

SOUTH NORFOLK VILLAGES NON-RESIDENTIAL SITES

Existing allocations to carry forward:

POLICY BKE 3 Brooke Industrial Estate, Brooke (approx. 4.8ha) is allocated for employment use.

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

- New development on the site shall be limited to B1, B2 and B8 uses;
- Adequate landscaping and boundary treatments are to be provided on the southern boundary to ensure development does not have an adverse impact on the open landscape to the south.


Notes BKE 3: The site was allocated in 2015 as part of the current local plan. Brooke Industrial Park has experienced incremental growth over time and has now become an established employment site. There remains some opportunity for growth, which this policy seeks to promote. However, it is important that the site remains as an employment site and that other uses, such as residential development, are resisted given its location removed from established settlements such as the villages of Brooke and Poringland.

BROOKE

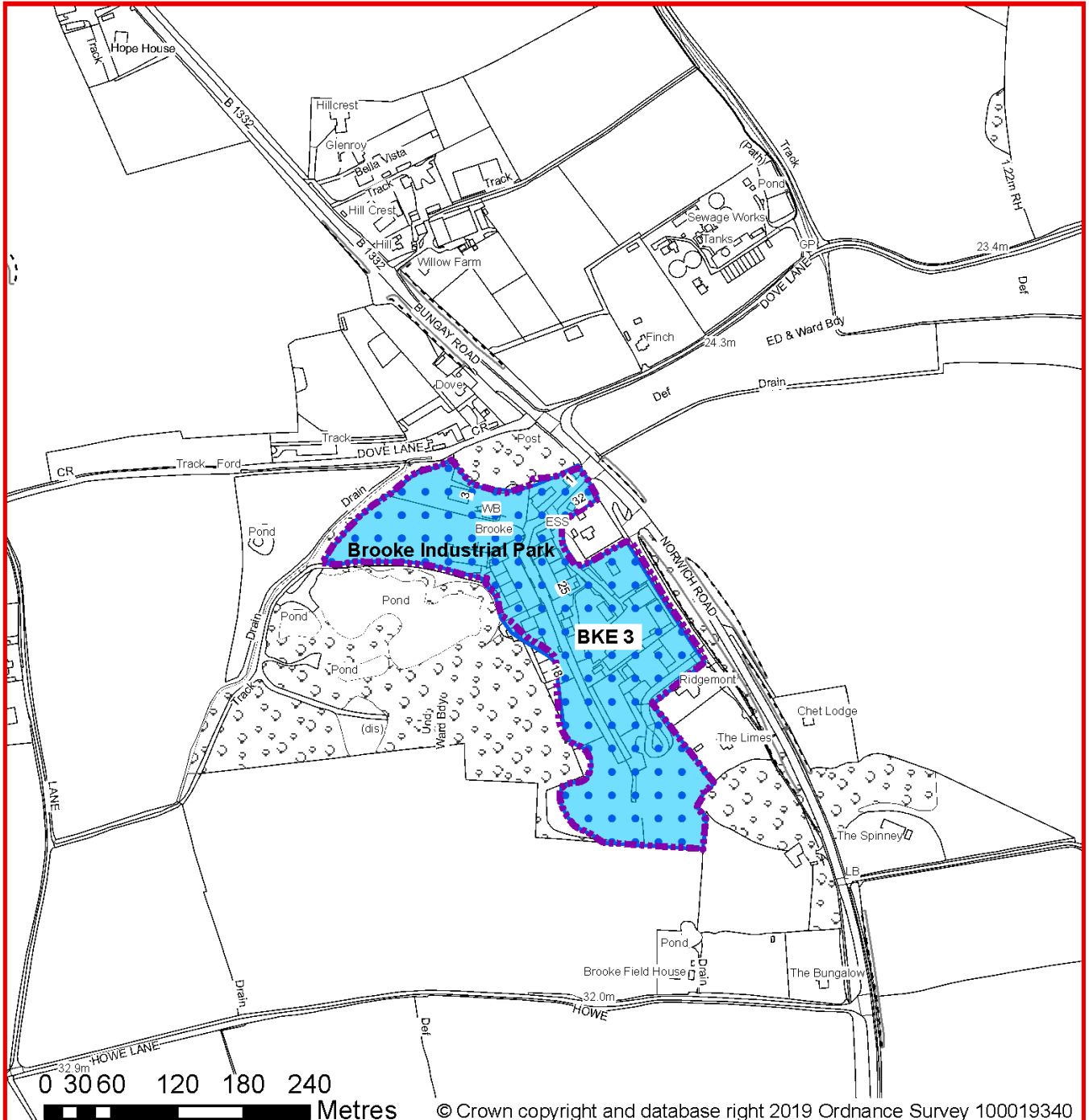
Greater Norwich Local Plan Carried Forward Allocation




