

Settlement Name:	Wymondham
Settlement Hierarchy:	<p>The Greater Norwich Local Plan classifies Wymondham as a Main Town. It has a wide range of services and a historic core, with a nationally important abbey. There are County Wildlife Site and river valley designations within and close to the Town, plus a strategic gap designation to prevent coalescence with Hethersett to the east. The Wymondham Area Action Plan identified land for at least 2,200 new homes and a further 20 ha of employment land. The residential allocations have begun to be delivered but the largest allocation will take time to complete.</p> <p>Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of the existing commitment. The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document).</p> <p>At the base date of the plan there are no carried forward allocations but a total of 2463 additional dwellings with planning permission.</p> <p>Early work in the Towards a Strategy document identifies Wymondham as a Town (together with Aylsham, Diss Harleston and Long Stratton) and suggests that circa 900 – 1000+ additional homes should be provided between them over the life time of the plan. This site assessment booklet looks in detail at the sites promoted in Wymondham to determine which are the most suitable to contribute towards the overall allocation figure for the Main Towns.</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 ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land to the north of Tuttle Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community uses, primary school
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)
Silfield pitch & putt, The Street	GNLP0200	5.97	Residential (unspecified number)
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings
Land at Johnson's Farm	GNLP0354	75.95	400 dwellings, associated access and open space
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)
Land to the north-east of Silfield Road, and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space
Land to the south-west of Silfield Road, and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space
Land north and south of Browick Road	GNLP0507	21.85	Mixed use commercial and residential
Land at south Wymondham – north and south of the A11 and west of Park lane	GNLP0515	132.22	1,500 dwellings Community uses, open space, landscaping and associated infrastructure.
North Wymondham	GNLP0525R	157	Up to 1500 dwellings, school, employment, recreation etc

West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364	High Tech employment uses together with residential and community facilities in form of new garden village
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings
East of Field House	GNLP2090	1.70	50 dwellings
North east of Carpenters Barn	GNLP2150	6.50	150 dwellings
West of Carpenter Close	GNLP2155	3.40	80 dwellings
Park Farm	GNLP2168	340	6,500 dwellings, new settlement
Within WYM3 & WYM13 allocation	GNLP2169	1.36	32 dwellings
North of Tuttles Lane	GNLP3013	2.31	60+ dwellings
Total area of land		1251.17	

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

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land south of B1172 Norwich Common	GNLP0092	0.33	Residential (unspecified number)
South of Norwich Common	GNLP2125	0.32	8 dwellings
South of Ash Close	GNLP3026	0.36	5-9 dwellings

(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

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land north and south of Stanfield	GNLP0116	2.99	Employment B1, B2, B8
Land north of Carpenters Barn, off Melton Road	GNLP0285	15.38	Recreational use, clubhouse, pitches, car parking and floodlighting

(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

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Wymondham														
GNLP0006	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0032	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber
GNLP0200	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green
GNLP0320	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green
GNLP0354	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Red	Amber	Red	Green	Amber	Amber
GNLP0355	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0402	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0403	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0507	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP0515	Amber	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Amber
GNLP0525R	Green	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Green
GNLP1055	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP2073	Amber	Red	Amber	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2090	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2150	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green

GNLP2155	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Green	Green
GNLP2168	Amber	Red	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2169	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP3013	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green

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

Site Reference	Comments
Wymondham	
GNLP0006	<p>General comments Objections raised concerns regarding intrusion into the open countryside destroying the boundary of the built-up area. The open space is crossed by a footpath and is used by Tuttle Lane. Topography means it would be highly visible over a considerable distance. Other issues include traffic congestion and lack of infrastructure.</p> <p>One comment in support of site. On behalf of Welbeck Strategic Land III Ltd, Site GNLP0006 should be allocated for residential development. As set out in the full Representation and supporting technical evidence (submitted via email), the site is suitable, available and viable and a significant quantum of residential development can be delivered here in the plan period. It represents a highly sustainable and logical location for growth, and technical evidence has been prepared to demonstrate that there are no constraints to delivery.</p>
GNLP0032	<p>General comments One objection raised concerns regarding the direction of development.</p>
GNLP0200	<p>General comments One objection raised concerns as they already have a housing estate that doesn't fit in.</p>
GNLP0320	<p>General comments One comment in support of site. The site is available for development, there is strong interest from developers and housebuilders for sites in Wymondham. We conclude that those constraints against development in Wymondham - secondary school capacity, the setting of Wymondham Abbey and the setting of the town - do not apply to the land south of Gunvil Hall Farm. The same approach to design and layout for land south of Gunvil Hall Farm could be applied for development at this site i.e. significant areas of green infrastructure, a buffer around Gonville Hall, and no development in heritage setting corridors.</p> <p>Objections raised concerns regarding scale of development and effect on the landscape setting of Gonville Hall.</p>
GNLP0354	<p>General comments Objections raised concerns regarding scale of development, road safety, destroying a popular walking/cycling route, pressure added</p>

