

AYLSHAM (including Blicking, Burgh & Tuttington and Oulton)

Aylsham is classified as a Main Town. At the heart of the town is the Market Place that is well-known for its weekly Friday market, and regular Farmers' markets. Important streets, for historic buildings and for trade in Aylsham, include Hungate Street, Penfold Street, and Red Lion Street. The extensive conservation area in Aylsham stretches from the Manor House on Norwich Road to Millgate at the north; but, also to the north-west of the town, the Blicking conservation area extends southwards to the north-west edge of the town. As to landscape matters, the River Bure flows to the north and around to the south-east of the town. To the south and east of the town, the B1145 Cawston Road and A140 Cromer Road are also important in defining the built edges of Aylsham. In terms of current development, both the Woodgate Farm scheme at the west of the town and the Bure Meadows scheme near the High School are well-advanced.




Aylsham Neighbourhood Plan was 'made' in July 2019 and covers the period to 2038. The vision for the Aylsham Neighbourhood Plan states that 'the market town of Aylsham is renowned for its individuality and historical importance. It is vital that these are protected whilst promoting its unique character, excellent location and strong sense of community.' The Plan seeks to do this through a series of objectives and policies that shape development within the neighbourhood area. The plan contains policies based on themes around housing, environment, economy, recreation and infrastructure.

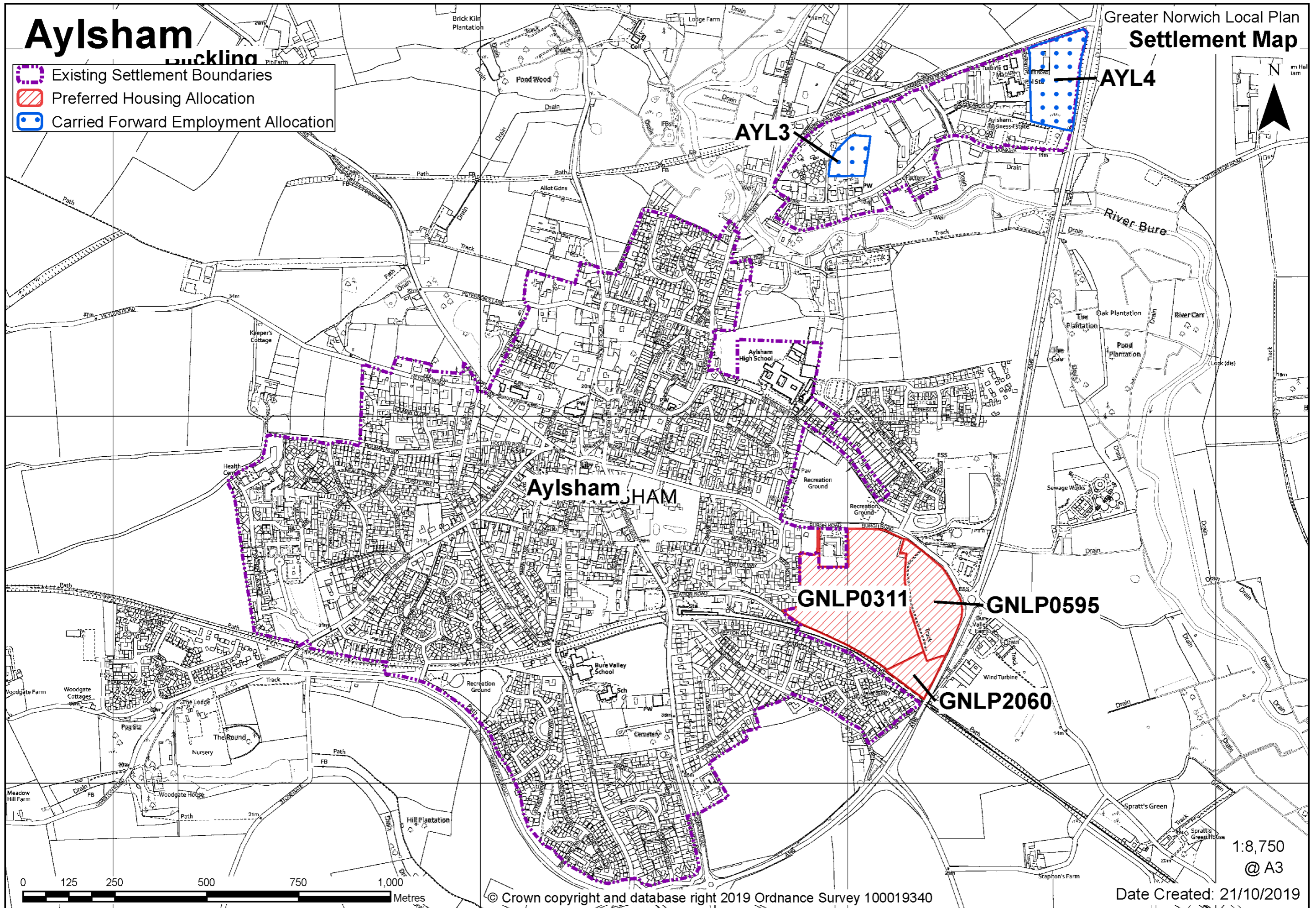
There is one site identified as a preferred option in Aylsham providing for 300 new homes. There are no carried forward allocations but a total of 225 additional dwellings with planning permission. This gives a total deliverable housing commitment for Aylsham of 525 homes between 2018 – 2038.

