

## **Broadland Village Clusters**

- Blofield Heath and Hemblington
- Buxton with Lammas and Brampton
- Cantley
- Cawston, Brandiston and Swannington
- Coltishall, Horstead with Stanninghall and Belaugh
- Foulsham and Themelthorpe
- Freethorpe, Halvergate and Wickhampton
- Frettenham
- Great and Little Plumstead
- Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton-on-the-Hill
- Hainford and Stratton Strawless
- Hevingham
- Horsford, Felthorpe and Haveringland
- Horsham and Newton St Faith
- Lingwood and Burlingham, Strumpshaw and Beighton
- Marsham
- Reedham
- Salhouse, Woodbastwick and Ranworth
- South Walsham and Upton with Fishley
- Spixworth and Crostwick

## **BLOFIELD HEATH AND HEMBLINGTON**

The catchment of Hemblington Primary School brings Blofield Heath and Hemblington into a village cluster under policy 7.4. The school has spare capacity and is not landlocked.

It is considered that due to the high levels of existing commitment in Blofield parish as a whole approximately 12-20 new homes are appropriate for the Blofield Heath cluster. Services in the wider parish of Blofield include a primary school, village hall, food shop, public transport and a doctor's surgery.

Blofield Heath is covered by the made Blofield Neighbourhood Plan which covers the same area as that of the Blofield parish boundary. The Plan was made in July 2016 and covers the period to 2036. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

The figure of 353 quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In the settlement chapters, Blofield sites located south of the A47 have been counted in Blofield Key Service Centre; sites located north of the A47 have been counted in the Blofield Heath and Hemblington village cluster.

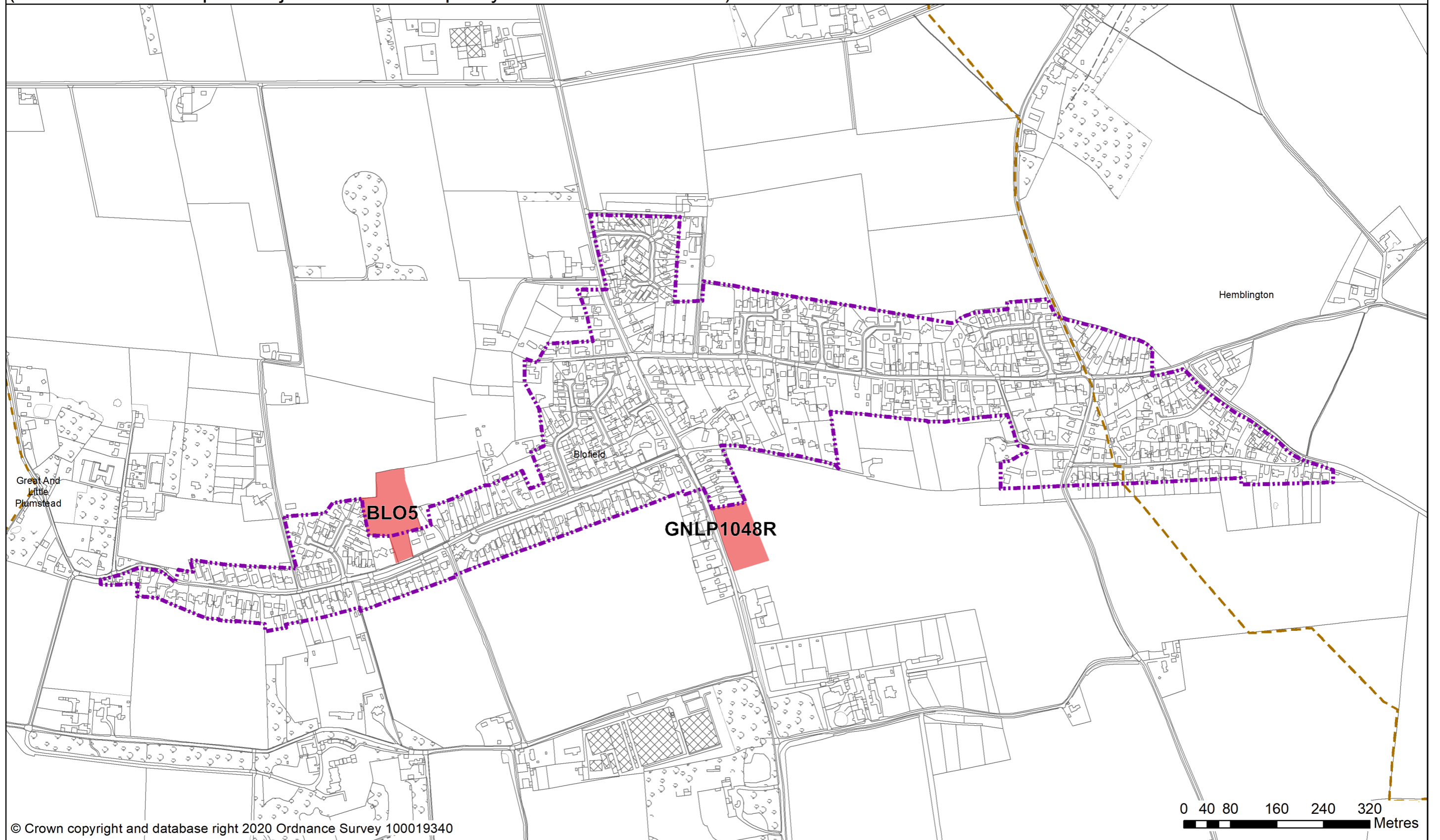
In Blofield Heath and Hemblington, one site is identified as a new housing allocation, providing for 20 new homes in the cluster. There is one carried forward allocation for 36 homes (BLO5) and a total of 39 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 95 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.

# BLOFIELD HEATH

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:6,000

N



Date: 27/10/2020

## **New allocation**

### **POLICY GNLP1048R: Land east of Woodbastwick Road, Blofield Heath**

This site to the east of Woodbastwick Road is allocated as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. Development is subject to vehicular access at Woodbastwick Road, provision of a frontage footway, improvement to existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road/Woodbastwick Road junction.

#### **POLICY GNLP1048R**

**Land east of Woodbastwick Road, Blofield Heath (approx. 0.64ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

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

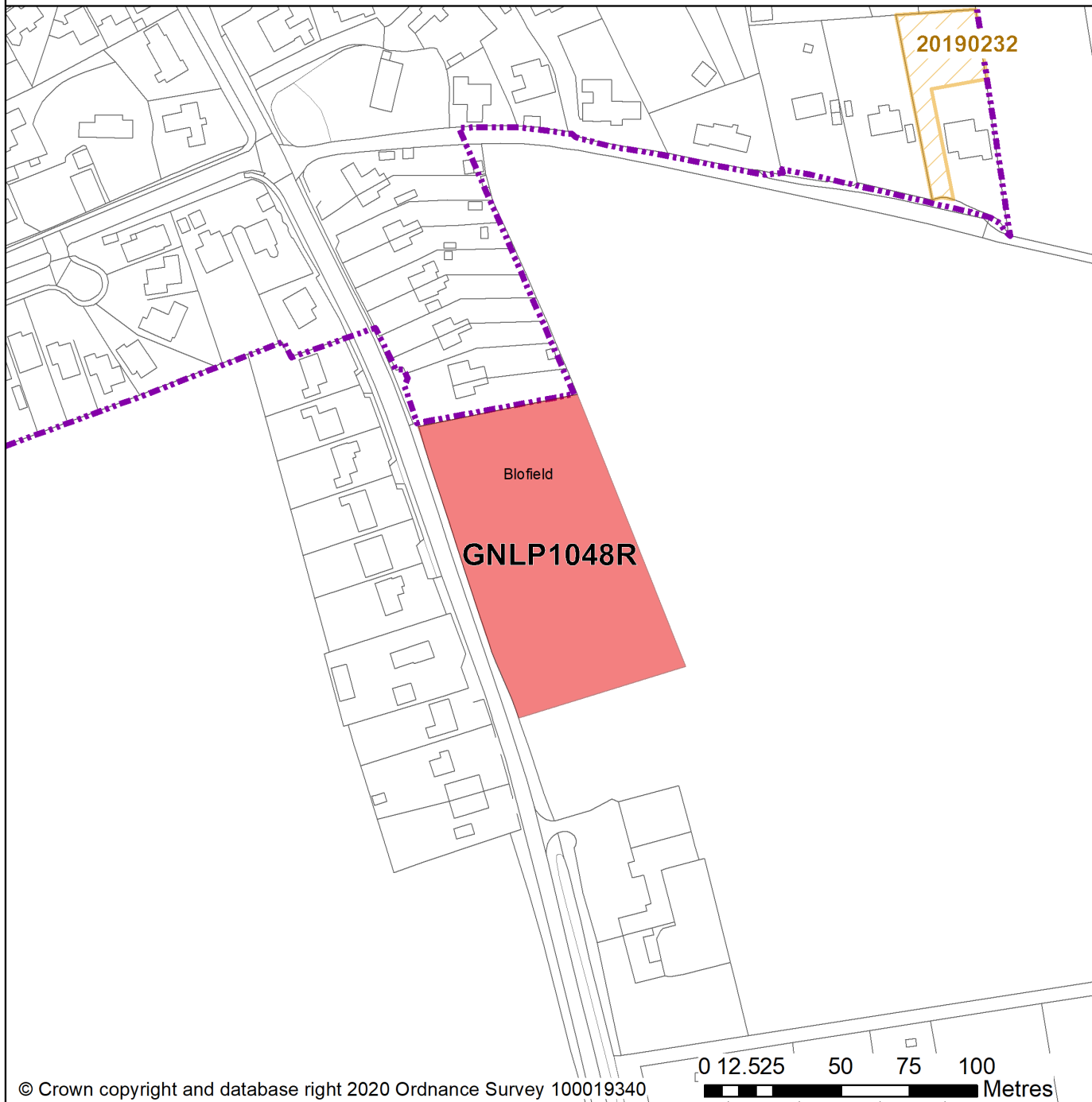
The development will be expected to address the following specific matters:

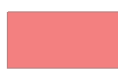


1. Access (vehicular and pedestrian) from Woodbastwick Road and adequate visibility will need to be demonstrated.
2. A 2.0m frontage footway will be required along with improvements to the existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road junction with Woodbastwick Road.
3. Design to limit removal of roadside hedgerow and possible tree removal to provide frontage development, footpath and visibility splay to Woodbastwick Road.
4. Protection measures may need to be taken for grass snakes identified on site.


# BLOFIELD HEATH

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP1048  
LOCATION: Land east of Woodbastwick Road  
ALLOCATION: Residential development (20 dwellings)  
SITE AREA: 0.64 ha



-  Housing Allocation
-  Settlement Boundary
-  Commitment\*

 Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocation to be carried forward**

### **POLICY BLO5: Land to the north of Blofield Corner, Blofield Heath**

This site to the north of Blofield Corner was allocated in 2016 as part of the Broadland Local Plan but had not yet been developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 36 homes reflecting planning permission given on the site (20140968 and 20162199).

#### **POLICY BLO5**

**Land to the north of Blofield Corner, opposite 'Heathway', Blofield Heath (approx. 0.97ha) is allocated for residential development. This will accommodate approximately 36 homes.**

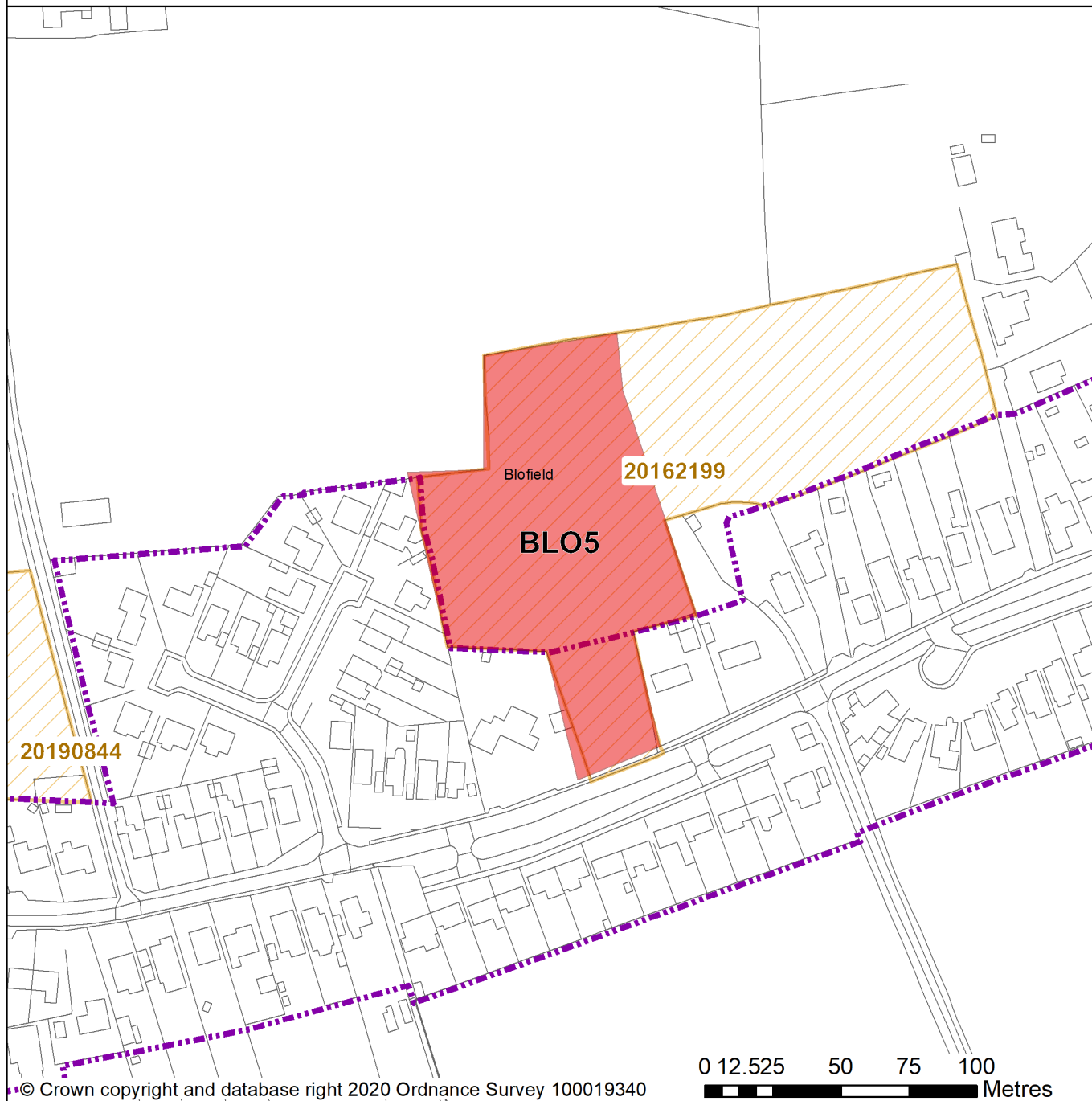
The development will be expected to address the following specific matters:





1. Access (vehicular and pedestrian) via Blofield Corner Road.
2. Off-site improvements to the highway network may also be necessary, including footway and cycleway improvements.

# BLOFIELD HEATH

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BLO5  
LOCATION: Land to the Blofield Corner, opposite 'Heathway'  
ALLOCATION: Residential development (36 dwellings)  
SITE AREA: 0.97 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary
-  Commitment\*

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **BUXTON WITH LAMAS AND BRAMPTON**

The catchment of Buxton with Lamas Primary School brings Buxton with Lamas and Brampton into a village cluster under policy 7.4. The school is currently close to capacity and is landlocked so there is limited scope for expansion. It is considered that as well as existing allocations and windfall development, approximately 40 homes is appropriate for the cluster. As well as a school, the cluster has a range of services that includes a village hall, shop and pub.

Buxton with Lamas has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should consider the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework').

One site is identified as a new housing allocation, providing for 40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 7 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 67 homes between 2018-2038.

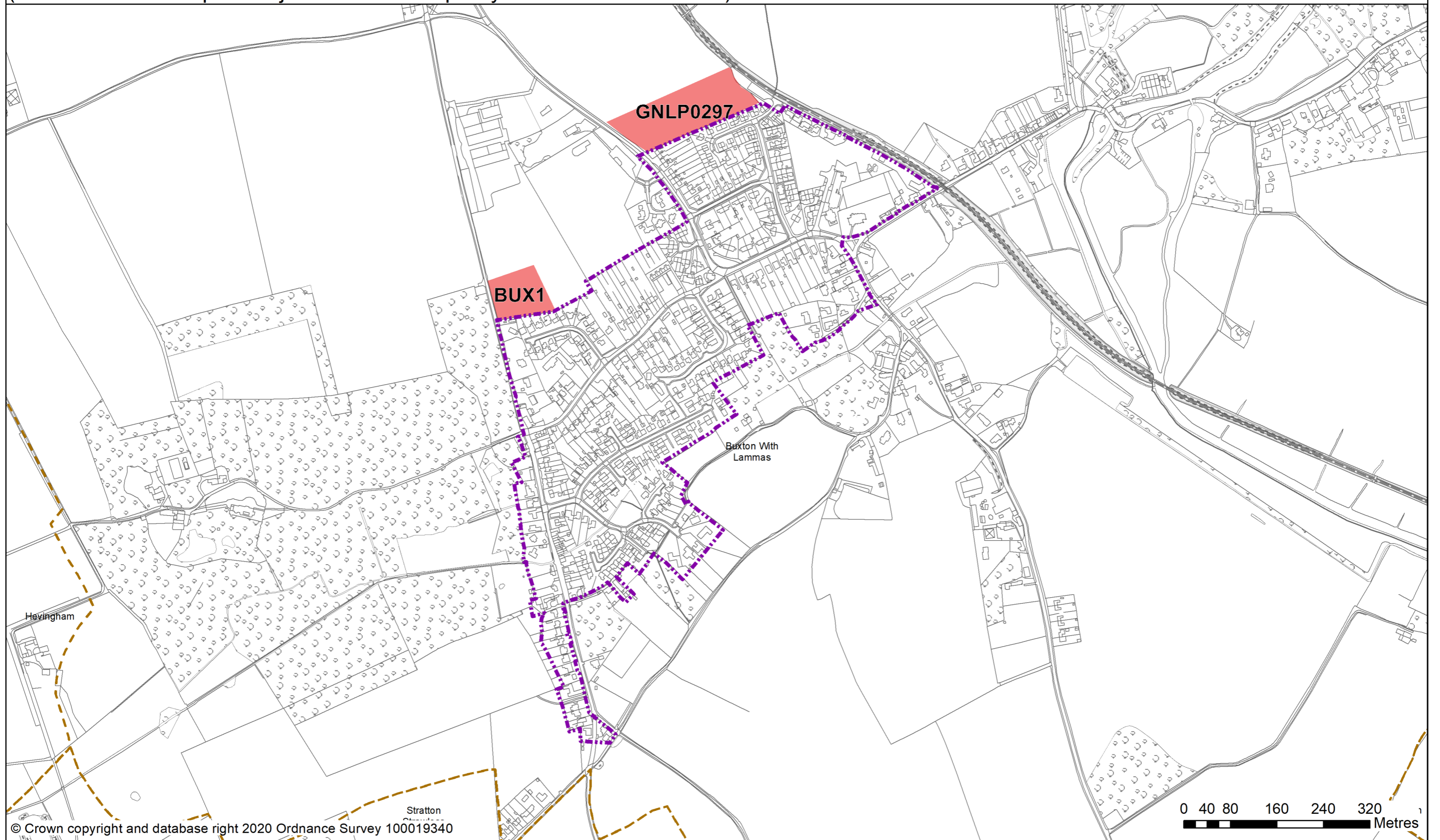
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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



# BUXTON

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:6,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0297: Land east of Aylsham Road, Buxton with Lammas**

This site to the east of Aylsham Road is allocated for residential development as it is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Visibility to the north east could be challenging and it is likely that the speed limit will need to be extended.

There is currently not enough capacity in Aylsham Water Recycling Centre permit to accommodate development and no plans to upgrade in terms of flow in PR19, only plans to increase storage at intermittent CSOs. Development will therefore require phasing in line with upgrades to the Water Recycling Centre and evidence of liaison with Anglian Water on this matter will need to be provided.

#### **POLICY GNLP0297**

**Land east of Aylsham Road, Buxton with Lamas (1.68ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.**

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

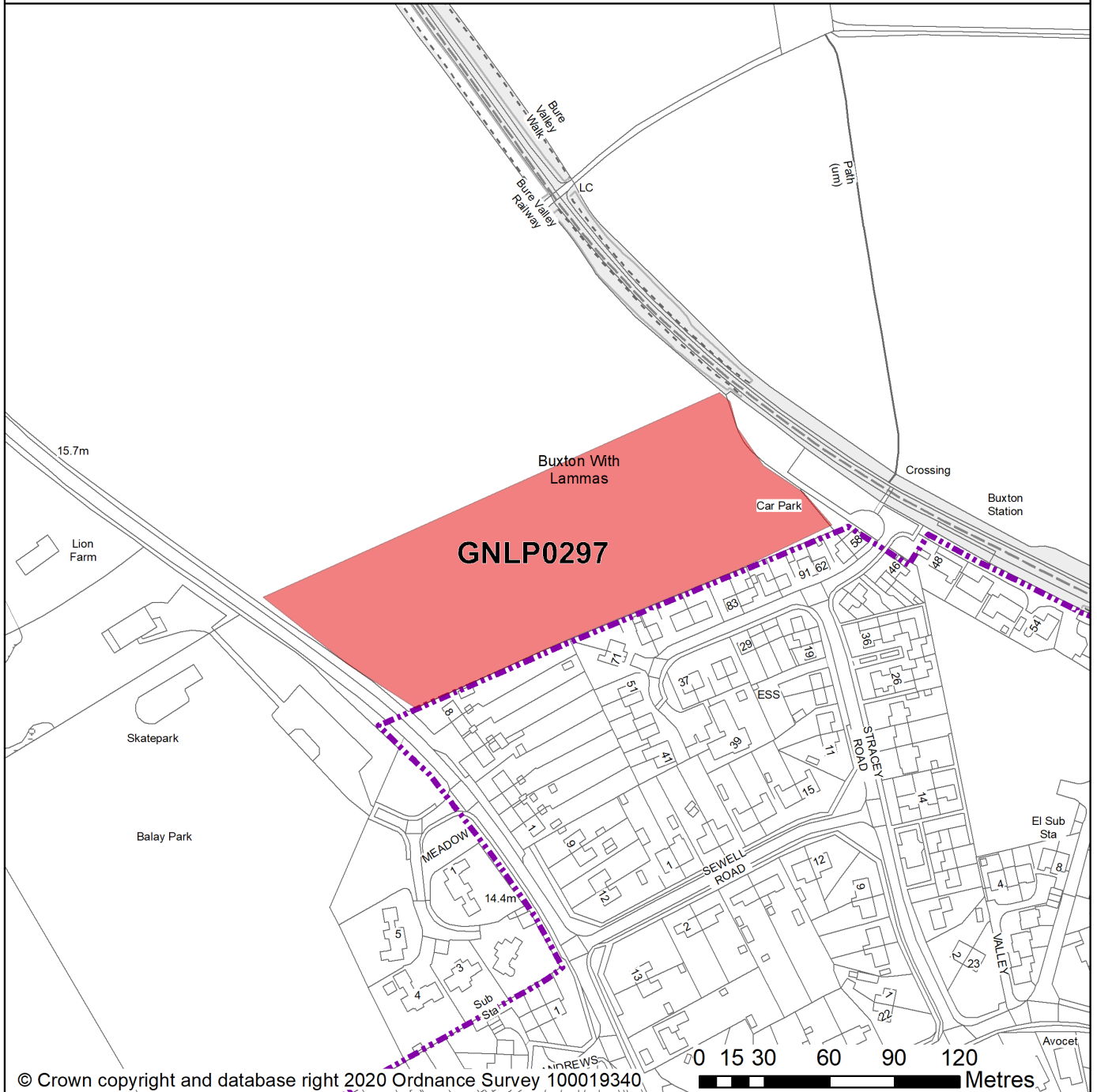
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) will be from Aylsham Road.
2. Lower speed limit will need to be extended.
3. Footway will be required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to the school.
4. Some hedgerow and tree removal likely for visibility and access but aim to minimise loss of contribution to the landscape.
5. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway
6. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre.



# BUXTON WITH LAMAS

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0297  
LOCATION: Land east of Aylsham Road  
ALLOCATION: Residential development (40 dwellings)  
SITE AREA: 1.68 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Housing Allocation  
 Settlement Boundary

 Parish Boundary

Scale at A4:  
1:2,500



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocation to be carried forward**

### **POLICY BUX1: Land east of Lion Road, Buxton**

This site to the east of Lion Road was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved. Outline permission (20150082) was granted in October 2016 but there has been no reserved matters application.

#### **POLICY BUX1**

**Land east of Lion Road, Buxton (approx. 0.7ha) is allocated for residential development. This will accommodate approximately 20 homes.**

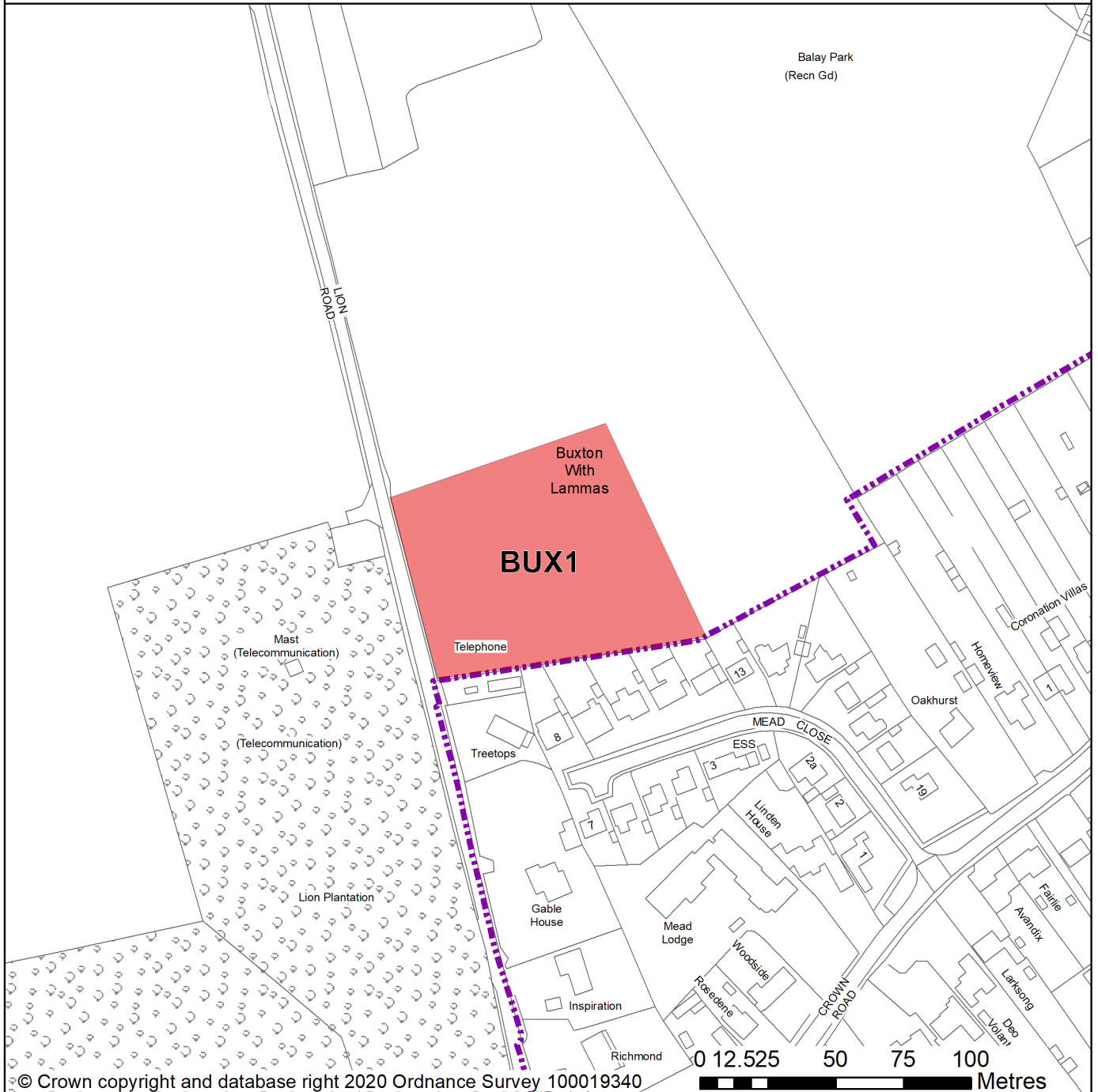
The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access from Lion Road poses significant difficulties, so an alternative may be necessary.
2. Off-site requirements may include footway and cycleway improvements, including a footpath from the site to Crown Road.