	<p>onto already stressed services, loss of privacy, pollution, environmental damage, impacts on wildlife and destruction of grade 1 listed buildings.</p> <p>One comment submitted in support of site. The submission includes:</p> <ul style="list-style-type: none"> * A covering letter * Written Representation report * A map of proposed Wymondham sites * A revised Heritage Report * Previously submitted Masterplan for Land at Johnson's Farm (2011) <p>This site enjoys a number of clear advantages for housing development both in its own right and in comparison, with other proposed sites, not least its proximity to the town centre and its potential to provide a new park for the town. These advantages plus the fact that the site can be developed for housing without significant harm to the setting and views of Wymondham Abbey, indicate that it should be identified as a preferred site for housing in the draft Local Plan.</p>
GNLP0355	<p>General comments</p> <p>One comment in support of site. Whilst reference to the railway underpass is noted, it will be upgraded through existing allocations and the proposed development of approximately 21 new homes will have a minimal impact. The proposals are for a modest development of 21 homes, a natural extension of the current allocations and comprise sustainable development. The site will continue to benefit from access from Rightup Lane as an alternative approach. It is not clear why the site should score amber for utilities capacity. Comments related to County Wildlife Sites are noted but the site is small compared to other development here.</p> <p>One comment in support of site as the site is small scale so it should not have major impacts on existing town services.</p>
GNLP0402	<p>General comments</p> <p>Two objections raised concerns regarding inappropriate location, traffic congestion and services not being able to cope.</p> <p>Norfolk Wildlife Trust comments</p> <p>Current allocations in Wymondham have already led to adverse impacts on County Wildlife Sites around the town, through increased recreational pressure. Although proposals for mitigation are being considered via Wymondham Green Infrastructure group, further development south of town is not possible without significant GI provision. This applies particularly to 0402. Similarly, there is very limited accessible green space to the north of the town and any development will require significant new GI. 0354 to north of</p>

	town includes CWS 215, which needs to be protected and buffered from development impacts and CWS 205 needs to be protected if 0525 is allocated
GNLP0403	General comments Objections raised concerns regarding no access to A11, loss of green spaces, over urbanisation and pollution.
GNLP0507	No comments submitted
GNLP0515	General comments One comment submitted in support of site. Detailed representation in support of site GNLP0515, Land at South Wymondham, in the context of Section 4 - The Strategy. See full text and attached representation form incorporating Framework Plan and Phase Location Plan for full detail. Objections raised concerns regarding the scale of development being out of character, impacts to the environment, traffic congestion, access, loss of arable farmland and stretched local services. The Woodland Trust comments Development must be kept as far as possible from ancient woodland, with a buffer area maintained between the ancient woodland and any development boundary. An appropriate buffer area will depend on the local circumstances and Natural England recommend "leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or tree (depending on the size of development, a minimum buffer should be at least 15 metres)."
GNLP0525R	General comments Objections raised concerns regarding overdevelopment, conflicts with Wymondham/Hethersett gap, location at north Wymondham is far less suitable than to the south, no footpaths, country roads, pollution, removal of rural surroundings and road safety. Comment submitted in support of site. Gladman submit that the site is available and suitable for residential development and request that the Council consider the benefits listed above and note the ability of the site to assist in meeting the objectively assessed need across the Greater Norwich plan area. We consider that the site should be allocated for residential development and would welcome the opportunity to discuss our proposals with the Council in more detail. Norfolk FA are supportive of residential development in Wymondham, associated to the proposed S106 agreement which could provide an open space & recreational facilities which could

