential development for approx. 33 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
38 Olive Avenue			2009/1071		n/a		8
Flordon Road/Church Road			n/a		NEW 1 (South Norfolk Site Specific Allocations & Policies Document)		30
GVA Greater Norwich Employment Land Assessment Sites							

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.58. Norton Subcourse

Settlement Summary							
See Thurlton settlement summary							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0309	Mr	Will	Wright	Savills	Land south of Loddon Road	1.06	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.59. Poringland

Settlement Summary

The JCS classifies Poringland as a Key Service Centre. The built-up area of Poringland/Framingham Earl currently extends into five parishes (Poringland, Framingham Earl, Caistor St Edmund, Stoke Holy Cross and Bixley). The submitted sites which relate to 'Poringland' village are summarised here, regardless of which parish they fall into. In addition to the five parishes named above, the summary below also includes a site in the parish of Framingham Pigot which is adjacent to the village. 'Poringland' contains a range of services including a post office, supermarket, other stores, pubs, restaurants and take-aways, two GPs, a dentist, a primary school, a high school, two community halls, and some local employment.

Fifteen sites have been promoted ranging from 1.2ha to 36.6ha, giving a range of options for potential growth. The village has developed in along Norwich Road, but to make existing services accessible to a wider population, allocations in the last two local plans have not promoted further linear growth. Poringland has widespread areas at risk of surface water flooding. There is a concentration of listed buildings in the south, near to and including the church. There are group TPOs in and around the village, the largest being to the west of the village and within the built-up area along Long Road, and there are CWSs around, but at some distance from the village.

Three sites to the west of the village within Caistor St Edmund parish have been promoted. GNLP0131 (1.2ha) is the smallest of these, but has the largest road frontage. Constraints include lack of footpaths on this part of the road, affecting access to services, surface water flooding and archaeological earthworks of some importance. It lies adjacent to GNLP0485, a much larger site (36.6ha) which is proposed for housing with over 24ha of new country park. The site extends north of the village, and has narrow access between existing housing, with a wider road frontage further away from the built up area but still within walking distance of the high school (although no footpaths here). It contains ancient woodland in the form of Caistor Wood, which is also a CWS. Some enabling housing development in a part of GNLP0485 which avoids impact on sensitive sites and provides green infrastructure (GI) in the form of a country park could make a positive contribution, though there may be issues associated with viability and maintenance of the GI. If a country park is not considered necessary, the site would be less suitable for housing development as it would extend the linear form of the village further. GNLP0491 (9.7ha) is relatively unconstrained, but has a very narrow access, which provides a significant constraint.

One site to the west of the village is in Stoke Holy Cross parish: GNLP0494 (3.4ha). Whilst close to the edge of the settlement its suitability for development is reduced by a narrow access that seemingly involves demolishing an existing house, and there is also the consideration of some surface water flood risk.

There are five sites to the east of the village which are located mostly within Framingham Earl parish, but one entirely within Bixley parish. The latter site, GNLP1032 (4.2ha) is adjacent to GNLP0321 (4.2ha). Both have areas at risk of surface water flooding around the boundary and within the site (for GNLP1032, these areas are widespread). These would need to be avoided and mitigated. The proposal on both sites is for mixed commercial and residential use, which mirrors the recent permission opposite the site. However, the sites are adjacent to woodland, meaning they are not contiguous with the built form of the village on that side of Norwich Road and would contribute to linear growth of the village. Additionally, GNLP1032 is partially within grade 2 agricultural land.

GNLP0589-B (4.5ha) is between recent permissions for housing and a hospice. The site is a former RAF site, so contamination is a possibility. There are small areas within the site at risk of surface water flooding, but these could easily be avoided. Otherwise the site seems relatively unconstrained and within walking distance of a number of services.

GNLP0391-A (1.2ha on Hall Road) and GNLP0391-B (3.3ha on Burgate Lane) are at the far eastern edge of Poringland's built-up area where roads become narrow (there are no footpaths on Hall Road). The sites are within walking distance of two primary schools and bus services, but are further away from other services than some sites. Both sites have small areas at risk of surface water flooding that would not preclude development. The Hall Road site may impact on the settings of nearby listed buildings including the church, and there are ponds in and around the Burgate Lane site, both of which indicate that mitigation would be required.

GNLP0003 (2.2ha) is further along Burgate Lane between Framingham Earl and Alington, and does not relate well to either, which limits its suitability for development.

One site is technically in Framingham Pigot. GNLP0589-A (5.4ha) is adjacent to a recent permission on Pigot Lane. There is a strip of land towards the rear of the site which is at risk of surface water flooding, which would need to be avoided. The site's former use as an RAF site could have left residual contamination. However, the site is well-located for access to local services.

The rest of the sites are in Poringland parish.

GNLP0223 (9.2ha) is bounded on two sides by a recent housing allocation. There are areas at risk of surface water flooding which would need to be addressed and may reduce the net developable area. The site contains ponds and mature trees, meaning full ecological surveys would be needed, and mitigation is likely to be required. Otherwise the site is relatively unconstrained.

GNLP0169 (18.3ha) extends either side of Shotesham Road; the larger, northern site is adjacent to a recent allocation/permission which is being developed and the southern site is between housing and a children's activity centre. Both sites contain significant areas at risk of surface water flooding, which could possibly be avoided and/or mitigated. There is a veteran oak in the southern site and a CWS fairly nearby which may need some mitigation, but otherwise the site is relatively unconstrained. It is proposed for housing including an element of residential care and employment.

GNLP0316 (4.9ha) contains significant areas at risk of surface water flooding, which could possibly be avoided and/or mitigated if the site depth was reduced. Development of the site may impact on the settings of nearby listed buildings and there are ponds and mature hedges on site, which indicates an ecological survey may be required. Otherwise the site is relatively unconstrained, but would contribute to linear growth of the village.

It is unclear whether access for GNLP0280 (2.1ha) would require demolition of a dwelling and it is separated from the village by open space, so does not relate to the built form as well as some other sites. It has areas at risk of surface water flooding along the northern boundary and mature trees, both of which would need to be avoided. Otherwise the site is relatively unconstrained, but would contribute to linear growth of the village.

To conclude, should Poringland/Framingham Earl be identified as suitable locations for growth, GNLP0223, GNLP0169, GNLP0589-A and GNLP0589-B may be sustainable locations for development. If further development is required in Poringland/Framingham Earl, GNLP0280, GNLP0316 and GNLP0321 may be suitable, although these sites would contribute to the linear growth of the village.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description	
	Title	First Name	Last Name	Organisation				
For site GNLP1032 see Bixley, for sites GNLP0131, 0485 & 0491 see Caistor St Edmunds, for site GNLP0494 see Stoke Holy Cross, for sites GNLP0003, 0321, 0391A/B & 0589A/B see Framingham Earl/Framingham Pigot								
GNLP0169	Mr	Graham	Tuddenham		Land north and south of Shotesham Road	18.35	Residential development of between 250 and 320 dwellings including an element of residential care, public open space and employment space.	
GNLP0223	Mr	James	Collister	Parker Planning Services	Land North of Heath Loke and the west of The Street	9.25	Residential development	
GNLP0280	Mr	Robert	Chambers		Cherry Trees, south of Bungay Road	2.17	Residential development of approx. 40 dwellings	
GNLP0316	Mr	Will	Wright	Savills	Land north of Bungay Road	4.92	Residential development	
Housing Commitment Sites (At 1 April 2017, 5 or more units only)								
Address				Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

West of The Street	2010/1332, 2014/0393, 2014/0319	POR 4 & POR 6 (South Norfolk Site Specific Allocations & Policies Document)	329
Heath Farm	2013/0505, 2014/0732	POR 1 (South Norfolk Site Specific Allocations & Policies Document)	171
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.60. Pulham Market

Settlement Summary

The JCS classifies Pulham Market as a Service Village; it has a primary school, shop, post office and village hall. The main constraints to development are a conservation area densely populated by listed buildings, narrow village roads, the landscape setting of the village and some areas at risk of surface water flooding. It is likely that the water supply and sewerage infrastructure network, including the water recycling centre, would need to be upgraded to support growth.

Four sites have been proposed.

GNLP0407 is poorly related to the main part of the village, being located with a cluster of listed buildings well to the north. The road network is poor and the site is remote from services.

GNLP0166 is to the north of the village, along Colegate End Road. Constraints include the suitability of the local road network, areas at risk of surface water flooding, and impact on townscape.