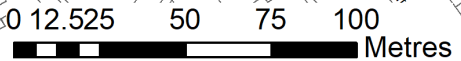
# BUXTON WITH LAMAS

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: BUX1  
LOCATION: Land east of Lion Road  
ALLOCATION: Residential development (20 dwellings)  
SITE AREA: 0.7 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **CANTLEY**

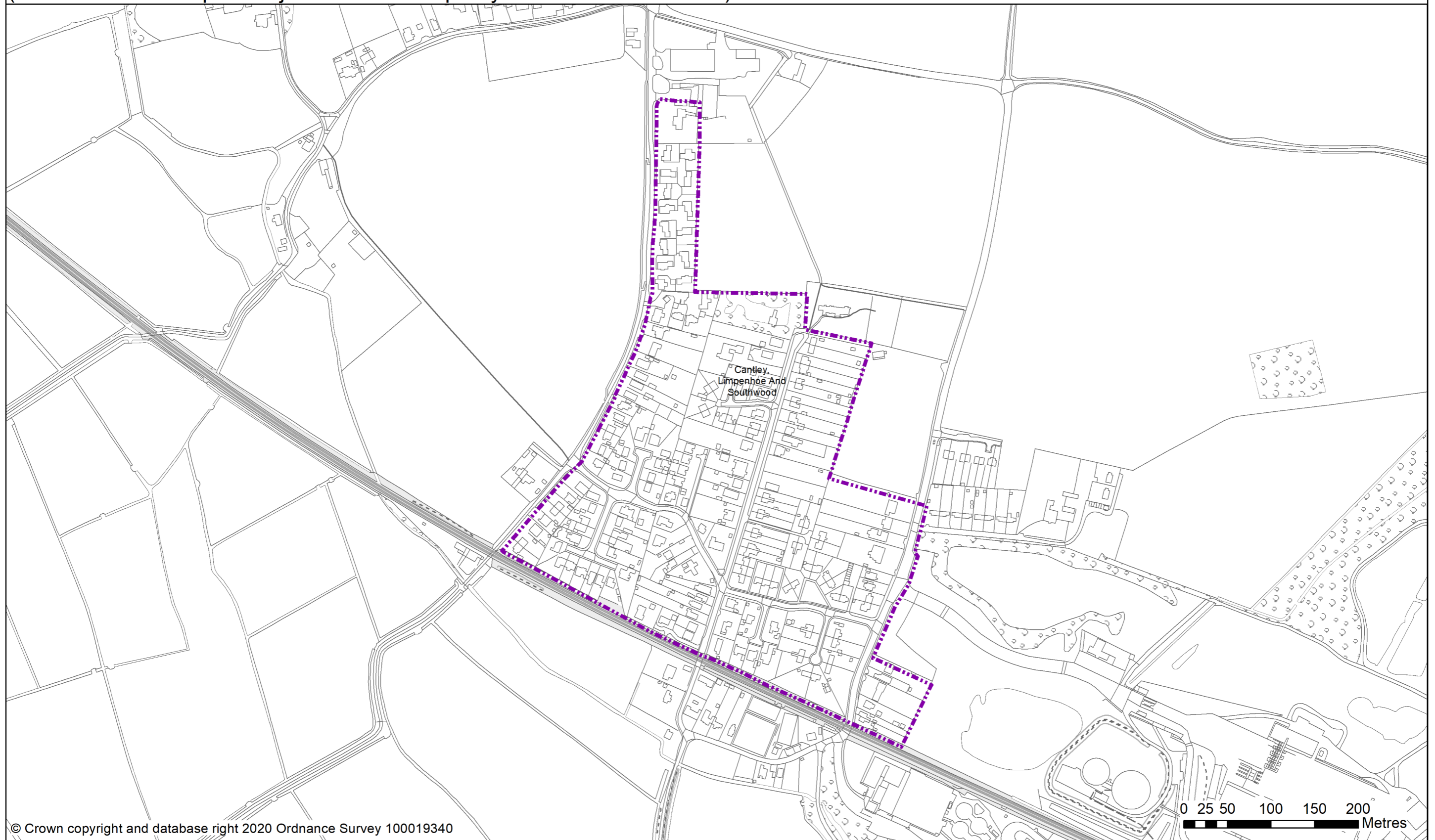
Cantley is not clustered with other settlements under policy 7.4, as the school catchment does not extend to adjoining villages. There is capacity at the school, although the site is landlocked. Services include a primary school, village hall and 'journey to work' public transport service.

Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no new allocations proposed and no allocations to be carried forward in this cluster. There are however 5 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



# CANTLEY

(Please use this map in conjunction with the policy text for this settlement)


## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:4,000  
Date: 27/10/2020



## **CAWSTON, BRANDISTON AND SWANNINGTON**

The catchment of Cawston Primary School brings Cawston, Brandiston and Swannington into a village cluster under policy 7.4. The school is currently very close to capacity, although it is not landlocked and could be extended.

It is considered that as well as existing allocations and windfall development, approximately 40 new homes are appropriate for the Cawston cluster in order to ensure that the setting of the village is preserved. Cawston has a range of facilities including a primary school, village hall, food shop, pub, petrol station, public transport, some local employment and a GP. Brandiston and Swannington have a limited range of services.

Consequently, one site is identified as a new housing allocation, providing for 40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 80 homes between 2018 – 2038.

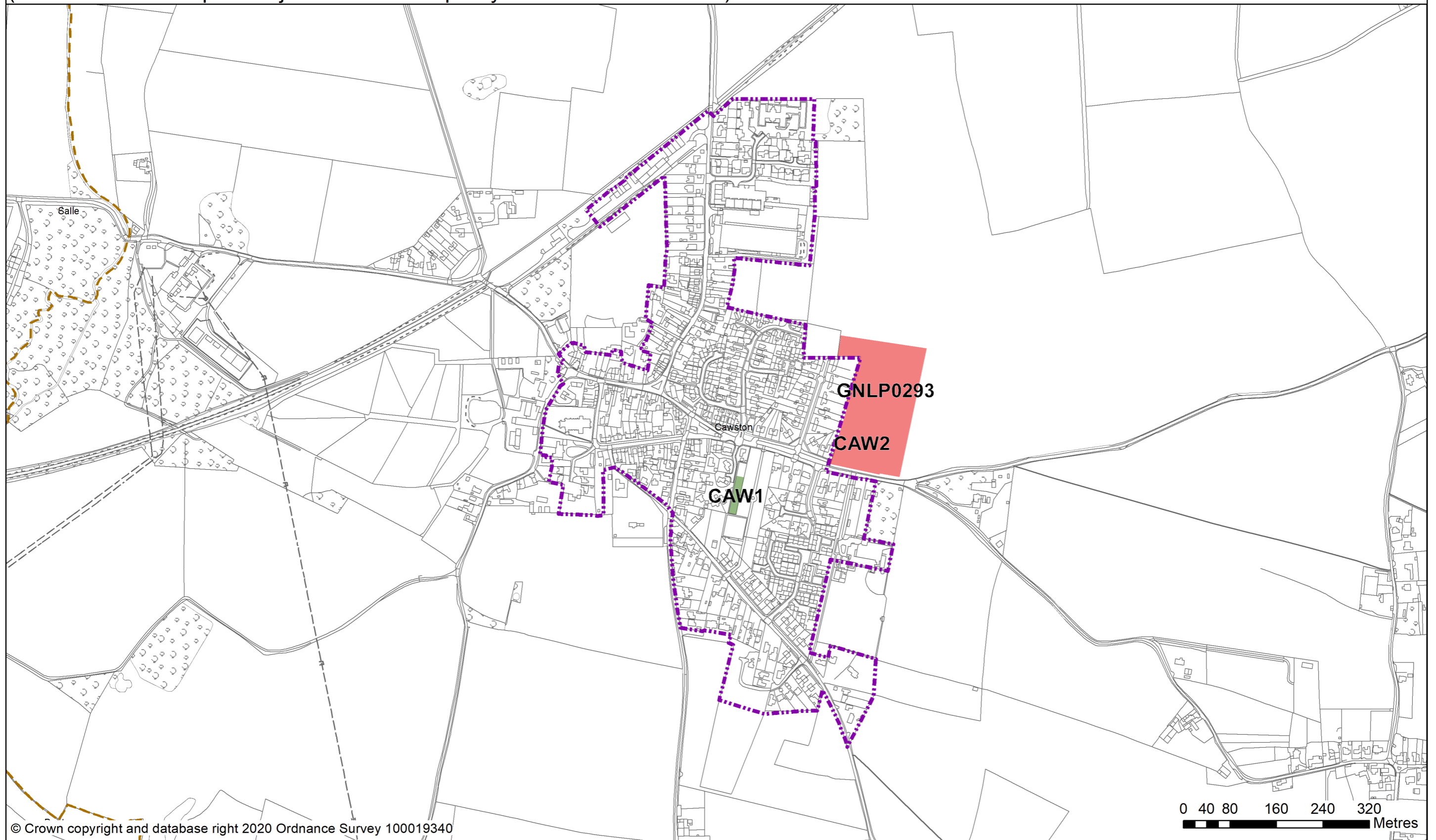
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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



# CAWSTON

(Please use this map in conjunction with the policy text for this settlement)

## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Burial Ground Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:6,000  
Date: 27/10/2020

## New allocation

### **POLICY GNLP0293: Land east of Gayford Road, Cawston**

This site, east of Gayford Road is allocated for residential use as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints. The site should be masterplanned with the adjacent CAW2 allocation to bring forward a cohesive development.

#### **POLICY GNLP0293**

**Land east of Gayford Road, Cawston (approx. 1.91 ha, excluding existing CAW2 allocation) is allocated for residential development. The site is likely to accommodate approximately 40 homes**

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

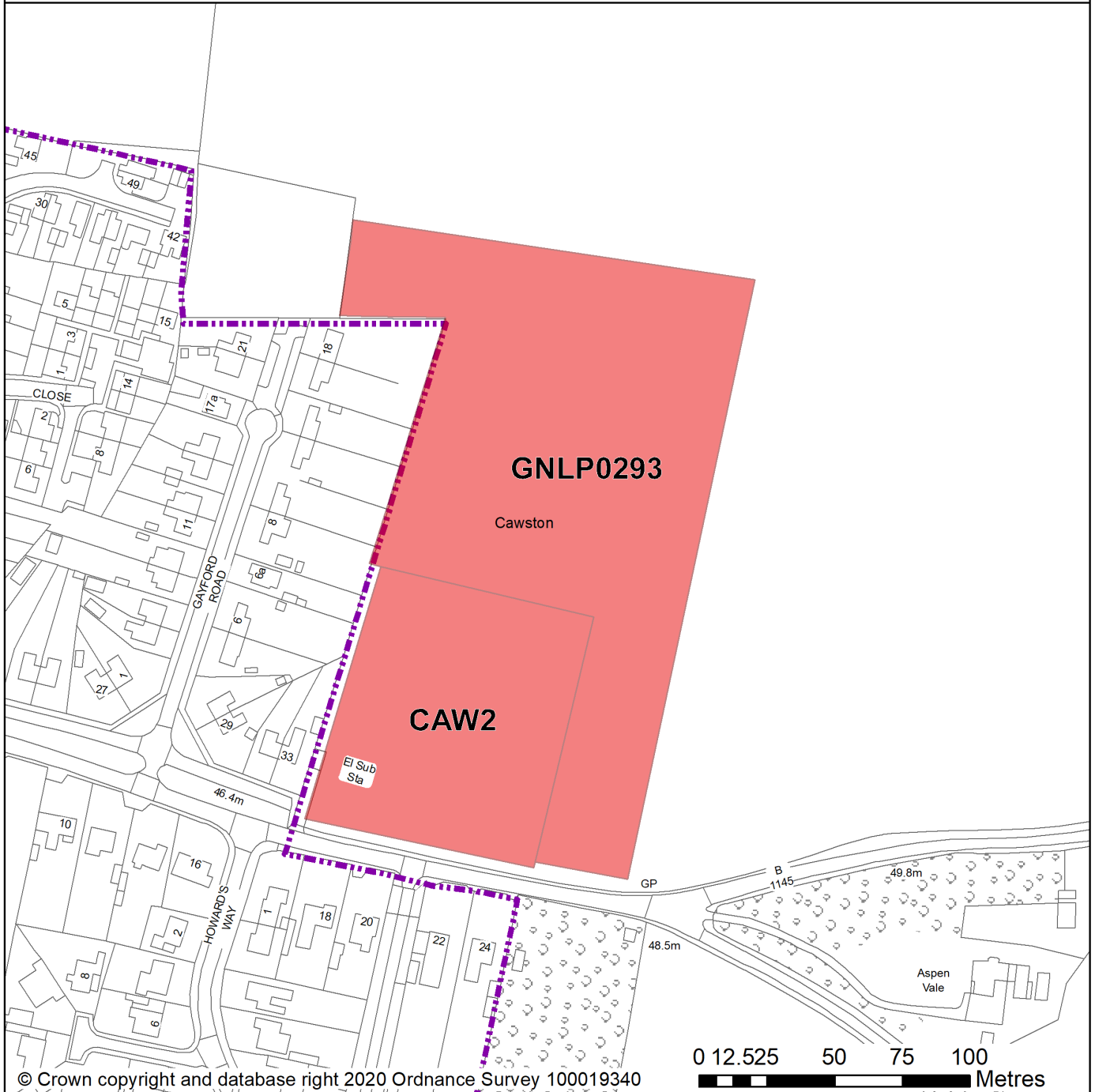
The development will be expected to address the following specific matters:




1. Site should be masterplanned with existing CAW2 allocation to bring forward a cohesive development
2. Access (vehicular and pedestrian) will be from Aylsham Road.
3. Carriageway improvements to the vehicular access on Aylsham Road and a new 2 metre footway connection along the site frontage that connects to the existing footpath will be needed.
4. A pedestrian crossing facility on Aylsham Road to the primary school.
5. Adequate landscaping and green infrastructure to protect the rural setting of the village, especially to the eastern and northern boundaries.
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

# CAWSTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0293  
LOCATION: Land east of Gayford Road  
ALLOCATION: Residential development (40 dwellings)  
SITE AREA: 1.91 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocations to be carried forward**

### **POLICY CAW1: Land to the west of the existing cemetery, Cawston**

This site was allocated as an extension to the existing burial ground in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within this local plan time-period up to 2038

#### **POLICY CAW1**

**Land to the west of the existing cemetery, Cawston (of approx. 0.08ha) is allocated for an extension to the existing burial ground.**

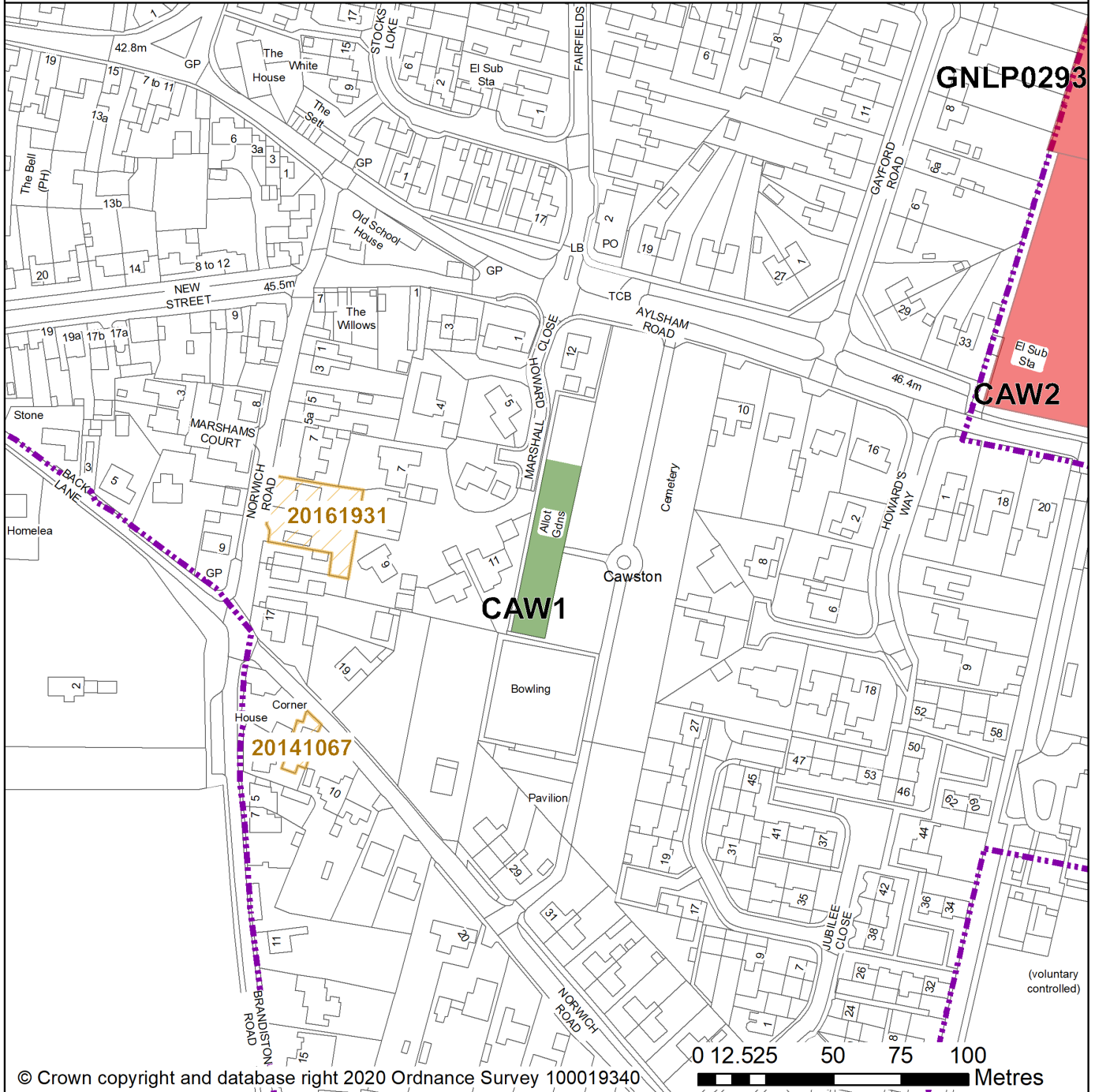
The development will be expected to address the following specific matters:

1. Access via the existing cemetery.
2. The site is within close proximity of a Major Aquifer of high vulnerability and therefore further investigation needs to be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

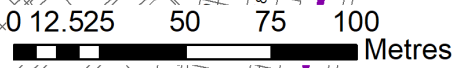
# CAWSTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CAW1  
 LOCATION: Land west of the existing cemetery  
 ALLOCATION: Extension to existing burial ground  
 SITE AREA: 0.08 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- Housing Allocation
- Settlement Boundary
- Parish Boundary
- Burial Ground Allocation
- Commitment\*



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **POLICY CAW2: Land east of Gayford Road, Cawston**

This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

Adjacent site GNLP0293 is proposed to be allocated for a further 40 new homes and both sites should be masterplanned together to bring forward a cohesive development. This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy policy CS16 would apply if the site size is increased above 1 hectare.

### **POLICY CAW2**

**Land east of Gayford Road, Cawston (approx. 0.8ha) is allocated for residential development. The site will accommodate approximately 20 homes.**

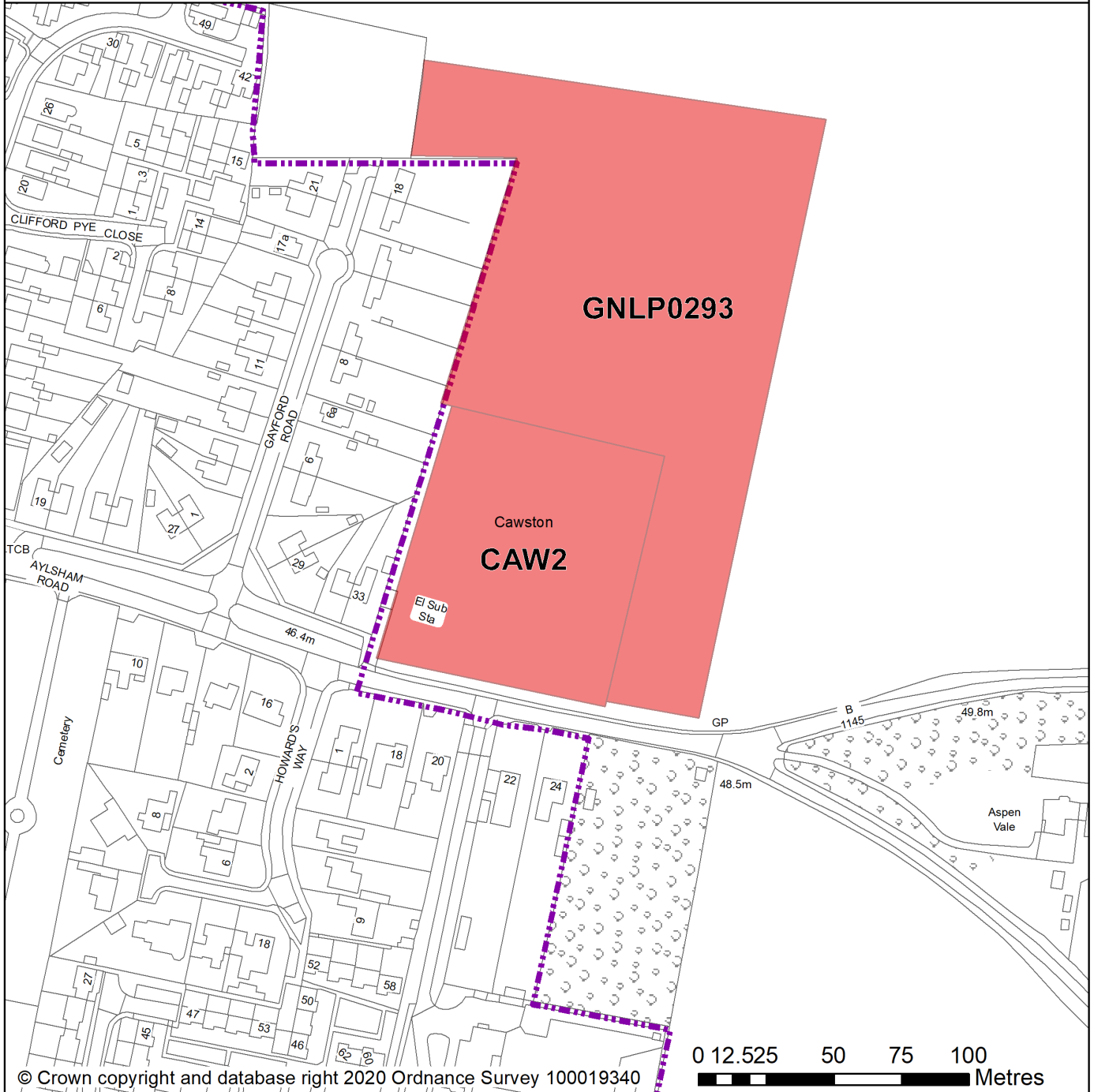
The development will be expected to address the following specific matters:




1. To be masterplanned with GNLP0293 to bring forward a cohesive development.
2. Access via Aylsham Road.
3. Improvements to footways, particularly across the site frontage.
4. Improvements to sewage network may be necessary.

# CAWSTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CAW2  
LOCATION: Land east of Gayford Road  
ALLOCATION: Residential development (20 dwellings)  
SITE AREA: 0.8 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **COLTISHALL, HORSTEAD WITH STANNINGHALL AND BELAUGH**

The catchment of Coltishall Primary School brings Coltishall, Horstead with Stanninghall and Belaugh into a village cluster under policy 7.4. There is currently limited capacity at the school, although the site is not landlocked and could be expanded. The villages have a wide range of core and secondary services, including good public transport links. The majority are in Coltishall and Horstead. Belaugh has very few services.

It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the Coltishall cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.

One site is identified as a new housing allocation, providing for 20 new homes in the cluster. There are two carried forward residential allocations for 55 homes and a total of 9 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 84 homes between 2018 – 2038.

Horstead has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging Neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).

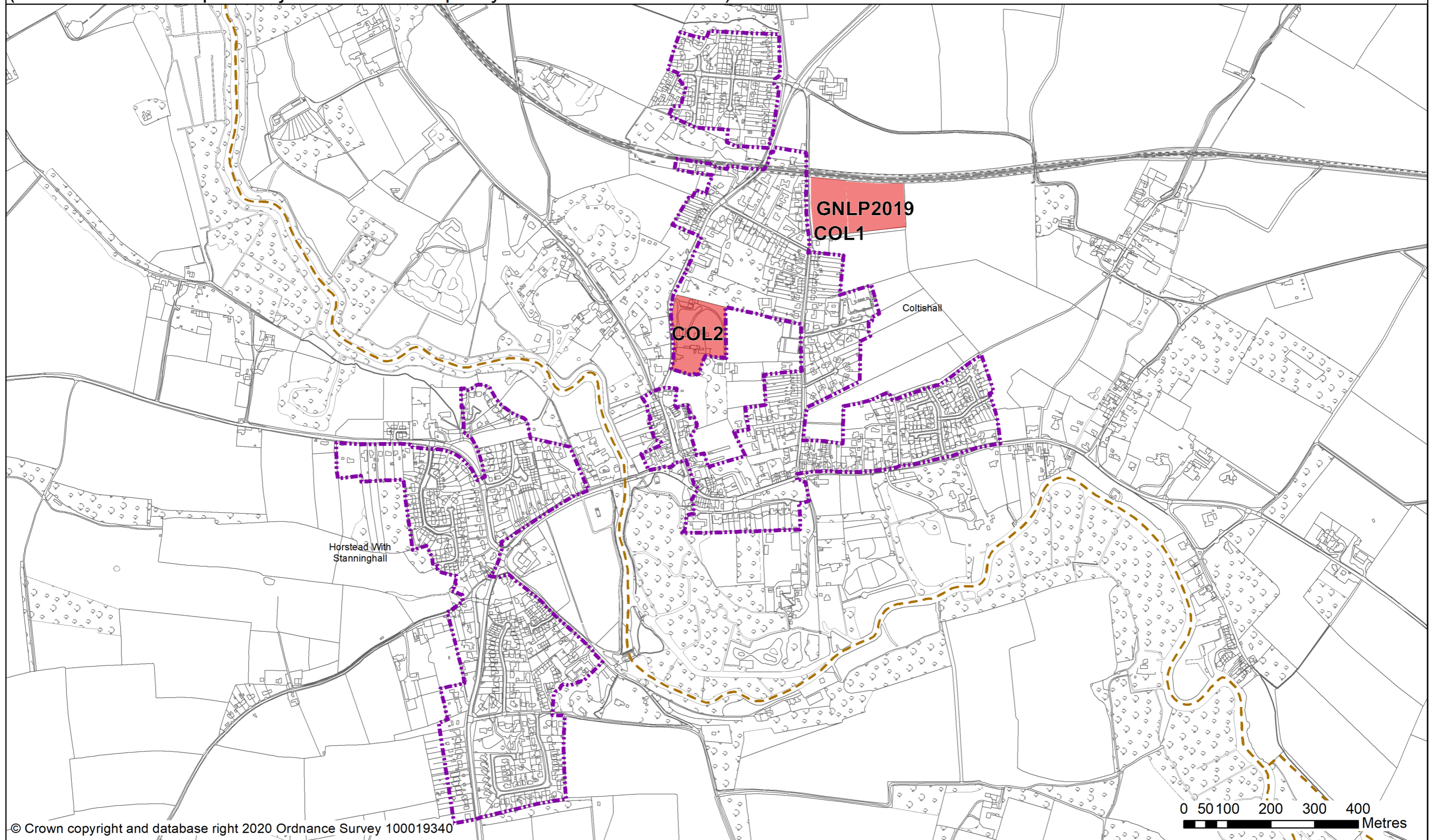
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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



# COLTISHALL & HORSTEAD


(Please use this map in conjunction with the policy text for this settlement)


# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Housing Allocation

 Settlement Boundary

 Parish Boundary

Scale at A3:  
1:8,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP2019: Land at Rectory Road and south of the Bure Valley Railway, Coltishall**

This site at Rectory Road, south of the Bure Valley Railway is allocated for residential development. Vehicular access will need to be taken through the adjacent COL1 allocation and a Transport Assessment will be needed. The site should be masterplanned with COL1 to bring forward a cohesive development. The site is adjacent to the Bure Valley Railway and the Bure Valley path, which are important tourism and GI assets that should be protected.