	support local football provision associated to Wymondham Town FC.
GNLP1055	<p>General comments</p> <p>Five representations in objection to the new settlement proposal referenced as site GNLP1055 including from the owner of Stanfield Hall, Bracon Ash and Hethel Parish Council, the Norfolk Wildlife Trust and Historic England. Issues raised; (1) Holding objection to the inclusion of Stanfield Hall in the proposal which has been done without his knowledge or consent of the owner [note that this was due to an inadvertent error by the GNLP team when replotting the site in our system: site boundary since corrected to remove the Hall and grounds] (2) Fundamental objection to development at this scale on greenfield land, would have wholly unacceptable environmental and traffic impacts on the surrounding area; development unnecessary as already sufficient potential for growth in other locations (3) Too close to Wymondham to be self-contained and will have a massive impact on already overstretched schools, services and facilities; (4) Road infrastructure not fit for purpose (5) No suitable access into Wymondham on foot or by bike; (6) Susceptibility to ground water flooding (6) Traffic bottleneck/congestion on approach to Wymondham via Silfield Road; (7) Impact on green belt (sic) and wildlife; Norfolk Wildlife Trust have specific concerns re impact and recreational pressures on Ashwellthorpe Wood Special Sites of Scientific Interest; Lizard and Silfield County Wildlife Sites and Oxford Common but welcome recognition in HELAA of impacts on protected sites and priority habitats; these are already under threat from growth in south Wymondham; NWT will object in the absence of appropriate mitigation (8) Significant harm to setting of Stanfield Hall, local heritage significance of Hethel Airfield needs to be recognised.</p>
GNLP2073	<p>General comments</p> <p>One comment submitted. GNLP 2073 is detached from the settlement boundary and rural in nature. It benefits from little by way of safe and accessible linkages. Burnthouse Lane lacks public footpaths and the site is not easily accessible to public transport opportunities. Whilst paragraph 7 of the National Planning Policy Framework seeks to promote sustainable development in rural areas, it is also clear that housing should be located where it will enhance or maintain the vitality of rural communities, which would not be the case in this instance.</p>
GNLP2090	<p>General comments</p> <p>One comment on site. Site GNLP 2090 East of Field House is capable of delivering circa 50 units. However, it is detached from the main settlement of Wymondham and would fail to represent a suitable and logical natural expansion of Wymondham. See full submission.</p>

	<p>One objection submitted concerns regarding destroying the character of the village, lack of adequate infrastructure and abutting a large development already.</p>
GNLP2150	<p>General comments One comment on site. Site GNLP 2150 appears to be part of 0525R to the northern extent of Wymondham and it is unclear as to whether the site and its potential has been double counted. It is again predicated on the assumption that the larger parcel of land comes forward, as in isolation it would be detached from the settlement boundary. See full report.</p>
GNLP2155	<p>General comments The following documents have been prepared by Astill Planning Consultants on behalf of Oxygen Real Estate Group: * Site GNLP2155 (Land West of Carpenter Close) Written Representations * Site GNLP2155 (Land West of Carpenter Close) Site Location Plan</p> <p>One comment on site; we consider the site appears unsuitable for a number of reasons and our client's land represents a better and more sustainable and economically beneficial site option for growth with far superior links to public transport.</p>
GNLP2168	<p>General comments One comment on site; site GNLP2168 is far more compliant with the options consulted on by the GNLP than other proposed new garden settlements which do not benefit from comparable transport connections, or the strategically important location on the Norwich -Cambridge hi-tech corridor. And the essential need to give appropriate confidence of delivery is fully understood. Measures have been taken to ensure a reliable and effective delivery mechanism is in place. See Full Report.</p> <p>Objections raised concerns regarding road safety particularly for pedestrians, no footpaths, unsuitable roads, pollution, loss of greenbelt environment, scale of development, lack of infrastructure, loss of prime agricultural land, impacts on wildlife and loss of the natural environment, loss of local heritage and flooding issues.</p> <p>An archaeological site: Park Farm is an ancient deer park; Lower Park Farm is moated and was an ancient hunting lodge. Therefore, an historical site. Loss of good arable land, wildlife habitats, veteran trees.</p> <p>Norfolk Wildlife Trust comments We object to the inclusion of this site in the plan, due to the loss to irreplaceable ancient woodland which would occur. We strongly</p>