Site Reference BKE 3
 Location Brooke Industrial Park
 Allocation Employment
 Area 4.8 ha

(Also shown as commitments
on other maps)


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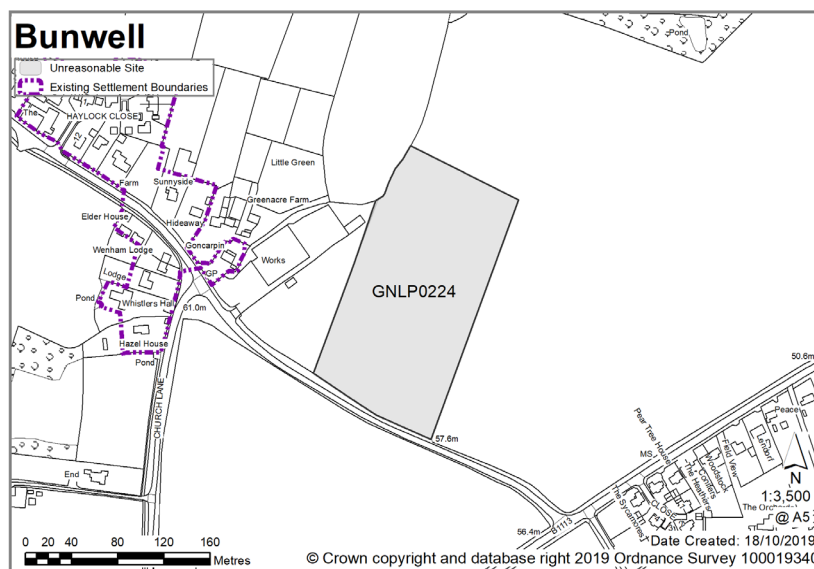
Date: 30/10/2019



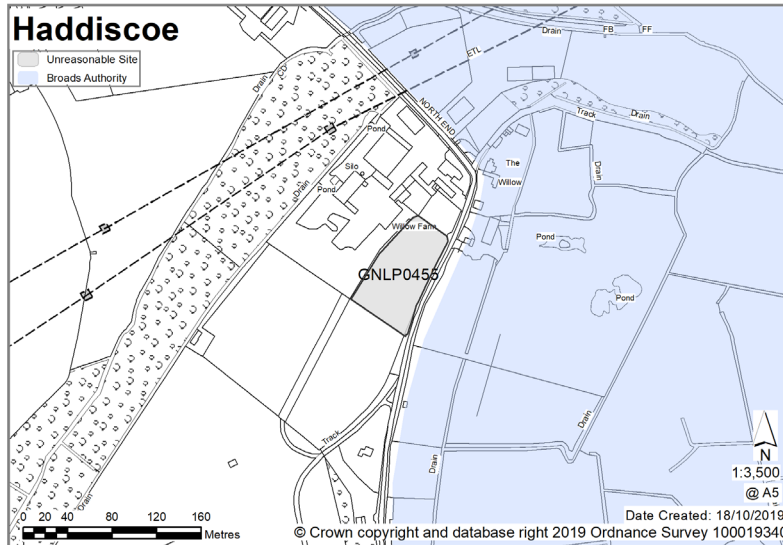
-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Strategic Employment Site