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.

Aylsham

Greater Norwich Local Plan Settlement Map

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Employment Allocation



New allocation proposed

POLICY GNLP0311, 0595 and 2060 Land south of Burgh Road and west of the A140, Aylsham (approx. 12.86 ha) is allocated for residential development. The site is likely to accommodate at least 300 homes, 33% of which will be affordable, and new primary school.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

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

- Access should be via Burgh Road. There will also need to be two access points.
- Carriageway realignment of Burgh Road may be needed to achieve required visibility.
- Carriageway widening is required to achieve a minimum width of 5.5m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to west.
- Provision of land for a new primary school on site.

Notes

GNLP0311, 0595 and 2060: There are a number of similarly performing sites put forward in Aylsham but this combination of sites is favoured for allocation as it is preferred in highway terms as long as two points of access are provided. The site allocation includes a requirement for a new primary school in Aylsham required to meet growth needs.

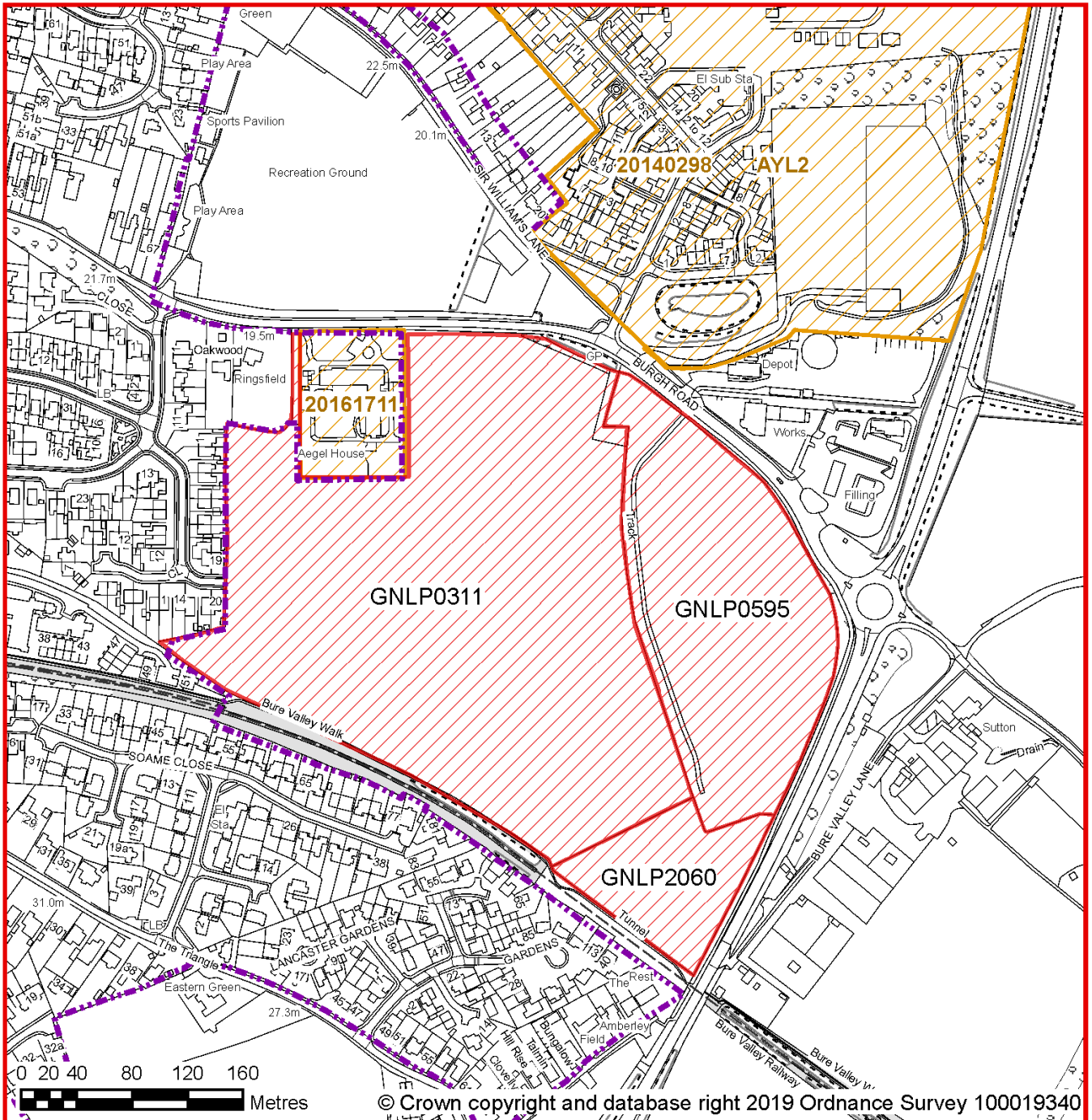
AYLSHAM


Greater Norwich Local Plan
Preferred Site

Site Reference GNL0311, GNL0595 and GNL2060
 Location Land to the South of Burgh Road
 Allocation Residential Development (300 dwellings plus site for new school)
 Area 12.86 ha

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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing allocation to be carried forward

POLICY AYL3 Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (of approx. 1.0 ha) is allocated for employment use. This will accommodate B1, B2 & B8 uses.

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

- Vehicular access off Dunkirk.
- The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.
- Upgrades to the wastewater treatment works and sewerage network may be required.

Notes

AYL3: The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.