GNLP0418 is a larger site, on Mill Lane and adjacent to GNLP0166, to the north of the village. Constraints include the suitability of the local road network.

GNLP1024

The site sits to the south of the village, adjacent to the recent housing allocation. Constraints are limited, but the site is adjacent to the conservation area.

To conclude, if Pulham Market is identified for growth, the least constrained sites for additional housing are GNLP1024, and possibly GNLP0418.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GMLP0166	Mr	Martin	Howe	Peter Codling Architects	Gosmore, west of Colegate End Road	0.6	Residential development. This may involve the demolition of the existing dwelling on site depending on final layout.
GMLP0407	Mr	Ivan	Alexander		Land north of Colegate End Road, Colegate End	0.91	Residential development of 6 to 10 dwellings. Propose that 50% of the site be dedicated to affordable housing and the remainder to market housing.
GMLP0418	Mrs	Amber	Slater	Brown & Co.	Land at Cook's Field, just north of Jocelyn Close	0.66	Residential development of around 30 dwellings, and potential improvements to the facilities for the recreation ground.
GMLP1024	Mr	Mark	Philpot	One Planning Consultants	Ladbrookes, Tattlepot Road	1.3	Residential development of at least 20 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Sycamore Farm, Tattlepot Lane			2015/2491		PUL 1 (South Norfolk Site Specific Allocations & Policies Document)		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.61. Pulham St Mary

Settlement Summary

Pulham St Mary is classified in the JCS as a Service Village; it has a village hall, post office and shop. The centre of the village includes a large undeveloped area, and the conservation area incorporates this and the older part of the village, wooded areas with TPOs, the river and intervening water meadows. Pulham St Mary also has significant areas of fluvial and surface water flood risk, forming constraints to development.

Seven sites have been submitted. Of these, GNLP0575 is poorly related to the main village and is almost entirely covered by surface water flood risk. To the south of the village, GNLP0363 and GNLP0398 are both entirely within the conservation area; the former is also within a group TPO while the latter is opposite the Grade I listed church and has several areas at risk of surface water flooding. Also south of the village, the southern part of GNLP0430 is also at risk of flooding from surface water and the river. This site is adjacent to, but outside the conservation area. The sewage treatment works are just to the south, but a reduced site could be suitable.

To the east of the village, GNLP1053 (0.8ha) is well related to the built form in location and scale, but almost the entire site is at risk of surface water flooding. North of this, GNLP1052 (3.8ha) contains an area at risk of surface water flooding which could be avoided, and the site could be reduced to allow frontage development if estate development was not felt to be appropriate. Further north, the eastern half of GNLP1027 (1.4ha) is in the conservation area, to the north of the village. The western half would form the access, and is adjacent to residential development.

To conclude, if Pulham St Mary is identified as a location for growth, various options are available. Part of GNLP1027, all or part of GNLP1052, or a slightly reduced GNLP0430 could provide additional dwellings, while other sites appear less suitable for a variety of reasons.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0363	Mr	Keith	Day	Keith Day Architects	The Maltings, Station Road	0.27	Residential development of 4 dwellings including re-use of existing stable block
GNLP0398	Mr	William	Lusty	Savills	Land south of The Street	0.77	Residential development of approx. 25 dwellings
GNLP0430	Mrs	Amber	Slater	Brown & Co.	Land east of Station Rd	0.89	Residential development of around 23 dwellings, with associated access and open space
GNLP0575	Mr	Thomas	Banks		Flanders Meadow, Station Road	0.63	Residential development of 8 to 10 dwellings
GNLP1027	Mr	Mark	Philpot	One Planning Consultants	Land east of Goldsmith Way	1.27	Residential development for at least 20 dwellings and open space.
GNLP1052	Mr	Hamish	Lamp	Durrants	Land Northwest of Norwich Road and Poppy's Lane	3.76	Residential and open space.
GNLP1053	Mr	Hamish	Lamp	Durrants	Land West of Mill Lane	0.76	Residential development of an unspecified number.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
South of Chestnut Road	2013/1334	n/a	6

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
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N/A			
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5.62. Rockland St Mary

Settlement Summary

Rockland St Mary is classified as a Service Village in the JCS. The village has developed as a linear settlement form based along Rookery Hill and The Street. It has experienced some limited estate development, particularly at the eastern end of the village adjacent to Surlingham Lane together with some infill development. The village is set in the Yare Valley, close to the Broads Authority area, and so any development here will be within 3,000 metres of the SAC, SPA, and Ramsar designations found in the Broads.

Two sites have been put forward for the consideration for future residential development.

GNLPO165 is a 0.7 ha site on the western edge of the village, off Bramerton Lane and Rookery Hill, with good access to the school and post office, and near to the bus stop; but, there are significant townscape and landscape considerations. As well as listed buildings to the south, views from the west towards the village would be significantly affected.

GNLPO531 is a 15.52 ha site to the east of the village, and partly adjacent to the Broads Authority. The site is of a significant scale relative to the existing village and there are constraints in terms of access, utilities capacity, landscape impact, and adverse impact on the setting of nearby listed buildings.

In conclusion, these two sites could be considered if Rockland St Mary is identified as a suitable location for development, although larger-scale development of GNLPO531 is heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO165	Mr	Edward	Andrews		Land at junction of Bramerton Lane/Rookery Hill	0.7	Residential development

GNLP0531	Mr	James	Garnham	K Garnham Design	Land west of Lower Road, south of New Inn Hill	15.52	Residential development of approx. 200 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Bee Orchid Way			n/a		ROC 1 (South Norfolk Site Specific Allocations & Policies Document)		20
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.63. Roydon

Settlement Summary

The Joint Core Strategy identifies Roydon as a Service Village, suitable for 10-20 new dwellings. There are, however, no existing allocations. Factors being impact on the River Waveney Valley landscape and avoiding coalescence with neighbouring Diss to the east. The only site proposed under the 'Call for sites that is adjacent to Roydon Village itself is GNLP0526, Land off High Road. Whilst not beyond being considered suitable, the site has difficulties by virtue of its access and potential environmental impact. Access into the site appears to be reliant on two relatively narrow tracks between existing properties fronting High Road. From an environmental point of view, as well as impact on the River Waveney landscape, GNLP0526 is some 200 metres from Roydon Fen.

Other sites within the parish of Roydon which are better related to Diss are assessed under the Diss Settlement Summary.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0104	Mr	Martin	Howe	Peter Codling Architects	Land at Sandstone Way	0.48	Residential development
GNLP0119	Mr	Martin	Howe	Peter Codling Architects	156 Shelfanger Road	0.68	Residential development
GNLP0291	Mr	David	Futter	David Futter Associates	Land north of Shelfanger Road	0.93	Residential development of up to 33 dwellings
GNLP0362	Mr	Will	Wright	Savills	Land at Sturgeons Farm, off Farm Close, Louie's	13.81	Residential led mixed-use development of approx. 413 dwellings

					Lane, Shelfanger Road		
GNLP0526	Mr	Will	Wright	Savills (UK) Ltd	Land south of High Road	3.66	Residential development of approx. 89 dwellings
GNLP1038	Mr and Mrs	Chris and Margaret	Joyce		Land North of Brewer Green Lane	1.06	Residential development -- approximately 8 to 12 properties
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Denmark Lane			n/a		DIS 3 (South Norfolk Site Specific Allocations & Policies Document)		42
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.64. Saxlingham Nethergate

Settlement Summary

The JCS classifies Saxlingham Nethergate as a Service Village.

One site has been submitted for consideration through the GNL. GNL0198 is a 0.29 ha site proposed for residential development to the north of Kensington Close. Although not particularly constrained in other respects, from the information received, the site does not appear to have a suitable vehicle access from the highway, which puts its deliverability into question.

On that basis, unless further sites come forward it is unlikely that sufficient land is available if Saxlingham Nethergate is judged suitable for more development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0198	Mr & Mrs	Neville and Valerie	Blakey		6 Kensington Close	0.29	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.65. Scale

Settlement Summary

Scale is classified as a Service Village in the JCS. The settlement has facilities including a primary school, shop and village hall.

The village is located partly on the edge of the Waveney Valley centred on the junction of the former routes of the A140 and A143 which now both bypass the village. The area around the junction forms the village core and includes a Conservation area with a variety of grade I and II listed buildings of considerable historical significance. Approximately half of the village consists of relatively modern dwellings of which many are detached, and the village is characterised by several open spaces near the centre, some of which afford views over the surrounding countryside. Diss railway station is around 2.5km from the village.