	recommend that this site is removed from any further consideration in the plan.
GNLP2169	<p>General comments</p> <p>Harvey & Co: The current allocation is acknowledged to be correct. However, the site is small, at 1.36 hectares. It is outside the control of the consortium of landowners and their promoter who is responsible for the delivery of the 1 ,230 houses. That number could therefore be delivered on land that excludes site GNLP 2169. See full report.</p> <p>DHA Planning: Site GNLP 2169 is located to the south of Wymondham within the heart of the existing phase1 commitments and as such care is needed to ensure against double counting.</p> <p>In the event that the land is achievable, it represents a sustainable location for growth, albeit at an extremely limited scale.</p>
GNLP3013	No comments submitted as site submitted during stage B consultation

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.

Sites considered to be Reasonable Alternatives:

Of the remaining sites, there are options for incremental small-scale development of circa 50 dwellings or larger extensions to the Town. The three larger scale development proposals (where all sites are considered to be reasonable alternatives) are:

To the north-east of Wymondham, GNLP0525R is a 157 ha site that incorporates sites that were originally submitted individually as GNLP0006, and GNLP2150. Other sites promoted in the locality are GNLP2155 and GNLP3013. All these sites are well located in terms of schools, public transport and retail opportunities. Parts of some sites are affected by surface water flood risk which may affect the developable area and the eastern extent of site GNLP0525R is located in the strategic gap between Wymondham and Hethersett.

To the south-west of Wymondham, sites GNLP0032 (6 ha) and GNLP0515 (132 ha) lie between the railway line and the A11, and adjacent to the existing built up area. These sites are well located in relation to the railway line and facilities in Wymondham Town Centre although access may be an issue. Site GNLP0032 and phase 1 of GNLP0515 would access onto Park Lane and under the railway bridge. The promoter suggests that phase 2 would require an access onto the A11 which would need further investigation with Highways England.

Also to the south-west of Wymondham, GNLP0354 is a 75 ha site that whilst constrained by its potential significant effect on Wymondham Abbey's setting may contain areas of land acceptable for development, and on that basis should be assessed in more detail.

Site GNLP0355 lies between the existing WYM 3 allocation (which is under construction) and the A11, it is considered as a reasonable alternative dependent upon identifying suitable access. The site is currently accessed via Rightup Lane which is proposed to be made pedestrian and cycle only through the development of the allocation. It is likely that access to the site would need to be through the allocated site.

GNLP0507 is a proposal for mixed use development on an existing employment allocation. As the future need for employment land needs to be considered, this site should be assessed in more detail.

Sites not considered to be Reasonable Alternatives:

Of the sites put forward for residential development several are not considered to be reasonable alternatives. Reasons are generally to do with locational remoteness or a lack of consistency with the preferred distribution strategy – see the Towards a Strategy document. GNLP0320 lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form a contiguous development.

GNLP2073 is also considered remote, being located to the east of the A11 and poorly related to facilities and services. GNLP0200, 0402, 0403 and 2090 are all sites at Silfield where development would again be remote from Wymondham as well as physically separated by the A11. GNLP2169 is not necessary to assess further because it lies within the existing allocation at WYM3 where the principle of housing has already been accepted.

New settlement proposals:

Sites GNLP1055 and GNLP2168 are considered to be reasonable alternatives for a new settlement along with site GNLP0415A-G at Honingham Thorpe (see Easton site assessment booklet).

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 in Wymondham.

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land to the north of Tuttlés Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community uses, primary school
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)
Land at Johnson’s Farm	GNLP0354	75.95	400 dwellings associated access and open space
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential
Land at south Wymondham – north and south of the A11 and west of Park lane	GNLP0515	132.22	1,500 dwellings, community uses, open space, landscaping an associated infrastructure
North Wymondham	GNLP0525R	157	Mixed. Up to 1500 dwellings, school, employment, recreation etc
North east of Carpenters Barn	GNLP2150	6.50	150 dwellings
West of Carpenter Close	GNLP2155	3.40	80 dwellings
North of Tuttlés Lane	GNLP3013	2.31	60+ dwellings
Total area of land		460.42	

The following new settlement proposals are also considered to be reasonable alternatives. They do not have a proforma at Stage 6 in this booklet as they have been considered in detail in through separate work on new settlements.