AYLSHAM

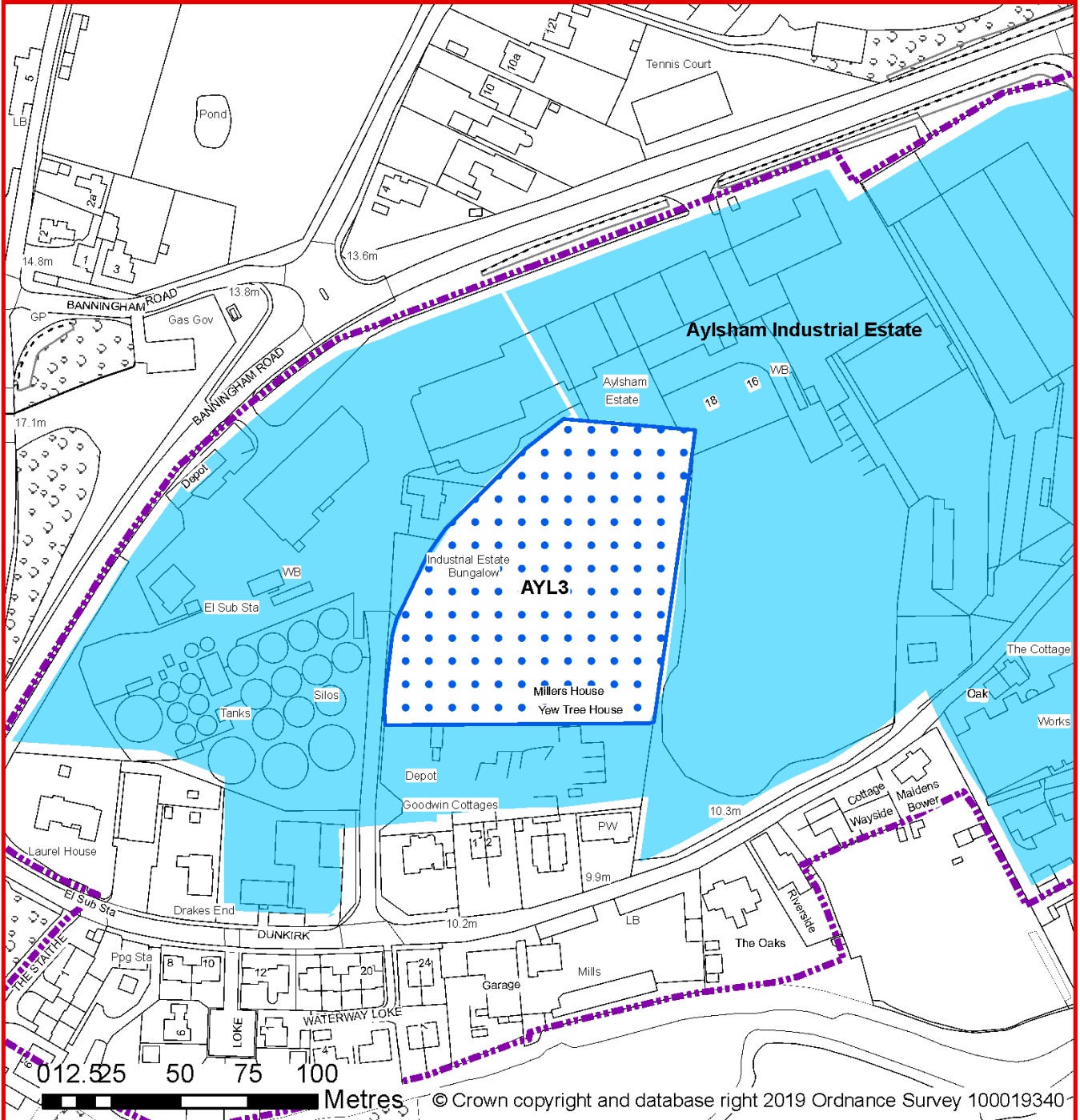
Greater Norwich Local Plan Carried Forward Allocation




Site Reference AYL3
 Location Land at Dunkirk Industrial Estate (west), south of Banningham Road
 Allocation Employment use accommodating B1, B2 & B8 uses
 Area 1.0 ha

(Also shown as commitments on other maps)

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 1:2,000
 @ A4

Date: 29/10/2019



-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Strategic Employment Site

POLICY AYL4 Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (of approx. 3.0 ha) is allocated for employment use. This will accommodate B1, B2 & B8 uses.

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

- Vehicular access off Dunkirk.
- The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.
- Upgrades to the wastewater treatment works may be required

Notes

AYL4: The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.