SOUTH NORFOLK VILLAGES – UNREASONABLE NON-RESIDENTIAL SITES

| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|-------------------------------|----------------|-----------|------------|---|
| Bunwell | | | | |
| Land at Little Green, Bunwell | GNLP0224 | 2.5 | Employment | This is a freestanding site some distance from the village core and not particularly well related to the settlement. There are no known end-user businesses and therefore the site is not considered to be suitable for allocation. |

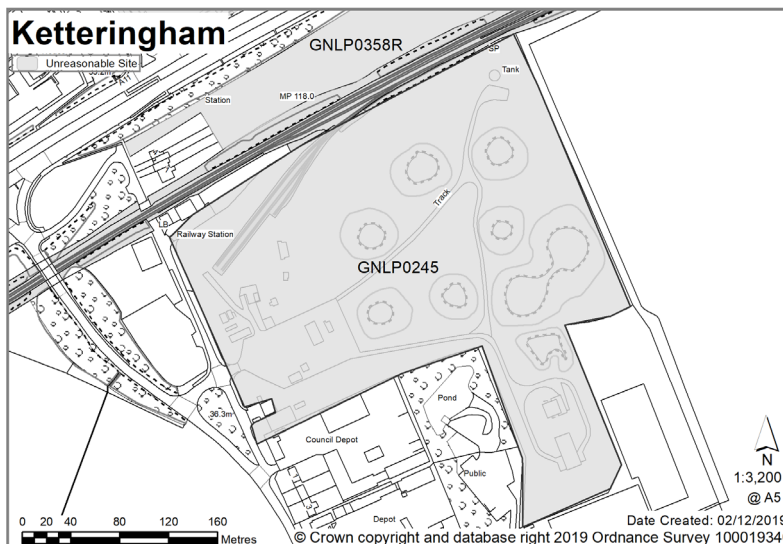


| Gillingham (including Haddiscoe) | | | | |
|---|----------|------|------------|---|
| Willow Farm. Haddiscoe | GNLP0455 | 0.48 | Employment | This is a small remote site located in the northern part of the parish towards Lower Thurlton. It is not considered to be suitable for allocation as it is located within fluvial flood zones 2 and 3 and is therefore heavily constrained. It has been proposed for employment uses connected to the adjacent business and would be better to come forward through the planning application process. |

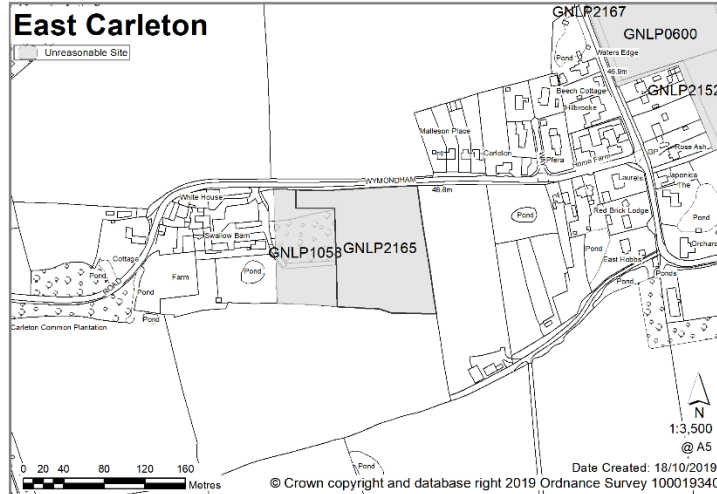


Mulbarton (including Bracon Ash, East Carleton, and Hethel)

| | | | | |
|-------------------------------------|----------|------|------------|--|
| Land off Station Lane, Ketteringham | GNLP0245 | 7.92 | Commercial | This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. |
|-------------------------------------|----------|------|------------|--|

