

## **TROWSE (Including non-residential at Bixley and Whitlingham)**





Trowse and Newton is identified as urban fringe parish. Facilities in the village include a primary school, a small convenience store, two pubs, and a community building. Trowse village enjoys the benefits of being next to Whitlingham Country Park and close to employment opportunities within Norwich City.

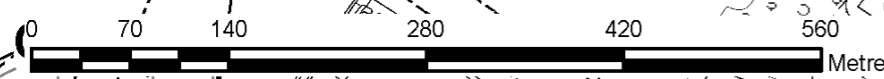
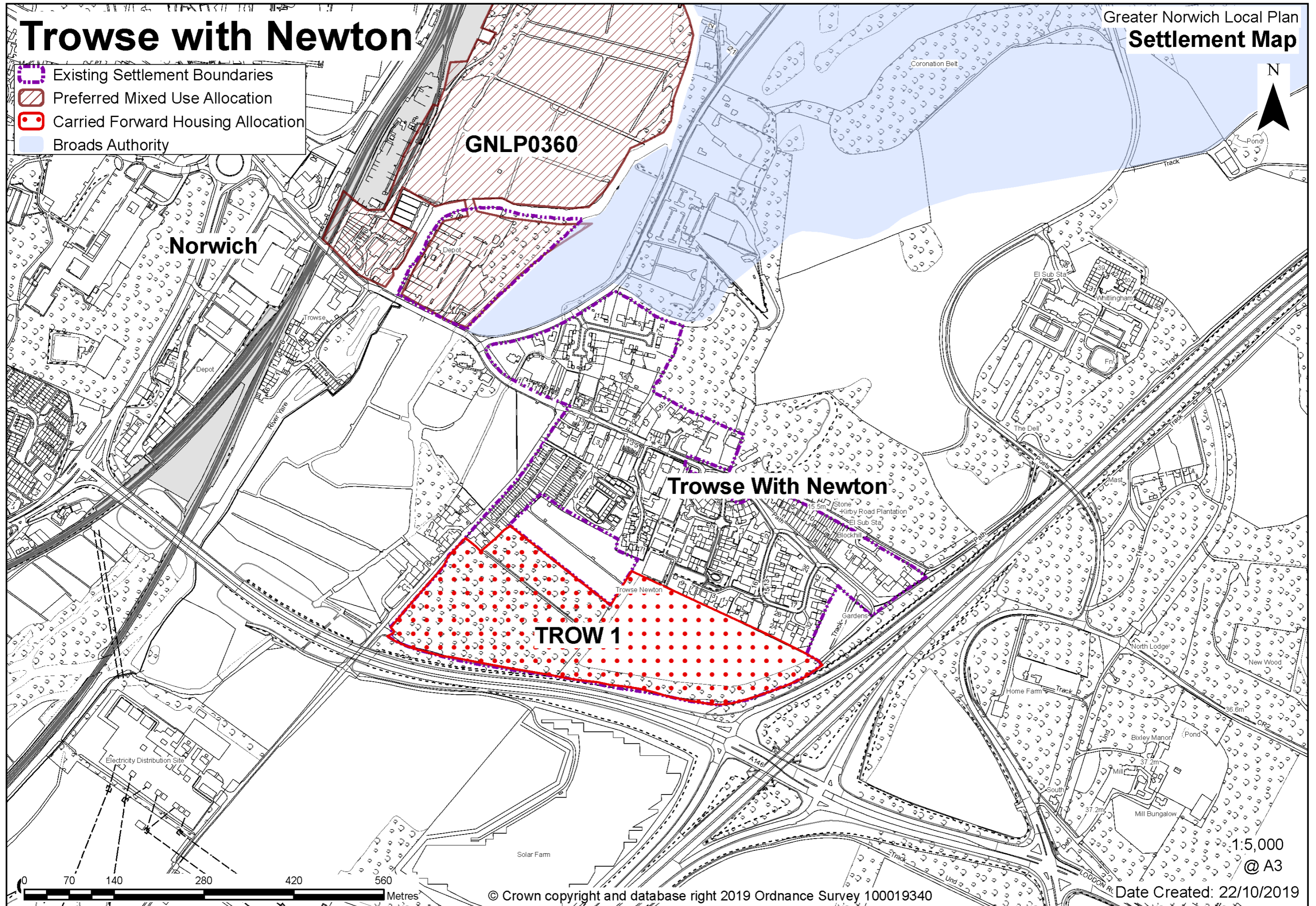
There are various historic buildings, the most notable being the Grade I Church of St Andrew. An important part of the village's history is its connection to the Colman's family. Trowse is an example of a model village and that history is still evident in the workers' terraced cottages. There are existing allocations and planning permissions in place for development in Trowse, which includes plans to construct a 210-pupil primary school. In addition, part of the Deal Ground site (former industrial land) falls within the Trowse parish boundary, with the majority in Norwich City Council's boundary.