AYLSHAM

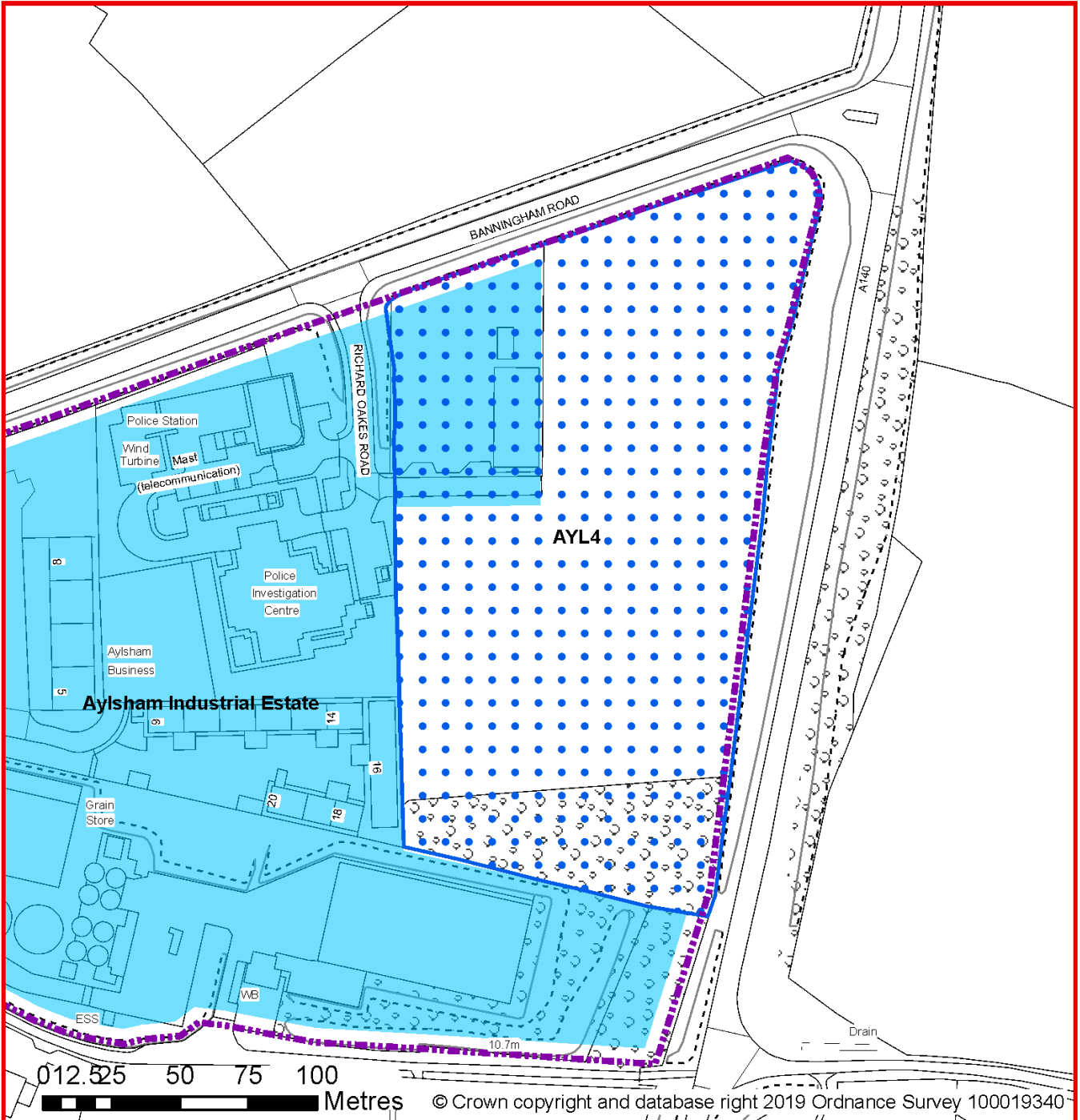
Greater Norwich Local Plan Carried Forward Allocation

Site Reference AYL4
 Location Land at Dunkirk Industrial Estate (east), south of Banningham Road
 Allocation Employment use accommodating B1, B2 & B8 uses
 Area 3.0 ha




(Also shown as commitments on other maps)