The development boundary has been drawn to include the main built form of the settlement and to protect the setting of the Conservation area around the village centre and church from inappropriate development to the west. The boundary also includes a residential allocation for 15 dwellings behind the affordable housing scheme opposite the school but excludes the affordable housing itself to help protect the affordable housing provision as well as the River Valley.

Four sites have been put forward for consideration for future residential development through the GNLP.

To the north of the village site GNLP0511 is currently allocated (commitment SCO1) for 15 dwellings. The proposal is to increase the density to accommodate 35 dwellings to make more effective use of the land on this site which is close to the school and accessible to local services.

To the south of the village, site 0338 is a part brownfield site adjacent to the settlement boundary and within the Waveney Valley. However, the site fronts onto Bungay Road where there are no footpaths and has access issues. Site 0527 is also adjacent to the settlement boundary, within the Waveney Valley and has areas of flood risk and access constraints.

Site 0339 is opposite the allotment gardens fronting on to Low Road, a narrow country lane with no footpaths and creating suitable access may not be possible. It is also close to the A140 which may affect the site in terms of noise.

Overall, if Scole is identified as a location for additional housing and depending on the scale of additional housing required, site 0511 offers the potential to increase the density on an existing allocation located close to the school and other services. This site appears to be the least constrained in comparison to other submitted sites.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0338	Mr	Philip	Rankin	Savills	Land at Rose Farm, south of Bungay Road	1.45	Residential development of approx. 35-45 dwellings, with appropriate landscaping and open space
GNLP0339	Mr	Philip	Rankin	Savills	Land at Street Farm, west of Low Road	0.34	Residential development of approx. 10-15 dwellings, with landscaping and open space
GNLP0511	Mr	Geoff	Armstrong	Armstrong Rigg Planning	Land to the east of Norwich Road, north of Ransome Avenue	1.02	Residential development of up to 35 dwellings
GNLP0527	Mr	Will	Wright	Savills (UK) Ltd	Land to south of Bungay Road	1.75	Residential development of approx. 53 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

Norwich Road	2016/0165	n/a	18
Old Norwich Road/Ransome Avenue	n/a	SCO 1 (South Norfolk Site Specific Allocations & Policies Document)	15
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.66. Seething

Settlement Summary

The JCS classifies Seething as a Service Village; it has a primary school, shop and village hall. The main constraints in the village include the large conservation area, some areas of surface water flood risk and narrow village roads.

Five sites have been proposed for consideration though the GNLP; GNLP1035 is separated from the built up area; all others relate reasonably well to the existing linear form of the village.

GNLP0405 and GNLP0406 overlap the conservation area. GNLP0405 is actually a collection of three sites, one of which is proposed as additional parking for the school. These sites are arranged on a winding section of Brooke Road with surface water flood risk issues, both of which will affect access. GNLP0406 also contains an area at risk of surface water flooding, but this would not preclude development. GNLP0587 and GNLP0588 are just south of the conservation area, although the former may impact on it and contains an area of surface water flood risk. Both these sites are opposite the recent housing allocation which now has permission.

To conclude, if Seething is identified as a location for additional housing, GNLP0405, GNLP0406, GNLP0587 and GNLP0588 may all be suitable for small-scale residential development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0405	Miss	Aimee	Fowler	Bidwells	Land to the north and south of Brooke Road,	1.26	Residential development of approx. 26 dwellings, as well as additional car parking for the adjoining primary school.

GNLP0406	Miss	Aimee	Fowler	Bidwells	Land to the west of Seething Street	0.46	Residential development of approx. 29 new dwellings (across all three sites comprising GNLP0406, GNLP0587 and GNLP0588).
GNLP0587	Miss	Aimee	Fowler	Bidwells	Land to the west of Seething Street	0.36	Residential development for approx. 9 dwellings.
GNLP0588	Miss	Aimee	Fowler	Bidwells	Land to the west of Seething Street	0.31	Residential development for approx. 8 dwellings.
GNLP1035	Mr	Simon	Henry	Bidwells	Land South of Wheelers lane	0.87	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Seething Street			n/a		SEE 1 (South Norfolk Site Specific Allocations & Policies Document)		5
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
Harvey Lane			SN E18		B2/B8		Existing

5.67. Shelfanger

Settlement Summary

The JCS classifies Shelfanger as an Other Village; it contains a village hall and a garage. The main constraints are fluvial flood zones, many listed buildings, the narrow village roads, and a SSSI just to the south of the village.

Three sites have been submitted within two submissions – GNLP0364 and GNLP0399 which consists of two sites - one on Winfarthing Road, one on Rectory Road. The site at Rectory Road has significant areas of flood risk along its frontage, providing a significant constraint for residential development. The remaining sites are at a broadly suitable scale for the village and both are well related to the built form; while development of either site would impact on the settings of nearby listed buildings but it is likely that this could be mitigated.

To conclude, if Shelfanger is identified as a suitable location for additional housing, either GNLP0364 or Winfarthing Road GNLP0399 could be suitable.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0364	Mr	Keith	Day	Keith Day Architects	Land to the South of Heywood Road	0.57	Residential development of approx. 12 dwellings.
GNLP0399	Mr	William	Lusty	Savills	Land to the east of Winfarthing Road and land to the north-east of Rectory Road	0.73	Residential development of approx. 24 dwellings, 12 on each of the two sites proposed

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.68. Shotesham

Settlement Summary

Shotesham is classified as an Other Village in the JCS. The village is linear in form, consisting of plot depth development mainly along The Street. The main built-up area together with part of Shotesham Common is a Conservation area. Facilities are limited to a village hall, a public house and a bus service.

Two sites have been put forward through the GNLP. GNLP0534 is a 0.67 ha site adjacent to The Street, at the south edge of the village, which would provide approximately 5 dwellings. GNLP0590 is a 2.98 ha some 200 metres from the Church of All Saints which is being promoted for approximately five houses and community playing fields.

In terms of suitability for development both sites have similar constraints to address, those being proximity to Shotesham Common SSSI, plus townscape and landscape impacts. Should development be considered appropriate in Shotesham, either site could be suitable subject to overcoming site-specific constraints, but the lack of services in the village does mean that development here could be considered isolated.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0534	Mr	James	Garnham	K Garnham Design	Land North of The Street	0.67	Residential development with landscaping
GNLP0590	Mr	James	Garnham	K Garnham Design	Land North of The Street	2.98	Residential development for approx. 5 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.69. Spooner Row

Settlement Summary

Spooner Row is classified as a Service Village in the JCS, and contains a rail halt (with limited travel to work service), primary school, pub and village hall. Bus services, while geographically close, require passengers to cross the A11. The village has existing commitment in the form of allocations and permissions granted to increase housing supply for approximately 50 dwellings. The existing settlement pattern is fragmented, with agricultural fields forming the setting for clusters of dwellings. The limited services and flood risk are the main constraints to significant growth here, with the rail line and A11 forming physical barriers. Given the commitment to improve and speed up Norwich to Cambridge train services, there is also a significant question as to whether there is the potential to increase the frequency of trains serving Spooner Row.

Nine sites have been submitted for consideration in the GNLP ranging from 0.6ha to nearly 7ha. These are:

- GNLP0447 (Land north of Station Road, adjacent to station and railway line) is a 6.8 hectare site proposed for housing, public open space, sustainable drainage and potential car park for the train station. The proposed scale of housing development (88 homes) could dominate the existing scale of the settlement, without being large enough to provide new services, even in combination with other sites. While it is well related to the existing settlement, it runs alongside the railway line and currently provides a landscape setting and break in the settlement form. The site is significantly affected by surface water and fluvial flooding and sustainable drainage (SuDs) is included in the proposal.
- GNLP0445 (Land south of Station Road, adjacent to railway line) is a 4.06 hectare site proposed for housing, open space, community orchards, sustainable drainage and a play area. Like GNLP0447, the site is close to the existing settlement. However, it is also alongside the railway line and currently provides a landscape setting and break in the settlement form. It is also significantly affected by surface water and fluvial flooding with SuDs proposed.
- GNLP0448 (Land east and west of School Lane) is a 3.95 hectare site proposed for housing, public open space, with the potential for school expansion and allotments. While development of the entire site would be of a scale which could dominate the existing village, part of the site has recently been allocated (at a scale which complements the existing village) ruling out further reduction in site size other than a small incremental allocation with surface water flood risk.

