

COSTESSEY








Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater. Costessey includes a number of distinct areas. The valley of the River Tud divides Old Costessey and Queens Hills from New Costessey, helping maintain the separate identities of these settlements. Old Costessey has a strong historic character with Conservation Areas covering key areas and features. Narrow streets and historic buildings edging the road limit the potential to accommodate extra traffic.

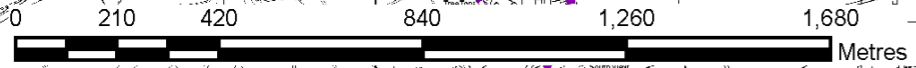
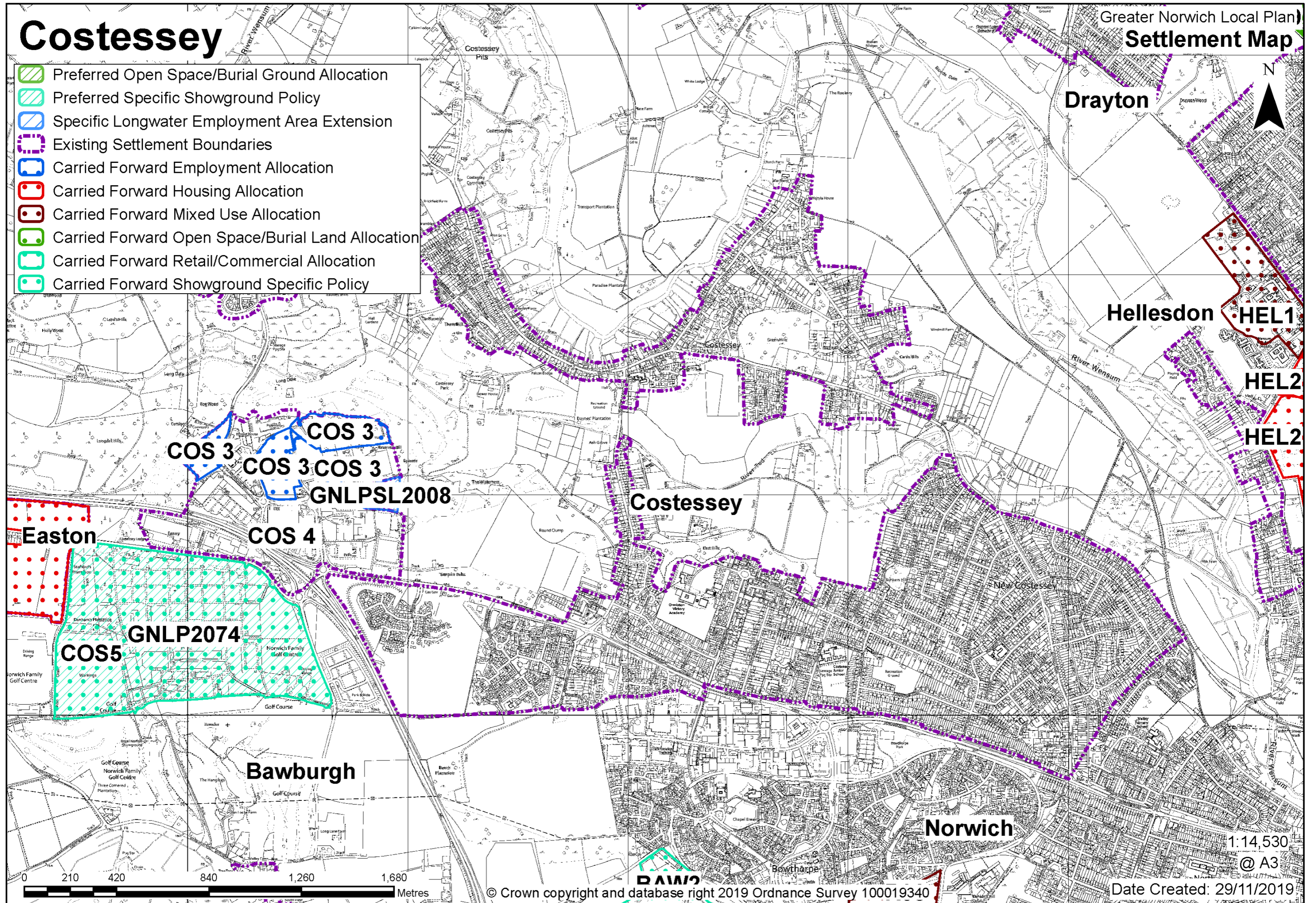
To the north the River Wensum is a designated Special Area of Conservation (SAC) and contains a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites (CWS). Areas of tree belt characterise the landscape and notable parcels of woodland within the settlement limits are protected as Important Spaces through Development Management policies. Continued suburbanisation is a potential threat to the character of these valleys. There is a wide range of local services within the parish, including three primary schools and a secondary school. Public transport, via the Dereham Road, means a 25-50 minute journey time into Norwich City Centre.

There are no sites identified as a preferred option in Costessey; however there are a two contingency sites being considered for 1000 new homes. There are no carried forward allocations but a total of 520 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Costessey of 520 to 1,520 homes between 2018 – 2038.

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

Costessey

-  Preferred Open Space/Burial Ground Allocation
-  Preferred Specific Showground Policy
-  Specific Longwater Employment Area Extension
-  Existing Settlement Boundaries
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Open Space/Burial Land Allocation
-  Carried Forward Retail/Commercial Allocation
-  Carried Forward Showground Specific Policy



No new allocations are proposed

Notes

There has been, and continues to be, a significant amount of growth in Costessey. In addition, due to their proximity to one another, Costessey and Easton share several key facilities and services and Easton also has a major undeveloped housing commitment and identified uplift, totalling more than 1,000 dwellings. The existing committed growth along with the environmental constraints noted above means that no new allocations are proposed.

Existing allocations to be carried forward

POLICY COS 3/ GNLPSL2008 Longwater Employment Area, Costessey (approx. 15.4 ha) is allocated for Employment uses.