There are no sites identified as preferred options in Trowse. There is one carried forward allocation providing for 173 new homes and a total of 71 additional dwellings with planning permission. This gives a total deliverable housing commitment for Trowse of 244 homes between 2018 – 2038.

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

# Trowse with Newton

-  Existing Settlement Boundaries
-  Preferred Mixed Use Allocation
-  Carried Forward Housing Allocation
-  Broads Authority



## No new allocations are proposed

### Notes:

In addition to the existing commitment for development the A47/A146 road network and River Yare constrain expansion of Trowse village.

## Existing allocation to be carried forward

**POLICY TROW 1 Land on White Horse Lane and to the rear of Charolais Close & Devon Way (approx. 9 ha) is allocated for residential development with new primary school. This will accommodate approximately 173 homes.**

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

- Development of the site to be masterplanned to provide a cohesive development.
- Development will need to respect the Trowse Conservation Area with development sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
- Provision of a site of at least 1.4 hectares for a new primary school within the site to be agreed.
- Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.
- Primary vehicular access from White Horse Lane with some very limited access from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the Conservation Area.
- Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
- An extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre.
- The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
- Anglian Water advice regarding foul sewerage capacity.

### Notes

TROW 1: The allocated site benefits from planning permission for 173 dwellings, with land set aside for the future development of a primary school on the site. Reserved matters permission for 98 units (ref. 2016/0803 and 2016/0805) is currently under construction and a subsequent reserved matters application for 75



dwellings on the remainder of the site is undetermined at the time of preparing this draft plan (ref. 2017/2670). The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement. The site is likely to accommodate approximately 173 homes, subject to an acceptable design and layout, etc.

