

<b>Settlement Name:</b>	<b>Trowse (and non-residential at Bixley)</b>
<b>Settlement Hierarchy:</b>	<p>Trowse with Newton is identified as urban fringe parish in the Greater Norwich Local Plan although no target figure for a number of dwellings is given. Facilities in the village include a primary school, a small convenience store, two pubs, and a community building. Trowse village enjoys the benefits of being next to Whitlingham Country Park and close to employment opportunities within Norwich City.</p> <p>There are various historic buildings, the most notable being the Grade I Church of St Andrew. An important part of the village's history is its connection to the Colman family. Trowse is an example of a model village and that history is still evident in the workers' terraced cottages. There are existing allocations and planning permissions in place for development in Trowse, which includes plans to construct a 210-pupil primary school. In addition, part of the Deal Ground site (former industrial land) falls within the Trowse parish boundary, with the majority in Norwich City Council's boundary.</p> <p>There is one carried forward allocation from the South Norfolk Local Plan (TROW1) providing for 173 new homes and a total of 71 additional dwellings with planning permission at the base date of the plan.</p>

**PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)**

**STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT**

**LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			
<b>Total area of land</b>		<b>0.00</b>	

**LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

**LIST OF SITES SUBMITTED FOR OTHER USES**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Caistor St Edmund &amp; Bixley</b>			
Park Farm, Bungay Road	GNLP0323	9.83	Employment and Commercial
Land at Loddon Road and Bungay Road	GNLP3051	7.91	Park & Ride
<b>Trowse with Newton</b>			
Land at and adjacent to Whitlingham Country Park	GNLP3052	200	Recreation and tourism associated with the existing Country Park

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

**STAGE 2 – HELAA COMPARISON TABLE**

None

**STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS**

<b>Site Reference</b>	<b>Comments</b>
None	

**STAGE 4 – DISCUSSION OF SUBMITTED SITES**

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

No residential sites submitted

**STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT**

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

No residential sites submitted

## **STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

None

## **STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.**

There are no sites identified as preferred options in Trowse as no residential sites were submitted. There is one carried forward allocation providing for 173 new homes and a total of 71 additional dwellings with planning permission. This gives a total deliverable housing commitment for Trowse of 244 homes between 2018 – 2038.

Also see the non-residential booklet for sites at Whitlingham and Bixley.

### **Preferred Sites:**

<b>Address</b>	<b>Site Reference</b>	<b>Area (Ha)</b>	<b>Proposal</b>	<b>Reason for allocating</b>
<b>Trowse</b>				
NO PREFERRED SITES				

### **Reasonable Alternative Sites:**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Promoted for</b>	<b>Reason for not allocating</b>
<b>Trowse</b>				
NO REASONABLE ALTERNATIVE SITES				

### **Unreasonable Sites:**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Promoted for</b>	<b>Reason considered to be unreasonable</b>
<b>Trowse</b>				
NO UNREASONABLE SITES				

## **PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION**

No comments on GNLP sites received through the Regulation 18C consultation

## **PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION**

No new or revised sites submitted through the Regulation 18C consultation.

## **FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN**

### **Site assessments prior to the Regulation 18C consultation**

No sites for residential/mixed use put forward for consideration.

### **Summary of comments from the Regulation 18C draft plan consultation**

No comments received to GNLP sites through the Regulation 18C consultation.

### **Assessment of new and revised sites submitted through the Regulation 18 C consultation**

No new or revised sites submitted through the Regulation 18C consultation.