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

Uses

- Principally for Class B1, B2 and B8 employment uses.
- Other employment uses that are not identified as main town centre uses in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

Transport

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

Constraints

- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Protection of Long Dale County Wildlife Site to the north of Employment Area.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources and is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

Notes

COS 3: The site was allocated in 2015 as part of the current local plan and employment uses in this location remain appropriate. The site is re-allocated with additional land promoted as GNLPSL2008 and with up-to-date policy wording.

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

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

1. Six months marketing for the permitted and similar uses, using an appropriate agent; and
2. Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable on the advice of an independent assessor; or
3. It can be demonstrated that the area is already adequately served for the type of use to be lost.

Where this has been demonstrated, sites within Costessey, Longwater Development Boundary, will be considered positively for Class B1, B2 and B8 employment uses or other employment uses ancillary and complementary to the strategic employment function of the area where they are not defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

Notes

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

COSTESSEY

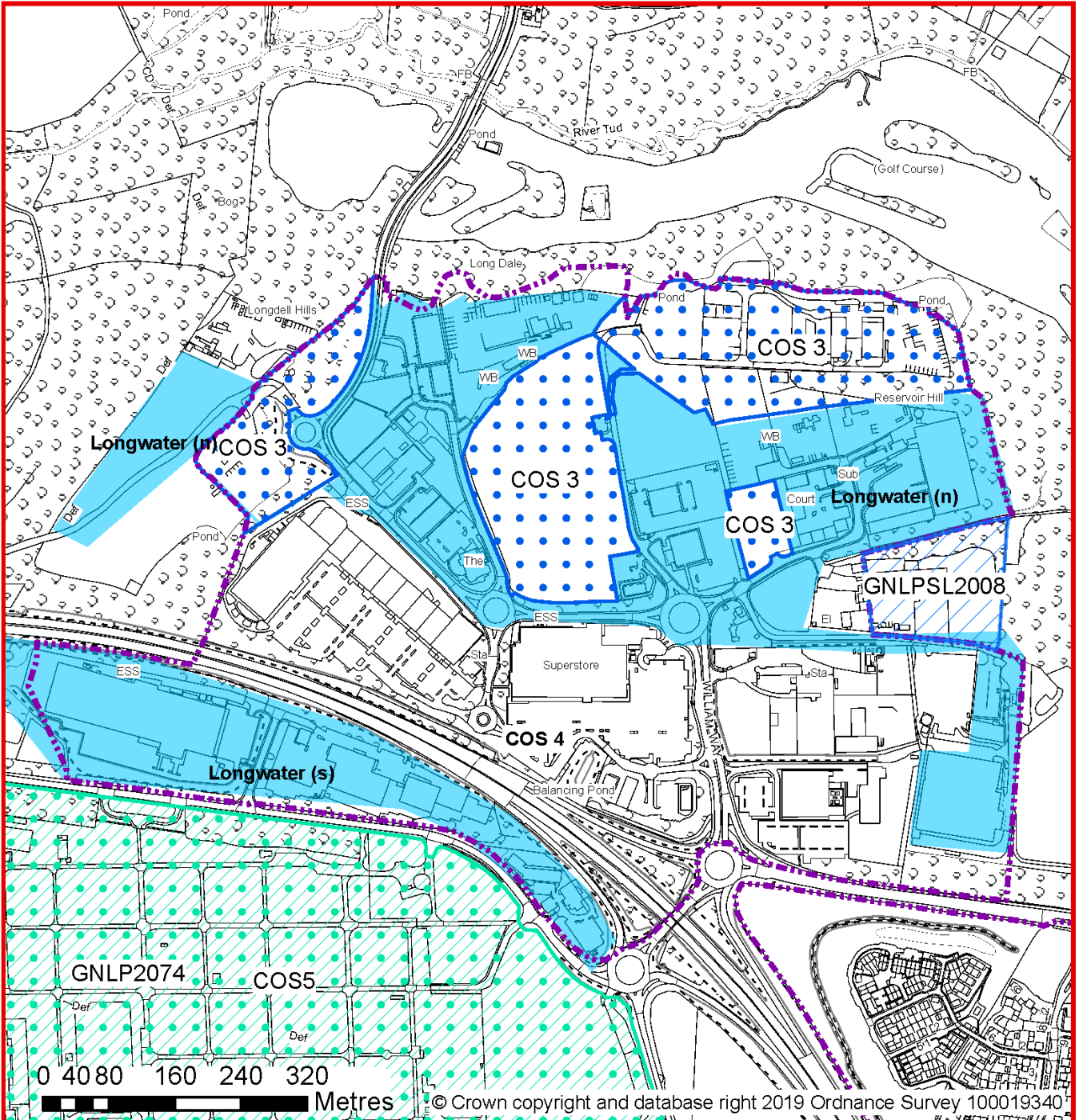
Greater Norwich Local Plan
Carried Forward Allocation







Site Reference COS4
 Location Costessey Settlement Boundary Redevelopment of
 Allocation existing uses within the Costessey Longwater
 Settlement Boundary
 Area 66.31 ha

(Also shown as commitments
on other maps)

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 @ A4

Date: 29/11/2019



- | | | | |
|---|--|---|--|
|  | Preferred Specific Showground Policy |  | Carried forward Showground Specific Policy |
|  | Specific Longwater Employment Area Extension |  | Existing Settlement Boundary |
|  | Carried forward Employment Allocation |  | Strategic Employment Site |

POLICY COS 5 / GNLP2074 Royal Norfolk Showground, Costessey

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

- The open character of the site is retained, including the impact of ancillary uses such as car parking.
- Any new buildings and extensions are required to support the main functions of the Showground.
- Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a. any noise or vibration likely to be generated, including from motorised sports or flying; and,
 - b. any light which could have an impact beyond the site itself.
- Highways and transport improvements are agreed with Norfolk County Council and, where appropriate, the Highways Agency, including:
 - a) improvements to the A47 Longwater and Easton junctions to ensure that highway capacity does not become a constraint on planned development;
 - b) pedestrian and cycling improvements across the A47 to link with the Longwater retail and employment areas; and,
 - c) public transport enhancements in accordance with the latest version of the Transport for Norwich implementation plan.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.