#### **POLICY GNLP2019**

**Land at Rectory Road and south of the Bure Valley Railway, Coltishall (approx. 1.44 ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

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

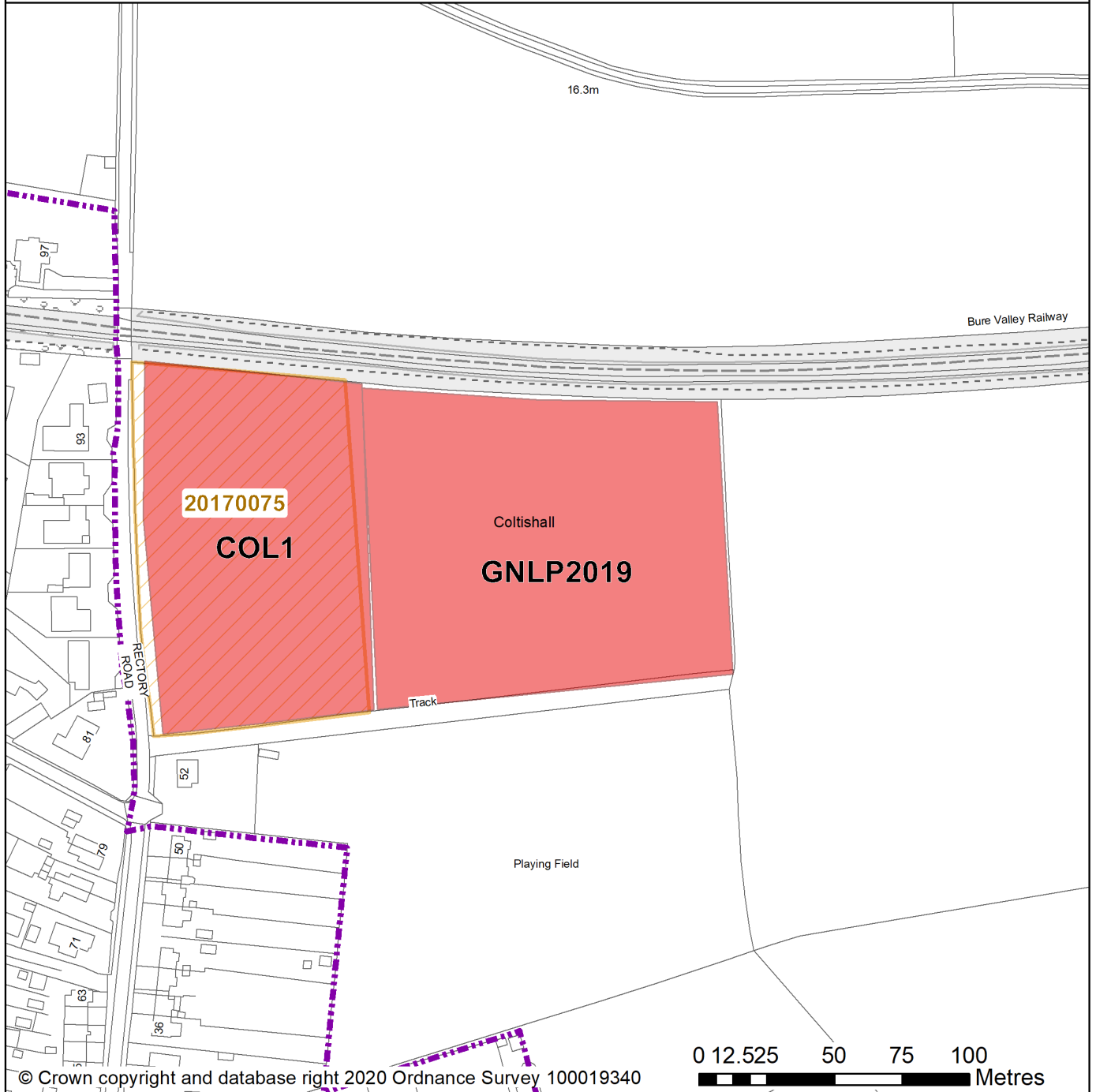
The development will be expected to address the following specific matters:

1. Site should be masterplanned with existing COL1 allocation to bring forward a cohesive development.
2. Vehicular access will be from Rectory Road via the existing COL1 allocation, with off-site highway improvements to connect to the existing footpath on Rectory Road near the junction with Westbourne Road.
3. Due to highway constraints in the vicinity of Rectory Road, submission of a transport assessment to assess the traffic implications of the proposed development on the surrounding road network demonstrating that the proposed scale of development can be accommodated will be required.
4. Adequate landscaping and green infrastructure will be needed to protect the rural setting of the village, especially to the eastern boundary and to mitigate the potential for noise pollution and vibrations resulting from proximity of the Bure Valley Railway to the north.

# COLTISHALL

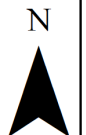
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2019  
LOCATION: Land at Rectory Road  
ALLOCATION: Residential development (20 dwellings)  
SITE AREA: 1.44 ha



-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocations to be carried forward**

### **POLICY COL1: Land at Rectory Road, Coltishall**

This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 30 homes, but more may be accommodated, subject to an acceptable design and layout being achieved. Outline planning permission (20170075) was granted in November 2017 but there has been no reserved matters application.

The site should be masterplanned with GNLP2019 to bring forward a cohesive development. The site is adjacent to the Bure Valley Railway and the Bure Valley path, which are important tourism and GI assets that should be protected.

#### **POLICY COL1**

**Land at Rectory Road, Coltishall (approx. 1.0ha) is allocated for residential development. This will accommodate approximately 30 homes.**

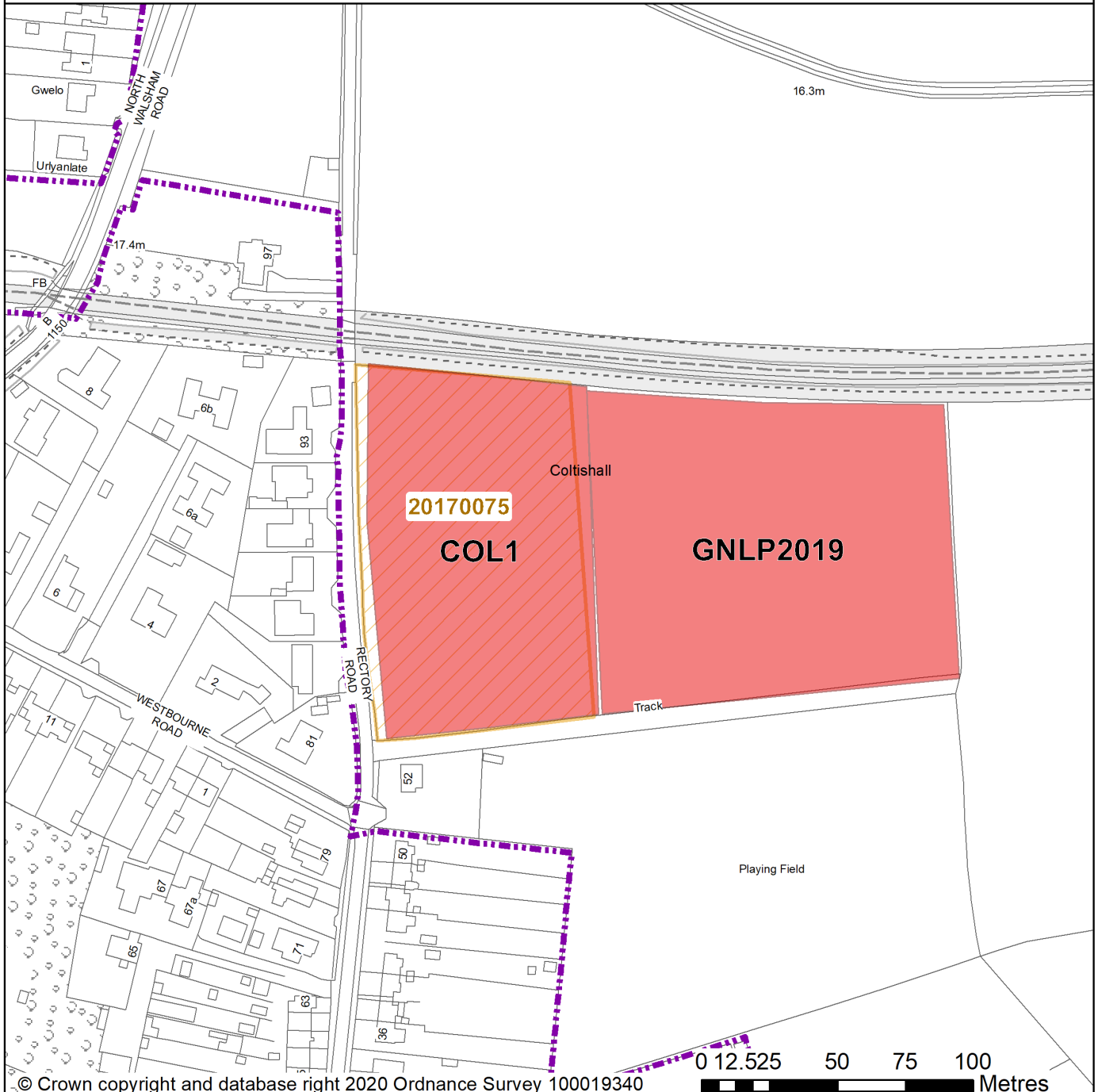
The development will be expected to address the following specific matters:

1. Site should be masterplanned with GNLP2019 allocation to bring forward cohesive development.
2. Access (vehicular and pedestrian) to be from Rectory Road, with possible additional pedestrian accesses to the school via the playing field and to the Bure Valley Walk.
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, speed restriction on Rectory Road, and public transport services.
4. Pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability.
5. Significant information will be required at a planning stage to mitigate heavy flood constraints. Access and egress to the site during a flood event may need to be considered.
6. Provision for informal and formal recreational open space
7. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway

# COLTISHALL

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL1  
 LOCATION: Land at Rectory Road  
 ALLOCATION: Residential development (30 dwellings)  
 SITE AREA: 1.0 ha



- Housing Allocation
- Commitment\*
- Settlement Boundary
- Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **POLICY COL2: Land at Jordans Scrapyard, Coltishall**

This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 25 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

### **POLICY COL2**

**Land at Jordan's Scrapyard, Coltishall (approx. 1.8ha) is allocated for residential development. This will accommodate approximately 25 homes.**

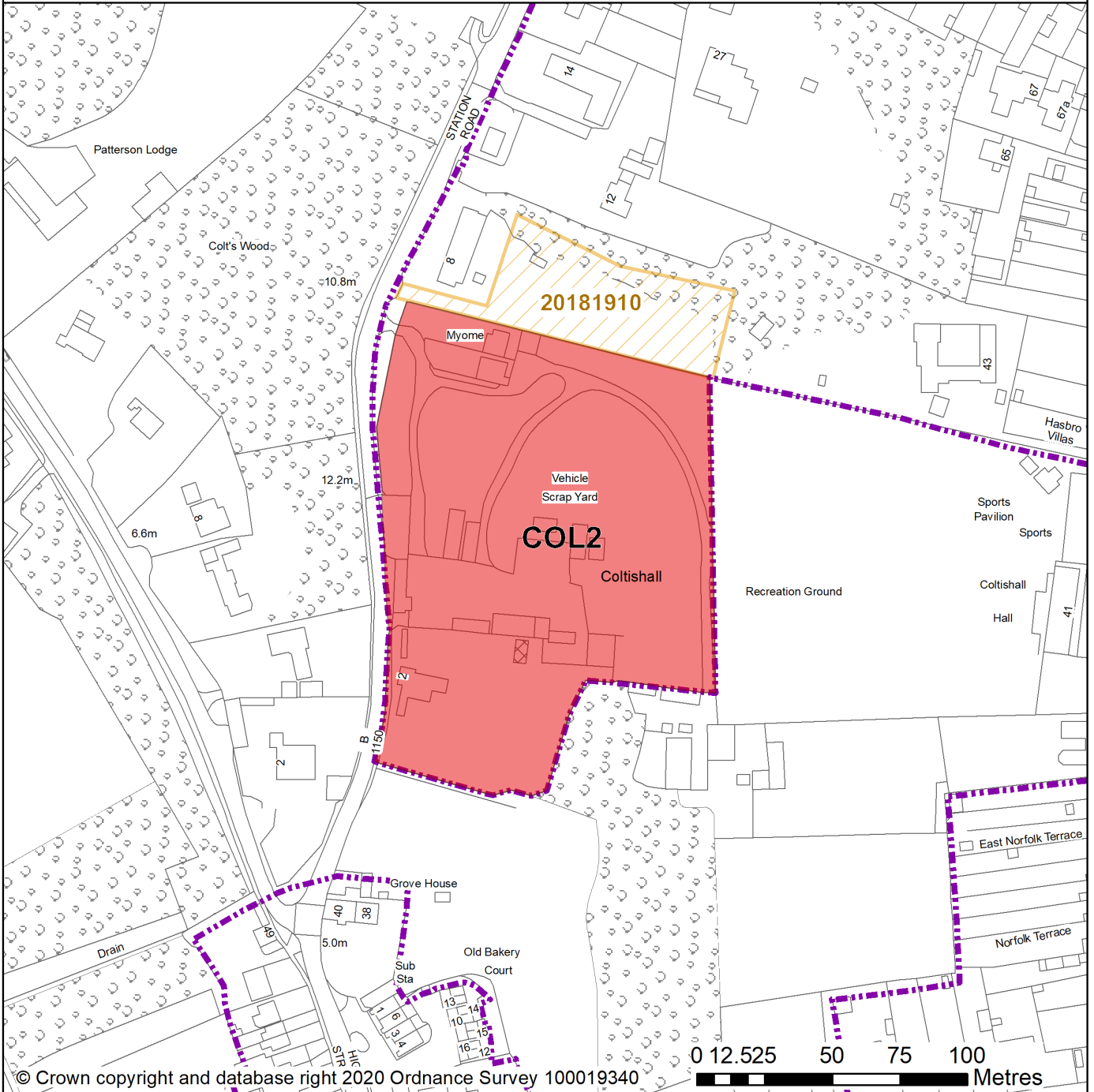
The development will be expected to address the following specific matters:


1. The waste licence will need to be surrendered, with full decontamination following appropriate investigation, and mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability.
2. Access (vehicular and pedestrian) to be from B1150, with possible additional pedestrian accesses to the school via the playing field
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, including a pedestrian link to Rectory Road
4. Any development must conserve and enhance the significance of the grade II listed limekiln to the north east of the site and the Coltishall and Horstead conservation area and its associated listed buildings to the south of the site, including any contribution made to that significant by setting..

# COLTISHALL

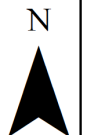
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL2  
LOCATION: Land at Jordan's Scrapyard  
ALLOCATION: Residential development (25 dwellings)  
SITE AREA: 1.8 ha



-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



Date: 04/11/2020

\*new and extant permission at 1st April 2020

## **FOULSHAM AND THEMELTHORPE**

The catchment of Foulsham Primary School brings Foulsham and Themelthorpe into a village cluster under policy 7.4. The school lacks capacity but the site is not landlocked so there is the potential for expansion. Apart from the primary school, Foulsham has a number of services and facilities including a village hall, pub, shop and some local employment opportunities. Themelthorpe lacks services.

It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes is appropriate for the Foulsham cluster. One site is identified as a new housing allocation, providing for 15 homes in the cluster. There are no carried forward residential allocations but there is a total of 13 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 28 homes between 2018-2038.

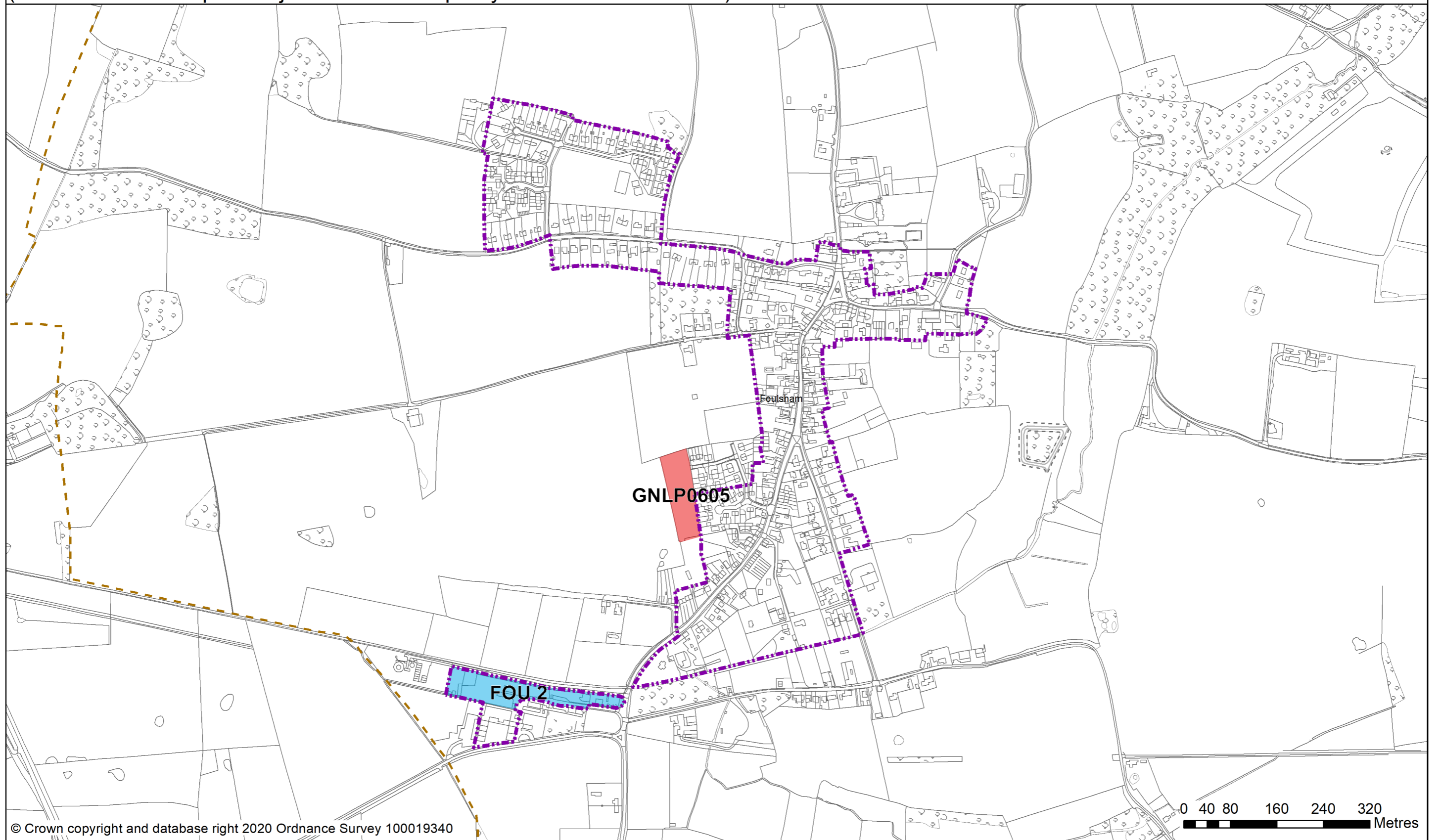
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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







# FOULSHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:6,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0605: Land west of Foundry Close, Foulsham**

This site west of Foundry Close is allocated for residential development. The site is located next to the Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school.

#### **POLICY GNLP0605**

**Land west of Foundry Close, Foulsham (0.67ha) is allocated for residential development. The site is likely to accommodate approximately 15 homes.**

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

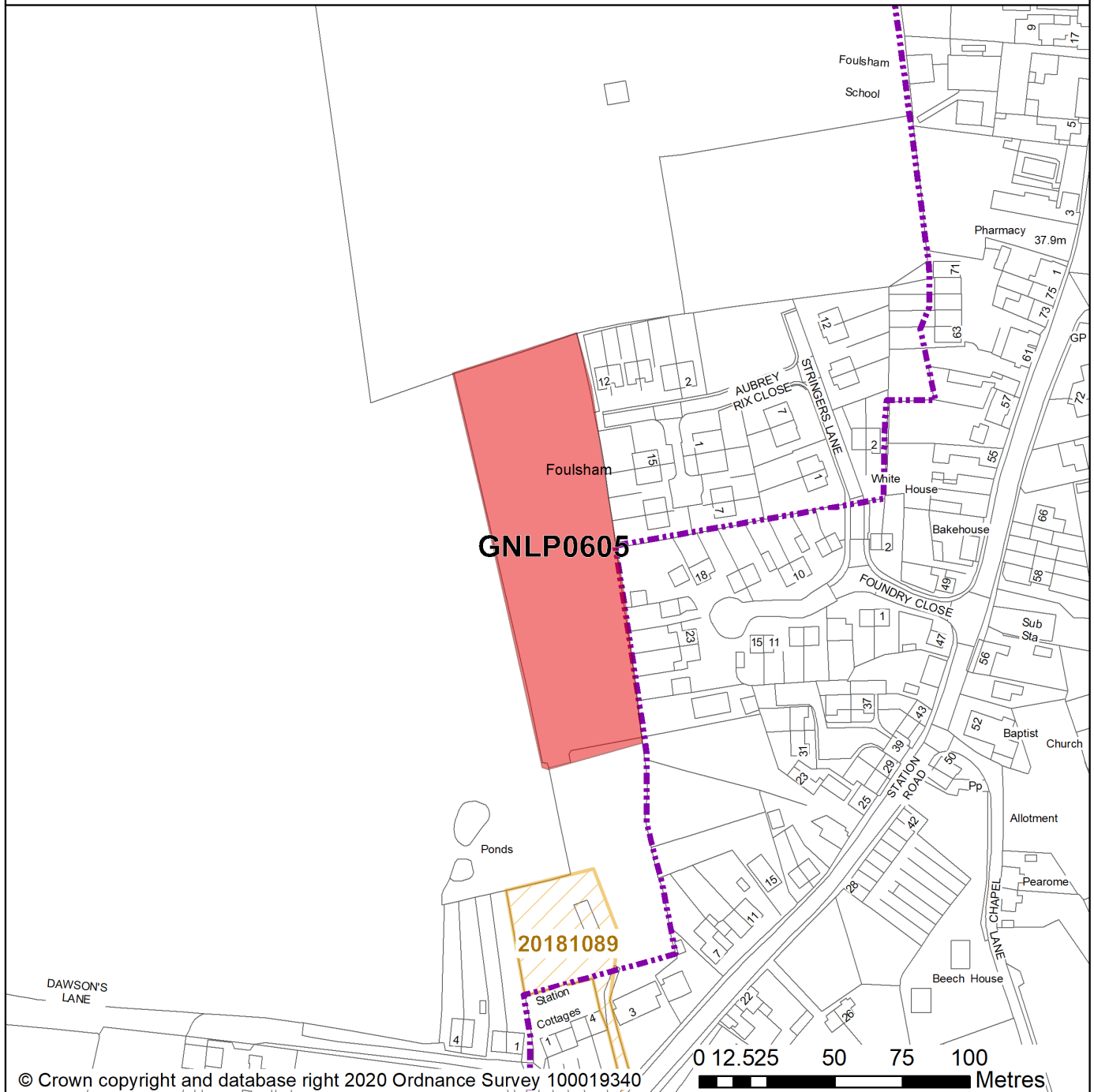
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be via Stringer's Lane and Aubrey Rix Close.
2. Any development must conserve and enhance the significance of grade II listed buildings to the south of the site, particularly Station Farmhouse and Bracken Brae, 5 Station Road and the Foulsham conservation area to the south and east, including any contribution made to that significance by setting.

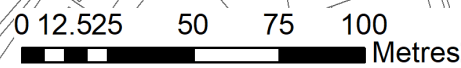
# FOULSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0605  
 LOCATION: Land west of Foundry Close  
 ALLOCATION: Residential development (15 dwellings)  
 SITE AREA: 0.67 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- |   |                     |   |                 |
|---|---------------------|---|-----------------|
|  | Housing Allocation  |  | Commitment*     |
|  | Settlement Boundary |  | Parish Boundary |



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocation to be carried forward**

### **POLICY FOU2: Land at Old Railway Yard, Station Road, Foulsham**

This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. 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 up to 2038. The site is re-allocated for employment/commercial development.

#### **POLICY FOU2**

**Land at Old Railway Yard, Station Road, Foulsham (approx. 1.1ha) is allocated for employment use (Use Class E(g), B2, B8).**

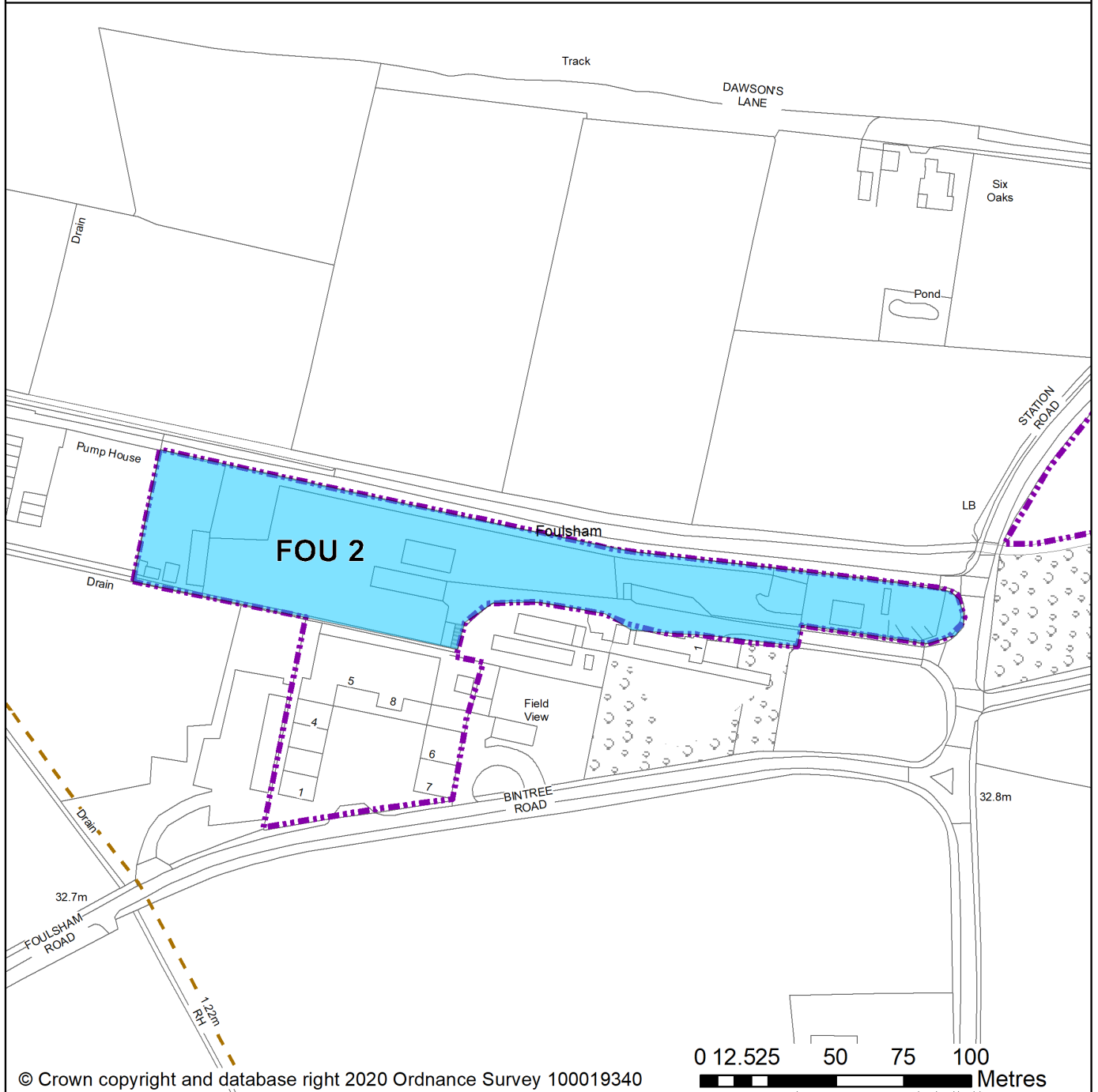
The development will be expected to address the following specific matters:

1. Part of the site is in flood zone 3 and therefore further investigation will be required in this regard. Significant information will be required at a planning stage to mitigate heavy flood constraints.
2. The existing vehicular access off Station Road may prove suitable.
3. Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.
4. The site is in close proximity of a major aquifer and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
5. An odour assessment will be required to assess the impact of the nearby Sewage Treatment Works.
6. Any development must conserve and enhance the significance of the Foulsham conservation area to the north east of the site, including any contribution made to that significance by setting.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible will be taken into consideration.

# FOULSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

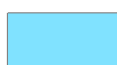


SITE REFERENCE: FOU2  
LOCATION: Land at Old Railway Yard  
ALLOCATION: Employment  
SITE AREA: 1.1 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340

0 12.525 50 75 100 Metres

Scale at A4:  
1:2,000

-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **FREETHORPE, HALVERGATE AND WICKHAMPTON**

The catchment of Freethorpe Community Primary School brings Freethorpe, Halvergate and Wickhampton into a village cluster under policy 7.4. The school currently has capacity and is not landlocked so there is the potential for expansion.