- GNLP0444 (Land west of Bunwell Road) is a 3.63 hectare site proposed for housing, open space, SuDs, a play area and a meadow. It is less well related to the existing settlement form, and is also significantly at risk of flooding from rivers and surface water.
- GNLP0446 (Land between Guiler’s Lane and Chapel Road) is an 0.94 hectare corner plot proposed for a village shop or homes, along with open space. Consideration would be needed of the impact on the setting of the church (on the opposite corner) and an adjacent farmhouse and potential impact on biodiversity.
- GNLP0404 (Land to the south-east of Chapel Road) is 0.7 hectare site proposed for 12-15 additional homes which would double the depth of a recent allocation, potentially producing a depth of development out of keeping with the surrounding frontage development.
- GNLP0567 (Land south of Station Road) and GNLP0568 (Land between Station Road & Top Common) are small sites promoted for frontage development. Both are well related to the primary school and rail halt, but are at risk of surface water flooding.
- GNLP0569 (Land between Bunwell Road & Queen's Street) is another small site offering frontage development. The site is less well related to services and has some surface water flood risk.

To conclude, if Spooner Row is identified as a location for further growth, small scale housing growth could be accommodated on parts of GNLP0567 and GNLP0568 subject to suitable surface water flood mitigation, and on GNLP0446 subject to appropriate design which mitigates the impact on nearby listed buildings. GNLP0404, GNLP0444, GNLP0445, GNLP0447, GNLP0448 and GNLP0569 are less attractive in terms of the combination of relationship to the existing built form, services and flood risk.

Site	Promoter Details				Site	Site	Development Description
Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0404	Mrs	Sarah	Hornbrook	Ingleton Wood LLP	Land to the south-east of Chapel Road, Spooner Row	0.70	Residential development of approx. 12-15 dwellings, as an extension to the planning consent 13 dwellings (2012/2016/O and 2014/2472/RM)

GNLP0444	Miss	Justine	Bailey	Barton Willmore	Land west of Bunwell Road, Spooner Row	3.63	Residential development, public open space, SUDs, play area and meadow. Net developable area: 2.45ha (44 - 61 dwellings) and public open space: 1.19ha
GNLP0445	Miss	Justine	Bailey	Barton Willmore	Land south of Station Road, adjacent to railway line at Spooner Row	4.06	Residential development, public open space, community orchards, SUDs and play area. Net developable area: 2.16 ha (39 - 54 dwellings). Public open space: 1.92 ha
GNLP0446	Miss	Justine	Bailey	Barton Willmore	Land between Guiler's Lane and Chapel Road, Spooner Row	0.94	Residential, public open space, SUDs and possible village shop. Net developable area: 0.45 ha (4 - 5 dwellings). Public open space: 0.49 ha. Potential for a village shop
GNLP0447	Miss	Justine	Bailey	Barton Willmore	Land north of Station Road, adjacent to station and railway line, Spooner Row	6.92	Residential, public open space, SUDs and potential car park for the train station. Net developable area: 2.93 ha (59 - 88 dwellings). Public open space: 3.92 ha for wetland habitats. Potential for a car park for the train station.
GNLP0448	Miss	Justine	Bailey	Barton Willmore	Land east and west of School Lane, Spooner Row	3.95	Residential, public open space, potential for school expansion and allotments. Net developable area: 1.50 ha (27 - 38 dwellings). Potential for school expansion and allotments - 2.63 ha

GNLP0567	Mr	Hamish	Lampp	Durrants	Land south of Station Road, Spooner Row	0.79	Residential development of approx. 10-15 dwellings
GNLP0568	Mr	Hamish	Lampp	Durrants	Land between Station Road & Top Common, Spooner Row	0.77	Residential development of approx. 10 dwellings
GNLP0569	Mr	Hamish	Lampp	Durrants	Land between Bunwell Road & Queen's Street, Spooner Row	0.69	Residential development of approx. 5-8 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Chapel Lane/Bunwell Road			2012/2016 + reserved matters		Part covered by SPO 1 (South Norfolk Site Specific Allocations & Policies Document)		33
1 Cantley Villas			2014/1851		n/a		7
The Bungalow, Station Road			2012/1574		n/a		5
School Lane			n/a		SPO 2		5

		(South Norfolk Site Specific Allocations & Policies Document)	
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.70.

5.71. Stockton

Settlement Summary
 The JCS classifies Stockton as a Smaller Rural Community, having insufficient services to designate a settlement boundary. One site has been proposed: GNLP0091 is effectively two sites, one either side of Church Road. The church and the farm buildings near the site are listed and their settings would need to be considered. The site to the north has some areas at risk of surface water flooding. Although the southern site is not affected by flood risk, neither site is well related to a settlement, therefore both parts of the submitted site are considered to be heavily constrained.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0091	Mr	Carl	Crame		Land to the north of Church Farm, and land to the east of Church Farm, Church Road, Stockton	0.51	Residential Development of approx. 6 dwellings over the 2 sites promoted.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.72. Stoke Holy Cross

Settlement Summary

Under the Joint Core Strategy Stoke Holy Cross is classified as a Service Village. Historically the village developed around the mill which forms the principal building in the small Conservation area. More recent estate development has taken place on the eastern side of Norwich Road where the village has developed up the slope of the valley. Upper Stoke lies on the eastern boundary of the parish and is included within the Poringland development boundary.

Six sites have been submitted in, or partially in, the parish, but three of these **GNLP0223, 0494 and 1047 relate to the built-up area of Poringland, and are summarised in that section.**

General constraints that affect the three sites in the village are the suitability of the local road network, and the potential need to upgrade the water supply and sewerage network.

GNLP0197 is to the north-east of the village, north of the recent permission under construction and would take access from this. Constraints include the river valley location and the presence of hedgerows.

GNLP0202 is north-east of the village on Long Lane, east of the recent permission under construction. The site is adjacent to the river valley, so landscape mitigation may be needed.

GNLP0524 is east of the village, adjacent to a recently built estate on Long Lane. The site would have landscape impacts and has some risk of surface water flooding. However, the majority of the site is proposed for green infrastructure.

In conclusion, should further development be considered in Stoke Holy Cross, subject to the constraints identified above, all three sites are potential options.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0197	Mr	Rob	McVicar		Land north of Long Lane	3.7	Residential development
GNLP0202	Mr	Rob	McVicar		Land to the north of Long Lane	1.28	Residential development
GNLP0494	Mr	Philip	Atkinson	Lanpro Services Ltd	Land south of Poringland Road	3.38	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats
GNLP0524	Mr	Philip	Atkinson	Lanpro Services Ltd	Land to the south of Long Lane	6.56	Residential development and new Long Lane Park containing 4.32 ha of green infrastructure and new play equipment

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
South of Long Lane	N/A	STO 1 (South Norfolk Site Specific Allocations & Policies Document)	50
North of Long Lane	2015/1422	N/A	23
West of Chandler Road	2015/2406	N/A	12

GVA Greater Norwich Employment Land Assessment Sites

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.73. Surlingham

Settlement Summary

Surlingham is classified as a Service Village in the JCS, with two sites allocated for small scale housing development in the current South Norfolk Local Plan. There is a reasonable range of facilities including a primary school, shop and garage, concentrated close to the junction of Walnut Hill and New Road. Surlingham is of a linear character with ribbons of continuous single plot depth development and no significant estate development.

Three sites have been put forward for consideration for future development through the GNLP.

GNLP0374 is a greenfield site to the rear of properties facing The Street, off Beerlick’s Loke. The site is heavily constrained in relation to access, landscape, townscape issues, and is adjacent to the Broads and therefore within the buffer zones for the national and international environmental designations protecting the Broads, and development may require mitigation measures.

Site 0030A/0030B is a greenfield site located to the rear of properties facing the Street with limited access via a gap between two houses. Access is a significant constraint on the sites coming forward. . The sites are also in close proximity to the Broads and development may therefore require mitigation measures.

Although the submitted sites are adjacent to the settlement boundary, they are not sympathetic to the existing linear form and character of the village. The sites are also heavily constrained in terms of access. Therefore, if Surlingham is identified as a location for additional housing, other sites in the village may be preferable.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0030 A&B	Mr	Peter	Garrod		Land to the west of The Street	1.78	Residential development and community use for recreation area, playground, sports field

GNLP0374	Mr	Stuart	Carruthers		Builders Yard, Beerlick's Loke off The Street	0.29	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
The Street			2016/1480		SUR 1 (South Norfolk Site Specific Allocations & Policies Document)		5
New Road			2016/1128		SUR 2 (South Norfolk Site Specific Allocations & Policies Document)		5
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.74. Swainsthorpe

Settlement Summary

The JCS classifies Swainsthorpe as an ‘Other Village’ and there are no existing allocations for development. The village has limited facilities, comprising a pub and a bus service that stops on the A140. The settlement is characterised by detached dwellings with the central focus being around the Church, between the A140 and the railway line.

