

Appendix A - Key Service Centres

Table of allocated residential sites with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Acle				
Land west of Acle (north of Norwich Road, south of South Walsham Road)	GNLP0378R and GNLP2139R	25.50	340 dwellings	These two sites are combined to form one allocation with the aim of facilitating a link road from Norwich Road to South Walsham Road. These are the only sites promoted that can bring forward this benefit. GNLP0378 was originally proposed as a smaller site. At Regulation 18C it was allocated on larger boundary than originally proposed and it has now been enlarged again to accommodate the link road, open space and additional housing. GNLP2139 was originally proposed as a much larger site. At Regulation 18C it was reduced in size to ensure the scale of growth was appropriate to the village services. During the Regulation 18C consultation the two sites were promoted together with GNLP2139 being larger than the reduced site size in the draft plan, but smaller than the original site size. The site boundaries have been determined due to the need to: avoid substantial areas of flood risk; provide open space to reduce leisure visits to the Broads; enable future expansion of Acle Academy; and provide a link road from Norwich Road to South Walsham Road; but to do this without producing an allocation which is out of scale with the village.
Land north of Norwich Road	ACL1	5.60	140 dwellings	The site was allocated in 2016 as part of the current local plan and has permission for 137 homes (20191215). It is expected that development will take place within the new local plan time-period up to 2038.
Land to the south of Acle station (between	ACL2	2.00	30 dwellings and class	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is

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Reedham Road and New Reedham Road)			E(g) employment	already accepted, and it is expected that development will take place within the new local plan time-period up to 2038.
Blofield				
Norwich Camping and Leisure	GNLP2161	0.91	15 dwellings	Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitably small size to allocate without causing significant problems when compared to other sites put forward. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.
South of A47 and north of Yarmouth Road	BLO1	9.8	175 dwellings, maximum floorspace of 4,000 sqm E(g) use class and open space	The site was allocated in 2016 as part of the previous local plan but has not yet been developed. 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 the new local plan up to 2038. The site is likely to accommodate up to 175 homes reflecting planning permission 20160488.
Brundall and Postwick with Witton				
No allocated sites				
Hethersett				
Land to north and west of Hethersett	HET1 (part of GNLP0177A)	65.67	Uplift in numbers on existing allocation – 200 dwellings	GNLP0177A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,369 homes, incorporating part of

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				GNLP0177-A. The remainder of GNLP0177-A is not preferred for allocation. Development on HET 1 allocation is well advanced and it has become apparent from reserved matters planning applications now approved that an uplift of 200 is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to mitigations like those already agreed for HET 1.
North of Grove Road	HET2	3.8	At least 40 places of extra care housing	This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed, as the phase of development of the HET1 allocation required to access the site has not yet progressed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The boundary and policy requirements of HET 2 are unchanged from the original allocation, at 3.8 ha HET 2 contains more land than is needed for a 40 place 'extra care' housing scheme. Subject to the suitability of uses proposed, additional development on HET 2 could be acceptable; this could include additional extra care units or care home provision based on the most up to date assessment of need, or if additional care need is not identified, further market and affordable housing.
Hingham				
Land north of Springfield Way and west of Dereham Road	GNLP0503 (18C) (part)	0.85	20 dwellings	This site is proposed for allocation on a reduced boundary from the site originally promoted. The site as originally submitted was too large and would have swamped the town. The site has been further reduced since Regulation 18C, to ensure the appropriate density of development. The smaller site has been chosen for allocation as it has minimal constraints and development of up to

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				20 dwellings is considered acceptable subject to highway improvements.
Land to the south of Norwich Road	GNLP0520 (18C) (part)	6.92	80 dwellings	This site is proposed for allocation on a reduced boundary to avoid areas of surface water flood risk and historic environment impacts. The site has been chosen for allocation as it is well located on the approach into the village adjacent to the existing allocated site.
Loddon and Chedgrave				
Land to the east of Beccles Road, Loddon	GNLP0312	7.70	180 dwellings	This site is allocated as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site, particularly with reference to the site's proximity to the Broads.
Land off Langley Road, Chedgrave	GNLP0463R	5.58	60 dwellings	Although this site is elevated and would be quite prominent it is allocated subject to a design brief and masterplan, which should indicate open space to the south to reduce leisure visits to the Broads and enhance the green infrastructure network, and acknowledge the site's setting adjacent to the historic park landscape. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. The site is allocated at a lower gross density than usual, as the heritage/landscape mitigation, surface water drainage and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.

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Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
No allocated sites				
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				
Land off Broomhill Lane	REP1	8.2	100 dwellings, cemetery, open space and sports hall	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038.
Former station yard, Station Road	REP2	2.8	20 dwellings, E(g) and B2 employment uses	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. A planning permission exists for the site (reference: 20180963) that if developed will provide for a 60-bed care home and 20 assisted flats and 15 assisted bungalows.
Wroxham				
No allocated sites				