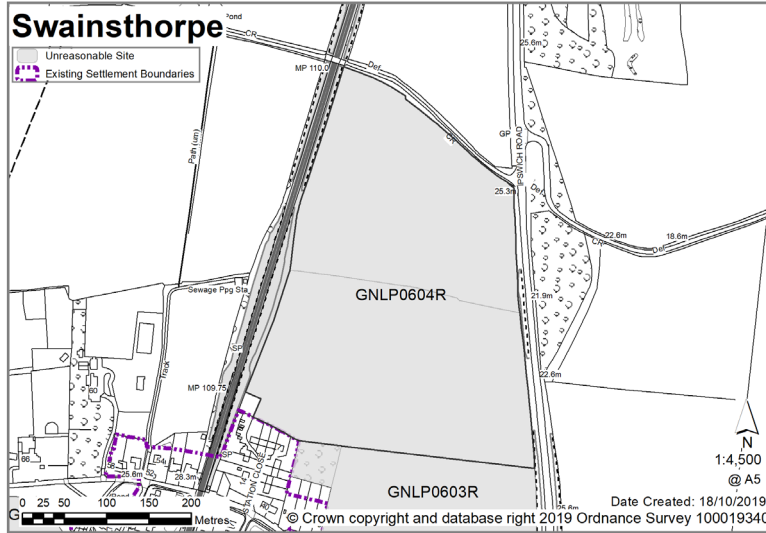


| | | | | |
|-------------------------------|----------|------|------------|--|
| Wymondham Road, East Carleton | GNLP2165 | 1.15 | Employment | This site is not preferred for allocation as its remoteness to core services and the inadequacy of the road network are significant constraints. |
|-------------------------------|----------|------|------------|--|



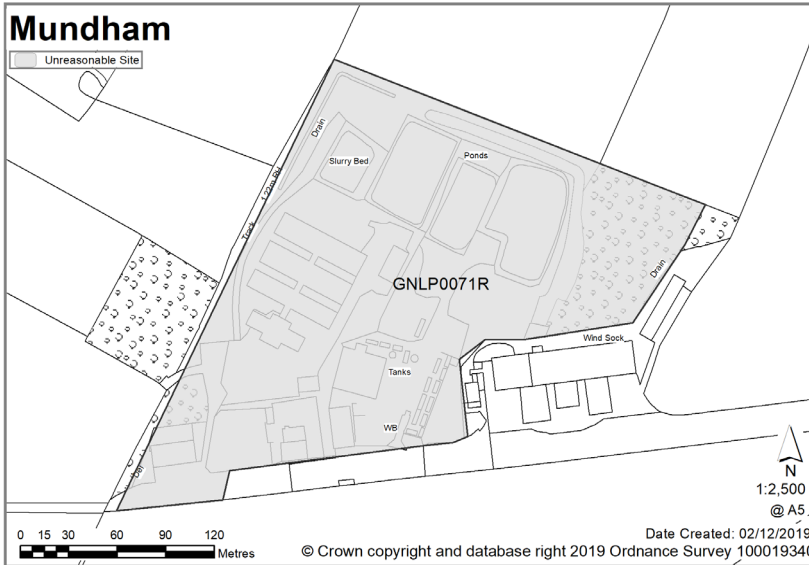
Newton Flotman (including Swainsthorpe)