Four sites have been promoted through GNLP, of which one (GNLP0604) is for employment use and the remainder are for housing.

GNLP0604’s major constraint is its road access, as a satisfactory junction onto the A140 is likely to be difficult.

A constraint common to all the residential sites is the lack of core services and facilities in the village. Other site specific constraints relate to access and impact on the setting of the Grade II* Church of St Peter. GNLP0191, which is split in two parts, has limited vehicular access via Church Farm. GNLP0603 also has limited access via Church View relative to its 3.2 ha size. The least favourable of the sites put forward is GNLP0542 due to its separation from the more developed part of the village.

Should further development be considered necessary in Swainsthorpe, there is some limited development potential amongst the sites put forward.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0191	Mr	Nicholas	Gowing		Land south of Church Rd and land south of Church Farm	2.77	Residential development across 2 sites

GNLP0542	Mr	Andrew	Burns		The Paddock, east of The Vale, off Church Road	0.17	Residential development of approx. 5 dwellings
GNLP0603	Mr	James	Garnham	K Garnham Design	Land off Church Road	3.2	Residential development for approx. 25 dwellings.
GNLP0604	Mr	James	Garnham	K Garnham Design	Land West of Ipswich Road (A140), adjacent to Hickling Lane	6.5	New site: Proposed relocation of Ben Burgess Norwich to create new premises consisting of workshops, stores, offices and agricultural sales and display area.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.75. Swardeston

Settlement Summary

Under the JCS Swardeston is identified as a Service Village. The historic ‘core’ of the village is to the west of the B1113 where there are a number of older cottages facing The Common. More recent estate-scale development has taken place to the east of the B1113.

Five sites have been put forward.

GNLP0367 and GNLP0517 are both located to the west of the Playing Field. The sites have limited constraints relating to access arrangements from The Common, proximity to the sewerage treatment works, and whether views to the west towards the Tas River Valley would be unduly affected.

GNLP0426 is a substantial 6.86 ha site that would extend the village to the south. Constraints relate to its separation from the existing built edge of the village, the effect on views of St Mary’s Church from open countryside, and views to the west towards the Tas River Valley.

GNLP0204 is a 3.28 ha site accessed from the B1113, and in effect would be a continuation of the recently approved scheme for seven dwelling (reference 2015/1124). The site is not particularly constrained; but, unfortunately its development would signal the loss of the Farm Shop that operates from here, and the consequential loss of one of the relatively few facilities in the Village.

GNLP0551 is a 1.13 ha site to the north of the Common away from the main part of the village, and with a difficult point of access. This site is therefore heavily constrained by access issues and concerns over potential impact on the common.

Should further development be considered necessary in Swardeston a range of sites are likely to be suitable, at least in part, subject to the constraints noted above.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
GNLP0204	Mr	David	Harvey	Harvey and Co	Site off Bobbins Way	3.28	Residential development with associated open space
GNLP0367	Mr	David	Futter	David Futter Associates	Land off Chestnut Close	0.32	Residential development of 3 - 4 dwellings
GNLP0426	Mr	Paul	Clarke	Brown & Co.	Land at Main Road	6.86	Residential development of 173 dwellings with associated open space
GNLP0517	Mr	David	Futter	David Futter Associates	Land off The Common	0.59	Residential development of 3 - 4 dwellings
GNLP0551	Mrs	Catherine	Mapes		Land east of Intwood Lane	1.13	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Main Road			N/A		SWA 1 (South Norfolk Site Specific Allocations & Policies Document)		30
Bobbins Way			2014/1642		N/A		39
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.76. Tacolneston & Forncett End

Settlement Summary

The JCS identifies Tacolneston and Forncett End as a combined Service Village. The main concentration of development in Tacolneston is along Norwich Road and adjoins the built-up area of Forncett End to the south. The village developed as a predominantly linear settlement along Norwich Road with the addition of post war estate development in Forncett End.

The current allocation TAC1 for approximately 20 dwellings is located off a cul-de-sac called the Fields which is accessed from the main B1113 Norwich Road.

Five sites have been proposed near to the TAC1 allocation, GNLPO086, GNLPO089, GNLPO094 GNLPO602, and GNLPO1057. Subject to site specific constraints including surface water and access improvements, these sites could provide growth options.

GNLPO084 is a 7.10 ha to the east of the B1113 there is potential for allocating a major housing development here, subject to constraints, including the narrow access on Cheney’s Lane.

Site GNLPO1057 to the north west is located adjacent to the development boundary off Norwich Road. The site is close to listed buildings and the conservation area, which may require mitigation measure such as landscaping.

In conclusion, if Tacolneston and Forncett End are identified for housing development through the GNLPO, a range of broadly suitable sites have been submitted for consideration.

Two sites have also be proposed as Local Green Spaces, GNLPO545 and 0546, however such sites are not assessed through this process.

Site	Promoter Details	Site	Site	Development Description
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Reference	Title	First Name	Last Name	Organisation	Address	Area (ha)	
For details of sites GNLP0086, 0089, 0094, 0536 see Forncett							
GNLP0084	Mr	William	Easton		Horse Meadow south of Cheney's Lane	7.1	Residential development
GNLP0545	Mr	Mark	Holmes	Tacolneston Parish Council	Tacolneston Conservation area	19.68	The preservation of this area as local green space
GNLP0546	Mr	Beverley	Spratt	Tacolneston Parish Council	Tacolneston Manor House Area	6.86	The preservation of this area as local green space.
GNLP0602	Mr	William	Easton	F.H. Easton Ltd	Land off the Fields	0.55	Residential development for approx. 8-10 dwellings.
GNLP1057	Mr	Ian	Reilly	Lanpro	Land to the west of Norwich Road	4.0	Residential development -- 10 to 20 dwellings.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Land adj The Fields			n/a		TAC 1 (South Norfolk Site Specific Allocations & Policies Document)		20
GVA Greater Norwich Employment Land Assessment Sites							

Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.77. Tasburgh

Settlement Summary

The Joint Core Strategy classifies Tasburgh as a Service Village. The built up areas of the parish are divided into two parts, Tasburgh and Lower Tasburgh.

Three distinctly different sites have been promoted for future development.

GNLP0005 is a large 19 ha site on the eastern side of the A140. The sense of separation created by the A140 would in effect make this feel like a distinct place. Challenges of the site are the implications of a new access from the A140, significant landscape impact on the Tas Valley, and mitigating risk of surface water flooding on some parts of the site.

Although somewhat disconnected from the existing edge of Tasburgh, site GNLP0267 gives the option to extend the village northwards. The main constraints are related to its access. GNLP0267 appears to have no connection to Church Road, and so development would be reliant on a difficult to achieve new access from the A140.

Site GNLP0413 is between Tasburgh and Lower Tasburgh. With an area of 3.45 ha it represents the opportunity to substantially grow, in relative terms, the settlement along Grove Lane. If partially allocated could provide single plot depth development, if fully developed the site could provide housing and open space.

Should further development be considered necessary in Tasburgh, and subject to the constraints identified above, then there are likely to be suitable options for development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0005	Mrs	Rebecca	Pearce		Hill Farm, Norwich Road	19.52	Residential development of all or part of site, including renovation of grade II listed 17th Century farmhouse and conversion of outbuildings into residential use.
GNLP0267	Mr	Andrew	Landsell		Cedar Holdings, west of Norwich Road	1.85	Residential Development
GNLP0413	Mrs	Amber	Slater	Brown & Co.	Land east of Grove Lane	3.45	Residential development of fewer than 50 dwellings with access and open space
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Church Road			N/A		TAS 1 (South Norfolk Site Specific Allocations & Policies Document)		20
Low Road			2016/0495		N/A		6
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.78. Tharston and Hapton

Settlement Summary

All sites, except GNL0255 and GNL01051, are included in the Long Stratton settlement summary.

