






THORPE ST ANDREW

Thorpe St Andrew is an urban fringe parish and is within an area identified for significant development as part of the Growth Triangle Area Action Plan. The suburban character of Thorpe St Andrew comprises mainly 20th Century semi-detached and detached properties often set in large plots with mature planting. The Thorpe St Andrew Conservation Area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge.

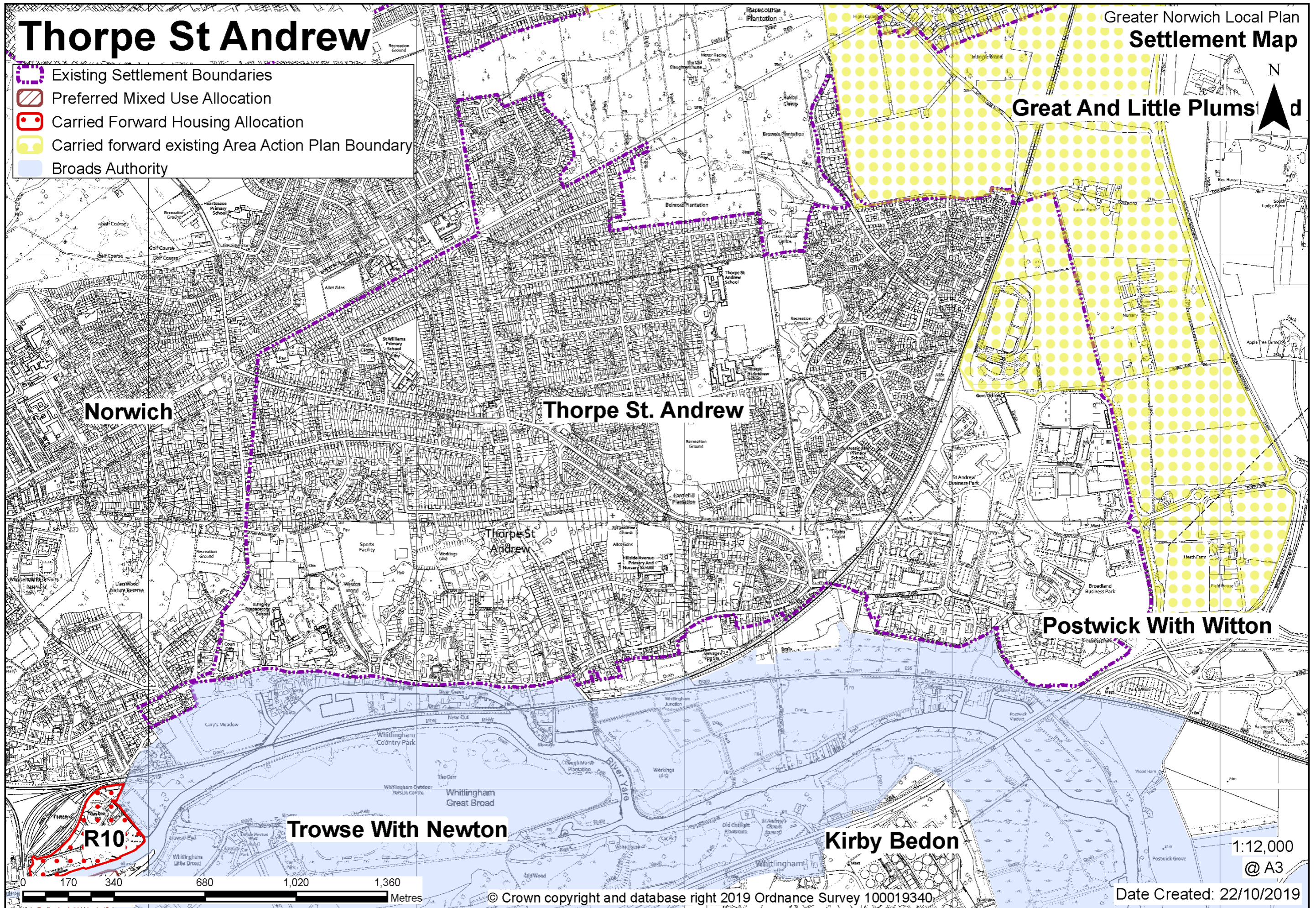
Thorpe St Andrew also benefits from a good range of services and facilities, principally based around the district centre at Pound Lane that is anchored by a Sainsbury supermarket. There is primary school provision within the town council area and Thorpe St Andrew High School has approximately 1,700 students, including a sixth form. Historically, Thorpe St Andrew developed along the Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line the Yarmouth Road, including the Grade II* Thorpe Hall and the ruins to the Church of St Andrew.