Notes

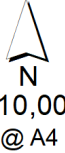
COS 5 / GNLP2074: This site is preferred for allocation, minus the small area of land to the east of Long Lane. It is proposed to revise the COS5 allocation from the existing South Norfolk Local Plan to remove the family golf centre and site GNLP2074 is preferred on the same boundary as the revised COS5 allocation. The policy wording has also been revised to take account of updated wording suggested by the site promoter.

COSTESSEY

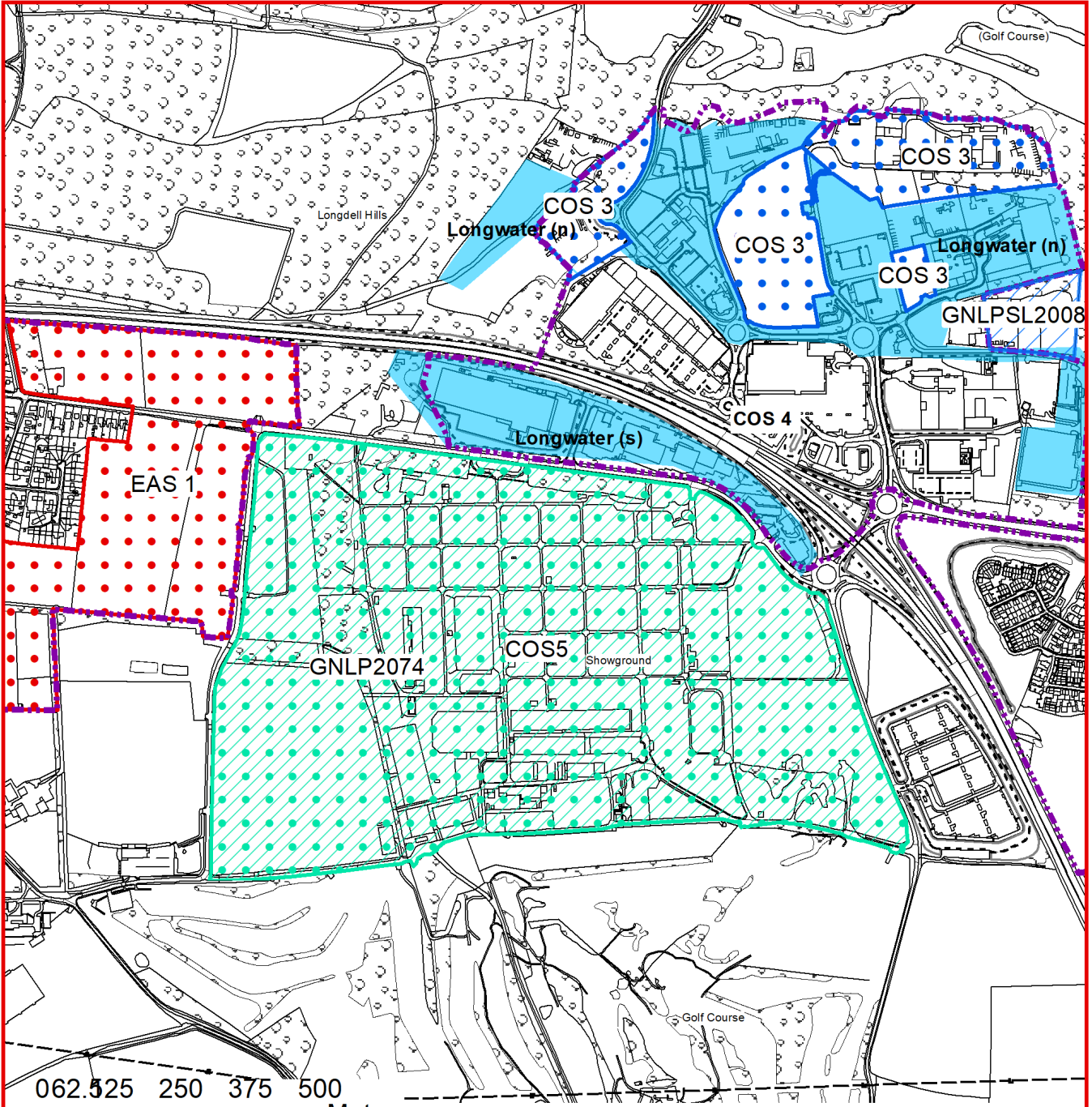
Greater Norwich Local Plan Carried Forward Allocation

Site Reference COS 5 / GNLP2074
 Location Royal Norfolk Showground
 Allocation Applications for leisure, tourism, recreation arts and exhibitions will be considered positively.)
 Area 76.96 ha

(Also shown as commitments on other maps)



Date: 05/12/2019



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|--|--|--|--|
| | Preferred Specific Showground Policy | | Carried forward Showground Specific Policy |
| | Specific Longwater Employment Area Extension | | Existing Settlement Boundary |
| | Carried forward Employment Allocation | | Strategic Employment Site |
| | Carried forward Housing Allocation | | |