| | | | | |
|--|------------------|--------------|---|---|
| <p>Land West of A140, Adjacent Hickling Lane, Swainsthorpe</p> | <p>GNLP0604R</p> | <p>10.99</p> | <p>Workshops, stores, offices, agricultural sales</p> | <p>This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. The site is also subject to a planning application by Ben Burgess agricultural machinery (reference 2018/2631) and would be better dealt with through the development management process.</p> |
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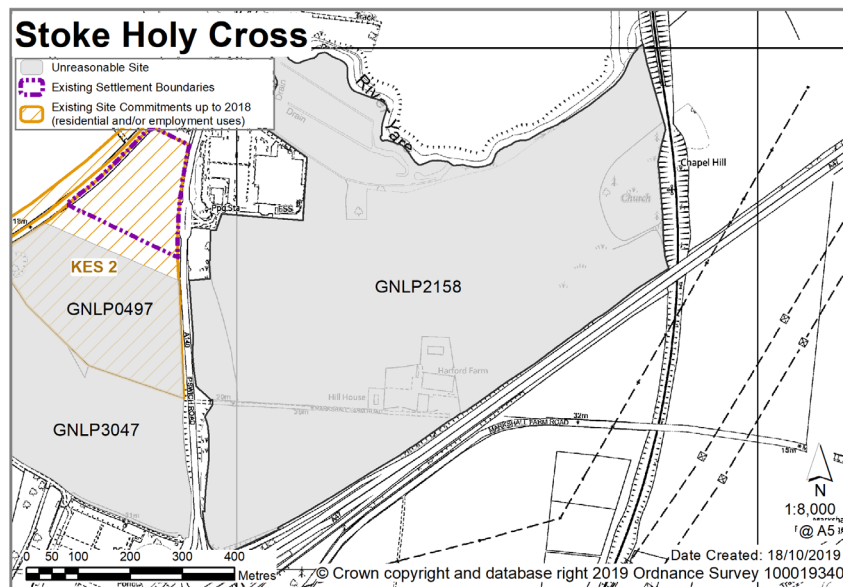
Seething (including Mundham)

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|------------------------------------|-----------|------|------------|---|
| Land at Seething Airfield, Mundham | GNLP0071R | 4.91 | Employment | No change in land use proposed, allocation appears unnecessary. |
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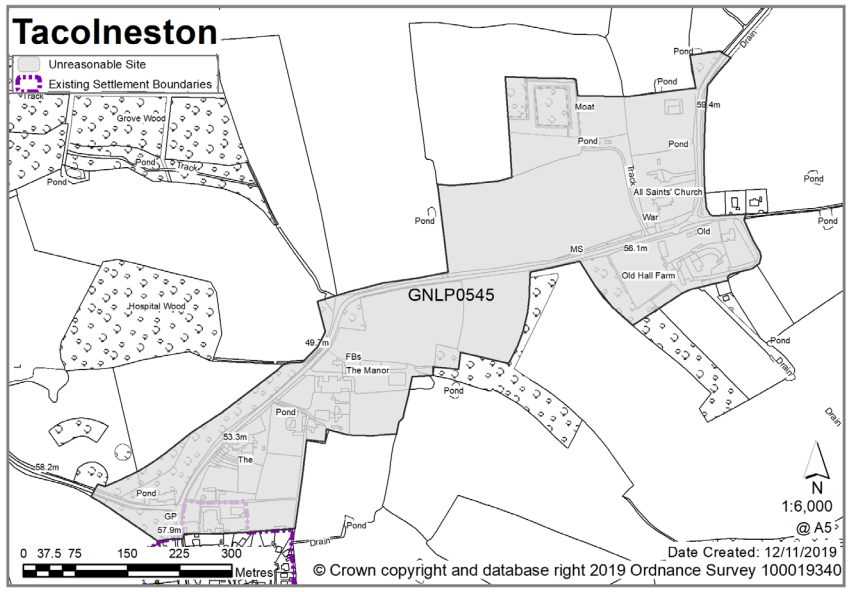


Stoke Holy Cross

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|--|----------|-------|------------|--|
| East of Ipswich Road, Stoke Holy Cross | GNLP2158 | 49.90 | Commercial | This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. |
|--|----------|-------|------------|--|



| Tacolneston | | | | |
|-------------------------------|----------|-------|-----------------------------------|--|
| Tacolneston Conservation Area | GNLP0545 | 19.68 | Preservation as local green space | This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal, Local Green Space Designation, or Neighbourhood Plan. |