# TROWSE

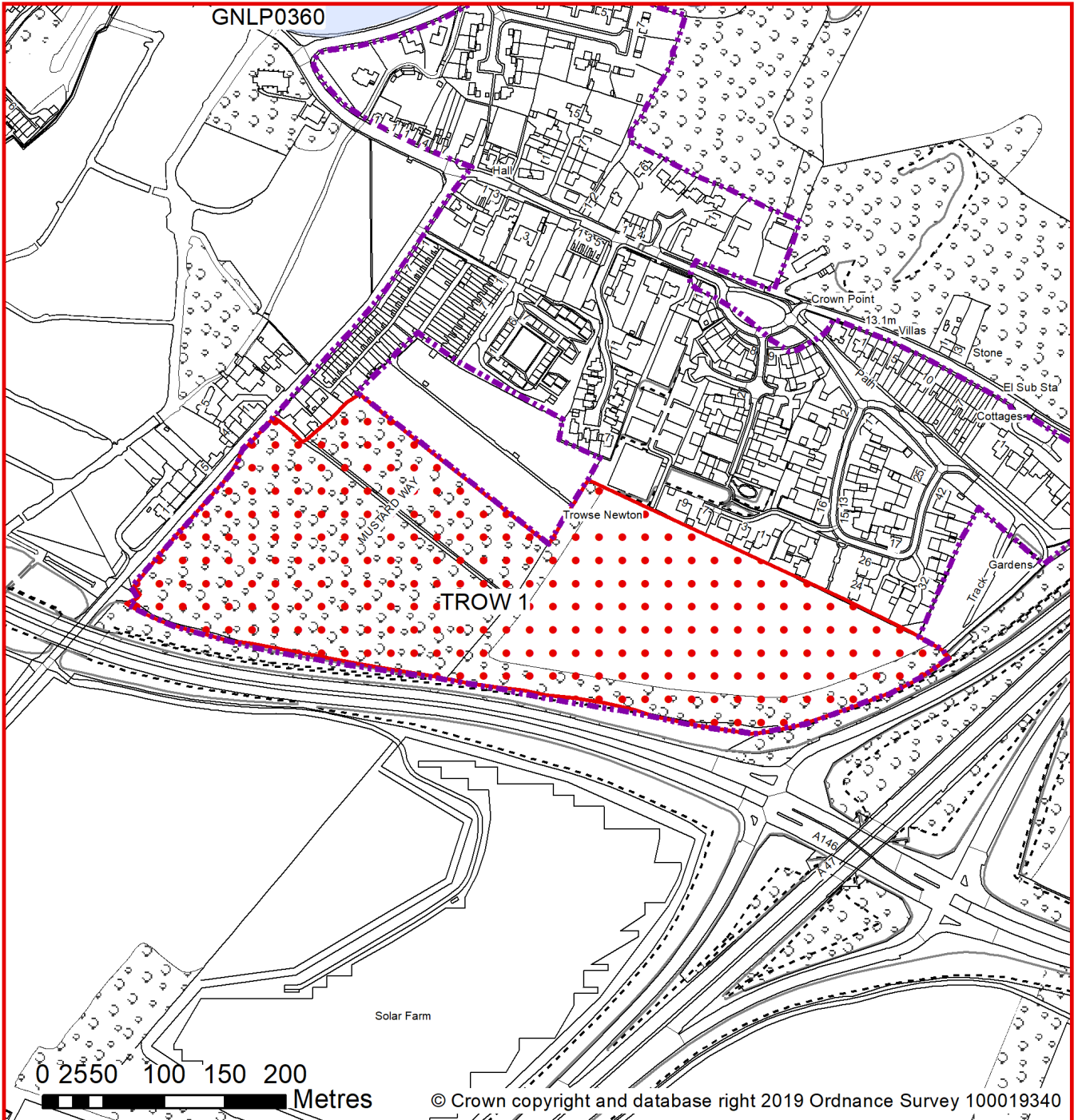
Greater Norwich Local Plan  
Carried Forward Allocation





Site Reference TROW 1  
Location Land on White Horse Lane and to the rear of  
Charolais Close & Devon Way  
Allocation Mixed Use  
Area 9.0 ha

(Also shown as commitments  
on other maps)

N  
1:4,500  
@ A4

Date: 06/12/2019



-  Preferred Mixed Use Allocation
-  Carried forward Housing Allocation
-  Existing Settlement Boundary
-  Broads Authority

### Reasonable Alternatives - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Trowse</b>				
NO REASONABLE ALTERNATIVE SITES				