Address	Site Reference	Area (ha)	Proposal
New Settlement Proposals			
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364	High Tech employment uses together with residential and community facilities in form of new garden village
Park Farm	GNLP2168	340	6,500 dwellings, new settlement
TOTAL		704	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0006
Address:	Land to the North of Tuttlles Lane East
Proposal:	Residential development with associated public open space, community uses, infrastructure and a primary school.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Arable agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk and Transport & Roads.
HELAA Conclusion This site located to the north of the town (part of larger site 0525) and is within easy access of a range of services. Initial highway advice is that the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. There would be requirements for sewerage capacity enhancement and ecological mitigation. There are constraints which would require mitigation, the most expensive is likely to be new infrastructure. It is assumed that this would be viable, and therefore the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Site could be considered appropriate for allocation if including GNLP sites ref GNLP0525. Site GNLP0525 considered appropriate for allocation if including GNLP sites ref GNLP0006 except for housing in the Strategic Gap to the south of Norwich Common. Low impact education provision could be considered OK
Minerals & Waste No comments
Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Norfolk Flooding and Surface Water Management Note
- Strategic Ecological Assessment
- Utilities Assessment
- Cultural Heritage Desk Based Assessment
- Arboricultural Appraisal
- Site Sketch / Plans
- Land Promotion Transport Site Appraisal
- Master plan and delivery study

Site Reference:	GNLP0032
Address:	Land off Silfield Road
Proposal:	Residential development.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Historic Environment, Transport & Roads and Combability with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is located to the south of the town and would be accessed from Silfield Road at its junction with Park Lane. Initial highway evidence has indicated that despite constraints, a suitable access may be achievable, but there are concerns regarding the capacity of local roads. There are no known constraints from utilities infrastructure but there would be requirements for sewerage capacity enhancement. There could be contamination close to the waste recycling centre and former landfill site and a few areas of the site are at risk of flooding. There would be limited impact on sensitive townscapes or landscapes but there are various species and habitats within the site would require protection/mitigation. There are several constraints which would require mitigation, but on balance the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p> <p>Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0354
Address:	Land at Johnson's Farm
Proposal:	Residential development of approx. 400 dwellings, with associated access and open space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity, Transport & Roads and Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA Townscapes and Historic Environment</p>
<p>HELAA Conclusion This site is located to the west of the town and has limited accessibility to local services other than local employment. Initial highway evidence has indicated that constraints to access and constrained local road capacity could be overcome. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. Upgrades to the sewerage infrastructure and water recycling centre may be required, and there are areas at risk of flooding which would need to be avoided. The county ecologist has identified a need for a full ecological assessment and removal of the County Wildlife Site from the site. The site's impact on heritage assets, in particular the Grade I listed Wymondham Abbey and archaeological earthworks would make development of the eastern part of the site unacceptable, and the western part subject to extensive mitigation. Furthermore, the eastern part of the site is in the designated river valley landscape. There are a number of constraints affecting this site, requiring mitigation and for the eastern part, precluding development. The extensive mitigation required on this site may make development of the western part unviable, and it would result in development which was poorly related to the existing built form. However, the western half of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues. Majority of site should not be allocated due to impact on setting of</p>

Wymondham Abbey and associated landscape. However, the field adjacent to Preston Avenue may be able to accommodate up to 150 dwellings

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- A map of proposed Wymondham sites
- A revised Heritage Report
- Previously submitted Masterplan for Land at Johnson's Farm (2011)
- Viability Assessment

Site Reference:	GNLP0355
Address:	Land at Rightup Lane
Proposal:	Residential development adjacent to current allocations

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Townscapes, Biodiversity & Geodiversity, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is contiguous with the recent allocation in south Wymondham, and the access would need to be via that site. Development here may require upgrades to the sewerage infrastructure and water recycling centre, and the county ecologist is concerned about ecological impacts on the adjacent County Wildlife Site. The site may require a buffer to the A11, which runs adjacent to it. There are no known constraints from flood risk, utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. There are a number of constraints affecting the site, but on balance it is suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management This site is considered suitable for allocation subject to highway constraints being addressed as part of recent allocations in South Wymondham and/or upgrades to Rightup Lane.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p> <p>Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|--|
| <ul style="list-style-type: none">• Initial concept plan |
|--|

Site Reference:	GNLP0507
Address:	Land at Browick Road
Proposal:	Mixed use commercial and residential development