### **Sustainability Appraisal**

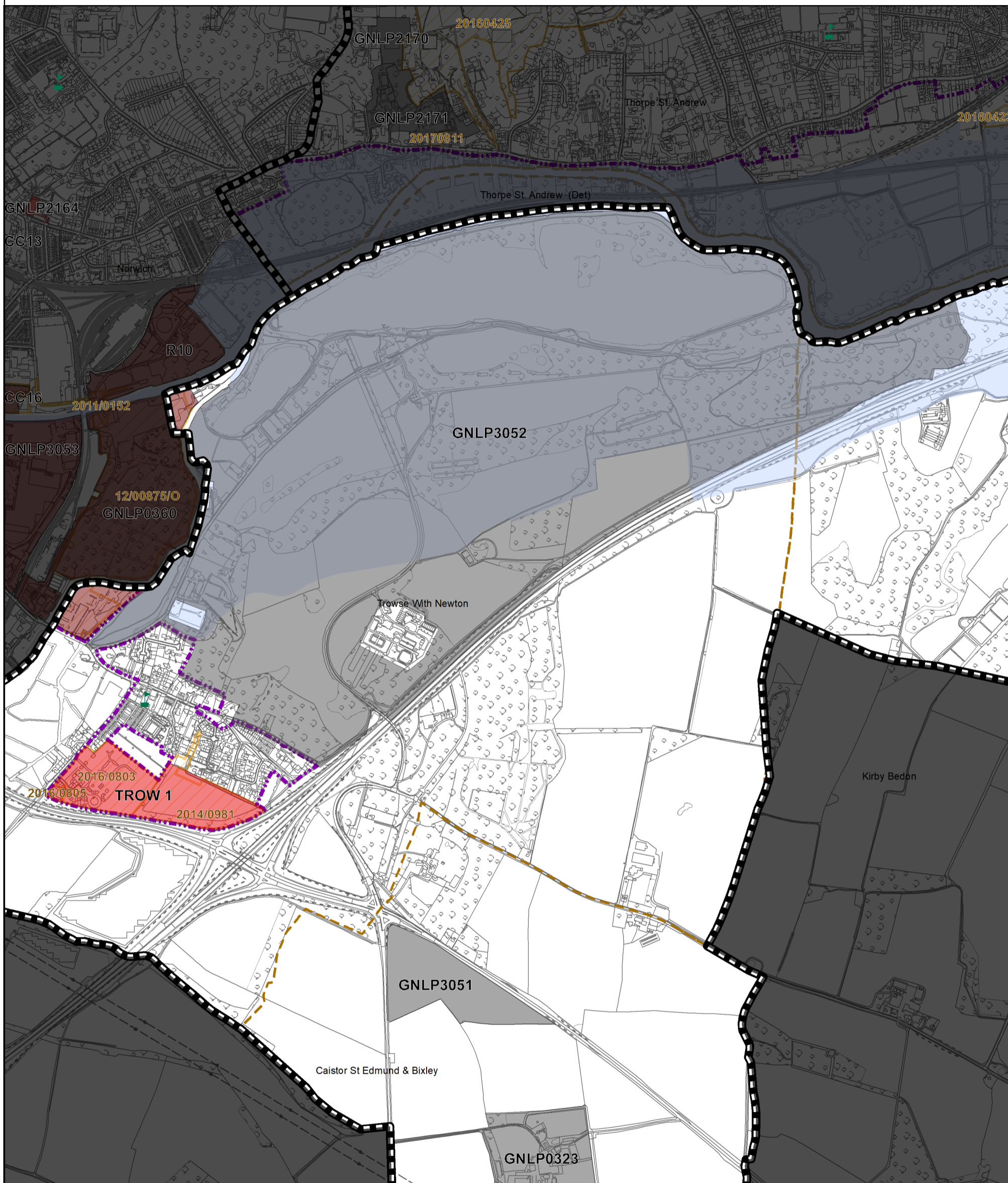
No assessment undertaken for residential/mixed use sites.

### **Final conclusion on sites for allocation in the Regulation 19 Plan**

No sites for residential/mixed use to consider so no sites allocated in the plan.

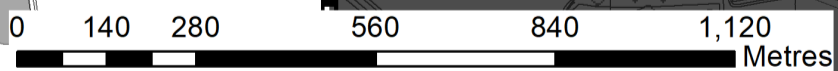
# TROWSE

## GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



The schools data is used by permission of Norfolk County Council.

© Crown copyright and database right 2020 Ordnance Survey 100019340



- |  |                                    |  |                       |  |                     |
|--|------------------------------------|--|-----------------------|--|---------------------|
|  | Primary School                     |  | Mixed Use Allocation  |  | Settlement Boundary |
|  | Primary School Catchment (2018-19) |  | Not Allocated         |  | Commitment*         |
|  | Housing Allocation                 |  | Broads Authority Area |  | Parish Boundary     |

\*new and extant permissions at 1st April 2020 (10 or more dwellings)



1:11,000  
at A3

Date: 26/11/2020