Reasonable Alternatives

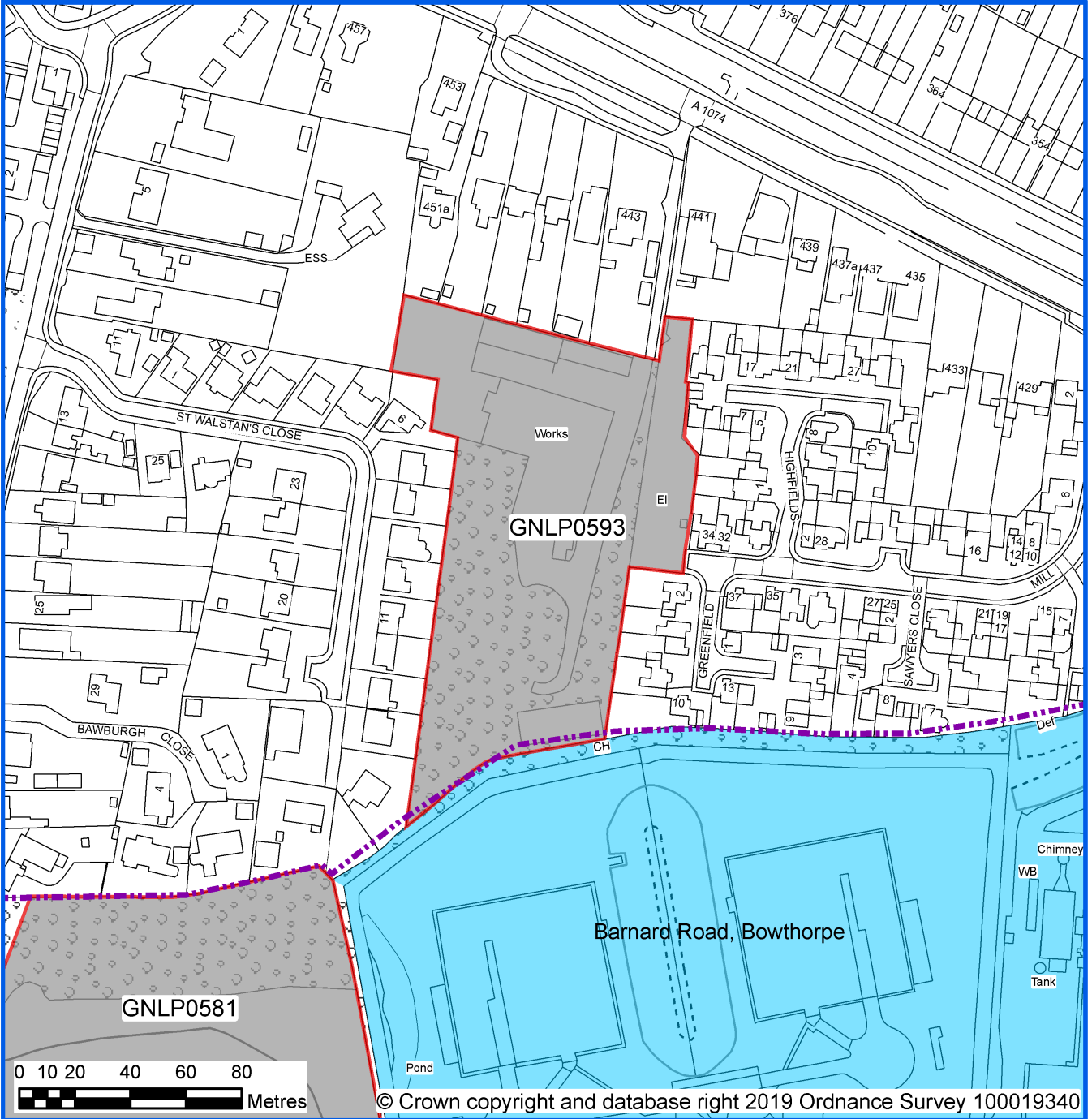
| Address | Site Reference | Area (ha) | Promoted for | Reason for not allocating |
|---|----------------|-----------|--|--|
| Costessey | | | | |
| Roundwell Works Site | GNLP0593 | 1.27 | Approx. 55 dwellings | This site is considered to be a reasonable alternative if further housing is needed in the urban area. It is a brownfield site located within the existing settlement limit which has previously been allocated in South Norfolk local plans. Development would be subject to the loss of employment land, tree and access considerations. Vehicular access to Dereham Road may be difficult but alternative access via Millcroft Close could be explored. |
| Land off Bawburgh Lane and New Road (Partly in Bawburgh Parish but better related to Costessey) | GNLP0581 | 49.65 | Residential (unspecified number) with associated amenity land, woodland and green area | This site is considered to be a reasonable alternative if further housing is needed in the urban area. It is included as a contingency site in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites. There are issues regarding access and the site's location in the Norwich Southern Bypass Protection Zone and designated river valley. The site is not currently preferred for allocation as limited evidence has been submitted regarding its deliverability. Availability of third-party land to deliver both proposed accesses has to be confirmed. Access to Long Lane for all traffic would not be appropriate. |
| North of New Road, east of A47 (in Bawburgh Parish but better related to Costessey) | GNLP2043 | 11.70 | 150-200 dwellings | This site is considered to be a reasonable alternative if further housing is needed in the urban area, but it would need to be developed in conjunction with GNLP0581 to be acceptable. It is included as a contingency site (along with GNLP0581) in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites. The site is not preferred for allocation for the same reasons as GNLP0581 above. |

COSTESSEY

Site Reference GNL0593
 Location Roundwell Works Site
 Allocation Residential Development
 Area 1.27 ha