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Date: 29/10/2019



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-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Strategic Employment Site


Reasonable Alternatives

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
Next to River Bure	GMLP0336	21.34	Residential development of approx. 300 dwellings, a neighbourhood centre to include community and retail uses, a primary school, public open space, play areas, a Riverside County Park and new footpath links	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to a satisfactory access strategy via existing allocation AYL2. A new school site is needed in Aylsham which is promoted as part of this scheme, however more evidence is needed regarding delivery. The potential to deliver a school on this site needs to be balanced against the fact that there are considered to be other more preferable sites for allocation in the town on highways grounds. This site is therefore of secondary preference for allocation in the town. The site does have some constraints including a large area in flood zones 2 and 3, impact on the Bure Valley landscape and heritage issues.
Norwich Road	GMLP0596	11.95	Residential development for approx. 250 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to mitigation measures. For highways reasons, requirements would include a maximum of 100 dwellings with access from Norwich Road and a 2 metre wide footpath across the site frontage. 250 dwellings would require two points of access, but this would require further investigation as it would not be possible from either Copeman Road or Buxton Road. This site is therefore of secondary preference for allocation in the town.

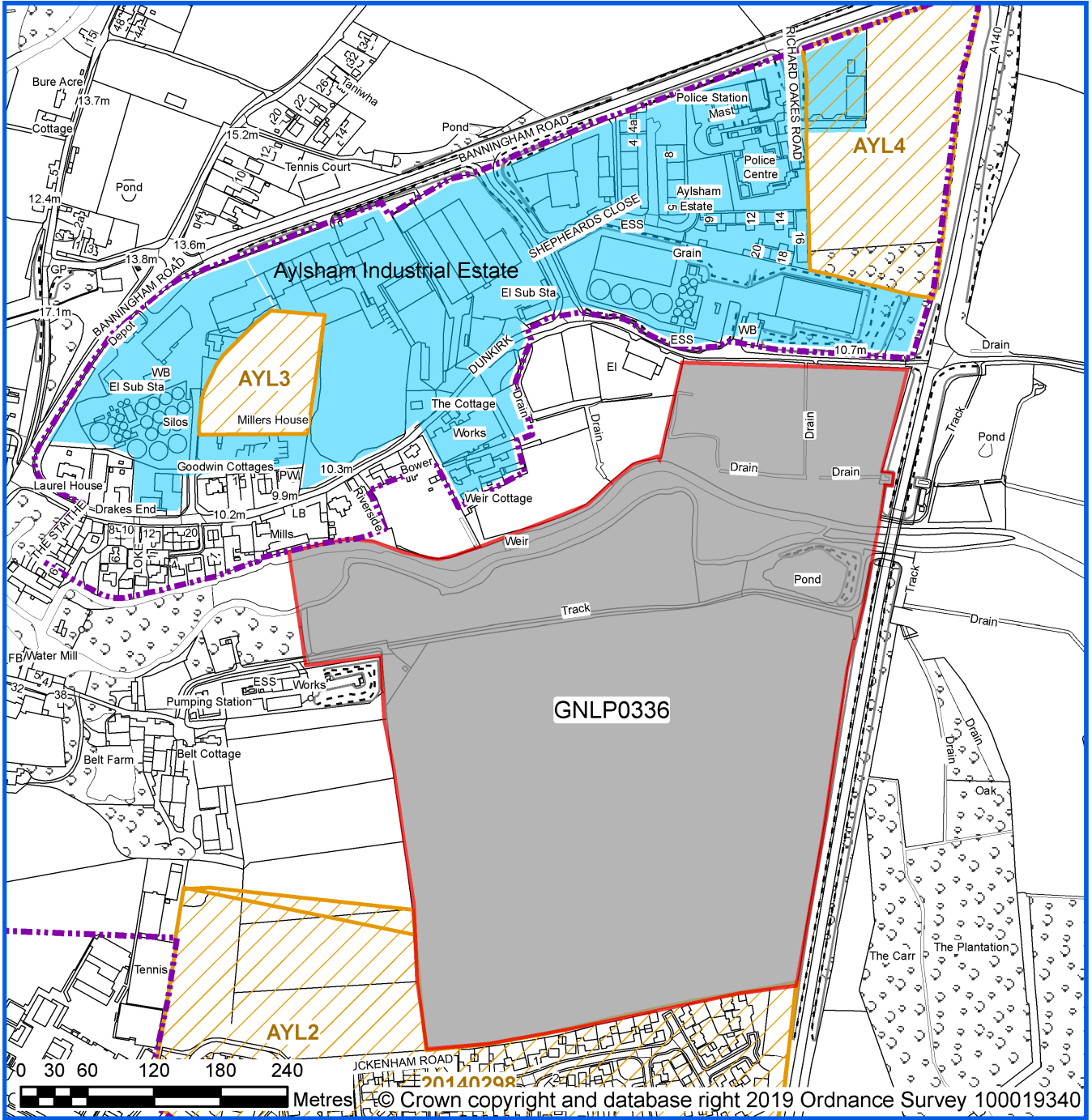
AYLSHAM





Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0336
 Location Next to River Bure
 Allocation Residential-led Mixed Use
 Area 21.34 ha


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Date Created: 24/10/2019



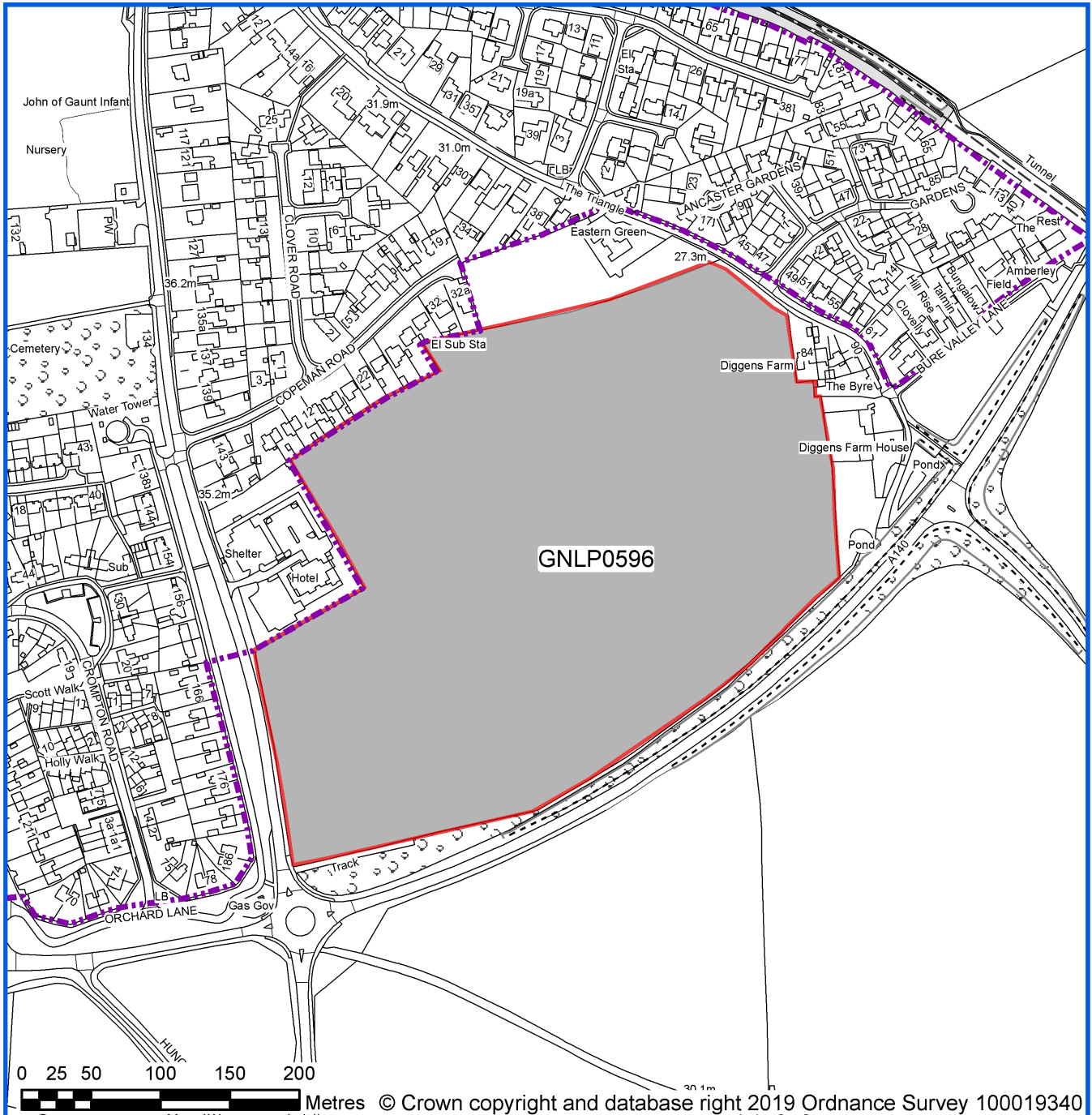
-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites



AYLSHAM

Site Reference GNLP0596
Location Norwich Road
Allocation Residential Development
Area 11.95 ha

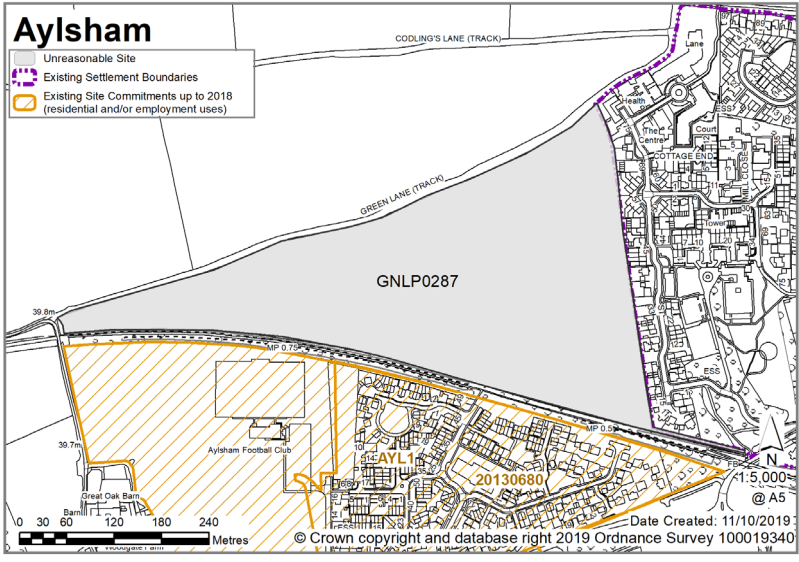
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Date Created: 24/10/2019



-  Reasonable Alternative
-  Existing Settlement Boundaries

Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
North of Marriotts Way	GNL0287	12.85	Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure	This site is not considered to be suitable for allocation as it is located on the western edge of the town, less centrally placed than the preferred and reasonable alternative sites. The site appears to be significantly constrained if there is a requirement to cross the Marriotts Way which is a County Wildlife Site and green infrastructure asset.
 <p>The map shows the town of Aylsham with site GNL0287 highlighted in grey. A yellow hatched area indicates existing site commitments up to 2018, including the Aylsham Football Club and Great Oak Barn. The map also shows settlement boundaries and tracks like Coding's Lane and Green Lane. A scale bar and north arrow are included.</p>				
B1145 Henry Page Road/ Norwich Road	GNL02059	1.32	15-20 dwellings	This site is not considered to be suitable for allocation as it is located outside the clear built form of the town. Residential development here would appear as a separate enclave divorced from the town and less well related to form and character than the other sites promoted.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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