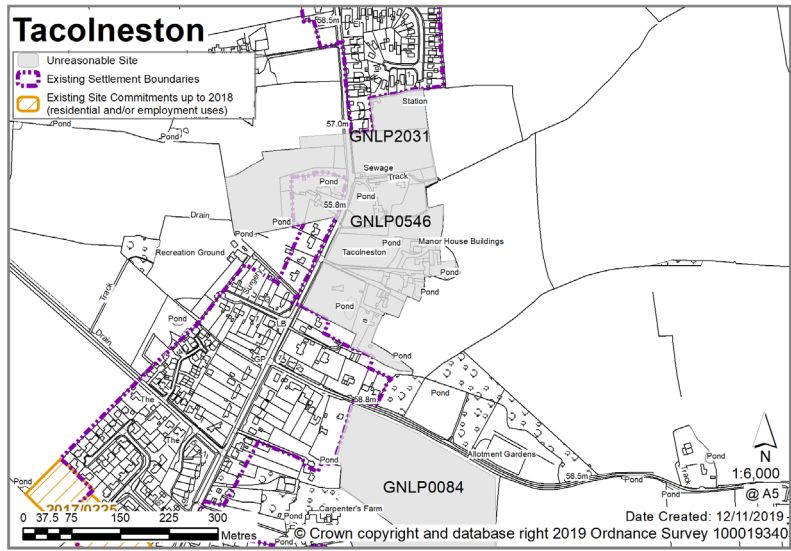
Tacolneston Manor House Area Local Green Space

GNLP0546

6.86

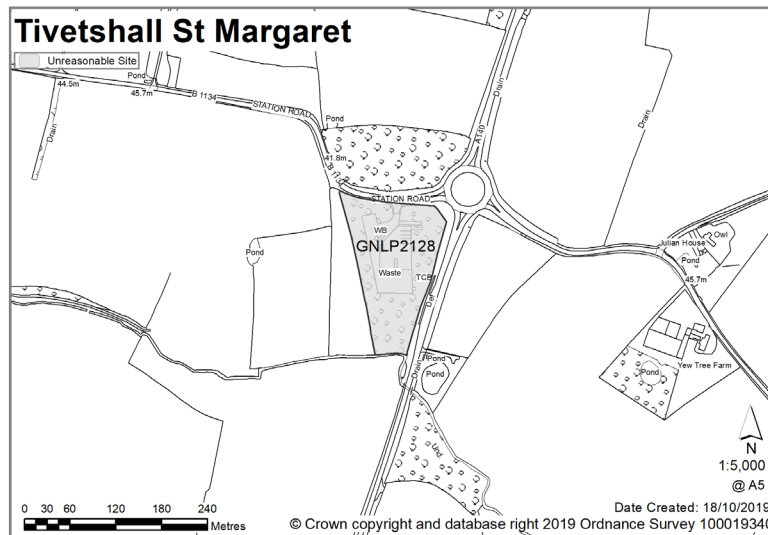
Preservation as local green space

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Tivetshall St Mary and St Margaret

| | | | | |
|---|----------|-----|-----------------------|--|
| Former waste transfer station, Tivetshall | GNLP2128 | 1.8 | Retail/petrol station | This site is not considered to be suitable for allocation as to justify a local plan allocation in this location more evidence would be required to demonstrate need and the likely end-user businesses who would bring forward development. |
|---|----------|-----|-----------------------|--|



| Wreningham (Including Ashwellthorpe) | | | | |
|---|----------|------|------------|--|
| Adjacent Ashwellthorpe Industrial Estate | GNLP2182 | 6.10 | Employment | This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. Access to the site appears to be constrained. |