It is considered that as well as existing allocations and windfall development, approximately 40 homes are considered appropriate for the Freethorpe, Halvergate and Wickhampton cluster. The cluster has a range of facilities that includes a village hall, pub, church, and public transport services which are concentrated mostly in Freethorpe.

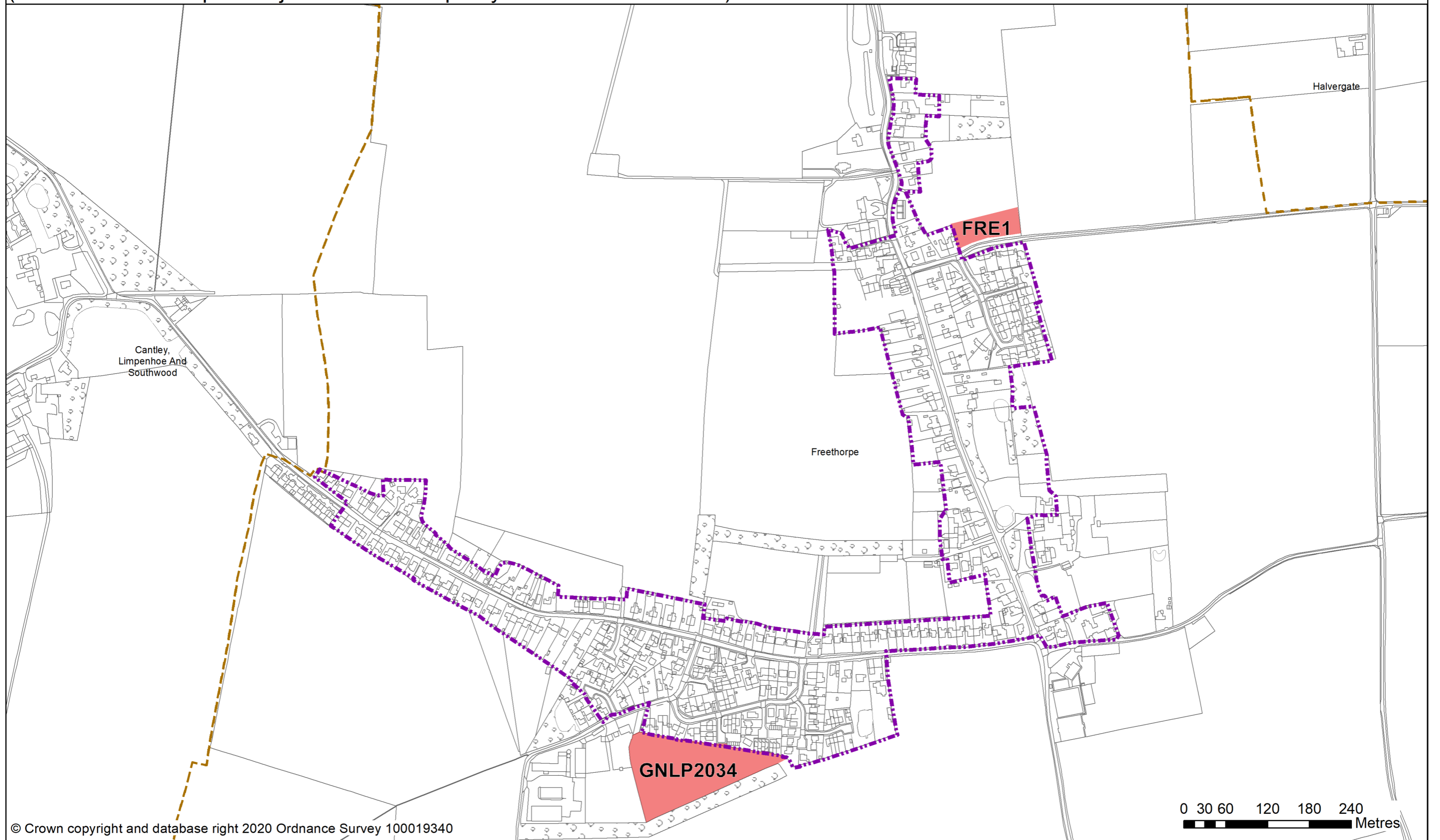
Consequently, one site is identified as a new housing allocation, providing for 40 homes in the cluster. There is one carried forward residential allocation for 10 homes and a total of 11 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 61 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.

# FREETHORPE

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:5,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP2034: South of Bowlers Close, Freethorpe**

This site south of Bowlers Close is allocated for residential development as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. The site is allocated subject to access via Bowlers Close, although the promoter will need to demonstrate that they can provide a footway and carriageway of adequate width to enable safe access.

Freethorpe Water Recycling Centre is currently flow non-compliant. There is an application to increase the dry Weather Flow of the sewage works, which should bring it compliant with the permit. There should be no development until the capacity has been upgraded.

#### **POLICY GNLP2034**

**South of Bowlers Close, Freethorpe (approx. 1.51ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.**

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:

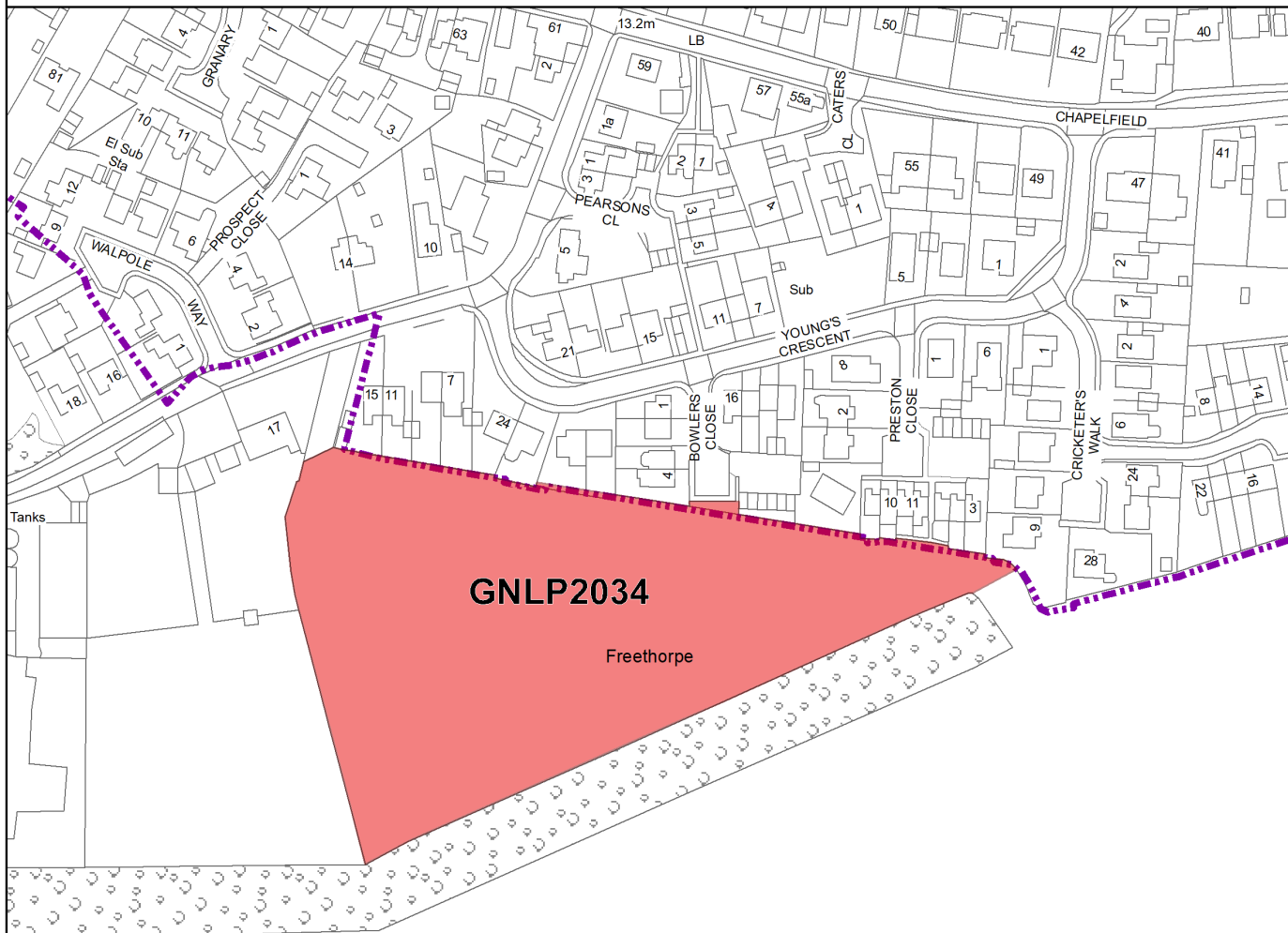
1. Access (vehicular and pedestrian) via Bowler Close.
2. Avoidance of harm to trees on the southern boundary evidenced through the submission of an Arboricultural Impact Assessment.
3. Development should not take place until the capacity of Freethorpe Water Recycling Centre has been upgraded.



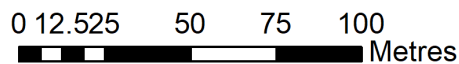
# FREETHORPE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL2034  
LOCATION: South of Bowlers Close,  
ALLOCATION: Residential development (40 dwellings)  
SITE AREA: 1.51 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- Housing Allocation
- Parish Boundary
- Settlement Boundary

N



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **Existing allocation to be carried forward**

### **POLICY FRE1: Land north of Palmer's Lane, Freethorpe**

This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan, although planning consent has been granted for 5 dwellings (20181845). 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 10 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy policy CS16 would apply if the site size is increased above 1 hectare.

#### **POLICY FRE1**

**Land north of Palmer's Lane, Freethorpe (approx. 0.34ha) is allocated for residential development. This will accommodate approximately 10 homes.**

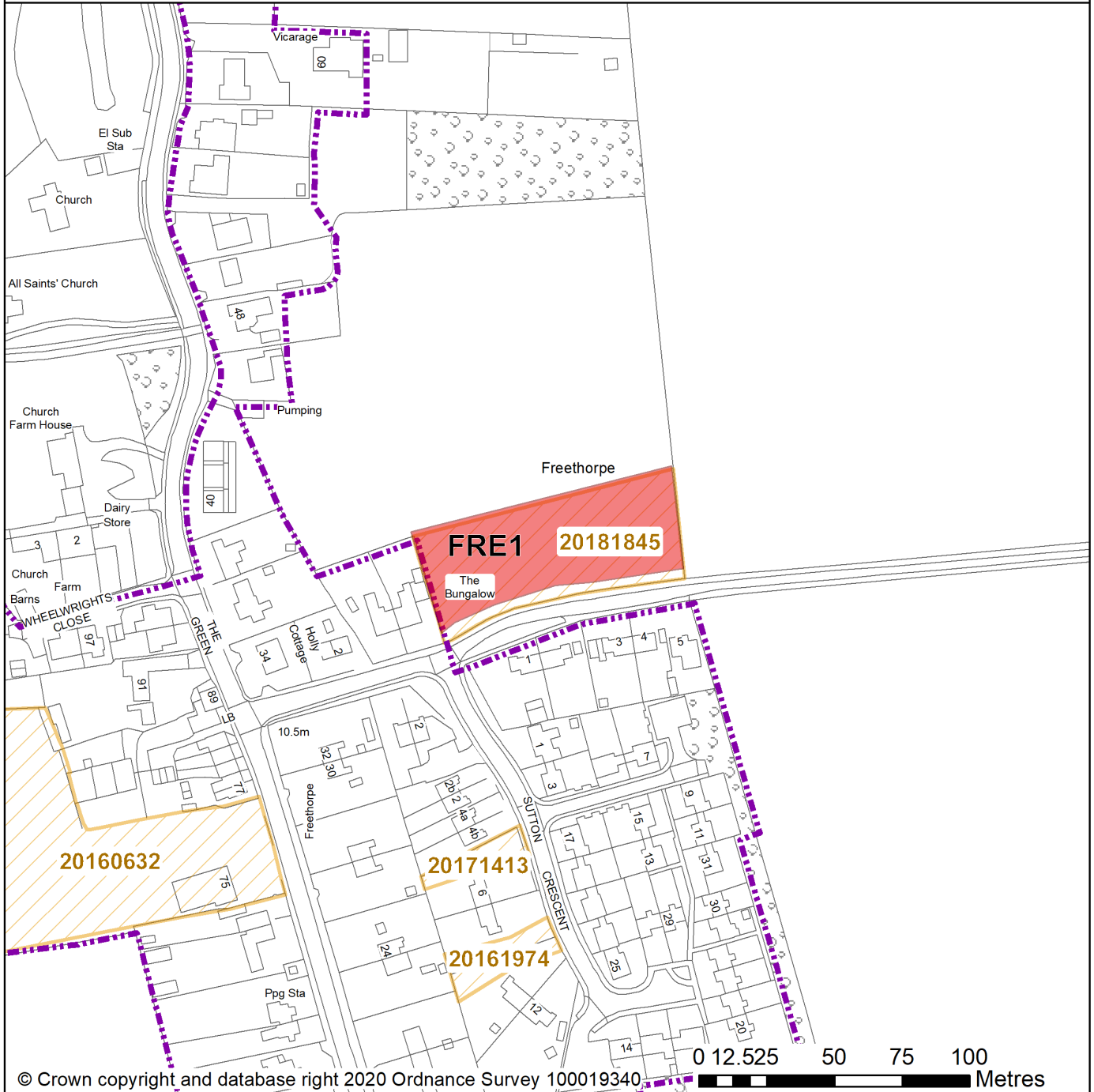
The development will be expected to address the following specific matters:

1. Vehicular access must be demonstrated off Palmer's Lane.
2. Other off-site improvements to the highway network will also be necessary, in particular to the junction of Palmer's Lane and The Green.
3. Pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability.
4. Any development must conserve and enhance the significance of the grade II listed Walpole Almshouses to the north west of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the northern boundary of the site.

# FREETHORPE

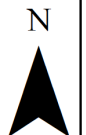
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: FRE1  
 LOCATION: Land north of Palmer's Lane  
 ALLOCATION: Residential development (10 dwellings)  
 SITE AREA: 0.34 ha



- Housing Allocation
- Commitment\*
- Settlement Boundary
- Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **FRETTENHAM**

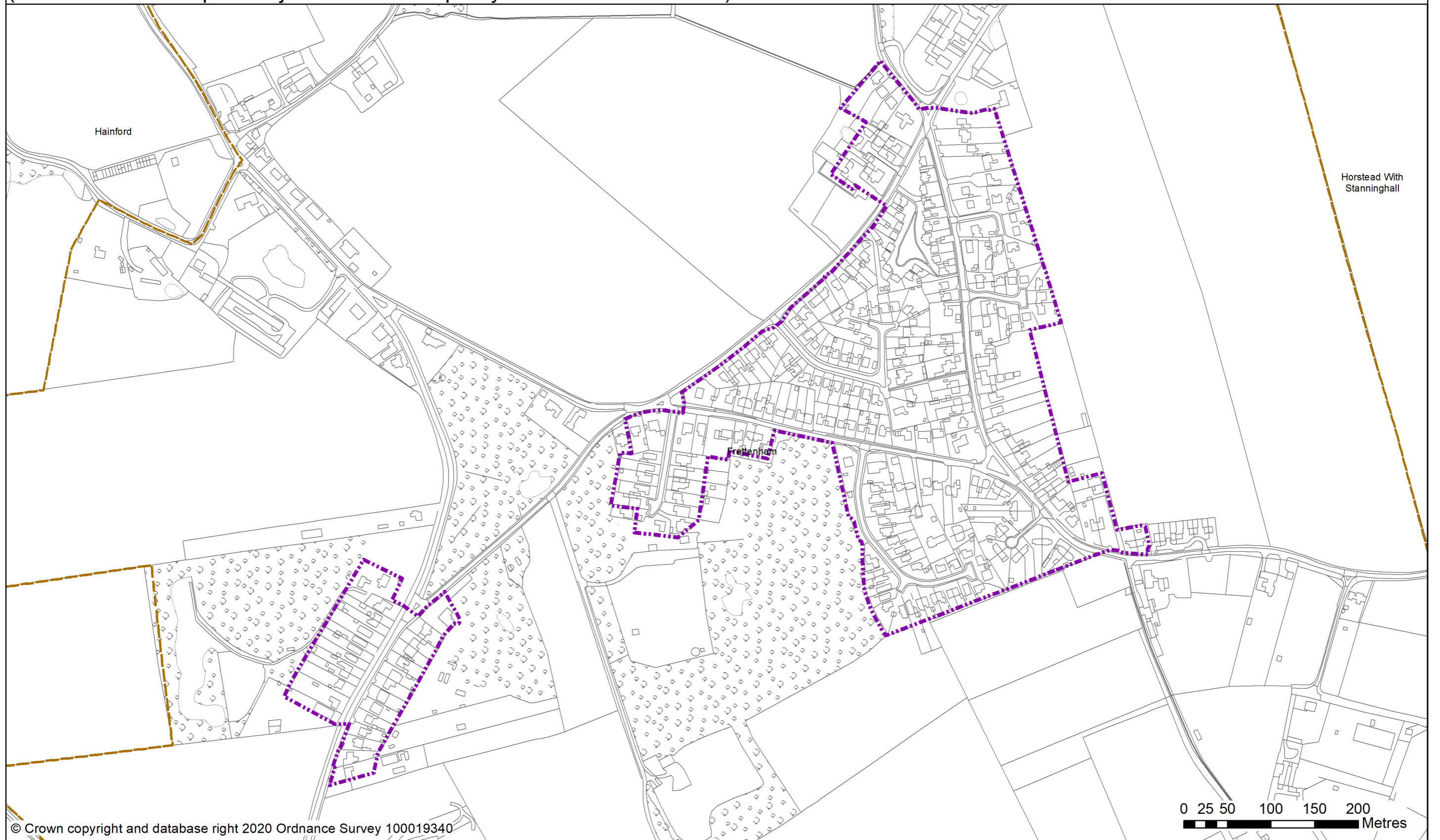
Frettenham is not clustered with other settlements under policy 7.4, as the school catchment does not extend to adjoining villages. The school currently has capacity, but the site is landlocked making further expansion difficult. As well as the primary school, services include a peak hour bus service to and from higher order settlements.

Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 3 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



# FRETtenham

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Settlement Boundary     Parish Boundary

N  
Scale at A3:  
1:4,000  
Date: 27/10/2020

## **GREAT & LITTLE PLUMSTEAD**

Great and Little Plumstead is not clustered with other settlements under policy 7.4 as the school catchment does not extend to adjoining villages. There is currently capacity at the school. Services include a village hall and public transport service.

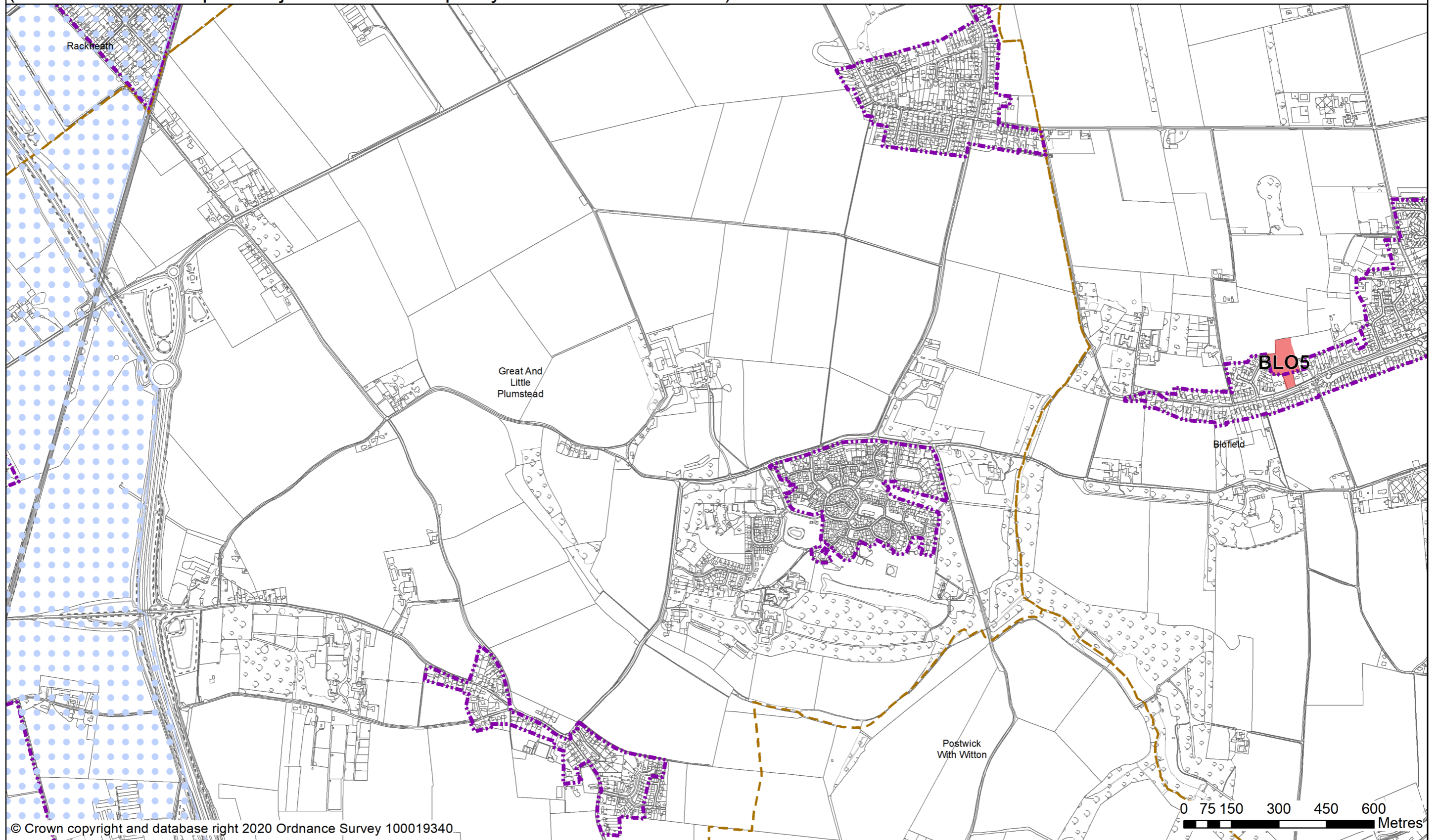
Great and Little Plumstead has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2015 and covers the period to 2034. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 171 dwellings with planning permission on a number of sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.

# GREAT AND LITTLE PLUMSTEAD

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary

N  
Scale at A3:  
1:11,000  
Date: 27/10/2020

## **GREAT WITCHINGHAM, LENWADE, WESTON LONGVILLE, ALDERFORD, ATTLEBRIDGE, LITTLE WITCHINGHAM AND MORTON-ON-THE-HILL**

The catchment of Great Witchingham Primary Academy brings Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Wichingham and Morton on the Hill into a village cluster under policy 7.4. The school has significant capacity issues and it is very small and landlocked.

It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the Great Witchingham cluster. The cluster has a range of facilities including a primary school, food shop, pub, petrol station, doctor's surgery and industrial estate.

One site is identified as a housing allocation, providing for approximately 20 new homes in the cluster. There are no carried forward residential allocations but there is a total of 30 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 50 homes between 2018-2038.

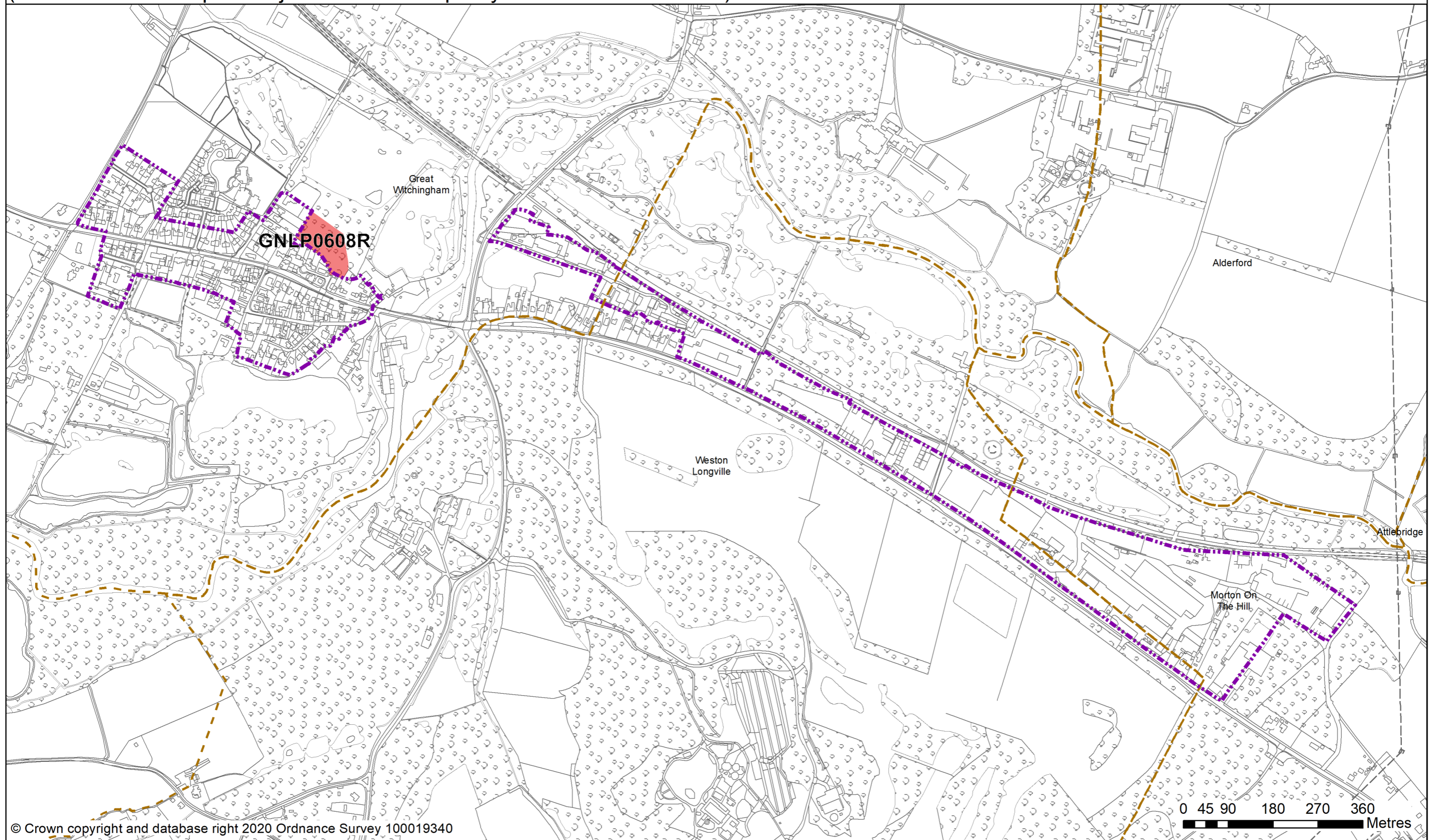
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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



# LENWADE (GT. WITCHINGHAM)

(Please use this map in conjunction with the policy text for this settlement)


# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP




© Crown copyright and database right 2020 Ordnance Survey 100019340

0 45 90 180 270 360 Metres

 Housing Allocation

 Settlement Boundary

 Parish Boundary

N  
Scale at A3:  
1:7,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0608R: Land at Bridge Farm Field, St Faiths Close, Great Witchingham**

The site at Bridge Field Farm, St Faiths Close is allocated for residential development subject to the promoter being able to demonstrate that vehicular access is achievable as there appears to be a ransom strip between the offered land and the highway.

This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy policy CS16 would apply if the site size is increased above 1 hectare.