There are no sites identified as preferred options in Thorpe St Andrew. There are no carried forward allocations but a total of 354 additional dwellings with planning permission. This gives a total deliverable housing commitment for Thorpe St Andrew of 354 homes between 2018 – 2038.

Thorpe St Andrew

-  Existing Settlement Boundaries
-  Preferred Mixed Use Allocation
-  Carried Forward Housing Allocation
-  Carried forward existing Area Action Plan Boundary
-  Broads Authority

Great And Little Plums 



0 170 340 680 1,020 1,360 Metres

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Date Created: 22/10/2019

No new allocations proposed

No existing allocations to be carried forward

Notes:

Thorpe St Andrew is affected by the Growth Triangle Area Action Plan (AAP) which will not be superseded by this plan. These are AAP schemes at the edge of the town council's administrative area, at Brook Farm (GT 6) and north of Plumstead Road (GT 8); as well as allocations related to employment at Broadland Business Park. Other Thorpe St Andrew sites allocated in 2015 are now implemented, such as TSA2 at the former Pinebanks and TSA3 at Griffin Lane, and so are not carried forward for reallocation.

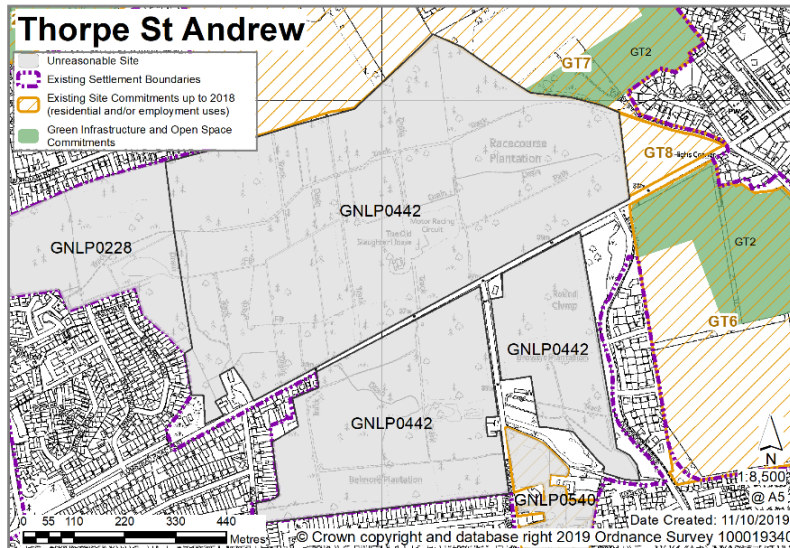
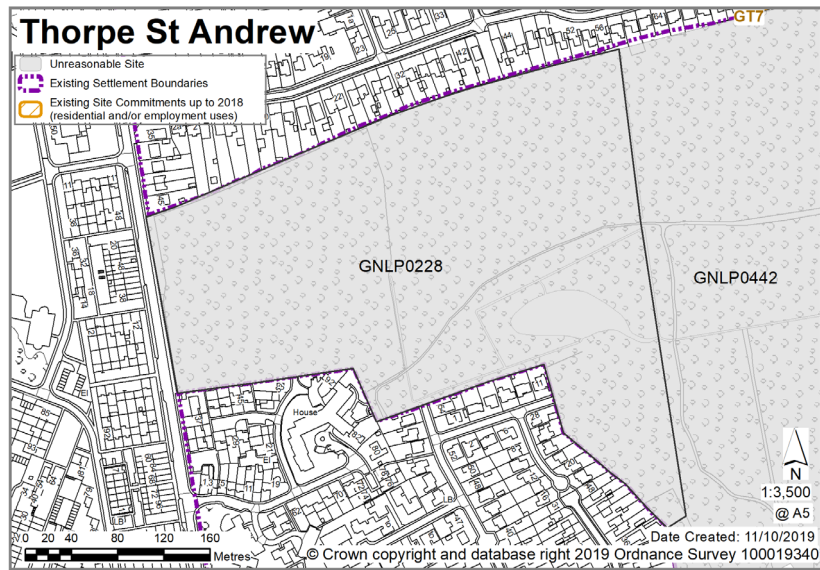
Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Thorpe St Andrew				
NO REASONABLE ALTERNATIVE SITES				