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant land – currently agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, townscapes, biodiversity & geodiversity, historic environment, transport & roads and compatibility with neighbouring uses

HELAA Conclusion

This site at Browick Road has been allocated for employment use and is now proposed for mixed use employment and residential use. Any residential development on the site would therefore be subject to acceptance of the loss of committed employment land. Initial highway evidence has indicated that potential constraints to access could be overcome, and impact on local roads could be mitigated. Enhancement to the water recycling centre may be required, in addition to other sewerage capacity enhancements, and there are areas within the site at risk of flooding. The county ecologist is concerned about the impact on a nearby County Wildlife Site and mitigation may be required to address the impact on heritage assets. Development of the site would not affect any designated landscape or result in the loss of publicly accessible open space, and there are no known constraints from utilities infrastructure, contamination or ground instability. Being close to employment and residential sites, there would be good access to employment regardless of the site's eventual use. Due to the number and extent of constraints, any residential use of the site would need to be associated away from the flood-prone areas, and close to existing housing. Therefore, if corresponding loss of allocated employment land is deemed acceptable, approximately 4ha within the site could be suitable for the land availability assessment. The entire site would be suitable for employment land, but this is already accounted for in commitments. Therefore, only 0.25ha is considered suitable for the land availability assessment

FURTHER COMMENTS

Highways

No comments

Development Management

Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues. Site does not lend itself to residential development due to severance by the railway line. Recommend it remains allocated only for employment uses

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Constraints, Opportunities and Concept Plan

Site Reference:	GNLP0515
Address:	Land at south Wymondham - north of the A11 a
Proposal:	Residential-led development of approx. 1,500 dwellings, supporting and community uses, open space, landscaping associate infrastructure

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads and compatibility with Neighbouring uses.</p>
<p>HELAA Conclusion Due to the size of this site (113ha) there are many constraints encroaching on the land. Initial highways evidence indicates that land to the south of the A11 could not be accessed and would be considered remote from services, and for the rest of the site there are concerns regarding the capacity of local roads. There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination close to the waste recycling centre and former landfill site, parts of the areas of the site at risk of flooding and most of the site is on grade 2 agricultural land. The County Wildlife Site adjacent to the site, and the various species and habitats within the site will require protection/mitigation. There are no known constraints from utilities infrastructure, the land is not currently accessible as public open space, and there would be limited impact on sensitive townscapes. Taken across the whole site, there are considerable constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Approximately 95ha of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues</p> <p>Minerals & Waste No comments</p>

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Framework Plans

Site Reference:	GNLP0525R
Address:	North East Wymondham
Proposal:	Mixed use development including residential up to 1500 dwellings, primary and secondary education facilities, employment provision, rugby club, local centre, open space, including town/county park allotments, formal sports provision. Revised to remove existing commitment

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscape, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion This site, located to the north of the town incorporates others, and has been revised to exclude the commitment sites previously in its centre, exclude some individual dwellings, and include a new area of land north of the open space allocation. Due to the size of this site (157ha) there are many constraints encroaching on the land, including a lack of services accessible from the eastern parts of the site. Western parts of the site have good access to services. Initial highway advice indicates that much of the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure (this does not apply to the most easterly part north of the B1172 and east of Elm Farm Business Park). There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination on site, and there are some large swathes of land within the site at risk of flooding. The site encroaches into the strategic gap, there would be a requirement to provide extensive green infrastructure and mitigate any impact on a County Wildlife Site, veteran trees and semi-natural habitat within the site. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space. Taken across the whole site, there are several constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Excluding parts of the site in the strategic gap, prone to flooding, designated as CWS or already committed, approximately 110ha of the site is considered suitable for the land availability assessment. However as this is a revision to site 0525 the land has already been counted towards the figure in the original HELAA document and must not be double-counted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable</p>

FURTHER COMMENTS

Highways

No comments

Development Management

Site could be considered appropriate for allocation if including GNLP sites ref GNLP0006, accept for housing in the Strategic Gap

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.
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PLANNING HISTORY:

No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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|---|
| <ul style="list-style-type: none">• Illustrative Masterplan |
|---|

Site Reference:	GNLP2150
Address:	Residential development (150 dwellings proposed)
Proposal:	North east of Carpenters Barn