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Date Created: 01/11/2019



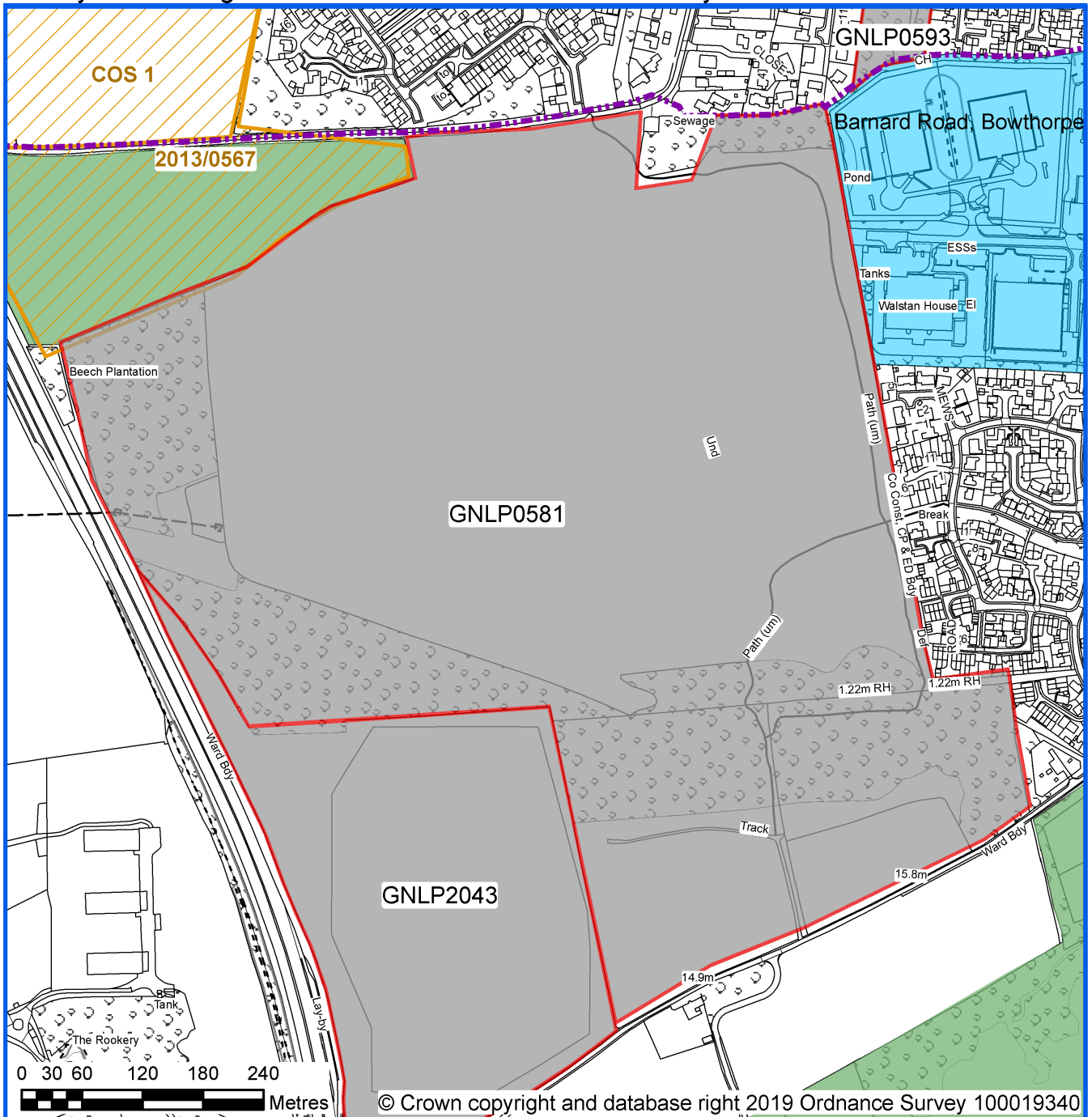
- Reasonable Alternative
- Existing Settlement Boundaries
- Strategic Employment Sites

COSTESSEY

Site Reference GNLP0581
 Location Land off Bawburgh Lane and New Road
 Allocation Residential Development (Contingency Site)
 Area 49.65 ha
 Partly in Bawburgh Parish but better related to Costessey

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 1:5,500
 @ A4

Date Created: 01/11/2019



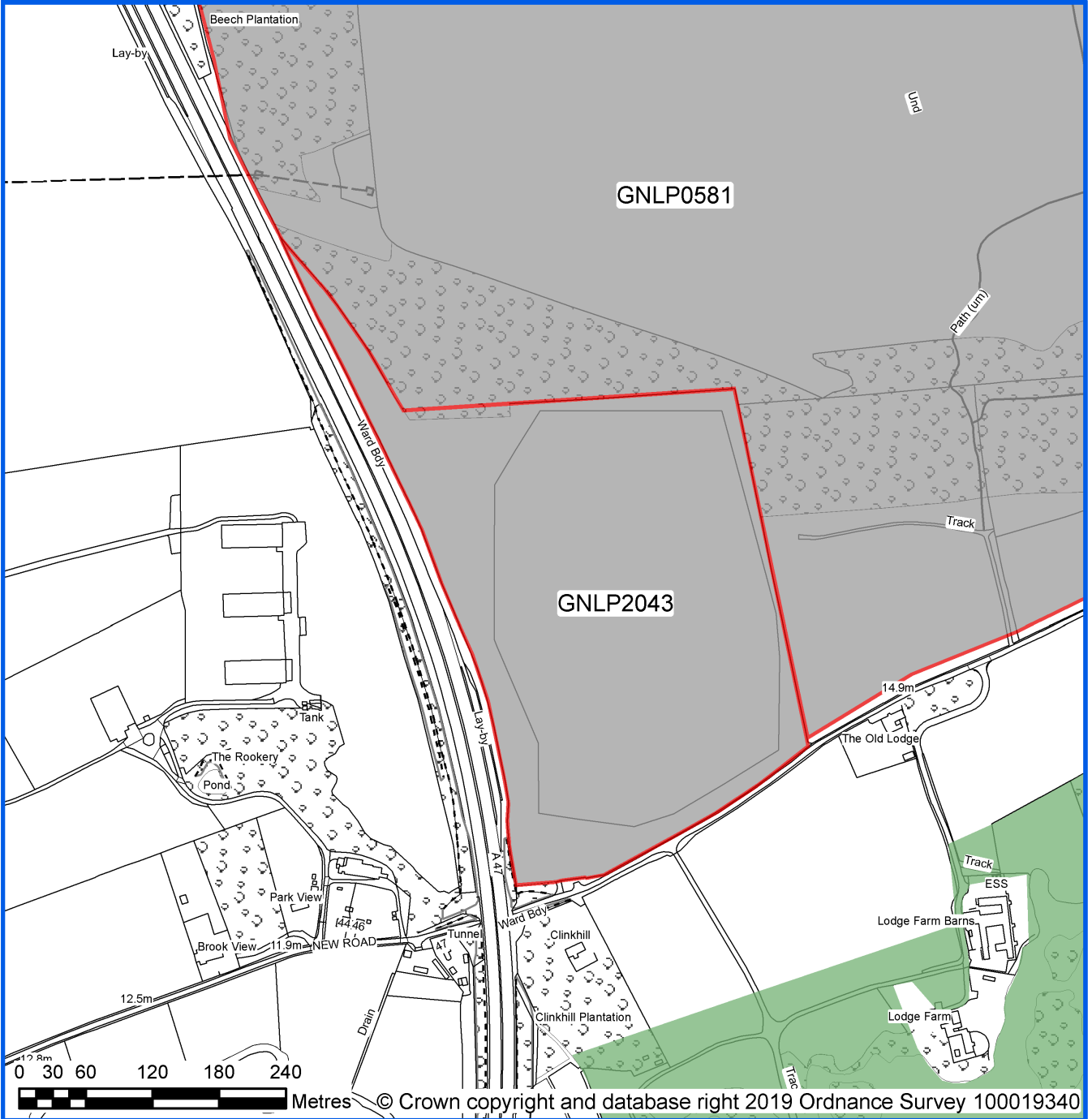
- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Green Infrastructure and Open Space Commitments
- Strategic Employment Sites