#### **Policy GNLP0608R**

**Land at Bridge Farm Field, St Faiths Close, Great Witchingham, 0.72ha is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

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

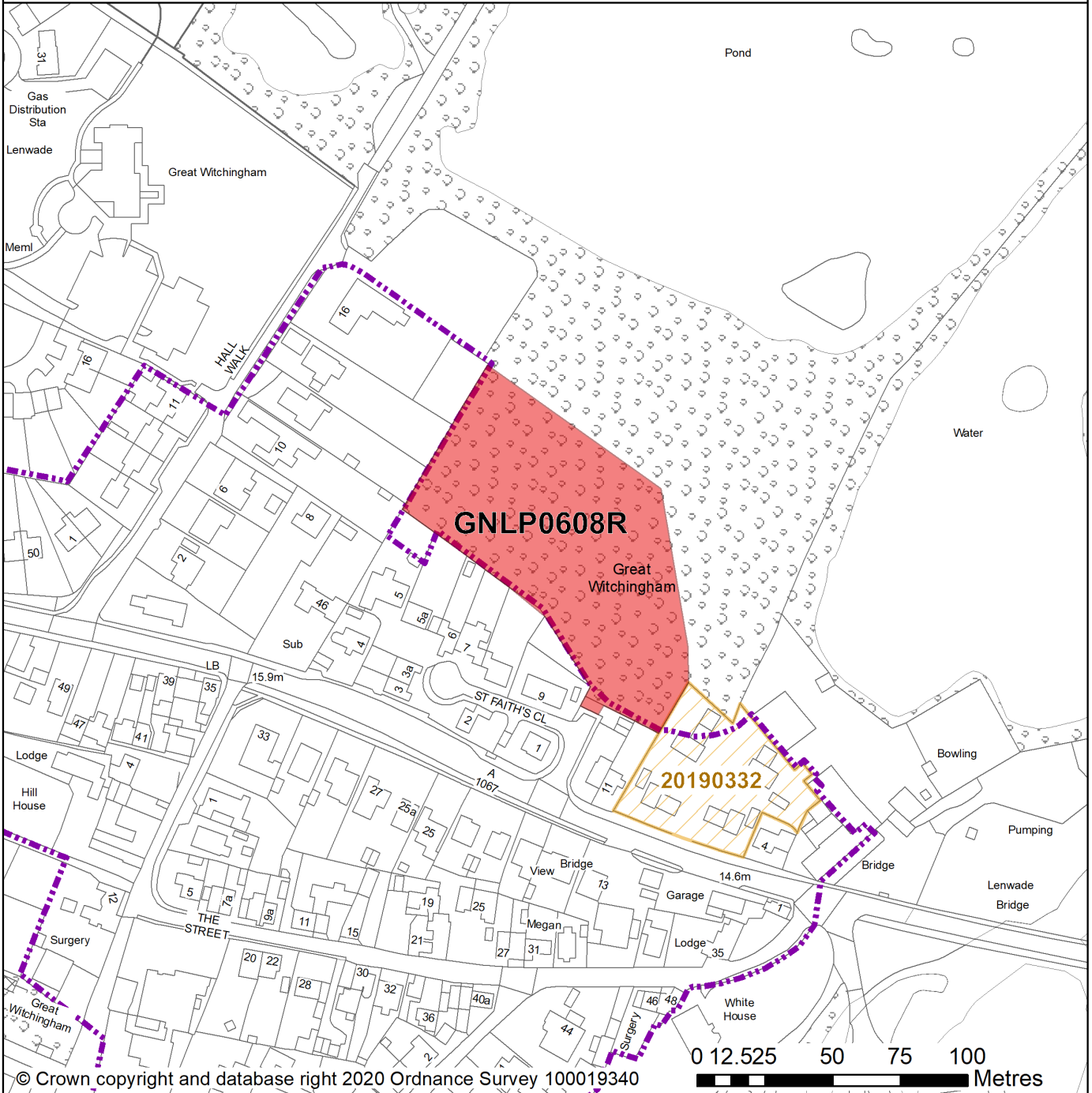
The development will be expected to address the following specific matters:




1. Access will be from St Faiths Close onto the A1067.
2. Trees to the north of the site should be retained where possible.
3. Any development must conserve and enhance the significance of the grade II listed Bridge House to the east of the site, including any contribution made to that significance by setting.
4. There are small areas of surface water flood risk in southern section which may need to be addressed.

# GREAT WITCHINGHAM

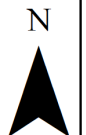
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0608R  
LOCATION: Land at Bridge Farm Field  
ALLOCATION: Residential development (20 dwellings)  
SITE AREA: 0.72 ha



-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



Date: 04/11/2020

\*new and extant permission at 1st April 2020

## **HAINFORD AND STRATTON STRAWLESS**

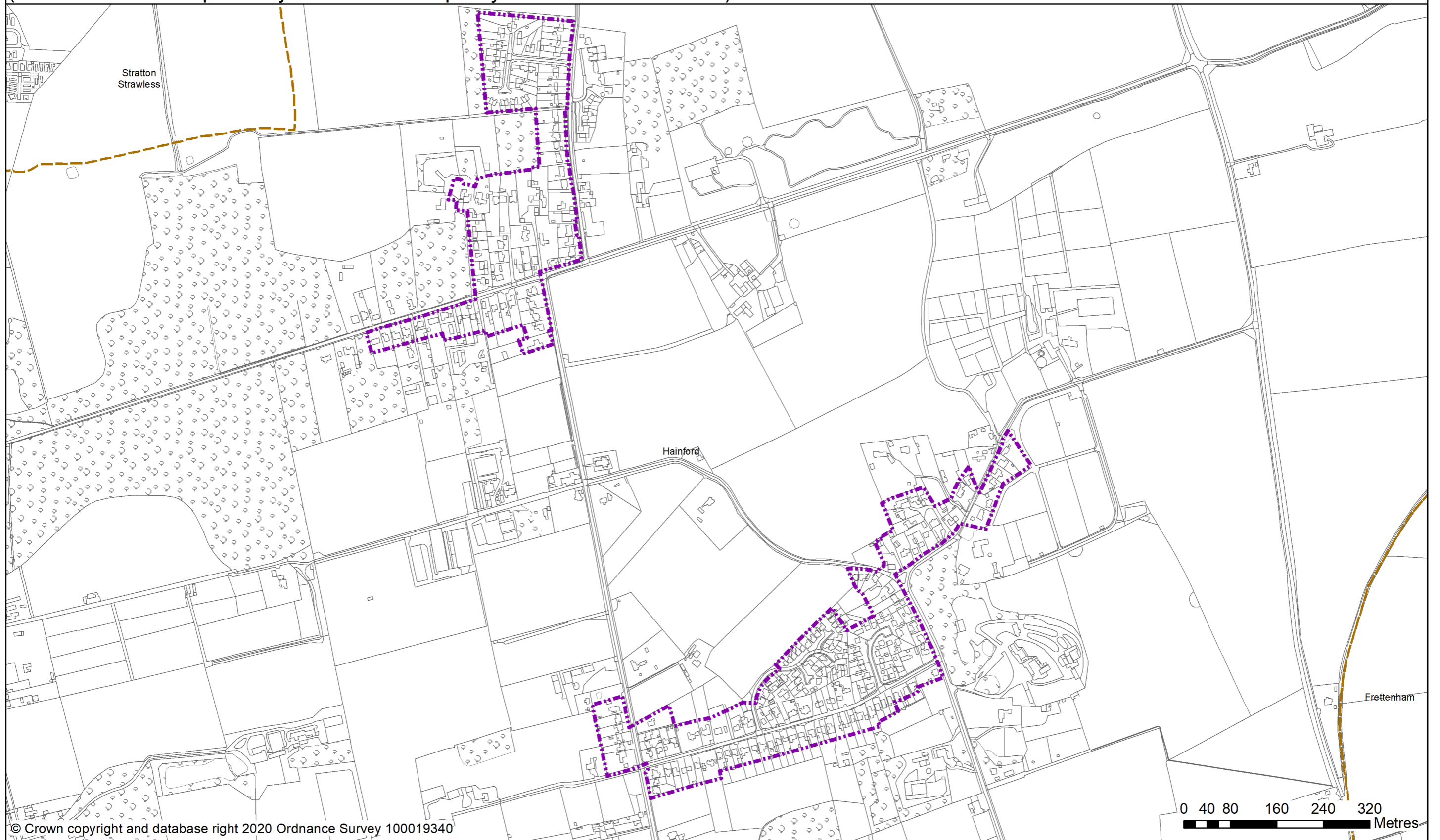
The catchment of Hainford Primary School brings Hainford together with Stratton Strawless into a village cluster under policy 7.4. The school currently has capacity, but is landlocked which would prevent further expansion. In addition to the primary school, services in the cluster include a village hall and public transport service.

Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 9 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.


# HAINFORD

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Settlement Boundary     Parish Boundary

Scale at A3:  
1:6,000

N



Date: 27/10/2020

## **HEVINGHAM**

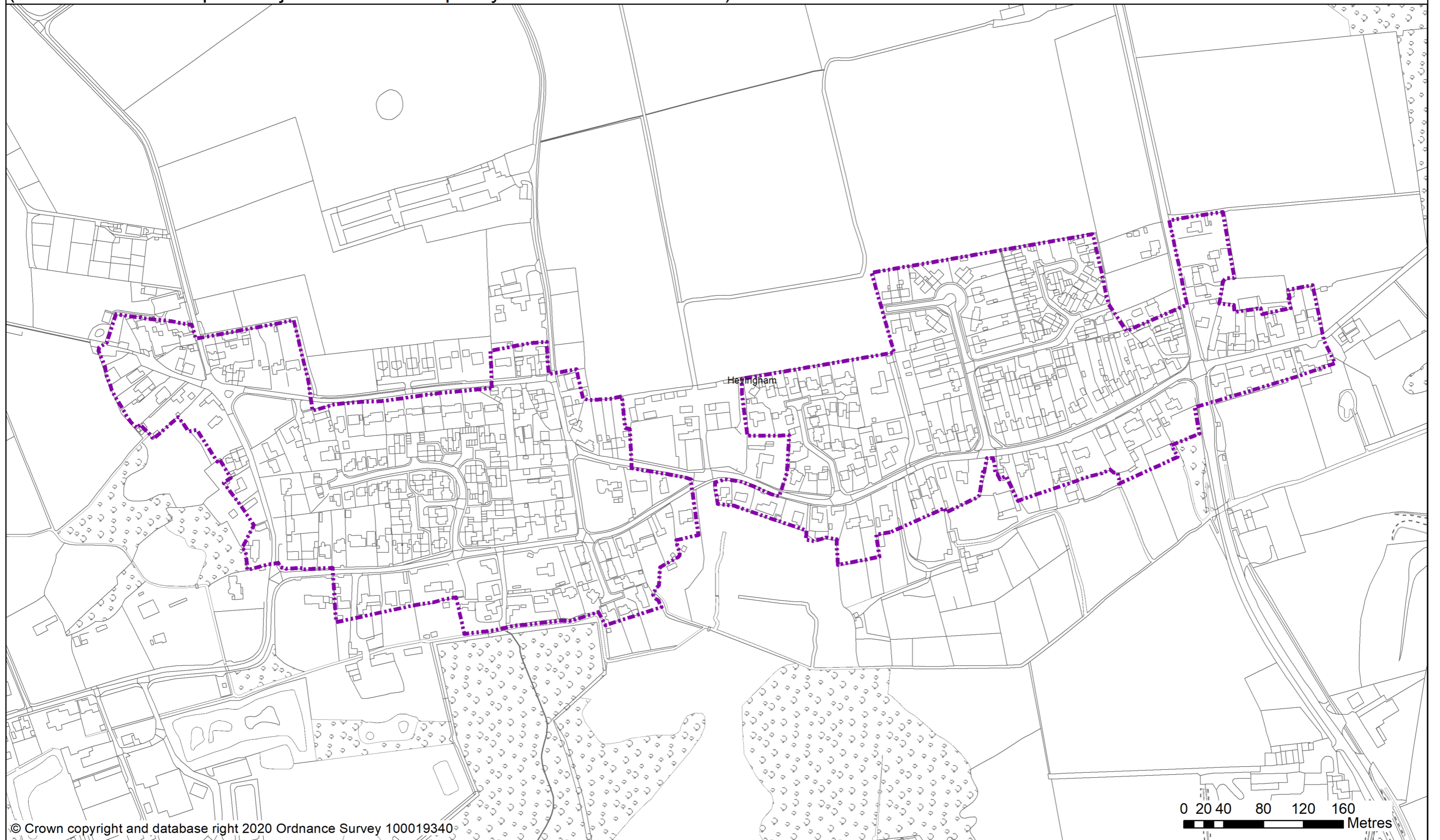
Hevingham is not clustered with other settlements under policy 7.4 as the school catchment does not extend to adjoining villages. The school is currently close to capacity, but is not landlocked so there is potential for expansion. In addition to the primary school, services include a village hall, pub and public transport.

Whilst it is considered the cluster could accommodate development of 20-50 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 4 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



# HEVINGHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Settlement Boundary       Parish Boundary

Scale at A3:  
1:3,500

Date: 27/10/2020

## **HORSFORD, FELTHORPE AND HAVERINGLAND**

The catchment of Horsford Primary School brings Horsford, Felthorpe and Haveringland into a village cluster under policy 7.4. The school currently has limited capacity.

It is considered that as well as existing commitments and windfall development, approximately 20-50 new homes are appropriate for the Horsford cluster. In addition to the primary school, services include a shop, doctor's surgery, village hall, library and public house.

One site is identified as a housing allocation, providing for 45 new homes in the cluster. There are no carried forward residential allocations but there is a total of 398 additional dwellings with planning permission on a variety of sites. This gives a total deliverable housing commitment for the cluster of between 443 homes between 2018-2038.

Horsford has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2018 and covers the period to 2038. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

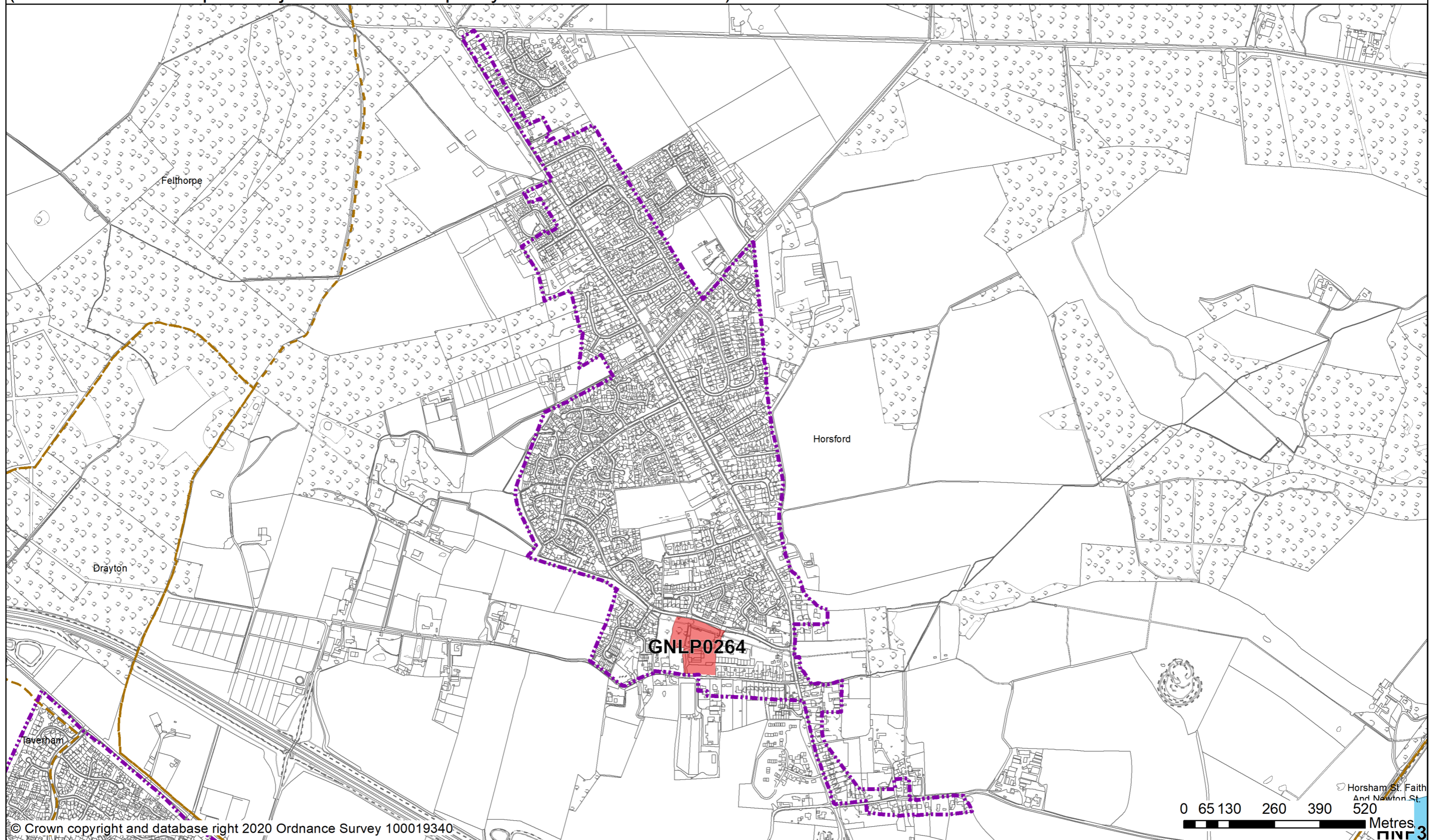
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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







# HORSFORD

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:10,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0264: Dog Lane, Horsford**

This proposal at Dog Lane is for the redevelopment of a soft play centre and other commercial premises. It has been allocated for residential development as it is a brownfield sites which is well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered. The site is only acceptable for development if access is taken from Horsbeck Way as Dog Lane and it's junction with the Holt Road are not suitable for additional traffic.

#### **POLICY GNLP0264**

**Dog Lane, Horsford, (approx. 1.78ha) is allocated for residential development. The site is likely to accommodate approximately 45 homes.**

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

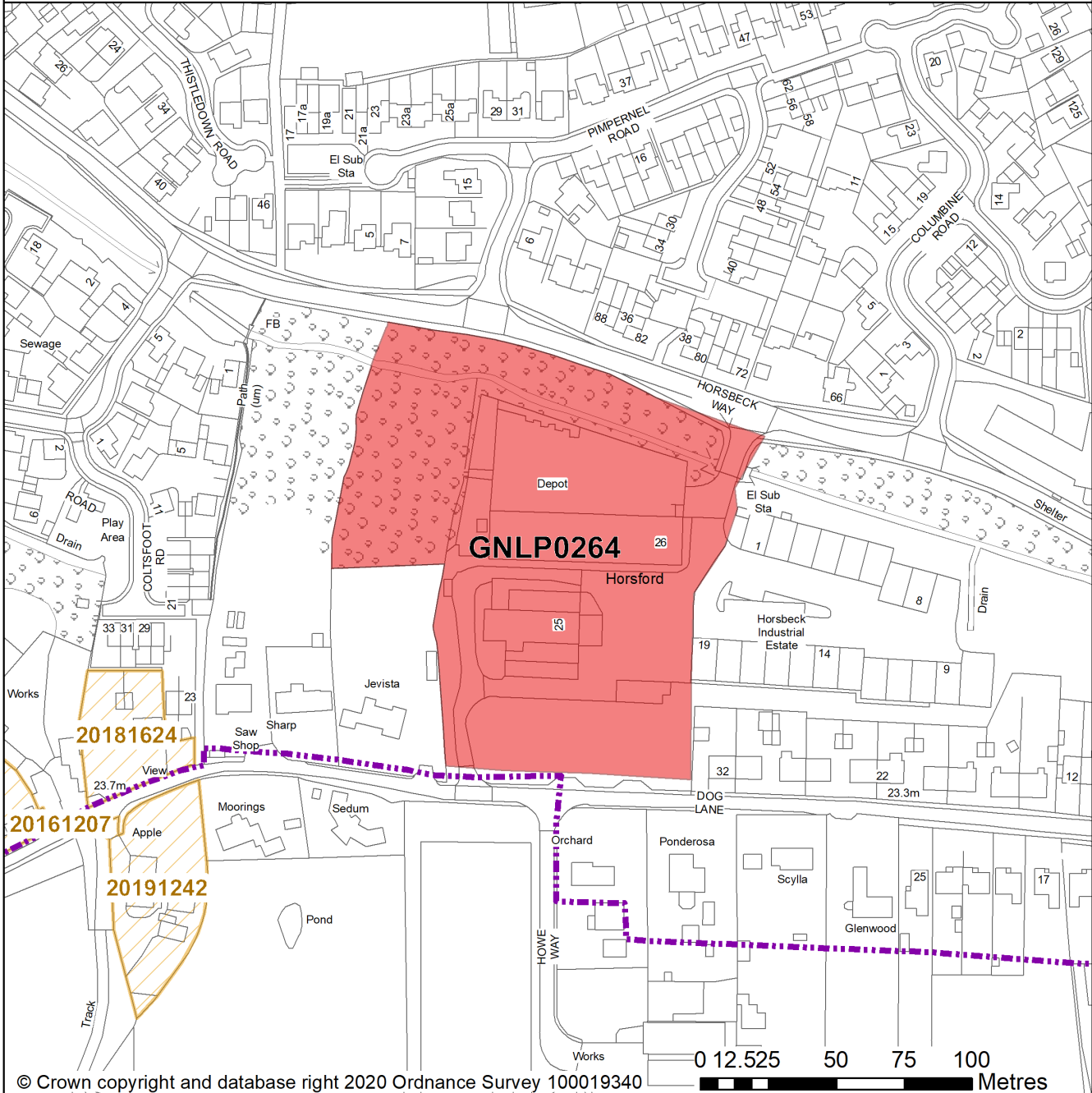
The development will be expected to address the following specific matters:

1. Vehicular access will be from Horsbeck Way.
2. Provision of enhanced pedestrian crossing facility and the access would need to be modified to enhance pedestrian facilities and walk to school routes.
3. The site intersects with a water course. A WFD compliance assessment for the watercourse receiving the runoff will be needed. A buffer of 20m between the watercourse and gardens will need to be maintained and opportunities for riparian habitat restoration will need to be secured.

# HORSFORD

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: GNL0264  
LOCATION: Dog Lane  
ALLOCATION: Residential development (45 dwellings)  
SITE AREA: 1.78 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340

0 12.525 50 75 100 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary



\*new and extant permission at 1st April 2020

Date: 04/11/2020

## **HORSHAM ST FAITH AND NEWTON ST FAITH**

The catchment of St. Faiths Primary School brings Horsham St Faith and Newton St Faith into a village cluster under policy 7.4. St Faiths Primary School has some capacity. The site is not entirely 'landlocked' but the available land for expansion is limited.

It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Horsham and Newton St Faith cluster. Horsham St Faith and Newton St Faith contains a range of services including a primary school, village hall, food shop and public transport.

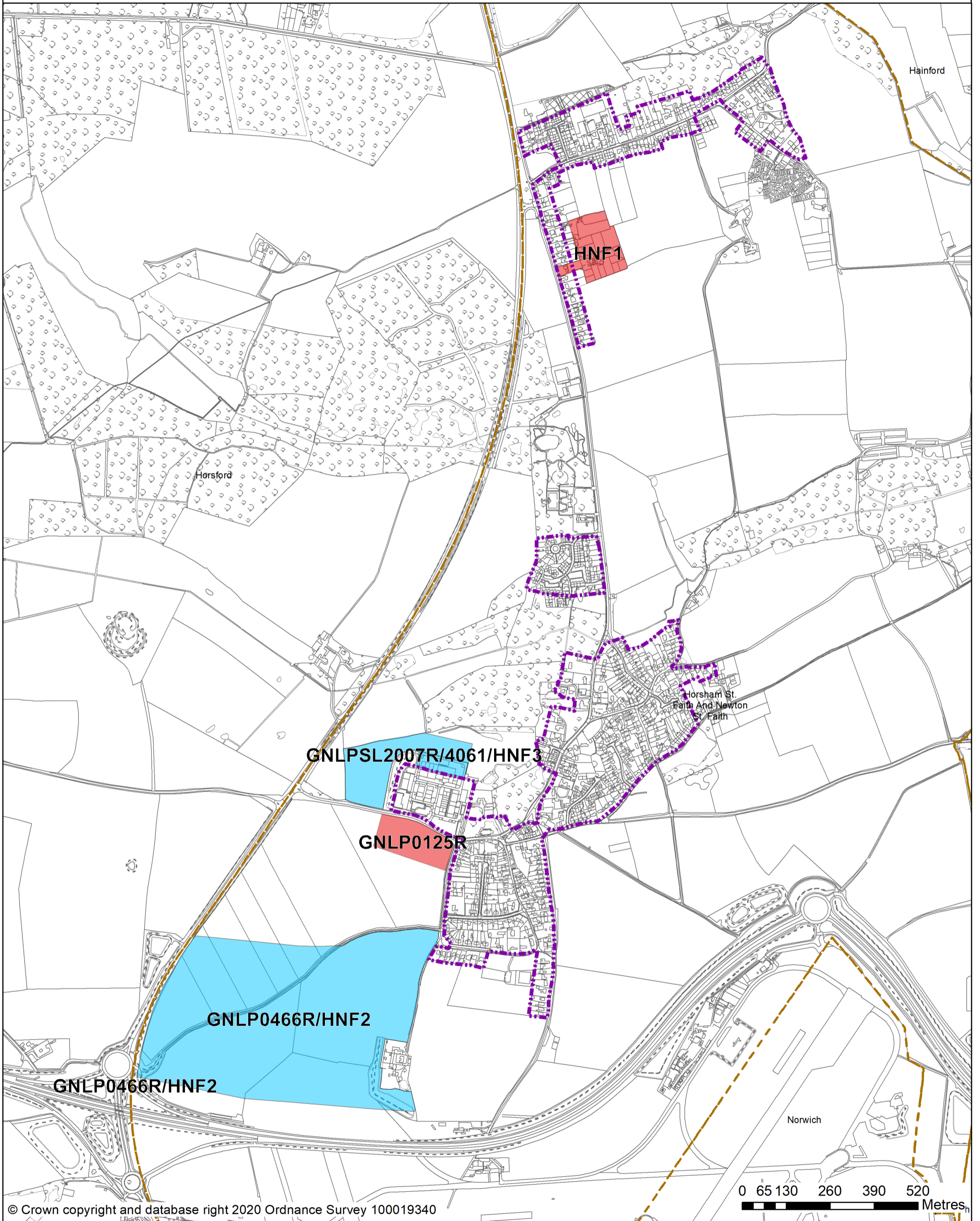
One site is identified as a preferred option, providing for 50 new homes in the cluster. There is one carried forward residential allocation for 60 homes and a total of 6 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 124 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.

# HORSHAM AND NEWTON ST FAITH

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Housing Allocation

 Employment Allocation

 Settlement Boundary

 Parish Boundary

Scale at A3:  
1:10,000

Date: 06/11/2020

## **New allocation**

### **POLICY GNLP0125: Land to the west of West Lane, Horsham St Faith**

This site to the west of West Lane is proposed for residential allocation recognising that a sensitive design will be required due to its proximity to heritage assets including the Grade I listed church of St Mary and St Andrew and St Faith Priory which is a scheduled monument.

#### **POLICY GNLP0125R**

**Land to the west of West Lane, Horsham St Faith (approx. 2.31ha) is allocated for residential development. The site is likely to accommodate approximately 50 homes.**

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

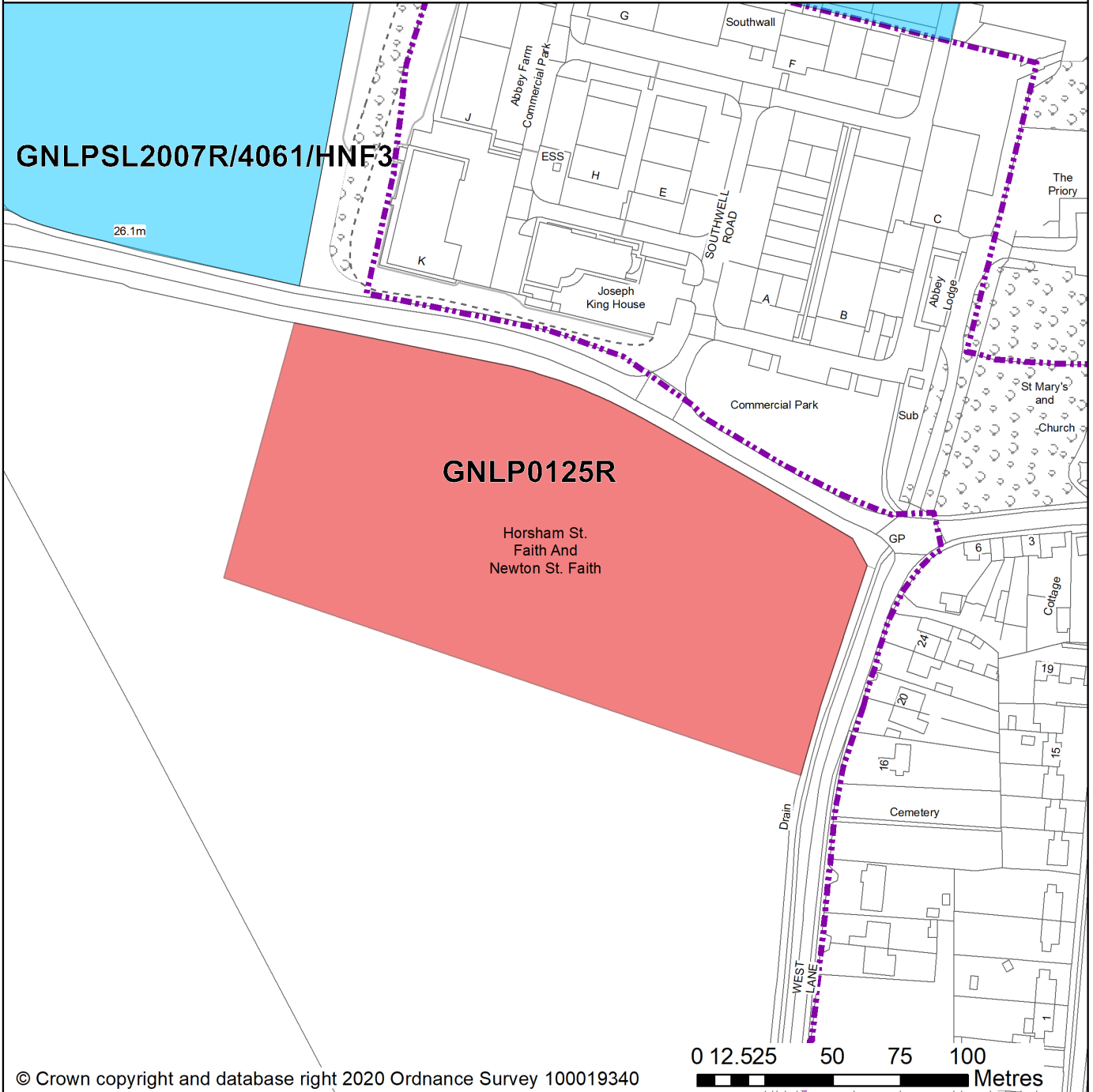
The development will be expected to address the following specific matters:

1. Provision of frontage footways and carriageway widening.
2. Implementation of any improvements required to the walking route to school, particularly at junctions en-route.
3. Provision of two vehicular accesses
4. Any development must conserve and enhance the significance of the grade I listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting. This includes but is not limited to a sensitive design and layout. Due to the sensitivities of this site a Heritage Impact Assessment will be required.

# HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNL0125R  
LOCATION: Land to the west of West Lane  
ALLOCATION: Residential development (50 dwellings)  
SITE AREA: 2.31 ha

GREATER NORWICH LOCAL PLAN  
SITE ALLOCATION FOCUS MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 06/11/2020

## **Existing allocations to be carried forward**

### **POLICY HNF1: Land east of Manor Road, Newton St Faith**

This site to the east of Manor Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan, although planning permission has been granted (20182043). 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 up to 2038. The site is considered in the calculation of the housing requirement, providing at least 60 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

#### **POLICY HNF1**

**Land east of Manor Road, Newton St Faith (approx. 2.53 ha), is allocated for residential development. This will accommodate approximately 60 homes.**

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

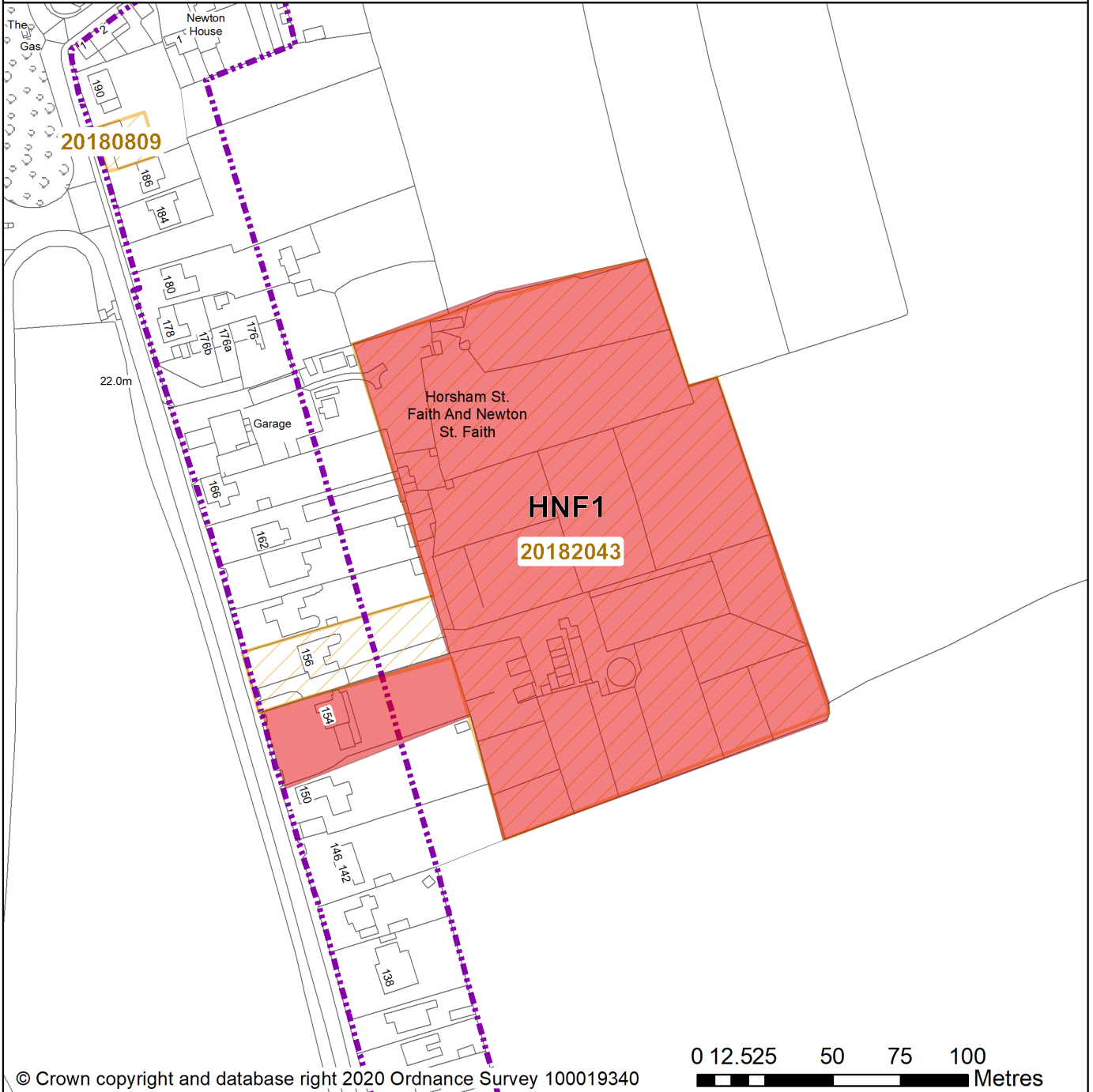
1. Further investigation in respect of contamination will be required.
2. Access (vehicular and pedestrian) should be via Manor Road.
3. Off-site improvements to the highway network may also be necessary which might include a footway link to the school, provision of a crossing point and upgrading/widening the existing path.
4. Potential to include play space on-site.
5. The site is in close proximity of a Major Aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
6. Any development must conserve and enhance the significance of the grade II listed Middle Farmhouse and Granary to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the eastern site boundary.



# HORSHAM & NEWTON ST FAITH

SITE REFERENCE: HNF1  
 LOCATION: Land east of Manor Road  
 ALLOCATION: Residential development (60 dwellings)  
 SITE AREA: 2.53 ha

GREATER NORWICH LOCAL PLAN  
 SITE ALLOCATION FOCUS MAP



- Housing Allocation
- Commitment\*
- Settlement Boundary
- Parish Boundary

Scale at A4:  
 1:2,000



\*new and extant permission at 1st April 2020

Date: 06/11/2020

## **POLICY HNF2/GNLP0466R: Land east of the A140 and north of Norwich International Airport, Horsham St Faith**

This site to the east of the A140 and north of Norwich Airport was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is allocated for a full range of employment/commercial development, including those benefitting from a location close to the airport.

### **STRATEGIC ALLOCATION**

#### **POLICY HNF2/ GNLP0466R**

**Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35ha) is allocated for employment uses. This will be to provide a full range of employment uses including for those benefitting from a location close to the airport.**

It is expected:

1. Uses to be within use classes E(g), B2 and B8, with a maximum of 50% of total floorspace to be within any one use class.
2. Substantial tree belts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties. Civil Aviation Authority guidance should be followed to ensure aviation hazards posed by wildlife are minimised
3. Access to be provided directly from the A140 Northern Distributor Road interchange, with a possible second point of access from the northern part of the site to the A140.
4. A masterplan is to be produced for the site showing a coordinated approach to bringing forward the development, particularly in relation to access provision including coordination with the NDR any necessary off-site highway improvements, and the early provision of landscaping to mitigate visual impacts. Accordingly, development is to be in two phases: Phase 1 the south-western, north-western and north-eastern parts of the site; Phase 2 the south-eastern portion.

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

5. In order to achieve a range of employment uses (E(g) Business – offices, research and development, and light industry, B2 general industrial, B8 storage or distribution) and limit traffic generation it is envisaged that the amount of floorspace in one use class will not exceed 50% of the total floorspace within the overall development.
6. Phase 1, the major part (approx. 29.6ha), will reflect the provision of access being from the west, and the need to provide treebelts and landscaping to the north and eastern boundaries in the early stages.
7. Phase 2 (approx. 5.2ha) is expected to progress in the later stages of development as needed and related to the provision of infrastructure.
8. Further public transport, pedestrian, cycling and highway infrastructure

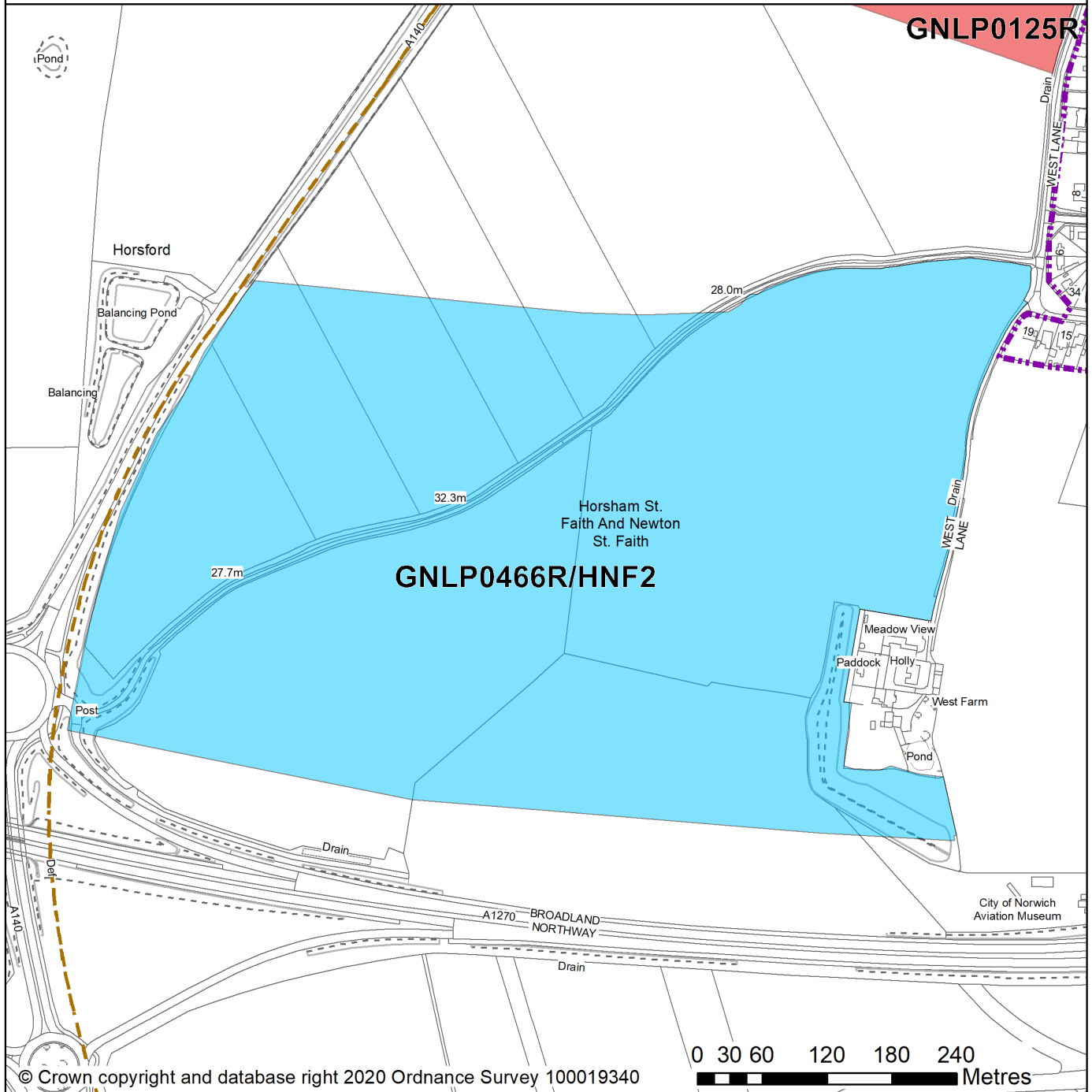
improvements will need to be agreed with the Highway Authority.

9. Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.
10. The appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment.
11. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.
12. Archaeological investigation must be undertaken prior to any development.

# HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNL0466R/HNF2  
 LOCATION: East of the A140/ north of Norwich Airport  
 ALLOCATION: Employment  
 SITE AREA: 35.34 ha

**GREATER NORWICH LOCAL PLAN  
 SITE ALLOCATION FOCUS MAP**



**GNL0125R**

- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A4:  
1:5,000



\*new and extant permission at 1st April 2020

Date: 06/11/2020

**POLICY SL2007/GNLP4061/HNF3: Land at Abbey Farm Commercial, Horsham St Faith**

Site HNF3 at Abbey Farm Commercial was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been 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/commercial development with a small extension to include site GNLP4061, which is already partly built out.

**POLICY SL2007/ GNLP4061/ HNF3**

**Land at Abbey Farm Commercial, Horsham St Faith (approx. 4.39 ha) is allocated for employment uses (Use Classes E(g) B2, B8).**

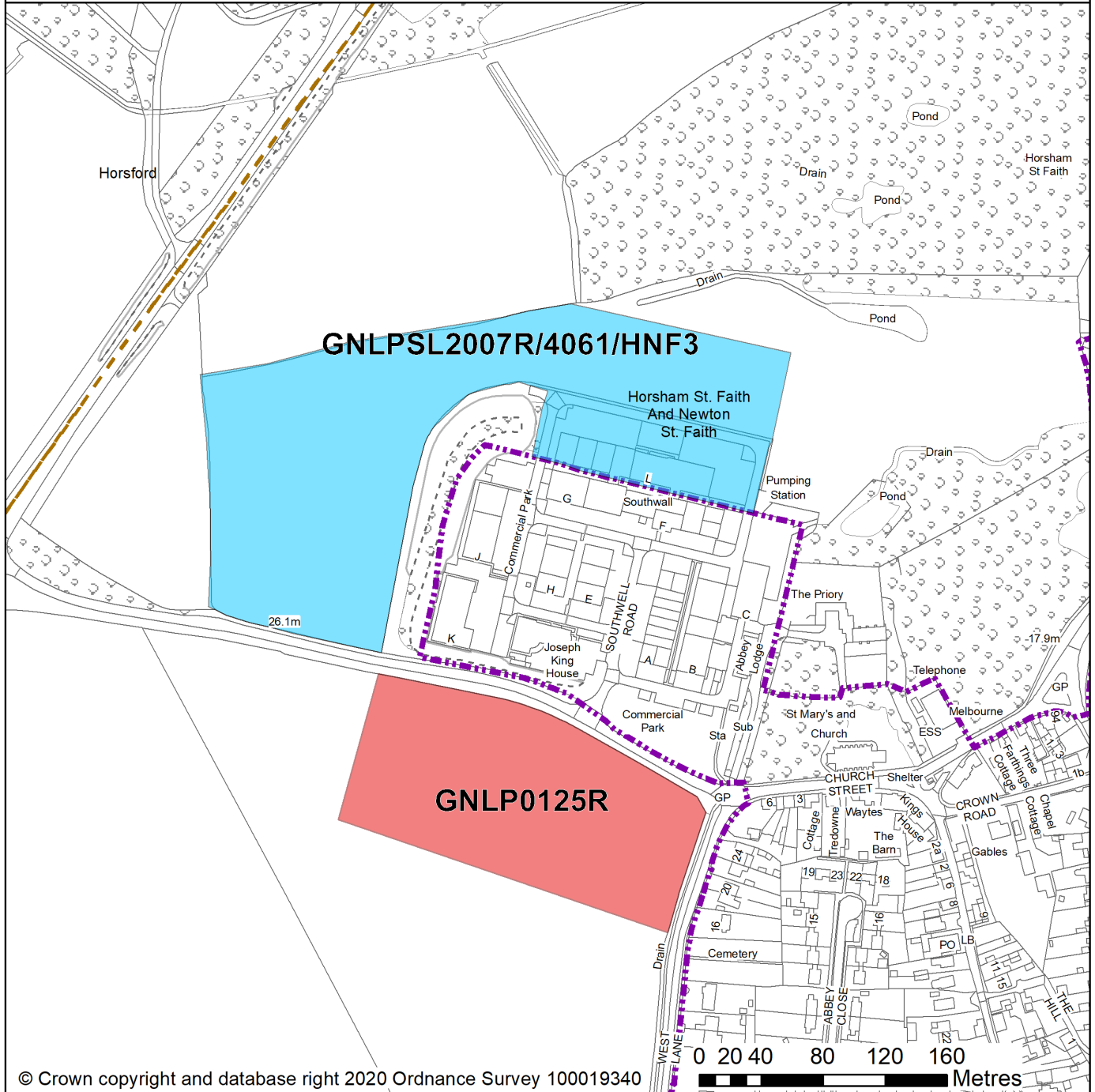
The development will be expected to address the following specific matters:

1. Vehicular access off Church Street either via the existing access or a new access.
2. Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.
3. The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology. Any development must also consider the archaeological sensitivity of proximity to the scheduled St Faith Priory, including any contribution made to that sensitivity by setting.
4. The site is adjacent to Horsham Meadows County Wildlife Site. Potential impacts of development on the local hydrology and changes in drainage must be addressed through any planning application

# HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNLPSL2007/GNLP4016/HNF3  
LOCATION: Land at Abbey Farm  
ALLOCATION: Employment  
SITE AREA: 4.39 ha

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:3,500



\*new and extant permission at 1st April 2020

Date: 06/11/2020

## **LINGWOOD AND BURLINGHAM, STRUMPSHAW AND BEIGHTON**

The catchment area of Lingwood Primary School brings Lingwood and Burlingham, together with Beighton and Strumpshaw into a village cluster under policy 7.4. Space at Lingwood Primary School is forecast to be taken up in future years but as well as windfall development, Norfolk County Council (as education authority) would accept development in the order of 50-60 new homes. The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport (including a train station).

Consequently, two sites are allocated, providing for a total of 60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 77 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 137 homes between 2018 – 2038.

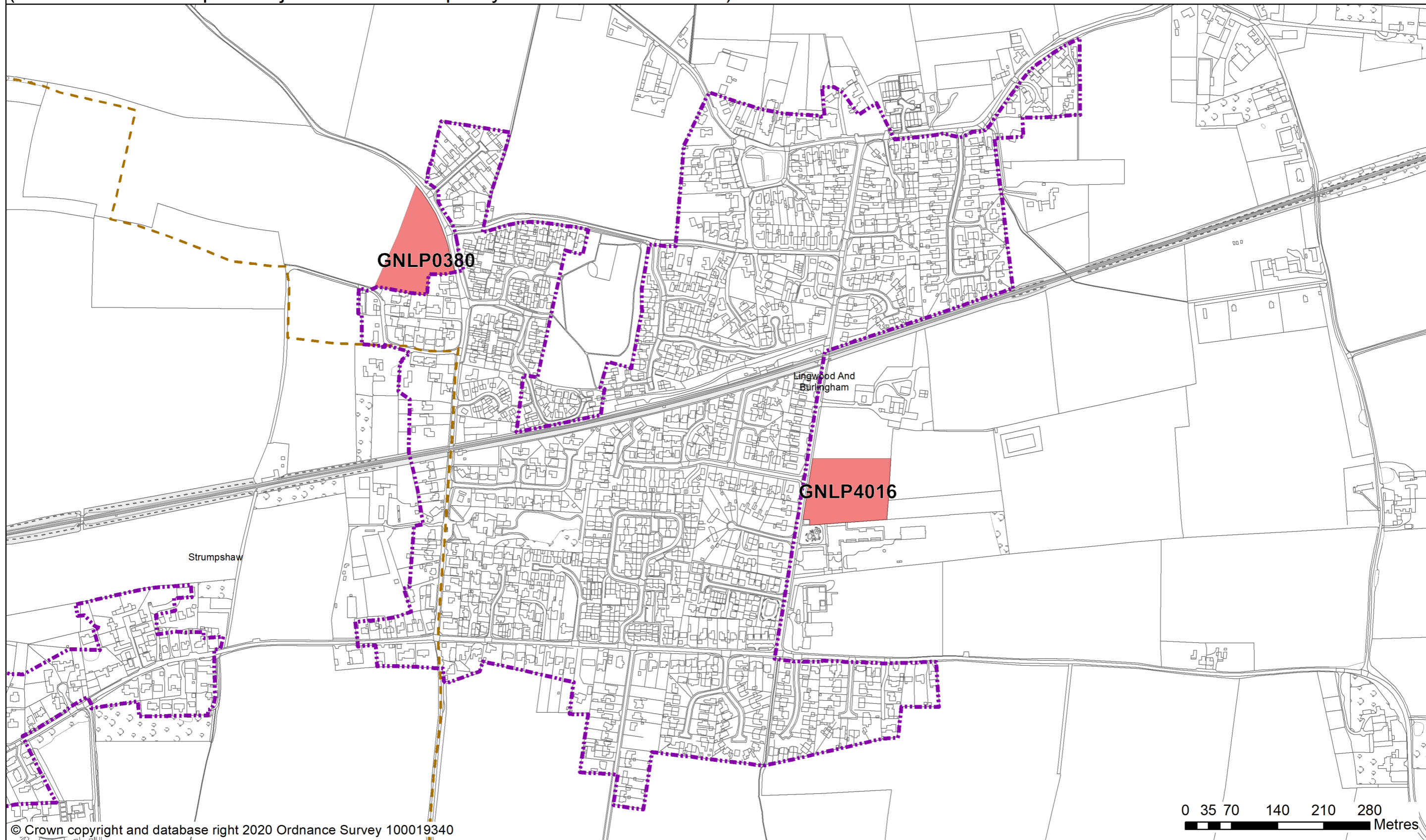
Strumpshaw has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2014 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

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.




# LINGWOOD AND BURLINGHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:5,300

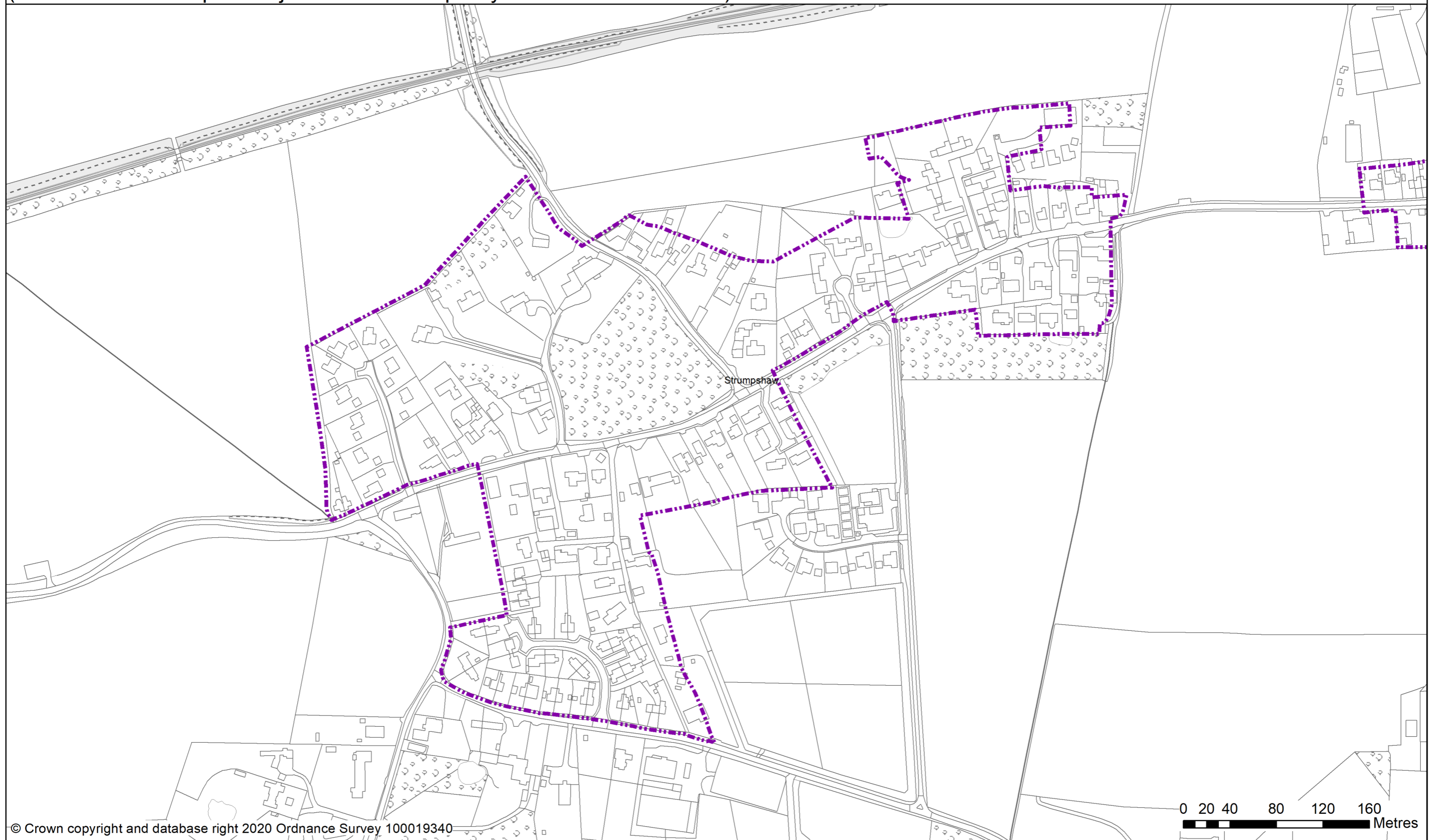
Date: 05/11/2020



# STRUMPSHAW

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

Settlement  
Boundary

Parish Boundary

Scale at A3:  
1:3,000

N

Date: 05/11/2020

## **New allocations**

### **POLICY GNLP0380: West of Blofield Road, Lingwood**

This site to the west of Blofield Road is allocated for residential development as with a sensitive design it would act as a gateway site into the village when approached from the west.

#### **POLICY GNLP0380**

**West of Blofield Road, Lingwood (approx. 1.05ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

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

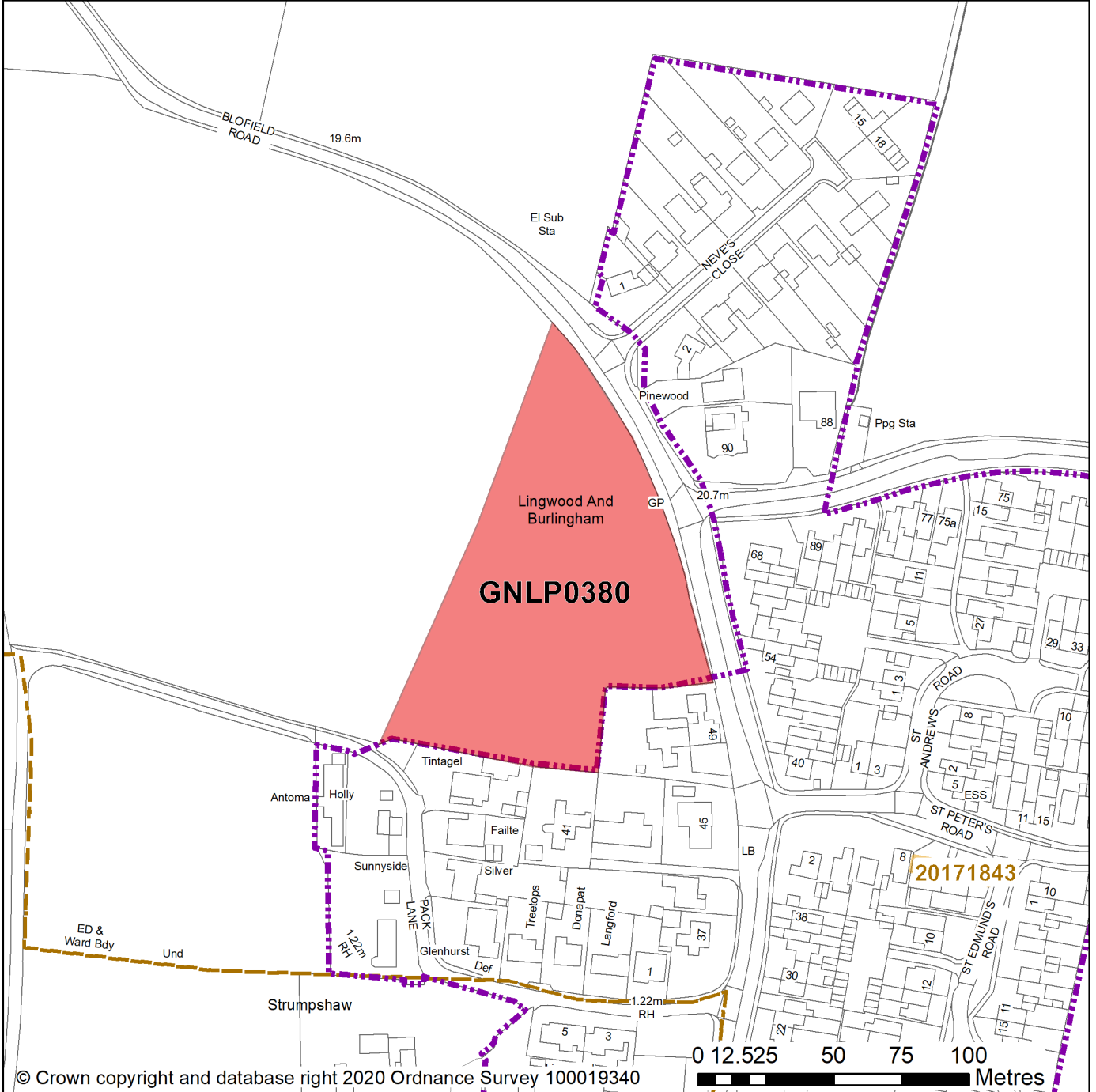
The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Blofield Road. Removal of significant tree may be required to facilitate visibility.
2. Frontage footway to be provided to join up with existing.
3. Speed limit enhancement to manage vehicle speeds along the frontage of the site
4. Landscaping to the western boundary to screen views of the development as viewed from the west
5. As a gateway site to the village it should be developed with a visible frontage and sensitive design to create a sense of place

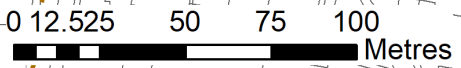
# LINGWOOD

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0380  
 LOCATION: West of Blofield Road  
 ALLOCATION: Residential development (30 dwellings)  
 SITE AREA: 1.05 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- Housing Allocation
- Commitment\*
- Settlement Boundary
- Parish Boundary



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **POLICY GNLP4016: East of Station Road, Lingwood**

This site to the east of Station Road is allocated for residential development as it is well located adjacent to the Primary school, village hall and recreation ground and not too far from the railway station.