Tharston is classified as an Other Rural Community in the JCS, with very limited local services. GNL0255 and GNL01051 are isolated sites that are heavily constrained due to their separation from core services and facilities.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL0142	Mr	Martin	Howe	Peter Codling Architects	Land west of Chequers Road	1.74	Residential development
GNL0201	Mr	Robert	Hardesty		Land next to Tharston Industrial Estate, west of Chequers Lane	3.9	Mixed use: residential development and industrial use
GNL0255	Mr	Ben	McGuire		The Laurels, north of The Street	1.25	Residential development of approx. 8 dwellings
GNL0272	Mr	William	Easton		Land to the west of Tharston Industrial Estate	7.55	Employment use

GNLP0458	Mr	Edward	Plumb	Brown & Co.	Land to the west of Chequers Road	0.96	Residential development of approx. 20 dwellings with open space
GNLP0576	Mr	Luke	Todd		Blyth Green Park, Stratton Road	1.45	Residential development
GNLP1050	Mr	Nick	Moys	Brown & Co	Land at Cuidad Rodrego Farm, Forncett Road	7.5	Housing with associated access and open space, ranging from 35 to 100 homes.
GNLP1051	Mr	Nick	Moys	Brown & Co	Land at the Street	0.5	Residential development -- 5 to 10 properties.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Chequers Road			2014/0823		N/A		95
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
East, south-east and north-west LS			SN A17		Vacant		Allocation
Tharston Industrial Estate			SN E14		B2/B8/Sui Generis		Existing

5.79. Thurlton & Norton Subcourse

Settlement Summary							
<p>Policy 15 of the JCS classifies Thurlton with Newton Subcourse as a Service Village.</p> <p>Two sites have been put forward for consideration through the GNLP. GNLP0149 is a 0.5 ha site, to the south of Thurlton, with access by a narrow track to the Beccles Road. GNLP0309 is a 1.06 ha site on the southern side of the Loddon Road, giving the option for continued single plot depth development along the Loddon Road. Both sites appear suitable for development, subject to overcoming constraints. GNLP0149 needs to overcome the problem of a narrow, long access point. In respect to GNLP0309, a constraint is the possible adverse effect on rural views of the Grade I Church of St May to the west.</p> <p>If Thurlton with Newton Subcourse is identified as a location for further growth, subject to the constraints identified above, then there are likely to be suitable options to develop in part or fully one or both of the sites.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
For site GNLP0309 see Norton Subcourse							
GNLP0149	Mr	Vince	Douglas		Land adjacent to Holly Cottage, west of Beccles Road	0.51	Residential development of approx. 15 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address				Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017

Beccles road, west of College Road	2014/2222	THL 1 (South Norfolk Site Specific Allocations & Policies Document)	27
Rear of Norman Close	2016/2904	n/a	7
South of Holly Cottage	2016/2904	n/a	5
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.80. Thurton & Ashby St Mary

Settlement Summary

Under the Joint Core Strategy, Thurton (including part of Ashby St Mary parish) is identified as a Service Village.

Three sites have been submitted for consideration though the in Thurton. GNL0029 is a 1.56 ha site with its major challenge appearing to be that access would have to be from A146 at a point where there is currently a 40 MPH limit. GNL0470 is a 0.97 ha site that would most logically be accessed from the rather narrow Vale Road. GNL0472 is a 0.74 ha site that too would most logically be accessed from Vale Road. Other than highways improvements, the main other constraint is likely to be mitigating surface water flood risk. Each of these sites appear broadly suitable, at least in part; and, could be built out either individually or together. Therefore, should further development be deemed necessary in Thurton the three promoted sites give the opportunity for incremental growth of the Village.

A fourth site, within Ashby St Mary parish, is the 0.4 ha GNL0585, opposite Hall Farm Barn. Constraints include poor access to services in the village, poor access along Mill Common the impact on the townscape and the site’s change in levels.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
For site GNL0585 see Ashby St Mary							
GNL0029	Mr	Kenneth	Nockolds		Land north of Norwich Road	1.56	Residential development of approx. 45 dwellings with landscaping
GNL0470	Mr	Edward	Plumb	Brown & Co.	Land north of Vale Road	0.97	Residential development of up to 20 dwellings. Additional open space available within the remainder of the field to the east.

GNLP0472	Mr	Edward	Plumb	Brown & Co.	Land south of Vale Road, Thurton	0.74	Residential development of up to 10 dwellings. Additional open space available within the remainder of the field to the south.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.81. Tibenham

Settlement Summary							
<p>Tibenham is identified as an Other Village in the JCS; it has a pub, village hall and recreation area. The main constraints in the village are fluvial and surface water flood risk. Only one site has been proposed, however GNLP0365 is not in the main part of the village but adjacent to a farm at some distance from services. Although the site is not affected by flood risk, it is not well related to a settlement and is therefore significantly constrained for development.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0365	Mr	Keith	Day	Keith Day Architects	Land east of Cherry Tree Road	0.28	Residential development of up to 3 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.82. Tivetshall St Mary

Settlement Summary

Tivetshall St Mary is classified in the JCS as an Other Village. The settlement is the meeting point of two parishes (Tivetshall St Mary and Tivetshall St Margaret) and contains a primary school and village hall. There is also a pub outside the built-up part of the village. The main constraints in the village are surface water flooding and some listed buildings.

Three sites on the edge of the settlement boundary have been proposed for consideration through the plan, GNLP0317 is on Mill Road, and GNLP0318 which is adjacent to the larger site GNLP0319, both of which are on Pear Tree Farm. None of these are affected by surface water flood risk and no impact on listed buildings is anticipated. Of the three sites, the Pear Tree Farm sites would effectively be backland development, although the scale is broadly appropriate and neither site can be ruled out.

Should Tivetshall be identified for development, the sites submitted provide growth options. Development of GNLP0317 could widen a very narrow point in Mill Road, and this is the site best related to the existing settlement form.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0317	Mr	David	Fryatt		Land south of Mill Road	0.13	Residential development of 5 dwellings
GNLP0318	Mr	David	Fryatt		Pear Tree Farm, west of The Street	0.6	Residential development of 10 dwellings
GNLP0319	Mr	David	Fryatt		Pear Tree Farm, The Street	1.13	Residential development for approx. 25 dwellings
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.83. Toft Monks

Settlement Summary

The JCS identifies Toft Monks as an Other Village; there is a pub and garage within the village and a primary school outside the village. The village roads are narrow, forming the main constraint to development.

Two sites have been submitted adjacent to the settlement boundaries; GNLP0518 wraps around existing development on Beccles Road. At over 5ha, if developed in its entirety it would be large scale in comparison with the existing village, but is unlikely to be large enough to provide and support additional services. GNLP1031 (0.9ha) is adjacent to a group TPO. There are some areas of both sites at risk of surface water flooding, but these could be avoided.

To summarise, if Toft Monks is identified for development, GNLP1031 or a reduced GNLP0518 could be suitable for frontage development subject to Highway Authority approval.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0518	Mr	Ben	Willis	Wingfield Planning Consultancy Ltd	Land south of Post Office Rd and east of Beccles Rd	5.17	Mixed use including residential development
GNLP1031	Mr	Malcolm	Dixon	MDPC Ltd	Land South Side of Bulls Green	0.8	Residential development of an unspecified amount.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017

n/a			
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.84. Trowse

Settlement Summary							
The majority of the only site submitted in Trowse parish, site GNLP0360 (The Deal Ground and May Gurney sites), is in Norwich – see the Norwich settlement summary.							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
N/A							
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address		Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017	
White Horse Lane		2016/0803, 2016/0805, 2014/0981		TROW 1 (South Norfolk Site Specific Allocations & Policies Document)		173	
Former May Gurney Site, Bracondale & Carrow Yacht Club –See also Deal Ground/Utilities under Norwich		2011/0152		n/a (remainder of the site allocated in the Norwich Local Plan)		90	
GVA Greater Norwich Employment Land Assessment Sites							
Address		GVA Reference		Dominant Use Class		Existing or Allocation?	
N/A							

5.85. Wicklewood

Settlement Summary

The JCS identifies Wicklewood as a Service Village. There is some local employment and the village has a primary school, village hall and pub. The main constraints in Wicklewood are the risk of surface water flooding, the presence of some listed buildings including Wicklewood Mill, narrow village roads and the landscape impacts of the prominent location of the village on the slopes of the river valley.

Five sites have been promoted through the GNLP. Of these, GNLP0232 is the best related to the existing built form, being opposite existing housing along Low Street. However, the bulk of the site is behind existing housing and one of the recent allocations along High Street, and would be backland development. Therefore only the northern strip of this site may be appropriate, excluding the part at risk of surface water flooding.