### Reasonable Alternatives - Non-Residential

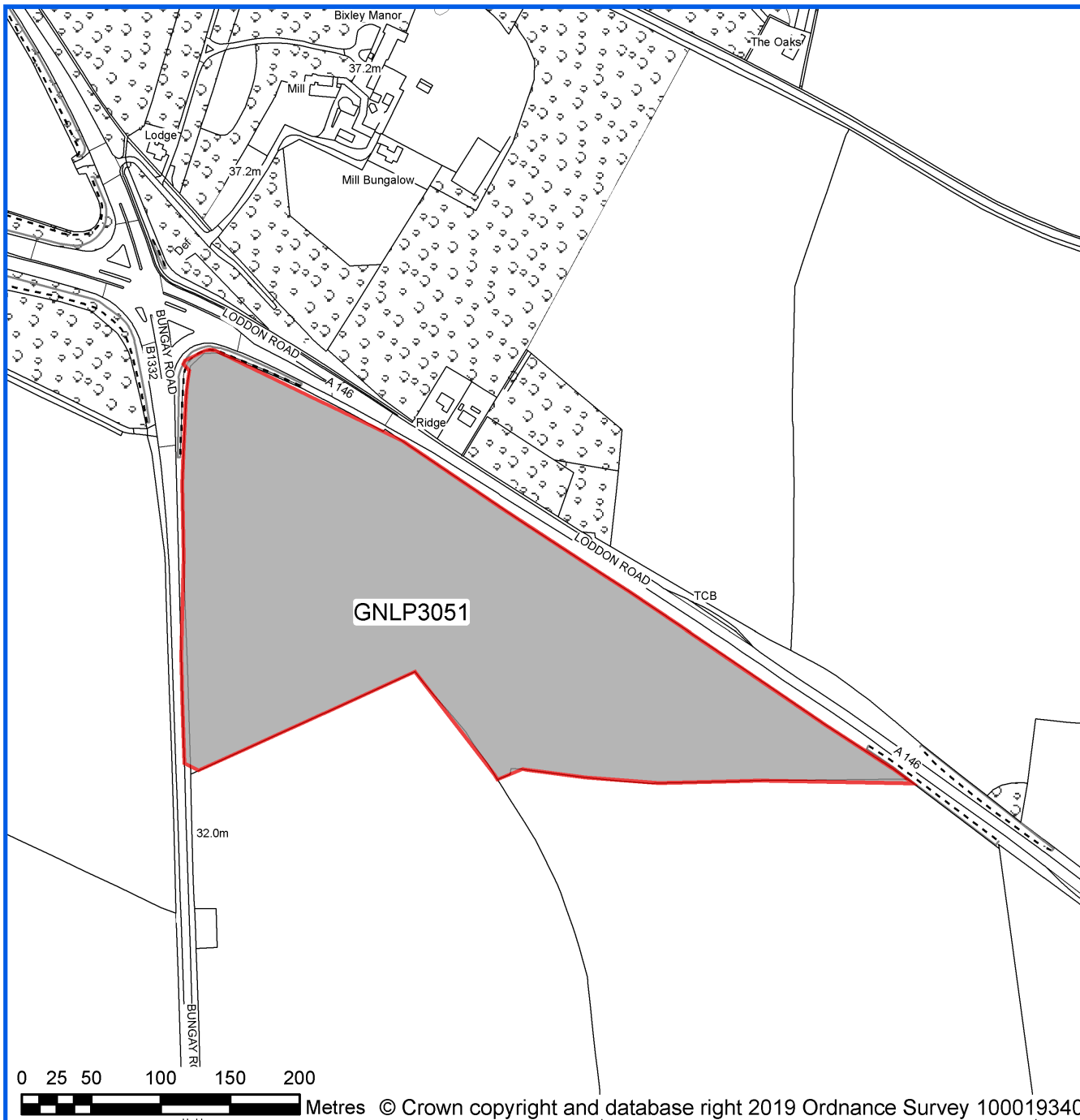
Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
<b>Trowse (including Bixley and Whitlingham)</b>				
Land at junction Loddon Road/Bungay Road, Bixley	GNLP3051	7.91	Park and Ride Site	This proposal is considered to be a reasonable alternative for further consideration. The future need for this site depends on the overarching Transport for Norwich strategy and the long-term plan for the provision of park and ride facilities to serve the local area. The submission document hints at the possibility of retail, restaurant and petrol filling station uses, but no detail on such facilities is included as yet.
Land at and adjacent to Whitlingham Country Park	GNLP3052	200.00	Recreation and tourism associated with the existing Country Park	This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more details are required about the exact nature of the plans. <b>The land promoted is also mostly within the Broads Authority administrative area, for which there are policies relating to Whitlingham Country Park.</b>


# BIXLEY

Site Reference GNLP3051  
Location Land at junction Loddon Road/Bungay Road  
Allocation Park and Ride Site  
Area 7.91 ha