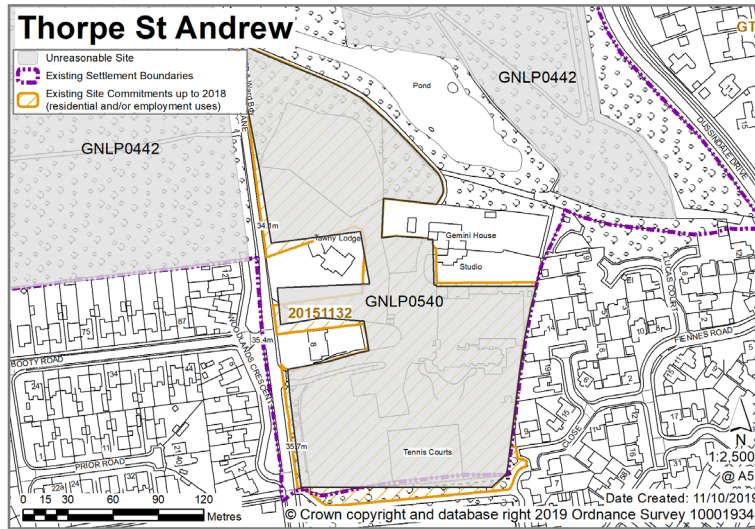
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Thorpe St Andrew				
Land to the East side of Woodside Road (Thorpe Woodland)	GMLP0228	10.48	Mixed use (unspecified number) (provides links to Woodside to development to north east of the site)	This site is considered to be unreasonable for allocation as there are other more preferable sites to consider which do not involve the loss of a county wildlife site and which have less ecological and biodiversity impacts. This site also has issues with surface water flood risk.

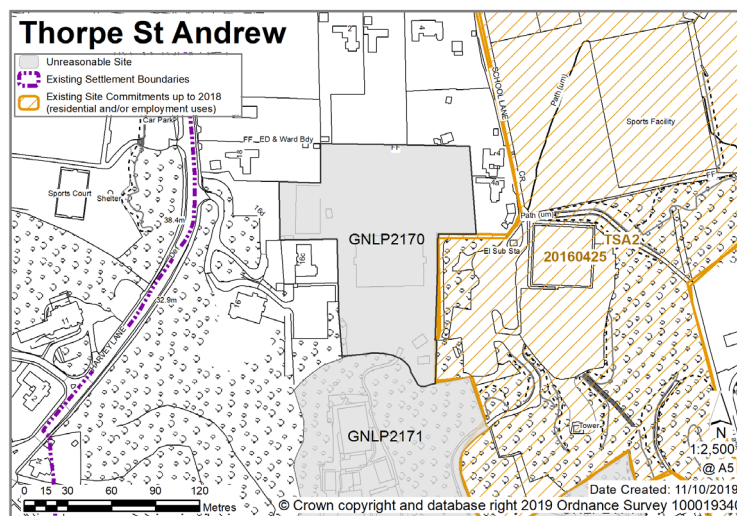
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22	10 ha for up to 330 dwellings with remainder of the site designated as a community woodland park	This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for 300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan.
Oasis Sport and Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including erection of replacement spa	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. The site was granted on appeal in



Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			and wellbeing club and erection of 27 residential dwellings	February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan.



Langley North (former playing fields/Langley School)	GNLP2170	1.33	40 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Langley South (former Langley School)	GNLP2171	4.38	70 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.

