

PREFERRED SITES – RESIDENTIAL

NORWICH URBAN AREA – FRINGE PARISHES

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Colney				
NO PREFERRED SITES				
Costessey				
NO PREFERRED SITES				
Cringleford				
Land south west of Newfound Farm, Colney Lane	GNLP0307/ GNLP0327	52.56	Uplift in numbers on existing allocation – 360 dwellings	The Cringleford Neighbourhood Plan identified an area for 1200 new homes to be built prior to 2026 for which permissions are in place (references 2013/1494 and 2013/1793). A remaining area of land identified by the Neighbourhood Plan as suitable for development is located between the Southern Bypass Landscape Protection Zone and the edge of the permitted schemes giving potential for further development of approximately 360 dwellings beyond 2026. It is proposed to allocate this additional land/number of dwellings in the Greater Norwich Local Plan as there are no insurmountable constraints identified. A number of access improvements would be required including a vehicular route through the adjacent development site (reference 2013/1494), footpath connections to the bus interchange, improvements to Colney Lane, enhanced walking routes to nearby schools and safeguarding of land for a pedestrian footbridge over the A47. In addition, up to two hectares of land will need to be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
Drayton				
NO PREFERRED SITES				
Easton and Honingham (See Village clusters table for preferred site in Honingham)				
NO PREFERRED SITES			Uplift in numbers on existing	No additional sites are preferred for allocation In Easton. However, it has become apparent via the planning

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			allocation EAS 1 – 90 dwellings	application process that the existing large-scale allocation EAS 1 for approximately 900 dwellings could be uplifted by a further 90 dwellings. Subject to acceptable mitigation measures, an uplift of EAS 1 is the preferred approach.
Hellesdon				
NO PREFERRED SITES				
Hethersett				
SEE KEY SERVICE CENTRES TABLE				
Old Catton				
NO PREFERRED SITES				
Rackheath				
Land to the west of Green Lane West	GNLP0172	11.44	200 dwellings	This site is promoted as two parcels of land bisected by the Broadland Northway (A1270). It is considered appropriate for allocation as at the date of writing there is an existing committee resolution to approve an application for 205 dwellings on the site (reference 20172208). Residential development should be limited to land to the east of the A1270. Land to the west is only suitable for open space as it is within the landscape buffer for the Broadland Northway and close to the historic gardens of Rackheath Hall, a grade II listed building.
Heathwood Gospel Hall, Green lane West	GNLP0351	0.75	15 dwellings	This is a brownfield site within the existing settlement limit where development is acceptable in principle. Constraints on the site for residential development are relatively few, although some mitigation may be necessary due to the location of industrial buildings to the rear. Subject to footpath connections, and development being limited to the site's frontage the site is preferred for allocation.
Spowston				
Land off Blue Boar Lane/Salhouse Road, White House Farm	GNLP0132	66.78	1,200 dwellings	This is a large strategic scale greenfield site off Salhouse Road adjacent to a major existing allocation within the North East Growth Triangle. There are no major constraints to make the site unsuitable for

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				development, therefore subject to an acceptable access strategy the site is preferred for allocation.
Taverham and Ringland				
Land between Fir Covert Road and Reepham Road	GNLP0337	78.36	1400 dwellings	This is a strategic-scale site well-related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.
Thorpe St Andrew				
NO PREFERRED SITES				
Trowse				
NO PREFERRED SITES				
TOTAL			2815 – new allocations 450 – uplift on existing sites	