GNLP0535 is well related to the existing settlement but would be backland development. It shares a narrow access with the mushroom farm and which is a constraint. GNLP0577 is almost adjacent to the school but is less well related to the settlement pattern, being on the opposite side of the road to the main village. At 7.3ha, even with mitigation for surface water flooding it could potentially contribute to expansion of Wicklewood if major development was planned. However, the site provides open views across the plateau farmland and subdividing it to provide a small amount of housing would affect the setting of the village; this site may not be suitable if low levels of housing are sought here. GNLP0249 and GNLP1036 are adjacent to small outliers of development. The former forms the setting of a listed building, the latter is only accessible via a narrow, unmade track, and both are separate from the main village and its services so are significantly constrained.

To conclude, if Wicklewood is identified for growth, a choice of sites is available. The northern part of GNLP0232 appears to be the least constrained site to provide for small scale development.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			

GNLP0232	Mrs	Rachel	Pye	TW Gaze	Land to the south of Low Street	2.84	Residential development for an undetermined number of dwellings.
GNLP0249	Mr	Mark	Thompson	Small Fish	Land adjacent to former workhouse / hospital, Green Lane	0.41	Residential development
GNLP0535	Mr	James	Garnham	K Garnham Design	Land to the south of Church Lane	2.05	Residential development of approx. 18 dwellings
GNLP0577	Mr	Anthony	Cook		Land to the south of Wicklewood Primary School	7.28	Residential development of 22 dwellings on the east side of the field and open space and sports field to the west
GNLP1036	Mr	John	Spratling		Windfalls, Milestone Lane	0.5	Residential development -- 6 properties

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
High Street	2014/2337	WIC 2 (South Norfolk Site Specific Allocations & Policies Document)	14
High Oak Works	2011/0664	n/a	4
Hackford Road	n/a	WIC 1	6

		(South Norfolk Site Specific Allocations & Policies Document)	
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
The Green	SN E21	B8/Sui Generis	Existing

5.86. Winfarthing

Settlement Summary							
<p>Winfarthing is classified as an Other Village in the JCS, containing a school, pub and village hall. Its main constraints consist of surface water flooding, narrow roads and a conservation area containing several listed buildings.</p> <p>Only one site has been put forward: GNLP0556. While the site is on the edge of the existing built up area, a large proportion of it is at risk of surface water flooding, including Short Green/Wash Road along the site's frontage. Therefore, access and site layout could be challenging, presenting constraints for development.</p>							
Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0556	Mr	Eric	Cole	G F Cole & Son Ltd	Land between Chapel Close and Short Green	1.57	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
n/a							
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.87. Woodton

Settlement Summary

Woodton is classified in the JCS as a Service Village. The village has a primary school, post office and shop and a village hall. The main constraints are surface water flood risk, a CWS to the south, and constricted road/footpath capacity. The nucleated nature of the existing settlement pattern has been expanded by the recent housing allocation for 20 dwellings (which has an application pending for 21 dwellings).

Seven sites have been submitted for consideration for residential development through the GNLP, ranging from 0.4ha to 6.9ha, with sites GNLP0150 and GNLP0231 including open space in their proposals.

Of these, GNLP0262, GNLP0268 and GNLP0278 are slightly removed from the existing built form of the settlement, but are well related to the school. GNLP0278 takes access from Church Road and would produce a more cohesive development if only the northern half was developed, and both this and GNLP0262 contain areas at risk of surface water flooding, which would reduce the developable areas.

GNLP0231 is adjacent to the recent allocation off The Street, but offers an access from Tensing Street/Suckling Place. Although it is fairly well related to the village form, it contains slurry beds, areas at risk of surface water flooding, and appears to contain mature trees, potentially making only a small part of it suitable for development.

GNLP0452, at nearly 7ha, would provide development of a scale which would have a significant impact on the village services and road network. The site could provide frontage development along The Street which would be adjacent to existing housing, but approximately half of this roadside area is at risk of surface water flooding, reducing the developable area. GNLP0150 and GNLP1009 also contain areas at risk of surface water flooding, and are opposite Fox Burrows CWS. Avoiding these constraints, part of the former and most of the latter could be suitable for frontage development along Chapel Hill and Hempnall Road.

To conclude, if Woodton is identified for growth, each of the seven sites have some potential for development, allowing for a range of development options in principle. However, to provide cohesive development and avoid the major constraints, the net developable area on GNLP0150, GNLP0231, GNLP0262, GNLP0268, GNLP0278 and GNLP0452 would need to be significantly reduced.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0150	Mr	John	Long (Woodton)	Bidwells	Land to the east of Chapel Hill & south of Hempnall Road	3.57	Mixed use including: residential development of up to 20 dwellings (northern part of site); with associated open space, planting and infrastructure including potentially community facilities
GNLP0231	Mrs	Renata	Garfoot	South Norfolk Council	Land north of Suckling Place	2.78	Residential Development of approx. 60 dwellings, public open space, landscaping and associated infrastructure
GNLP0262	Mrs	Rebecca	Mayhew		Land north of Church Road	0.99	Residential development
GNLP0268	Mrs	Rebecca	Mayhew		Land north of Church Road	0.45	Residential development
GNLP0278	Mrs	Rebecca	Mayhew		Land south of Church Road	2.13	Residential development
GNLP0452	Mr	Russell	De Beer	Strutt and Parker	Land south-east of The Street	6.91	Residential development of up to 30 dwellings for phase 1

GNLP1009	Mr	Michael	Sadd		Land at the junction of Chapel Road and Sunnyside	0.42	Residential development of an unspecified amount.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Rear of Georges House, The Street			n/a		WOO 1 (South Norfolk Site Specific Allocations & Policies Document)		20
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.88. Wortwell

Settlement Summary

Wortwell is classified as a Service Village in the JCS. The main part of the village is along High Road, with a second part along Low Road. Just to the north the A143 bypasses the village.

Three sites have been put forward for consideration through the GNLP. GNLP0047 is a 0.47 ha linear site along High Road. GNLP0056 is a 0.74 ha site to the rear of the Bell Inn Public House that stretches along Low Road. GNLP0057 is a 0.59 ha site that offers the opportunity to continue the Sandcroft Way cul-de-sac. GNLP0047 has the advantage of fronting High Road but is likely to be partly constrained by surface water flood risk and a Tree Preservation Order at its western corner, potentially limiting the site area available for development. Sites GNLP0056 and GNLP0057 have some limited constraints, and access appears possible onto Low Road and Sandcroft Way respectively.

Should further development be considered necessary in Wortwell, then there are likely to be suitable site options available, though improvements to the local road network may be required.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0047	Mr	Mark	Philpot	One Planning	Land at High Road	0.47	Residential development
GNLP0056	Mr	Mark	Philpot	One Planning	Land at Bell Meadow, Low Road	0.74	Residential development
GNLP0057	Mr	Mark	Philpot	One Planning	Land south of Sandcroft Way	0.59	Residential development
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
The Bell Field, junction of Low Road & High Road	n/a	WOR 1 (South Norfolk Site Specific Allocations & Policies Document)	5
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
N/A			

5.89. Wreningham

A small part of site GNL1055 lies within Wreningham parish. This site is covered under Bracon Ash.

Settlement Summary

Wreningham is classified as a Service Village in the JCS. It has a primary school, playing field and village hall in the centre of the village, with a pub at the edge of the village on the Norwich Road.

A current allocation for approximately 10 dwellings (WREN1) lies to the north of Church Road and west of the existing housing on Hethel Road which is under development.

Three relatively small sites on the edge of the existing built up area have been promoted through the GNL1. There is a site west of the church (GNL1 0093), a site along Hethel Road (GNL10431), and a third site to the west along the Wymondham Road (GNL10187). Each of the promoted sites has some constraints. In the case of site GNL10093 the constraints, particularly in relation to heritage, would be difficult to address.

Therefore, should further development be considered necessary in Wreningham, two promoted sites (GNL10187 and 0431) appear to provide the opportunity for incremental growth of the village if site specific constraints can be addressed and mitigated.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNL10093	Mr & Mrs	Will and Rachel	Lockwood		Field 2484, west of All Saints Church, at the junction of Hethel Road & Church Road	0.53	Residential (self-build) homes with associated allotment area, community orchard and open space, and enlarged and enhanced bio-diversity areas

GNLP0187	Mr	Ian	Malton	CAM Architects (Norwich) Ltd.	Land adjacent to Rosko, north of Wymondham Road	2.04	Residential development
GNLP0431	Mr	Julian	Wells	FW Properties	Land south of Hethel Road	0.92	Residential development of up to 10 dwellings
GNLP1055	Miss	Hannah	Smith	Lanpro	West of Hethel, Stanfield Hall Estate, Stanfield Road	364	New high tech employment uses together with residential and community facilities in the form of a new Garden Village. (See Bracon Ash)
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017
Adj Builder's yard, Church Road			2015/2449		WREN 1		10
GVA Greater Norwich Employment Land Assessment Sites							
Address			GVA Reference		Dominant Use Class		Existing or Allocation?
N/A							

5.90. Wymondham

Settlement Summary

Wymondham is classified as a Main Town in the JCS, with a good range of services including 2 GP surgeries, several supermarkets, a wide range of shops, two high schools, employment and good access onto the A11 and by rail.