### **POLICY GNLP4016**

**East of Station Road, Lingwood (approx. 1.19ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

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

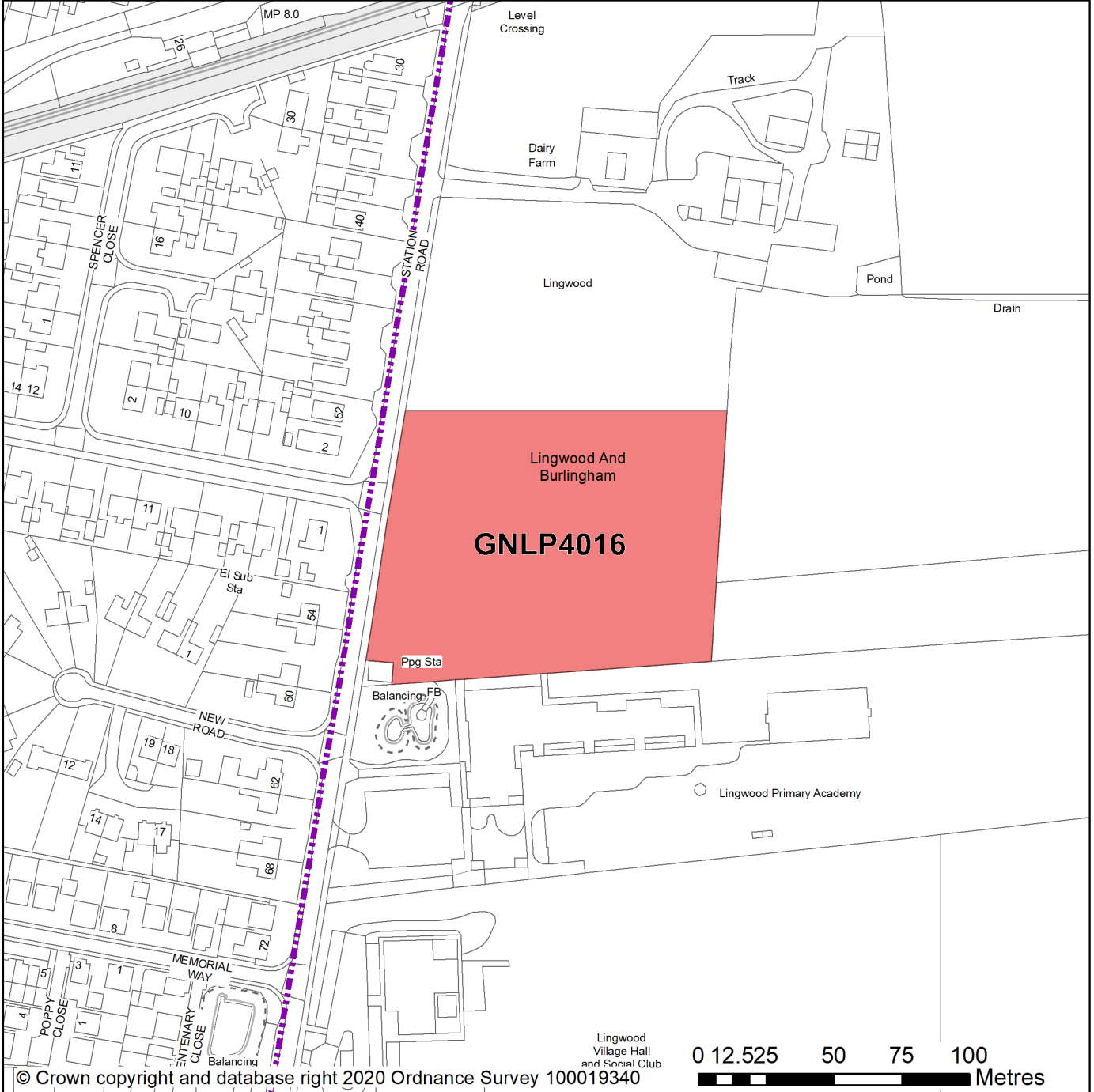
The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Station Road. The requirement to provide adequate visibility will likely result in the removal of frontage hedge and possibly trees.
2. A Transport Statement will be required with the implementation of any agreed measures.
3. A part time 20mph speed limit will be required in the vicinity of the school
4. The footway at the site frontage to the school will need to be widened to a minimum of 2.0m.

# LINGWOOD

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL4016  
LOCATION: East of Station Road  
ALLOCATION: Residential development (30 dwellings)  
SITE AREA: 1.19 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



Date: 05/11/2020

\*new and extant permission at 1st April 2020

## **MARSHAM**

Marsham is not clustered with other settlements under policy 7.4 as the school catchment does not extend to adjoining villages. The school currently has spare capacity. Alongside the primary school, Marsham has a village hall and pub.

It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the settlement. The new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.

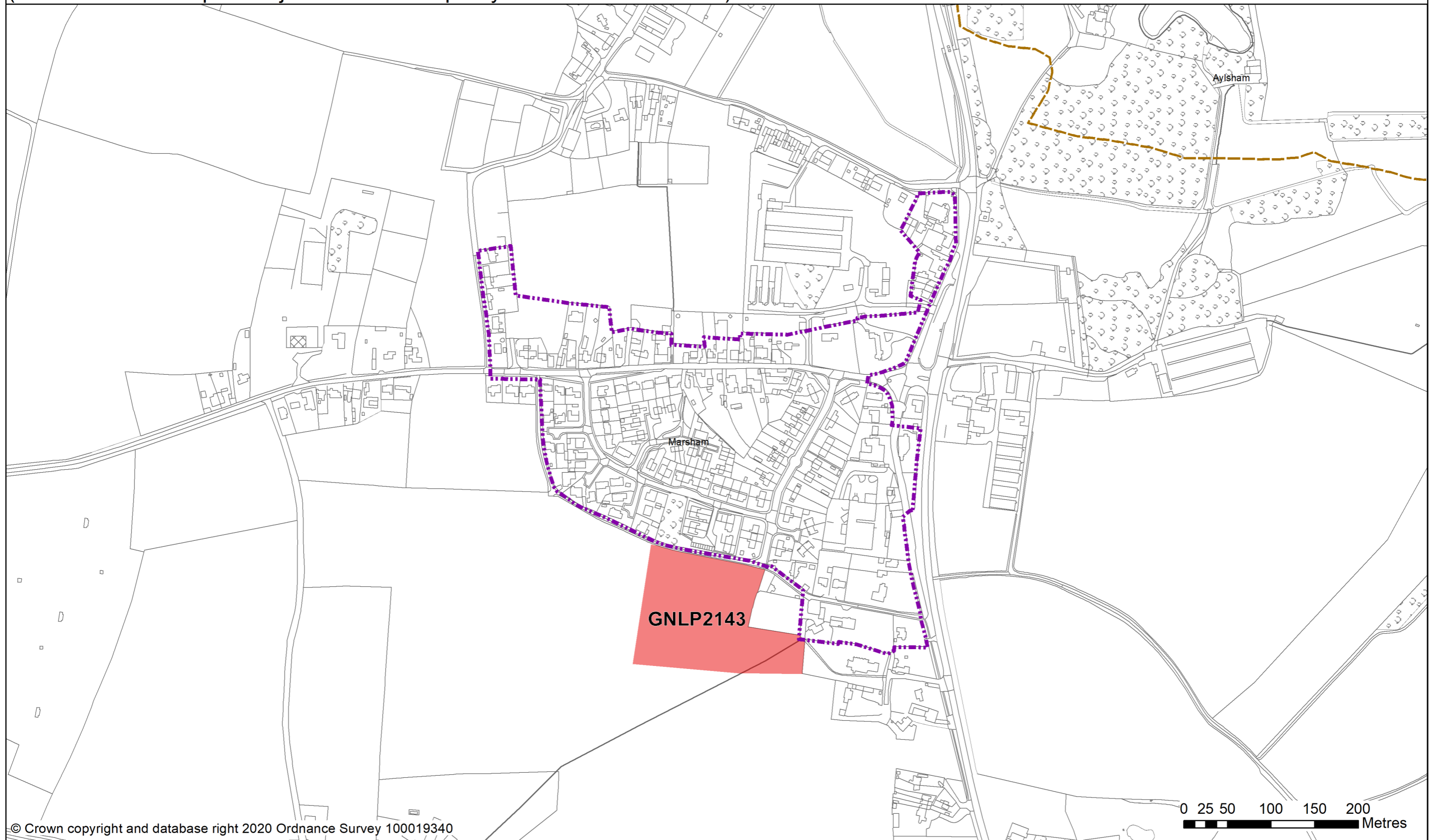
One site is identified as a housing allocation, providing 35 new homes in the cluster. There are no carried forward residential allocations but there is a total of 14 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 49 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.


# MARSHAM


(Please use this map in conjunction with the policy text for this settlement)


# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

 Housing Allocation

 Settlement Boundary

 Parish Boundary

Scale at A3:  
1:4,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP2143: Land south of Le Neve Road, Marsham**

This site to the south of Le Neve Road is allocated for residential development. The historic nature of the setting is recognised and development will need to respect the setting of the adjacent Grade I listed church and nearby listed buildings as well as providing an extension to the cemetery.

There is currently not enough capacity in Aylsham Water Recycling Centre permit to accommodate development and no plans to upgrade in terms of flow in PR19, only plans to increase storage at intermittent CSOs. Development will therefore require phasing in line with upgrades to the Water Recycling Centre and evidence of liaison with Anglian Water on this matter will need to be provided.

#### **POLICY GNLP2143**

**Land south of Le Neve Road, Marsham (approx. 1.98 ha) is allocated for residential development and extension to cemetery at All Saint Church. The site is likely to accommodate approximately 35 homes.**

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:

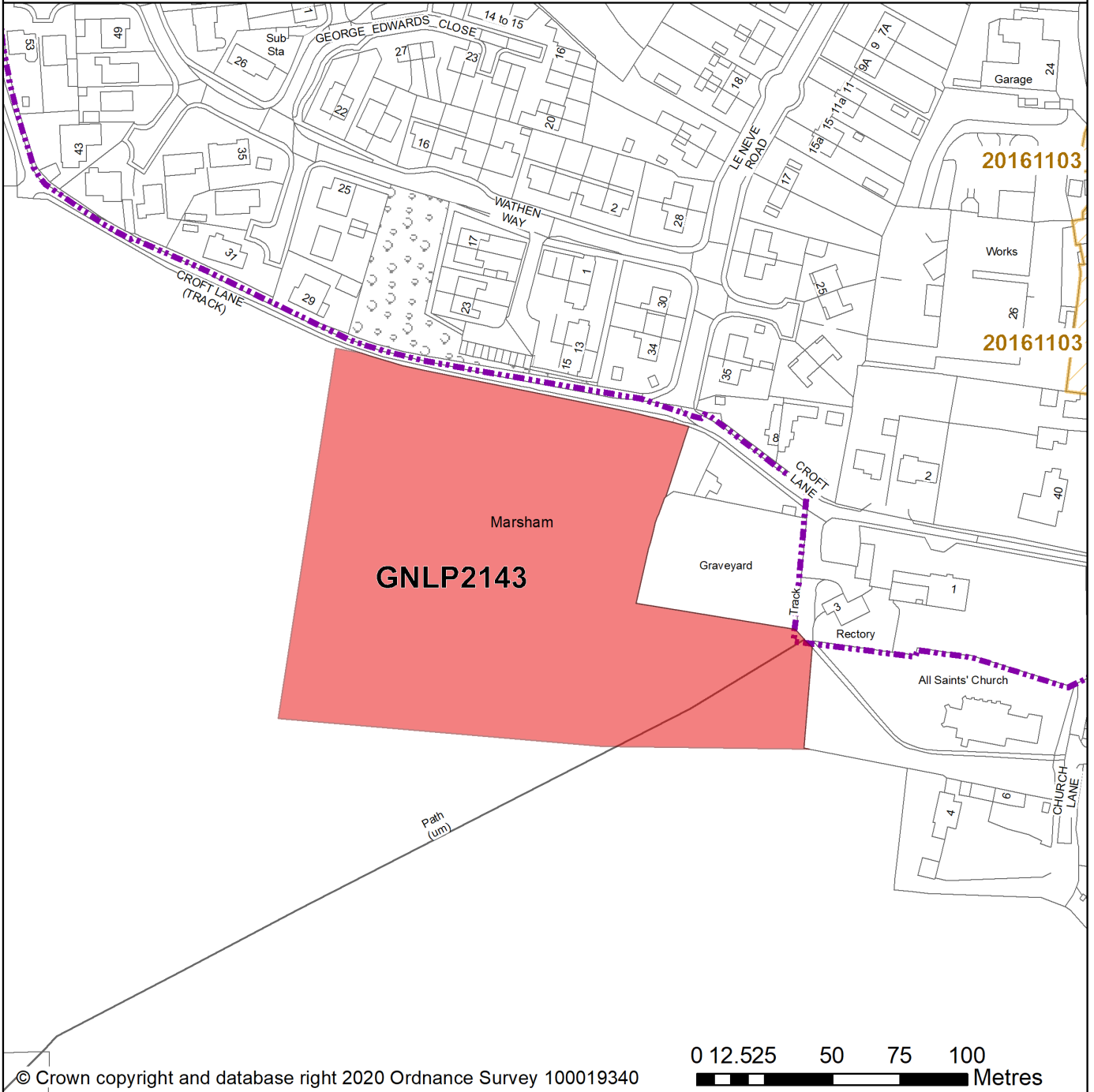
1. Access (vehicular and pedestrian) to be from Le Neve Road.
2. Land to be made available for 0.27ha extension to existing cemetery.
3. Any development must conserve and enhance the significance of the grade I listed Church of All Saints, the grade II listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the east of the site and a concept diagram showing where open space and landscaping would be located. Due to the sensitivities of this site a Heritage Impact Assessment will be required.
4. Safeguard existing public right of way in the south east corner.
5. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.



# MARSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL2143  
LOCATION: Land south of Le Neve Road  
ALLOCATION: Residential development (35 dwellings)  
SITE AREA: 1.98 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340

0 12.5 25 50 75 100 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **REEDHAM**

Reedham is not clustered with other settlements under policy 7.4 as the school catchment does not extend to adjoining villages. The school currently has spare capacity.

It is considered that as well as existing allocations and windfall development, approximately 50-60 new homes are appropriate for Reedham. As well as the primary school, Reedham has a range of facilities that includes a food shop, pub, village hall, church, and public transport.

Two sites are identified as housing allocations, providing for 60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 27 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 87 homes between 2018 – 2038.

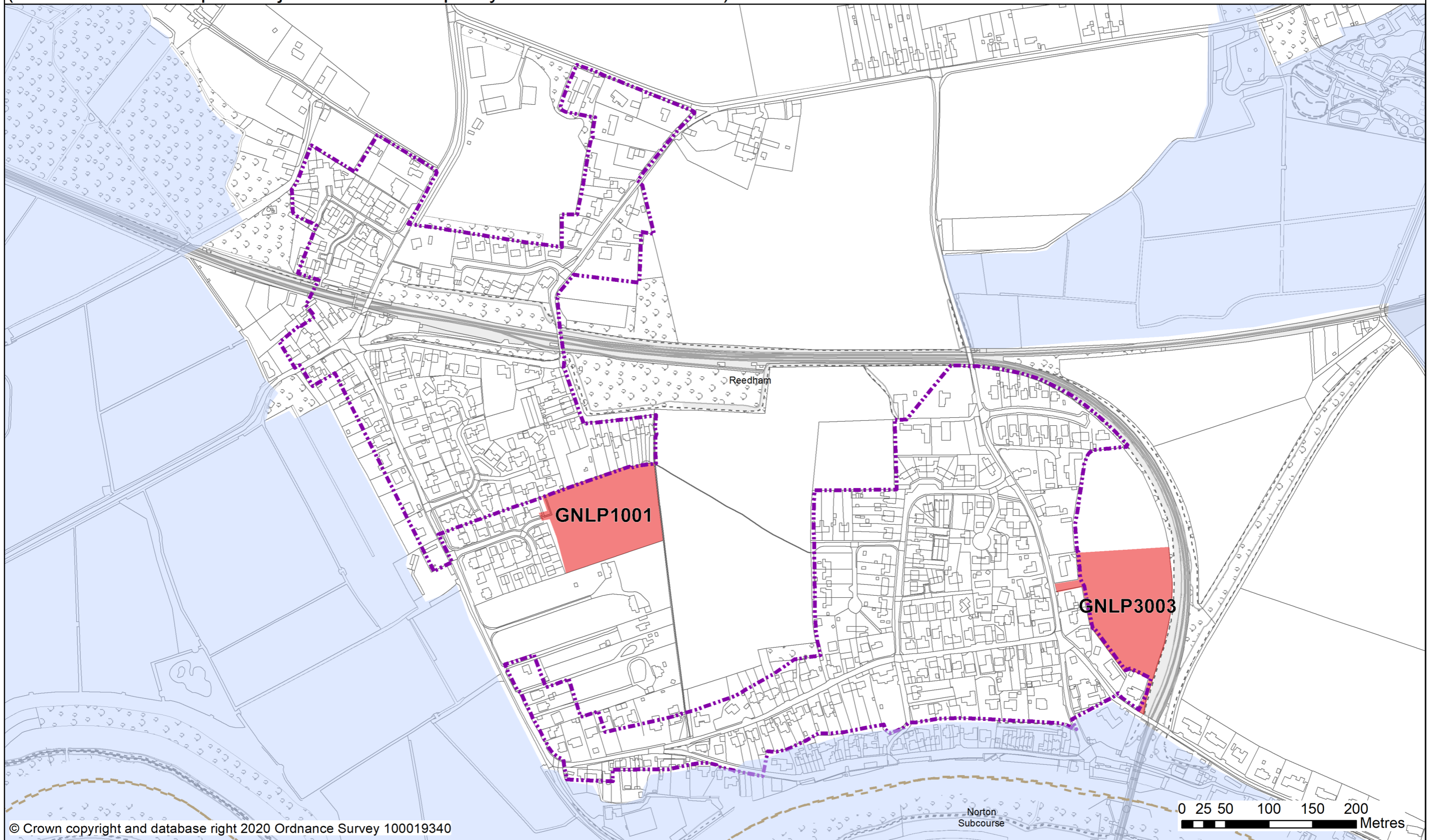
Reedham has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework).

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.

# REEDHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:  
1:4,000  
Date: 27/10/2020

## **New allocations**

### **POLICY GNLP1001: Land to the east of Station Road, Reedham**

This site to the east of Station Road is allocated for residential development as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site is allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site to facilitate a traffic free route to school.

#### **POLICY GNLP1001**

**Land to east of Station Road, Reedham (approx. 1.17Ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

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

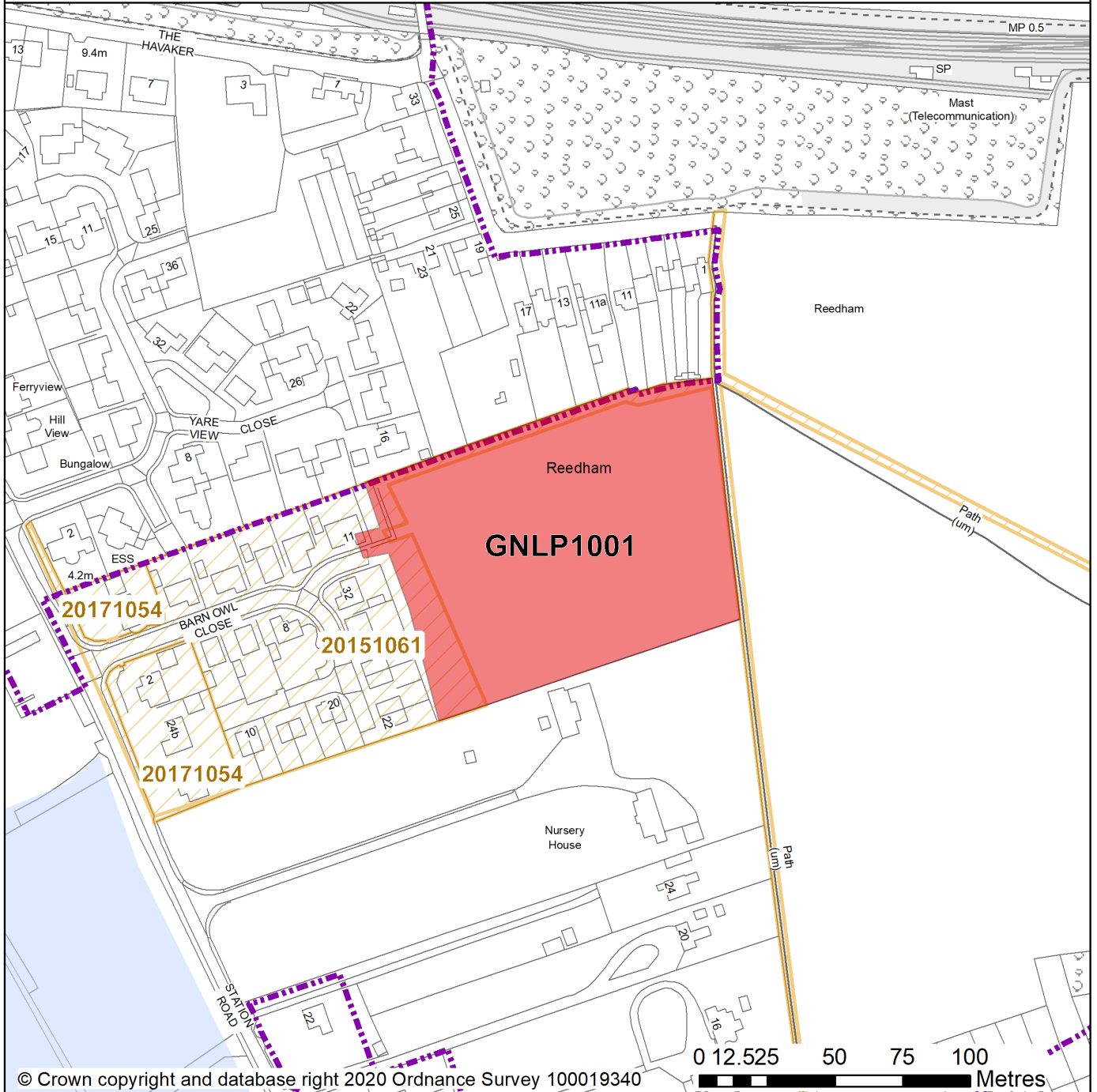
The development will be expected to address the following specific matters:

1. Pedestrian and vehicular access to be via Barn Owl Close.
2. Respect, protect and if appropriate enhance the area of Tree Preservation Order protected trees on the northern side of development.
3. Appropriate enhancement and links to the PROW that is to the east of the site noting that this could provide a traffic free route for part of the journey to the school.
4. Potential impact of the scheme on the Broads Authority Executive Area to be considered and addressed as appropriate through sensitive design such as low ridge heights, reduced scale/massing and screen planting
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

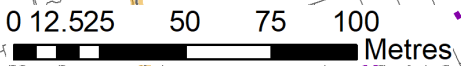
# REEDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP1001  
 LOCATION: Land to the east of Station Road  
 ALLOCATION: Residential development (30 dwellings)  
 SITE AREA: 1.17 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- Housing Allocation
- Settlement Boundary
- Parish Boundary
- Broads Authority Area
- Commitment\*



\*new and extant permission at 1st April 2020

Date: 05/11/2020

### **POLICY GNLP3003: Mill Road, Reedham**

This site off Mill Road is allocated for residential development due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site is allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3rd party land.

#### **POLICY GNLP3003**

**Mill Road, Reedham (approx. 1.29Ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

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

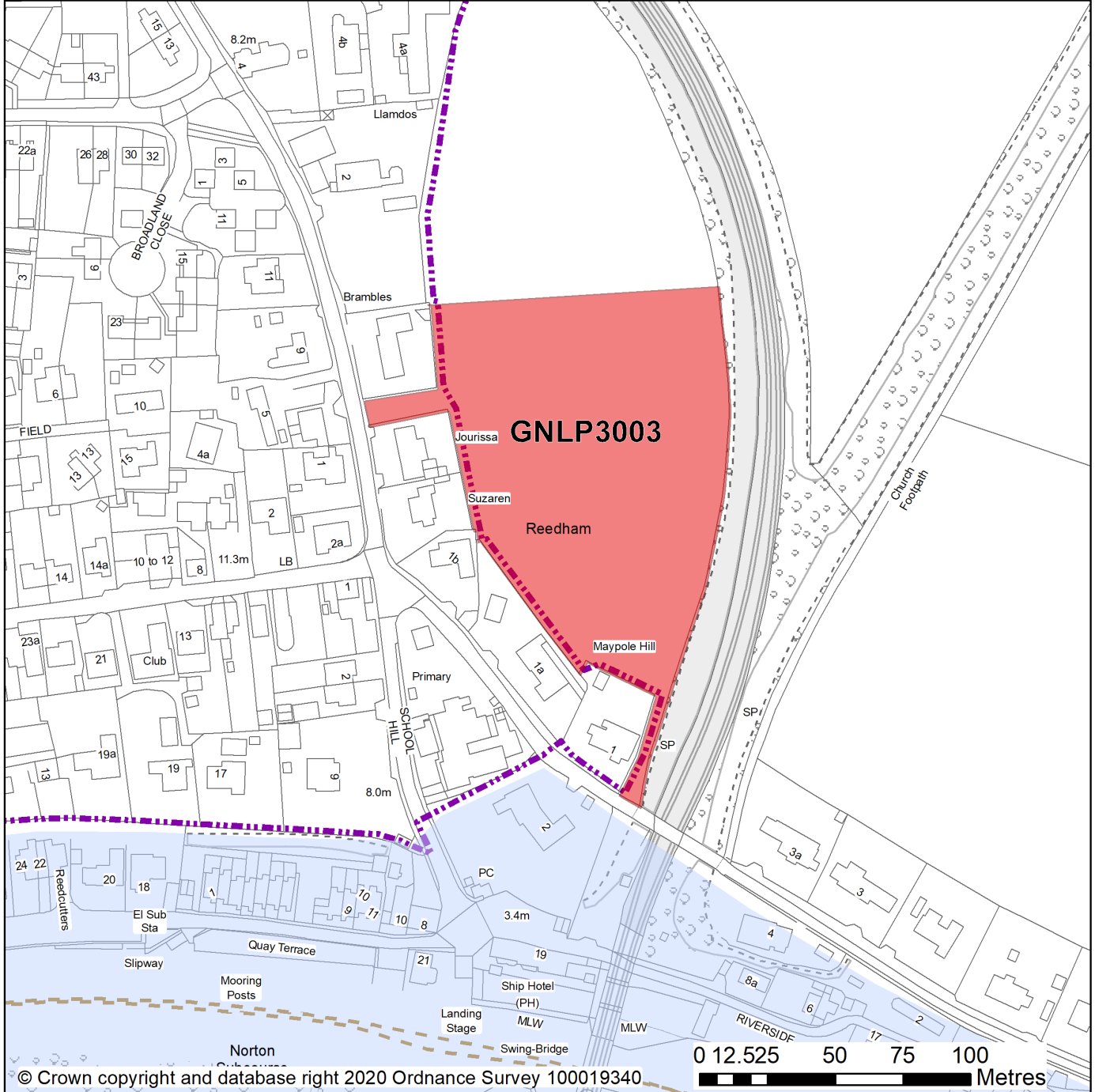
The development will be expected to address the following specific matters:

1. Vehicle access via Mill Road with pedestrian only access at Holly Farm Road;
2. Visibility for access is restricted and will need further investigation as this may require use of third-party land in order to be achieved;
3. Consideration of setting of non-designated heritage asset
4. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the railway line
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

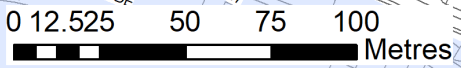
# REEDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP3003  
 LOCATION: Mill Road  
 ALLOCATION: Residential development (30 dwellings)  
 SITE AREA: 1.29 ha



© Crown copyright and database right 2020 Ordnance Survey 100019340



Scale at A4:  
1:2,000

- Housing Allocation
- Settlement Boundary
- Broads Authority Area
- Parish Boundary



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **SALHOUSE, WOODBASTWICK AND RANWORTH**

The catchment of Salhouse Primary School brings Salhouse, Woodbastwick and Ranworth into a village cluster under policy 7.4. The school is at capacity though expansion opportunities are likely. Salhouse has a range of facilities including a primary school, pub and village hall.