N  
1:4,000  
@ A4

Date Created: 24/10/2019




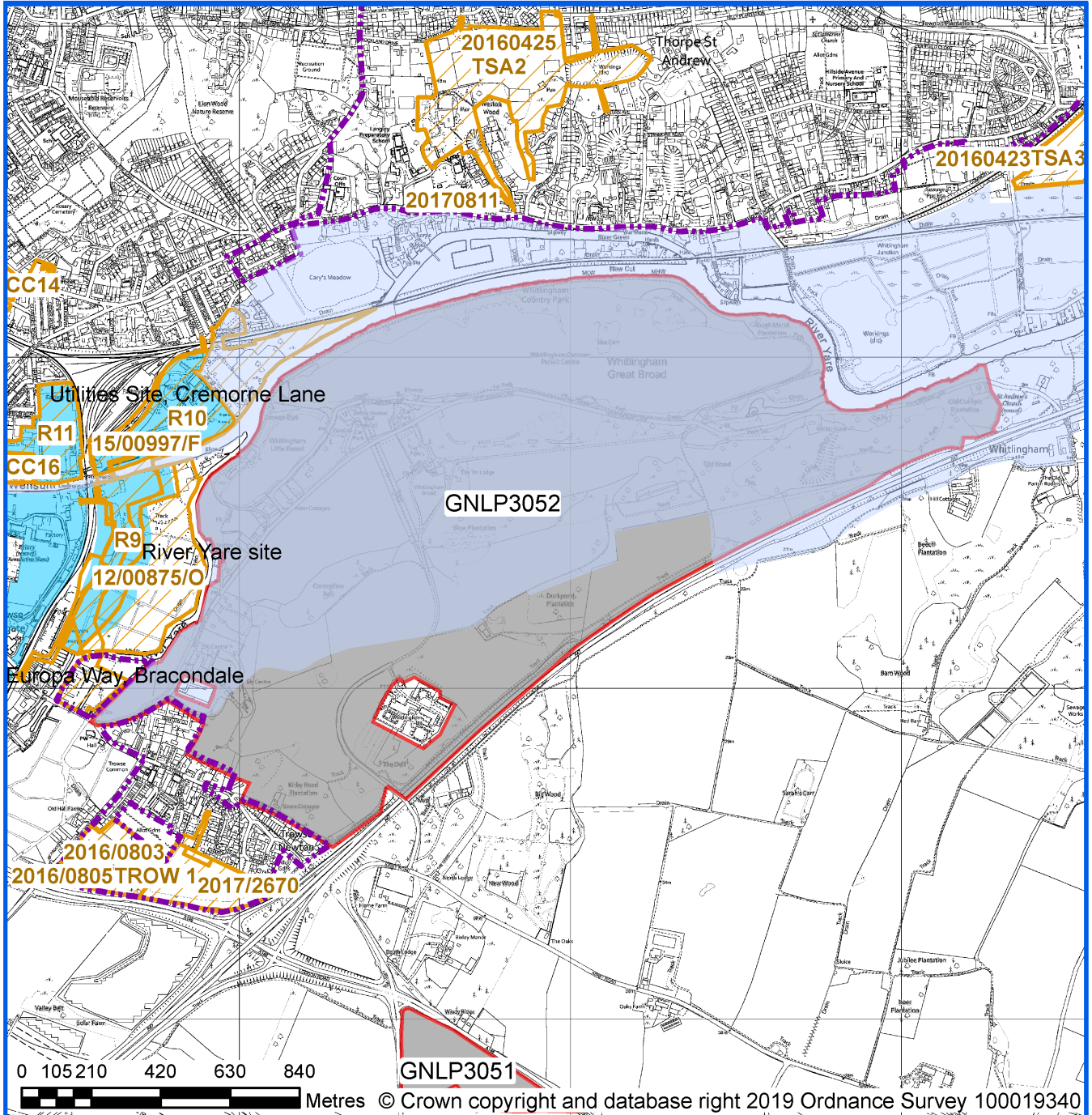
 Reasonable Alternative






# TROWSE WITH NEWTON

Greater Norwich Local Plan  
Reasonable Alternative

Site Reference GNLP3052  
 Location Land at and adjacent to Whittingham Country Park  
 Allocation Recreation and tourism associated with the existing Country Park  
 Area 200.00 ha

  
 N  
 1:16,750  
 @ A4  
 Date Created: 24/10/2019



-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority



### Unreasonable Sites

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Trowse</b>				
NO UNREASONABLE SITES				