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site comprises a recently-added part of GNLP0525R, and it lies to the north-east of recently developed housing in the north of Wymondham at Carpenters Close, and it is assumed it would take access from this. Initial views from the Highway Authority suggest that the site could be suitable if it was considered as a comprehensive extension to the north of Wymondham, with associated infrastructure improvements. The site has good access to employment and bus services, but is poorly served for schools or shops. There are veteran trees within and along the boundary of the site, and areas at risk of surface water flooding (although these are mainly at the site boundary, and could be avoided). It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, it is considered suitable for the purposes of the land availability assessment. However it appears that this site is also included within the revised site GNLP0525 so the land has already been counted towards the figure in the original HELAA document and must not be double-counted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Site considered appropriate for allocation</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p>

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:**2019/0184**

Planning application submitted for 150 dwellings currently under consideration ref 2019/0184

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2155
Address:	West of Carpenter Close
Proposal:	Residential development (80 dwellings proposed)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk and Biodiversity & Geodiversity.
HELAA Conclusion This greenfield site (it contains curtilage to Downham Grove House but is largely undeveloped) lies to the west of recently developed housing in the north of Wymondham at Carpenters Close, from which it is assumed the site would take access. Based on current evidence, the Highway Authority consider the site could be acceptable, and it is accessible to Ashleigh Primary School, several bus routes and several employers. There are areas within the site at risk of surface water flooding, and for the 1:1000 likelihood, these are significant. There is a pond at the boundary, and the site is adjacent to two wooded areas, which may trigger the need for an ecological assessment. However, the site does not appear to be constrained regarding known ecological sites, the historic environment, or sensitive townscapes or landscapes. It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, the area which is not at risk of flooding (approximately 2.3ha) is considered suitable for the purposes of the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Not considered suitable for allocation due to loss of significant trees.
Minerals & Waste No comments
Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.
Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:
No applications found.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site Location Plan
- Flood and Drainage Appraisal
- Initial Highway Assessment

Site Reference:	GNLP3013
Address:	North of Tuttle Lane
Proposal:	60+ dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Caravan storage with barns	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Contamination and ground stability.
HELAA Conclusion This is a 2.31 ha site located to the north of the Town and within an accessible distance of services. The site fronts Tuttle Lane East and there is an access that is used by the caravan storage business that currently operates here. Initial highway advice indicates that development could be acceptable. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. Flood risk is low except for two relatively small patches at surface water flood risk. There is also an existing barn building that the owner intends to retain. The site is considered suitable for the land availability assessment

FURTHER COMMENTS
Highways No comments
Development Management Site could be considered suitable for allocating as part of wider allocations, subject to constraints
Minerals & Waste No comments
Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.
Children's Services Wyndham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

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

Ten reasonable alternative sites were identified in Wymondham at Stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children's Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Wymondham is a Main Town and the 'Towards a Strategy' document identifies a requirement for 900 – 1000+ dwellings across this level of the hierarchy. Through further discussion two sites were identified as the most suitable to allocate. Part of GNLP0354 is allocated for 50 dwellings and GNLP3013 is allocated for a further 50 dwellings. The level of development proposed takes account of the amount of planned but as yet unbuilt housing in the town. These sites relate well to the existing form and character of Wymondham, without adversely impacting on views of Wymondham Abbey.

In addition, sites GNLP0006, GNLP0515, GNLP0525R, GNLP2150 and GNLP2155 are identified as reasonable alternative sites if additional growth is needed in the Main Towns. The draft plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Together, these sites could form a comprehensive urban extension and provide the necessary infrastructure improvements, open space, school and employment to support this additional level of growth.

Sites GNLP1055 and GNLP2168 are identified as reasonable alternatives for a new settlement. These sites are promoted as new garden villages but are not preferred for allocation as it is not proposed to include a new settlement in the GNLP at the current time.

Remaining sites have been dismissed on a range of grounds, including poor connection to services, poor relation to the built form and highway constraints.

In conclusion there are two sites identified as preferred options in Wymondham providing for 100 new homes. In addition, there is a contingency for 1000 new homes to be provided on currently unspecified sites, should they be required to support the delivery of housing in the plan. There are no carried forward allocations but a total of 2463 additional dwellings with planning permission. This gives a total deliverable housing commitment for Wymondham of 2,563 to 3,563 homes between 2018 – 2038.