COSTESSEY (BAWBURGH)

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL2043
 Location North of New Road, east of A47
 Allocation Residential Development (Contingency Site)
 Area 11.70 ha
 In Bawburgh parish but better related to Costessey


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 Date Created: 01/11/2019

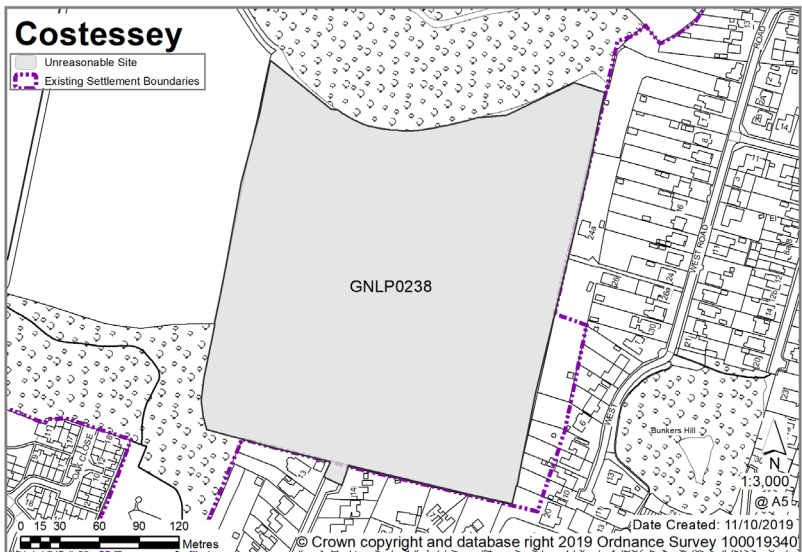
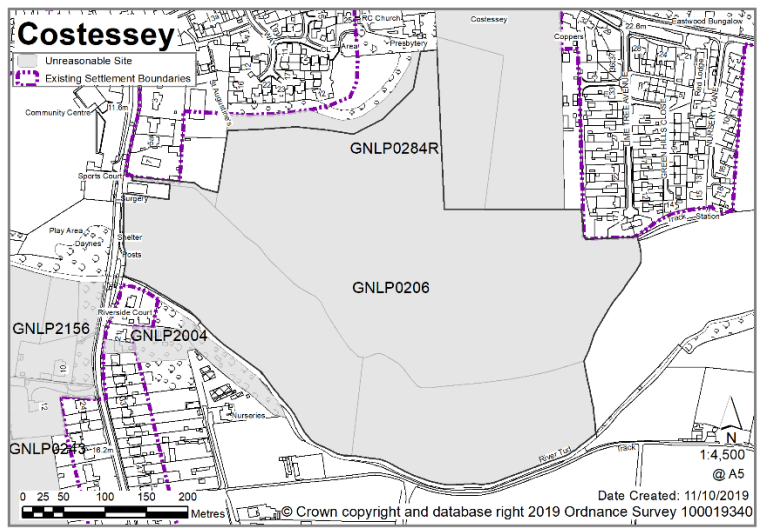


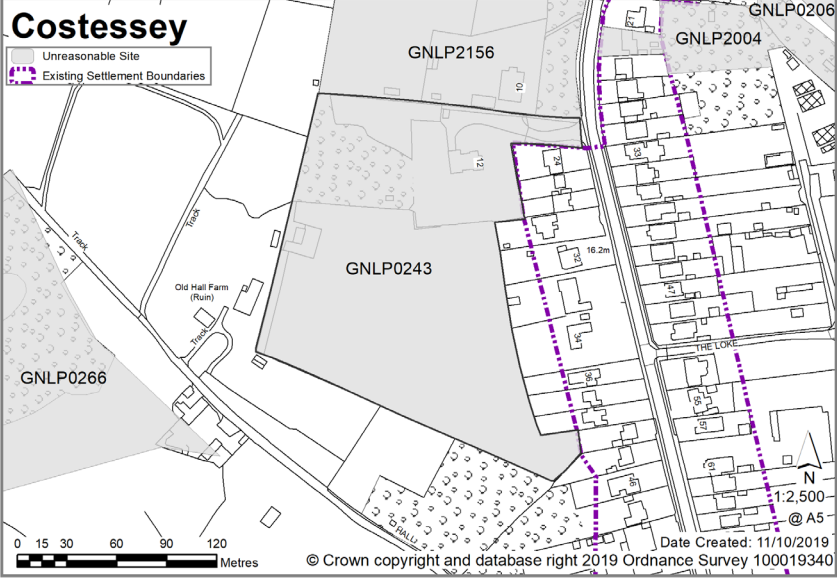
-  Reasonable Alternative
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments

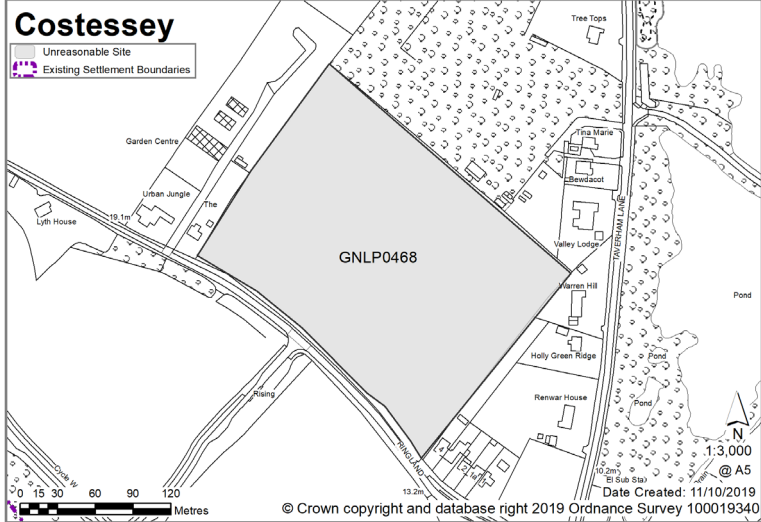
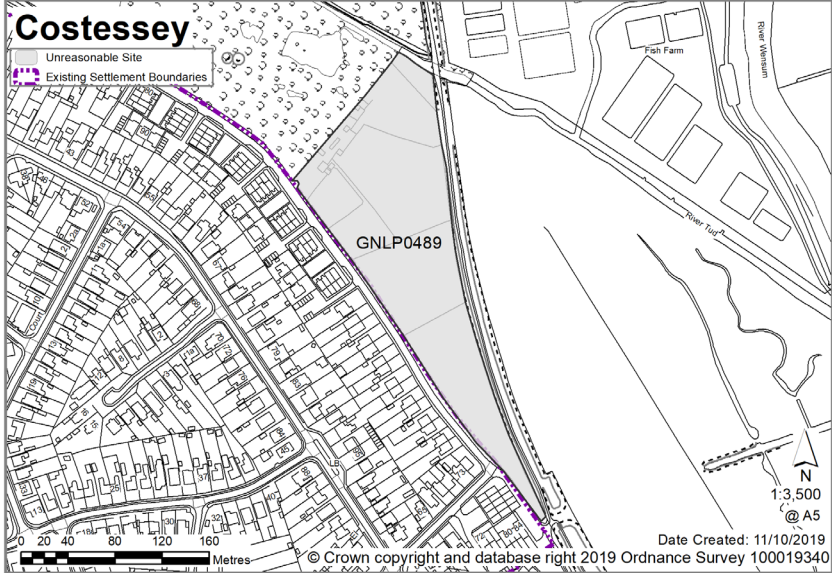
Unreasonable Sites - Residential

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|----------------------------------|--|
| Costessey | | | | |
| Land to the north east of Town House Road | GNLP0039 | 11.39 | Residential (unspecified number) | This site is not considered to be suitable for allocation as it is disconnected from the existing settlement limit and within the designated river valley which raises some landscape concerns. Development here would have a poor relationship to the existing settlement pattern and it is likely that the purchase of third-party land would be required to facilitate a suitable access. |
| | | | | |
| Land south of Cleves Way/ East of Longwater Lane | GNLP0206 | 17.82 | Residential (unspecified number) | There is a significant band to the south of this site which is at risk of flooding (zone 3b). To avoid this area the site would need to be developed with GNLP0284 for access and to form a cohesive development. It is therefore not considered to be suitable for allocation. |

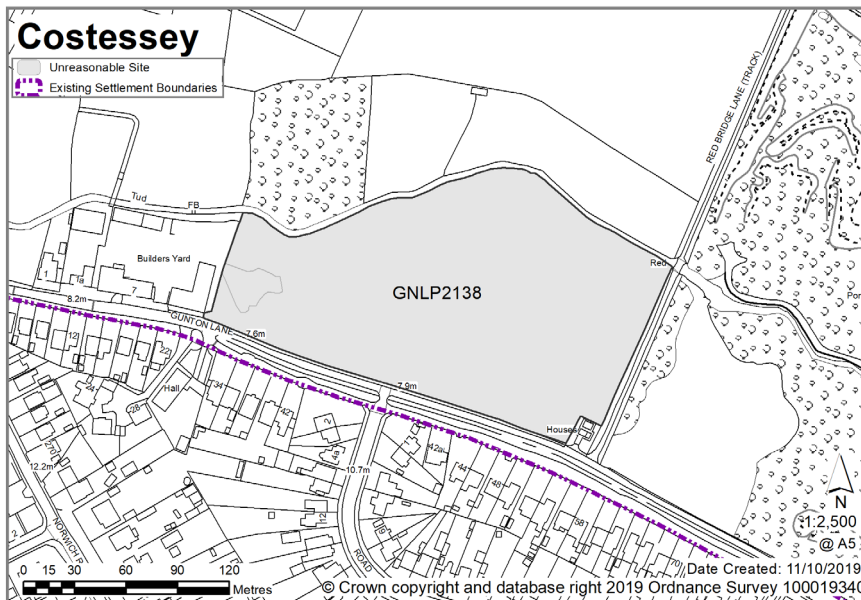
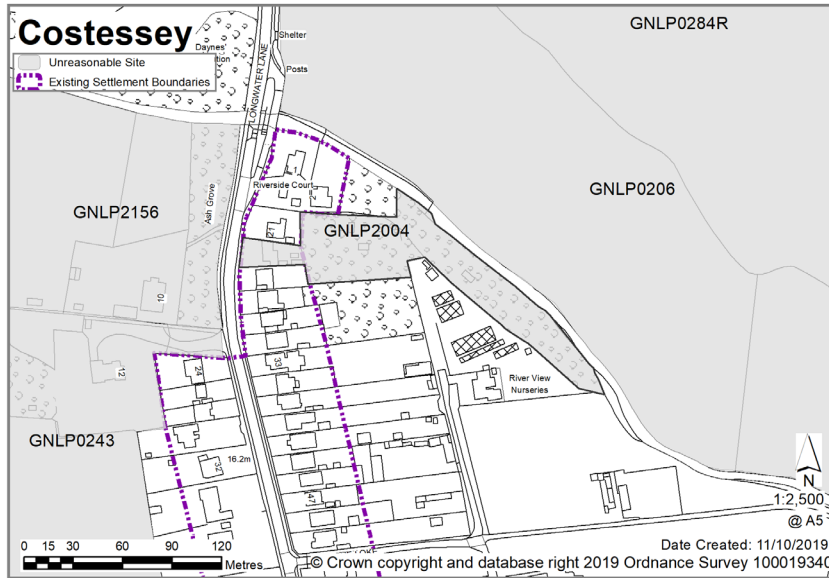
| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|-----------------------------|----------------|-----------|--|--|
| | | | | |
| Land north of Farmland Road | GNLP0238 | 7.09 | Approx. 84 dwellings and public open space | This site is not considered to be suitable for allocation as a recent appeal was dismissed due to adverse impact on the designated river valley and poor connectivity. |
| | | | | |
| 12 Longwater Lane | GNLP0243 | 2.75 | Residential (unspecified number) | This site is not considered to be suitable for allocation due to access constraints and form and character concerns. The majority of the site is in the designated river valley with a number of established trees. The access point is between an existing dwelling and a belt of trees which have preservation orders on them which could be problematic for |