Significant growth is already planned for Wymondham, which has raised questions over high school capacity/provision. A strategic gap has, in successive local plans, aimed to prevent coalescence with Hethersett to the east. A car/pedestrian underpass is a bottleneck for residents living south of the railway line to access services to the north; this is being addressed as a condition of a recent permission, but the eventual capacity of the upgrade could remain a constraint. There is a historic core, close to Wymondham Abbey, a Grade I listed building to the south-west of the town centre, the setting of which needs consideration. The River Tiffey runs through the town from north-west to south-east, which is considered sensitive both in landscape and ecological terms, and there are numerous County Wildlife Sites (CWSs) around the town. Significant new growth in Wymondham would likely have to address infrastructure issues, particularly in relation to high school and highways capacity, and may require reconsideration of previous policy approaches.

Fourteen sites have been submitted in and around Wymondham town, one of which (GNLP0285) is for a sports facility. All sites (except GNLP0116) have *some* access to existing services, and several sites (including GNLP0006, GNLP0320, GNLP0354, GNLP0402, GNLP0515 and GNLP0525) are large enough to provide schools, convenience shopping, or transport improvements. GNLP0200, GNLP0320, GNLP0402, GNLP0403 and parts of GNLP0515 are less well related to services, with some of these beyond the A11. Of those sites which are best related to existing services: the town-side of GNLP0354 is likely to affect the setting of the Abbey and other heritage assets; GNLP0032, GNLP0355 and GNLP0515 would need to use the railway underpass (which is due to be upgraded as a condition of a previous permission) to access the town's services, which could form a highway capacity constraint. GNLP0507 is an existing employment commitment proposed for mixed commercial and residential use, which would require a change to recently adopted policy. GNLP0227 is a small site at Sutton, separated from most of Wymondham's services.

The least constrained sites currently appear to be: to the north, GNL0525, a very large (195ha) site containing several sub-sites and existing commitments; it would need to be considered strategically with provision of infrastructure forming a crucial element of any allocation. Smaller parts of it (e.g. to the south of Norwich Common) could be suitable for non-strategic scale growth. To the south, GNL0355 (1.3ha) which is contiguous with the recent allocation in south Wymondham, could be suitable; assuming the railway underpass upgrade provides enough capacity, GNL0032 (5.5ha) and western parts of GNL0515 (113ha in total, with 31ha east of the A11) could be suitable for strategic-scale growth only with provision of appropriate services/infrastructure.

To conclude, subject to the growth plans for Wymondham, the sites proposed offer the potential for significant growth, with the necessary inclusion of supporting services and infrastructure provided alongside housing within GNL0006, GNL0032, GNL0320, most of GNL0515, GNL0525. However, without provision of infrastructure such as relief roads and high school provision, Wymondham is likely to be able to accommodate fewer dwellings potentially on the smaller sites such as GNL0092/ part of GNL0525, GNL0032 and GNL0355.

Sites in Spooner Row are considered separately above. The new settlement scale proposal (GNL0115 - West of Hethel, Stanfield Hall Estate, Stanfield Road) crosses parish boundaries and is covered under Bracon Ash in this document.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
See also Spooner Row and Bracon Ash							
GNL0006	Mrs	Rebecca	Rejzek	Bidwells	Land to the north of Tuttle Lane East	53.68	Residential development with associated public open space, community uses, infrastructure and a primary school
GNL0032	Mr	Guy	Mitchell		Land to the west of Silfield Road	6.17	Residential development

GNLP0092	Mr & Mrs	William and Shirley	Foreman		Land south of B1172 Norwich Common	0.33	Residential development
GNLP0116	Mr	Tim	Mills		Land north and south of Stanfield Road	2.99	Employment uses within B1, B2, B8 and any complementary sui generis uses i.e. offices, workshops, warehousing / distribution with associated parking (planning permission 2010/2232/O)
GNLP0200	Mrs	Norma	Hammond		Silfield pitch & putt, The Street	5.97	Residential development
GNLP0227	Mrs	Renata	Garfoot	South Norfolk Council	Land at Eleven Mile Lane	0.68	Residential Development of approx. 18 dwellings, public open space, landscaping and associated infrastructure
GNLP0285	Mr	Mark	Nolan	Chaplin 320 Farrant LLP	Land north of Carpenters Barn, off Melton Road	15.38	Recreational use: 1400 sq m clubhouse / community building, 4 full-size playing pitches (1 artificial), cricket pitch, 8 youth & training pitches, 200 car parking spaces and floodlighting
GNLP0320	Mr	Will	Wright	Savills	Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	36.9	Residential-led development of approx. 500 dwellings.

GNLP0354	Mr	Paul	White	Atkins Ltd.	Land at Johnson's Farm	75.95	Residential development of approx. 400 dwellings, with associated access and open space.
GNLP0355	Mr	Graham	Bloomfield	Pigeon Investment Management Ltd	Land at Rightup Lane, Silfield	1.34	Residential development adjacent to current allocations
GNLP0402	Mrs	Sarah	Hornbrook	Ingleton Wood LLP	Land to the north-east of Silfield Road, and south of the A11	26.87	Residential development of up to 800 dwellings and associated land uses e.g. infrastructure, community use, open space
GNLP0403	Mrs	Sarah	Hornbrook	Ingleton Wood LLP	Land to the south-west of Silfield Road, and south of the A11	13.3	Residential development of up to 400 dwellings and associated land uses e.g. infrastructure, community use, open space.
GNLP0507	Mr	Andrew	Gale	Iceni Projects Ltd	Land north and south of Browick Road	21.85	Mixed use commercial and residential development
GNLP0515	Mr	Stuart	Lyell	Pelham (South Wymondham) Limited	Land at south Wymondham - north and south of the A11 and west of Park Lane	132.22	Residential-led development of approx. 1,500 dwellings, supporting and community uses, open space, landscaping associate infrastructure

GMLP0525	Mr	Andrew	Wilford	Barton Willmore	North East Wymondham	194.88	Mixed use development including up to 1600 dwellings, primary and secondary education facilities, employment provision, rugby, club, local centre, open space, including town/county park allotments, formal sports provision
GMLP1055	Miss	Hannah	Smith	Lanpro	West of Hethel, Stanfield Hall Estate, Stanfield Road	364	New high tech employment uses together with residential and community facilities in the form of a new Garden Village.

Housing Commitment Sites (At 1 April 2017, 5 or more units only)

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
South Wymondham, Silfield Road & Rightup Lane	2011/0505, 2012/0371 + various reserved matters applications	WYM 3 (Wymondham Area Action Plan)	1,206
Wymomdham Rugby Club, Tuttlles Lane & land west of Elm Farm	2014/0799	n/a	390
Between London Road & Suton Lane	2014/2495	n/a	375
Carpenter's Barn	2012/0839 + reserved matters	n/a	264
Norwich Road/Spinks Lane	2014/2042	n/a	206
Sale Ground, Cemetery Lane	n/a	WYM2 (Wymondham Area Action Plan)	64

Between Burdock Close & Blackthorn Road	2014/0618	n/a	15
Friarscroft Lane	n/a	WYM 1 (Wymondham Area Action Plan)	20
Bakers Mill, Rightup Lane	2016/2286	n/a	14
93 Slifield Road	2015/1125	n/a	7
South east of 9 Spinks Lane	2015/1936	n/a	5
GVA Greater Norwich Employment Land Assessment Sites			
Address	GVA Reference	Dominant Use Class	Existing or Allocation?
Browick Road, Wymondham	SN A22	Vacant	Allocation
Browick Road, Wymondham	SN A23	Vacant	Allocation
Adjacent Chestnut Drive Bus. Park	SN A24	B1/B2/Sui Generis	Allocation
Elm Farm Business Park	SN A25	Sui Generis	Allocation
Gateway 11	SN E2	B2/B8/Sui Generis	Existing
Bridge Industrial Estate	SN E3	B2/B8/Sui Generis	Existing
Ivy Green Villa	SN E4	B1/B2/Sui Generis	Existing

Greater Norwich Local Plan – Regulation 18 Consultation

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