It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Salhouse cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.

One site is identified as a housing allocation, providing for 12 new homes in the cluster. There are no carried forward residential allocations but there is a total of 14 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 26 homes between 2018 – 2038.

Salhouse has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2017 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

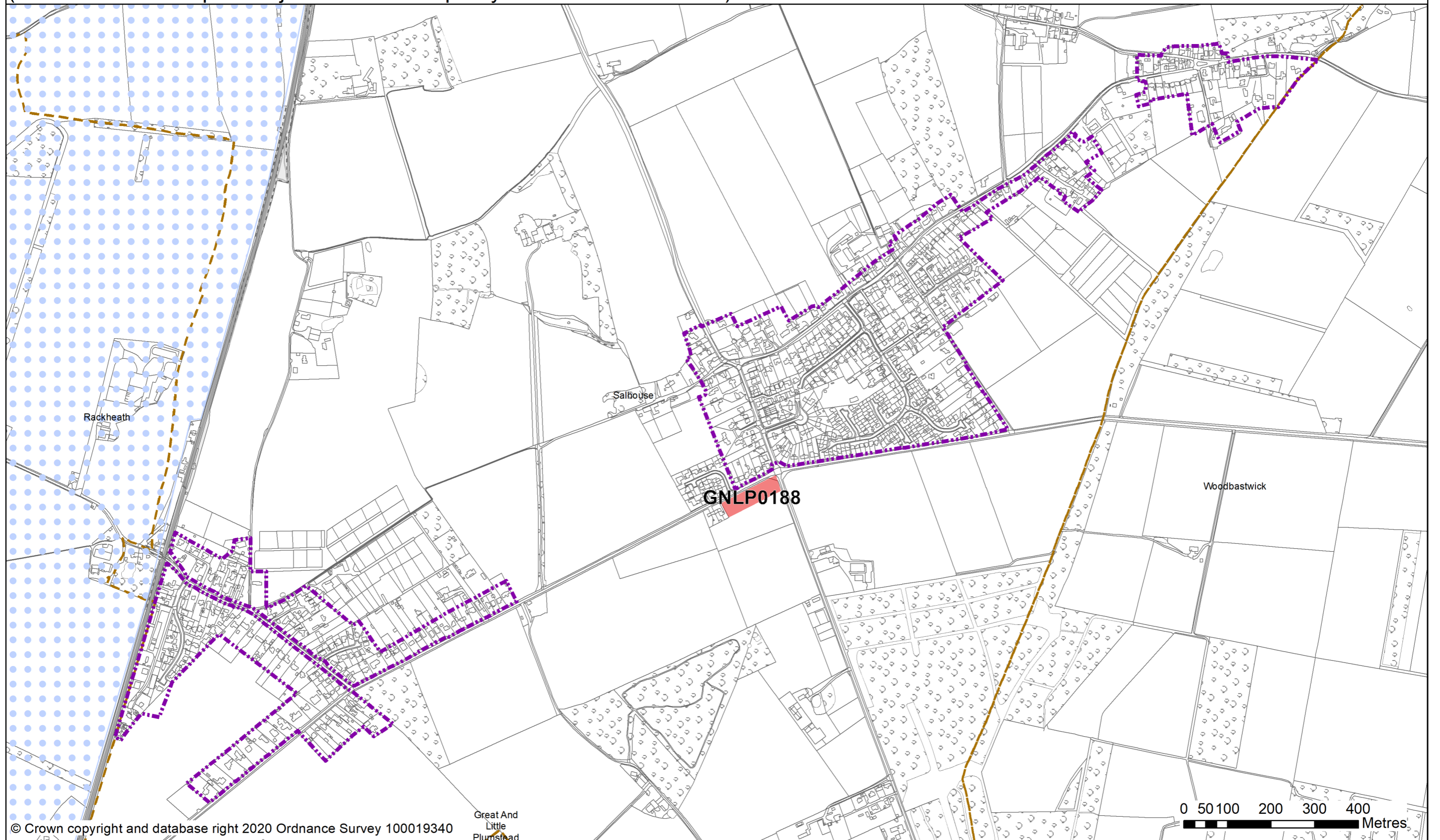
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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



# SALHOUSE

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

Great And  
Little  
Plumstead

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary

Scale at A3:  
1:8,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0188: Land adjoining Norwich Road, Salhouse**

This site at Norwich Road is allocated for residential development. This site will need a sensitive design and layout and as a consequence will only be able to accommodate approximately 12 dwellings.

#### **POLICY GNLP0188**

**Land adjoining Norwich Road, Salhouse (approx. 0.52ha) is allocated for residential development. The site is likely to accommodate approximately 12 homes.**

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

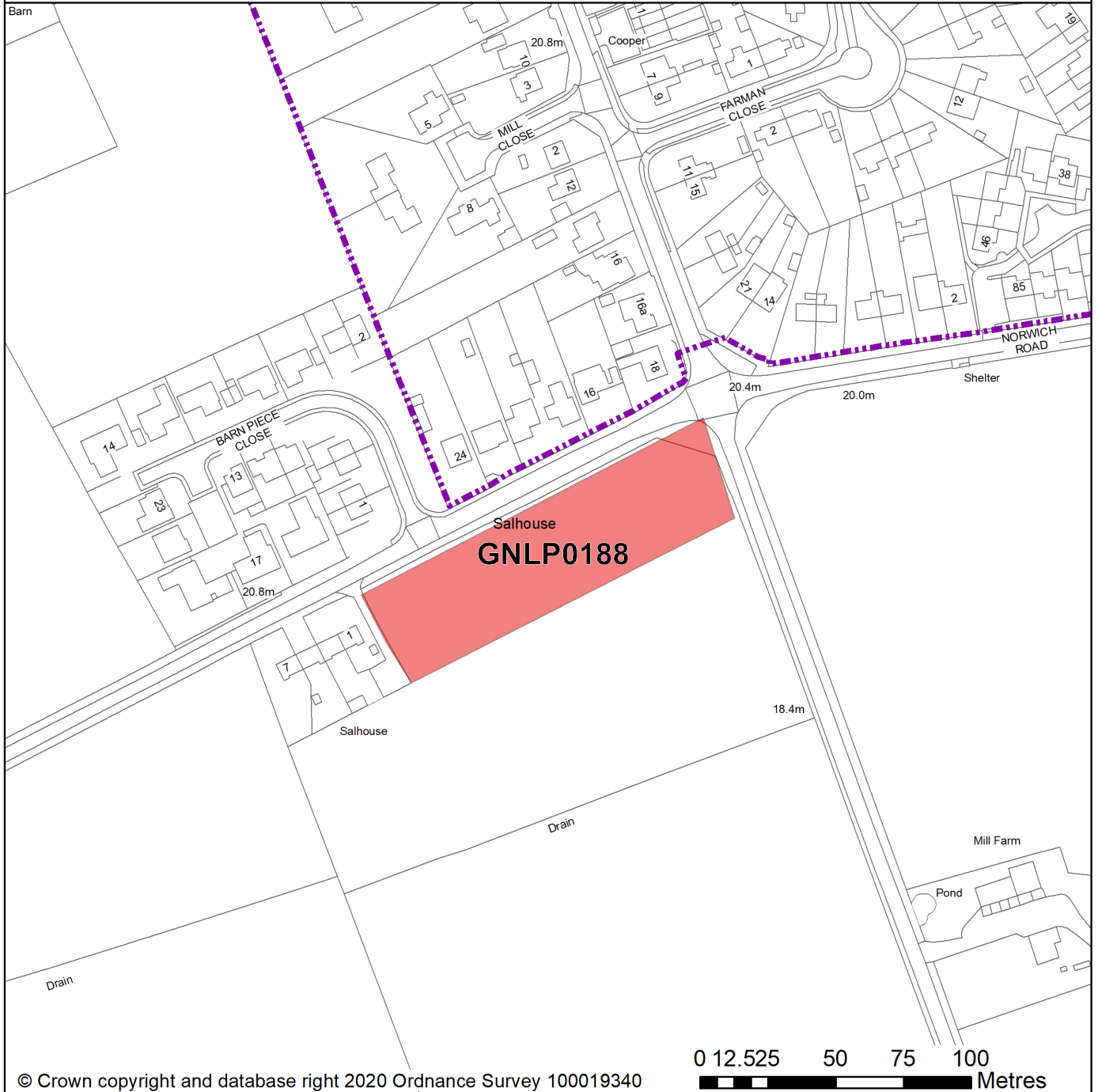
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Norwich Road.
2. Frontage development is required along with the provision of a footway between existing properties and Honeycombe Road alongside roundabout improvements to facilitate crossing.
3. Development would need to be sensitively designed to reflect the location. Properties would need to be of a modest scale (possibly semi-detached), set back from the road with limited access points.

# SALHOUSE

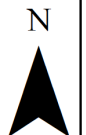
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0188  
LOCATION: Land adjoining Norwich Road  
ALLOCATION: Residential development (12 dwellings)  
SITE AREA: 0.52 ha



- Housing Allocation
- Parish Boundary
- Settlement Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **SOUTH WALSHAM AND UPTON-WITH-FISHLEY**

South Walsham's Fairhaven Primary School brings together South Walsham and Upton with Fishley into a village cluster under policy 7.4. The school currently has limited capacity.

It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the South Walsham cluster. The cluster has a range of facilities including a primary school, village hall, recreation land, public house, and access to public transport, but no food store.

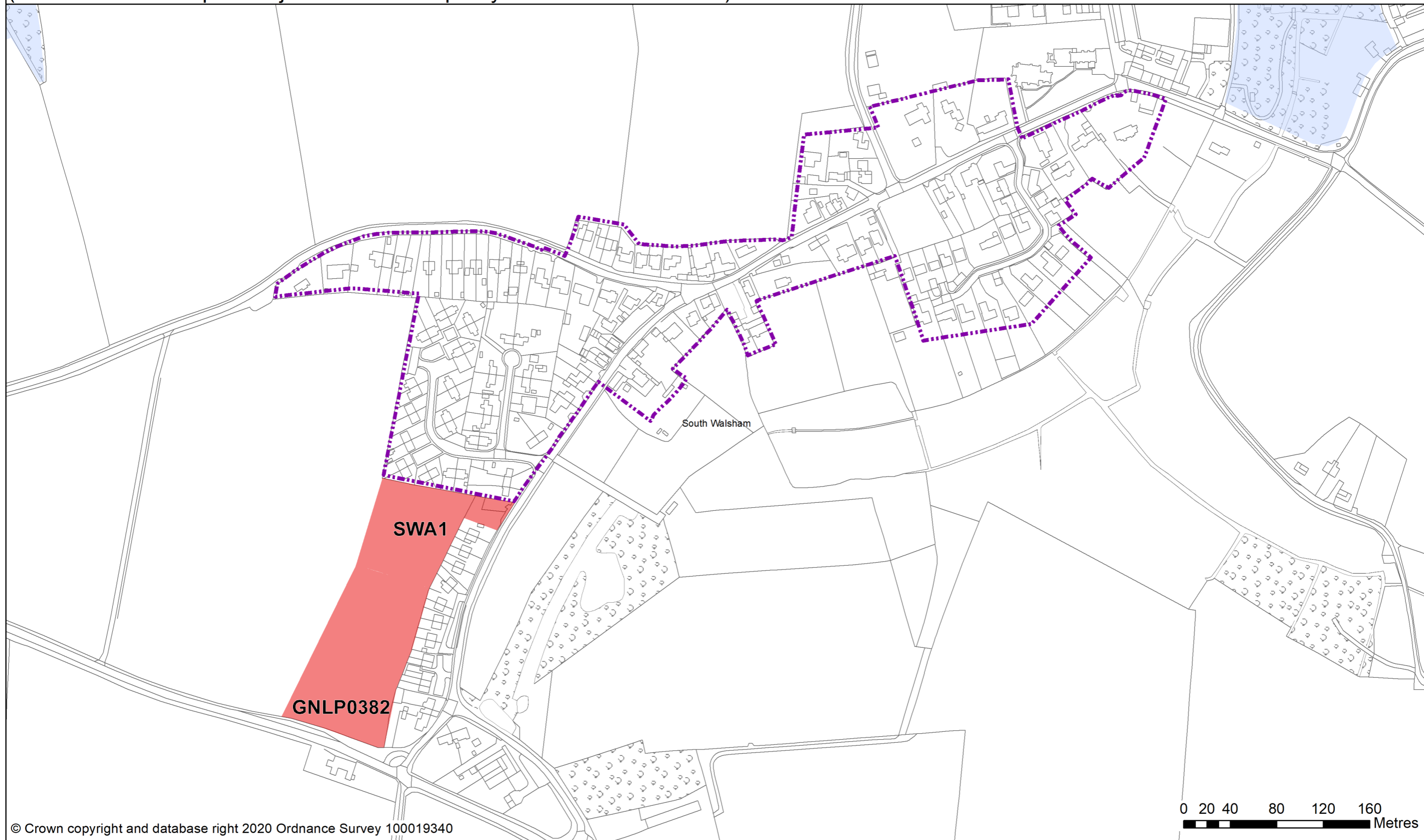
One site is identified as a preferred option, providing for 25 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 5 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 50 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.

# SOUTH WALSHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



© Crown copyright and database right 2020 Ordnance Survey 100019340

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:  
1:3,000  
Date: 27/10/2020

## **New allocation**

### **POLICY GNLP0382: Land north of Chamery Lane, South Walsham**

This site north of Chamery Hall Lane is allocated for residential development and should be masterplanned together with adjacent carried forward allocation SWA1 to ensure a cohesive development.

#### **POLICY GNLP0382**

**Land north of Chamery Hall Lane, South Walsham (approx. 1.12ha) is allocated for residential development. The site is likely to accommodate approximately 25 homes.**

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

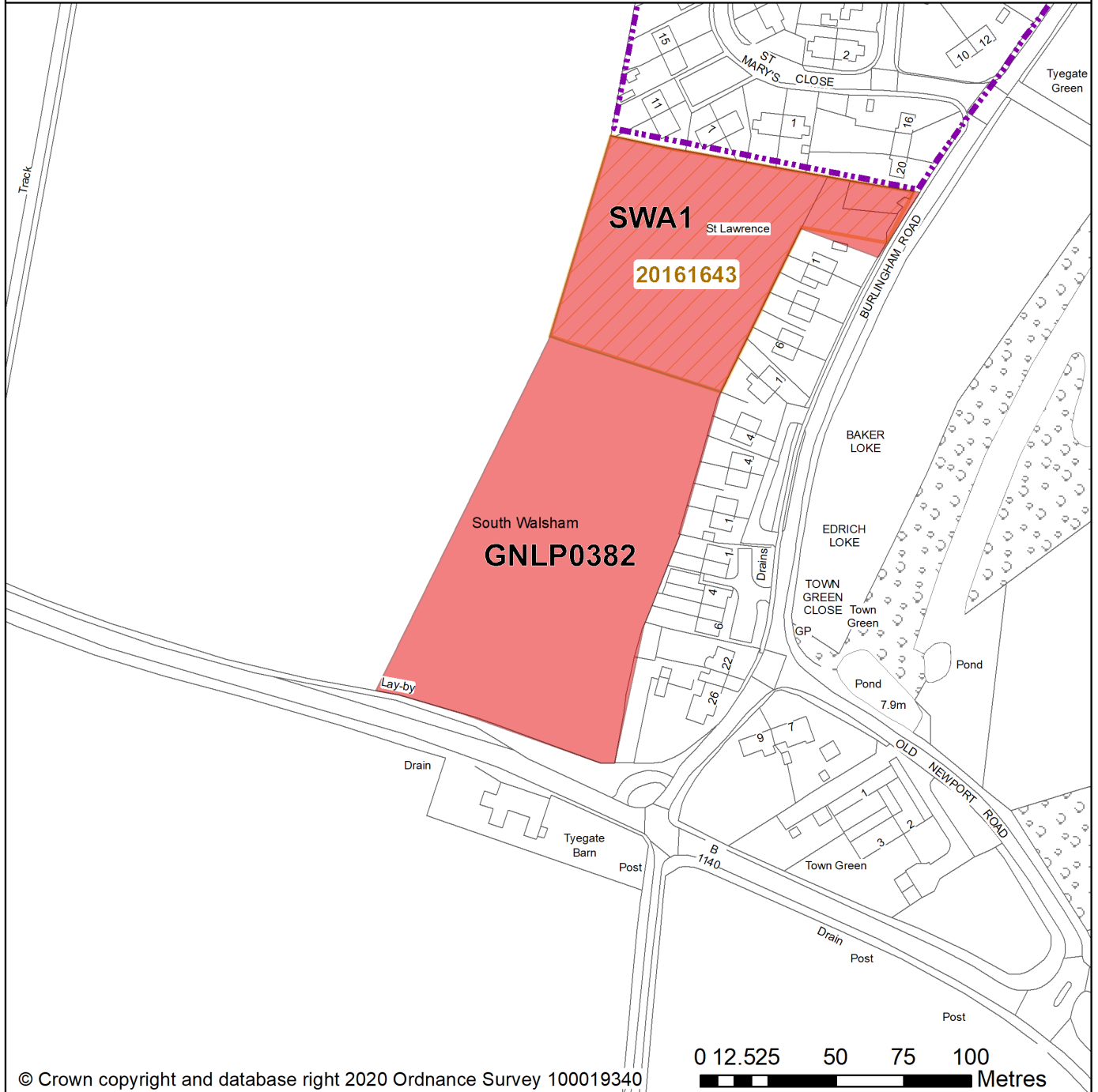
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be onto Burlingham Road, through the existing SWA1 allocation, with a masterplan provided to ensure a cohesive development with that site.
2. Provision of adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school, which may involve improvements to junctions throughout the village

# SOUTH WALSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0382  
LOCATION: Land north of Chamery Hall Lane  
ALLOCATION: Residential development (25 dwellings)  
SITE AREA: 1.12 ha



-  Housing Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **Existing allocation to be carried forward**

### **POLICY SWA1: Land to the rear of Burlingham Road/St Marys Close, South Walsham**

This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. 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 up to 2038, reflecting planning permission given on site (20161643). The site is considered in the calculation of the housing requirement, providing for 20 homes. The site should be masterplanned together with adjacent GNLP0382 to bring forward a cohesive development.

#### **POLICY SWA1**

**Land to the rear of Burlingham Road/St Marys Close, South Walsham (of approx. 0.68ha) is allocated for residential development. This will accommodate at least 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved.

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

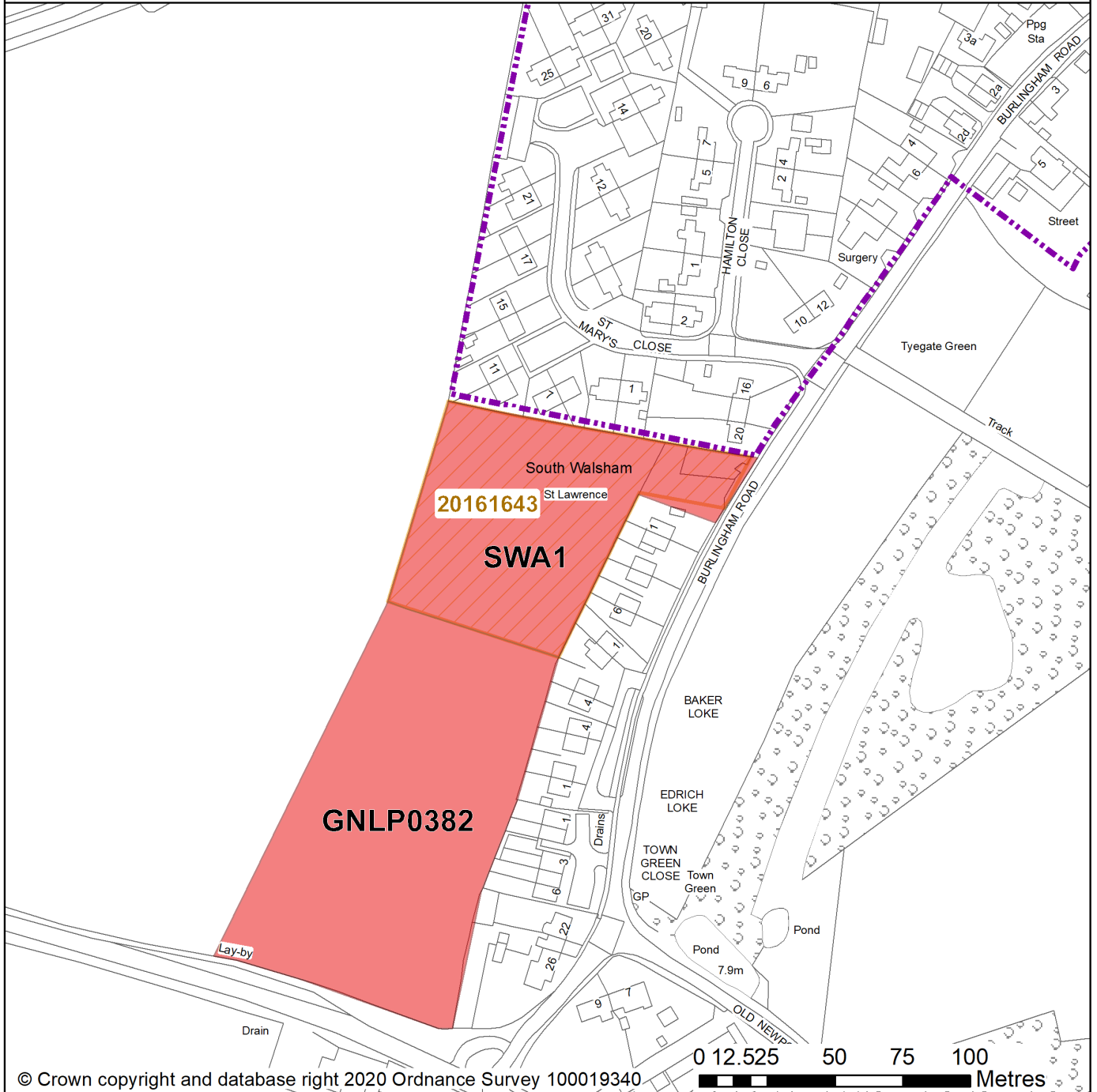
1. Vehicular access from Burlingham Road.
2. A sustainable drainage system (SUDS) should be provided. If this is not possible then restricted discharge to watercourse or surface water sewer may be required.
3. Compensatory provision for the loss of recreational space may be required.
4. Access to be made available to GNLP0382.



# SOUTH WALSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: SWA1  
 LOCATION: Land to the rear of Burlingham Road  
 ALLOCATION: Residential development (20 dwellings)  
 SITE AREA: 0.68 ha



- Housing Allocation
- Commitment\*
- Settlement Boundary
- Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## **SPIXWORTH & CROSTWICK**

The catchment of Spixworth Infant School brings Spixworth and Crostwick into a village cluster under policy 7.4. The school has limited capacity. The site is landlocked, but there may potentially be expansion opportunities. In addition to the school, services include a shop, doctor's surgery, village hall and public house.

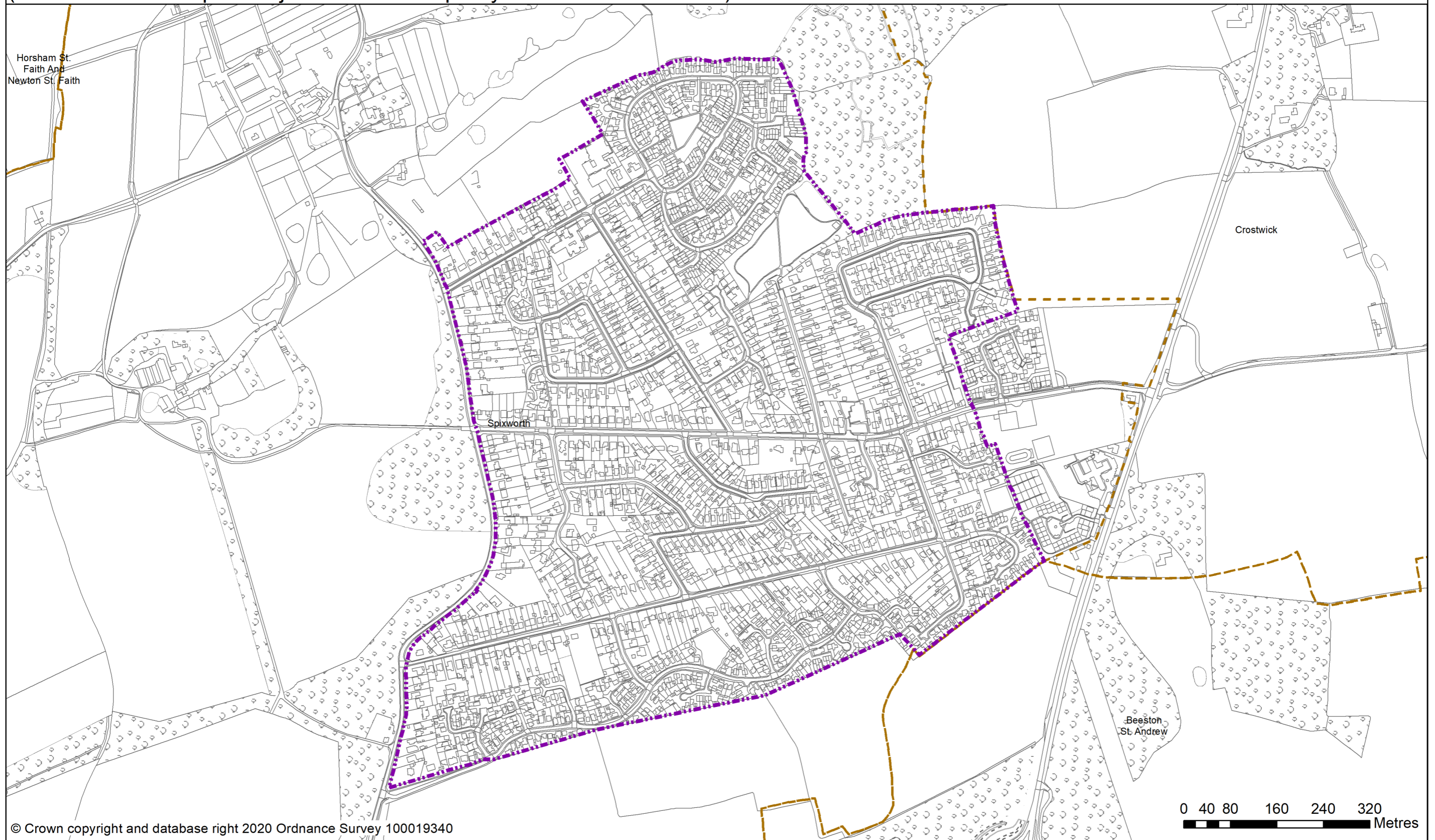
Whilst it is considered the cluster could accommodate development of 20-50 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 30 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters policy 7.4 and Small Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



Spixworth has a neighbourhood area designated and the Neighbourhood Plan is ready for referendum (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework).

# SPIXWORTH

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



 Settlement Boundary       Parish Boundary

N  
Scale at A3:  
1:6,000  
Date: 27/10/2020