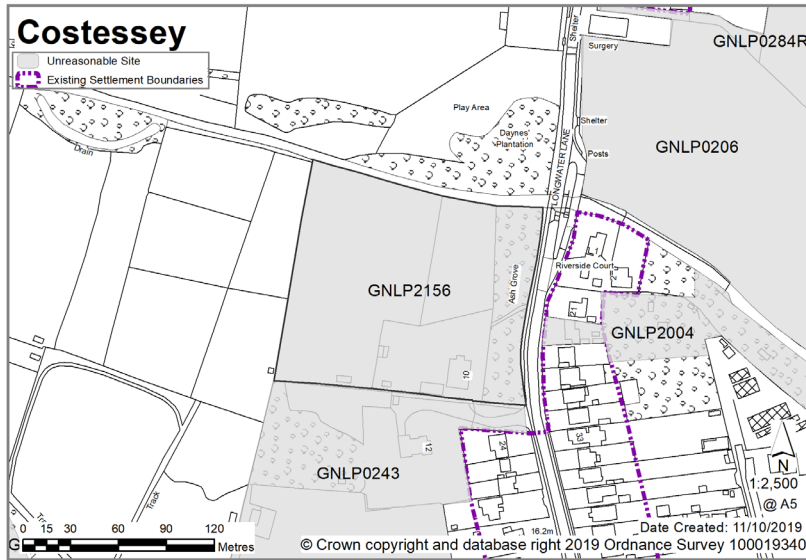
| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|--------------|---|
| | | | | achieving adequate vehicular access. |
|  | | | | |
| Costessey Landfill Site and adjoining land, Dereham Road | GNLP0266 | 46.62 | Mixed use | Although the western end of the site (near to the existing employment/industrial uses) could have potential for commercial use the remainder is not favoured for housing due to the possible contamination issues of building on a landfill site, indeed Norfolk County Council Minerals and Waste have objected to development of the site. In addition, the site would create an isolated area of residential development with possible amenity issues from the existing commercial development nearby. Land could be required for an all traffic link between the A1074 Dereham Road and Ernest Gage Avenue. |

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|----------------------------------|---|
| | | | | of surface water flood risk which would significantly affect the developable area. |
|  | | | | |
| Land off Gunton Lane | GNLP0489 | 2.57 | Residential (unspecified number) | Much of this site is affected by flood zones 2 and 3 and surface water flood risk. Anglian Water infrastructure in the vicinity of the site could be a further constraint and for these reasons the site is not considered to be suitable for allocation. |
|  | | | | |
| Rear of 23 Longwater Lane | GNLP2004 | 0.60 | 4-10 dwellings | This is a difficult shaped site unlikely to be able to accommodate enough dwellings to enable an allocation. Established trees, flood zones 2 and 3 and surface water flood risk would |

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|----------------------|----------------|-----------|----------------------------------|---|
| | | | | significantly affect the developable area. |
| North of Gunton Lane | GNLP2138 | 2.60 | Residential (unspecified number) | This site is not considered to be suitable for allocation as it is covered by flood zones 2 and 3 and surface water flood risk which would significantly affect the developable area. In addition, the site is within the designated river valley and wholly within a County Wildlife Site. |
| 10 Longwater Lane | GNLP2156 | 1.90 | Residential (unspecified number) | This site is not favoured for allocation. It is located a short distance from the existing settlement limit within the designated river |



| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|---------|----------------|-----------|--------------|---|
| | | | | valley. Vehicular access to the site would-be difficult as the whole frontage is an area of established trees with preservation orders on them. |



Unreasonable Sites - Non-residential

| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|-----------------------------------|----------------|-----------|-----------------------------|--|
| Bawburgh | | | | |
| Costessey Park and Ride, Bawburgh | GNLP0376 | 1.05 | Employment & Commercial use | To justify a local plan allocation in this location more evidence is needed of likely end-user businesses who would bring forward development, as well as evidence to show there is no conflict with the overarching Transport for Norwich strategy. Without this information the site is not considered to be suitable to for allocation at the current time. |