Please also see the non-residential booklets for sites promoted for employment and recreational use.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Wymondham				
Land at Johnsons Farm	GNLP0354 (part)	2.34	50 dwellings	This smaller area of the larger site proposal is considered to be suitable for allocation because development here would not adversely impact on views of Wymondham Abbey and it was previously considered as appropriate in early drafts of the Wymondham Area Action Plan. The majority of the site is considered to be unreasonable due to the impact on the setting of Wymondham Abbey and associated landscape. The allocation must be accessed via Abbey Road or Preston Avenue.
North of Tuttle Lane	GNLP3013	2.31	50 dwellings	This site is considered to be suitable for allocation because it relates well to the existing form and character of Wymondham and has minimal constraints. The allocation is subject to acceptable access and provision of a footway to link up with existing footways. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Wymondham				
Land to the north of Tuttle Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community use and primary school	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.
Land at south Wymondham – north and south of the A11 and west of Park Lane	GNLP0515	132.22	1500 dwellings, community uses, open space, landscaping and associated infrastructure	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Development of this site may have landscape/townscape issues and highway concerns which would need to be addressed prior to allocation. (This site also forms part of the Silfield Garden Village proposal with sites GNLP0403 and GNLP2168.

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time).
North Wymondham	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364.00	High Tech employment uses together with residential and community facilities in form of a new garden village	This site is promoted as a new garden village. It is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				Norwich Local Plan at the current time.
North east of Carpenter Barn	GNLP2150	6.50	150 dwellings	This site considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwellings contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. A planning application for 150 dwellings is currently under consideration (2019/0184).
West of Carpenter Close	GNLP2155	3.40	80 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements.
Park Farm	GNLP2168	340.00	6500 dwellings, new settlement	This site is promoted as Silfield Garden Village (with sites GNLP0403 and GNLP0515). This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Wymondham				
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and not suitable for the scale of development proposed.
Silfield Pitch and Putt, The Street	GNLP0200	5.97	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings	This site is not considered to be suitable for allocation as it lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form contiguous development.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
Land to the north east of Silfield Road and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land to the south west of Silfield Road and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space	When considered on its own this site is not preferred for allocation as it is remote from Wymondham, separated from services and facilities by the A11. However, this site also forms part of the Silfield Garden Village proposal with site GNLP0515 and GNLP2168. It is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time, but this could be considered through a future review of the plan.
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential	This site is considered to be unreasonable to allocate for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings	This site is not considered to be suitable for allocation as it is remote from Wymondham, poorly related to services and facilities.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
East of Field House	GNLP2090	1.70	50 dwelling	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Within WYM3 and WYM13 allocation	GNLP2169	1.36	32 dwellings	This site is within the WYM 3 allocation from the Wymondham Area Action Plan where the principle of housing has already been accepted. Development should come forward as part of a comprehensive scheme in accordance with the existing allocation rather than being planned separately.

PART 2 – SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0354 Land at Johnson's Farm, Wymondham (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	10
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 6 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Members of public – five comments	Object	<p>Issues including:</p> <ul style="list-style-type: none"> • The area is in the environs of the abbey and the Mid Norfolk Railway line halt / start platform - this area is a major tourist attraction and also an amenity area for Wymondham residents. • I welcome your consideration of previous objections to housing development on a larger scale (75ha) in this area in relation to scale, road safety, impact on amenity, and environmental and 	Investigate the site constraints cited. These include: highway access and network implications; views of the Abbey from on and across GNLP0354; impact on tourism and nearby Mid Norfolk Railway; possible impact on Cavick	The revised scheme masterplan for GNLP0354 shows a relatively self-contained site. Increasing the site from 2.34 ha to 5.39 ha increases the housing supply from 50 to approximately	Allocate with alterations to policy wording and uplift site to approximately 100 homes.

		<p>landscape damage. Nevertheless, concern that even smaller scale development, with access from Abbey Road or Preston Drive, will have an impact on Bradman's Lane, Cavick Road and Becketswell Road, and access to the Town from the south west. These highways already carry traffic at a volume, size and speed that is hazardous to all road users, including those who value this part of Wymondham for quiet and recreation in walking, cycling and the enjoyment of the countryside. The indication that more than 50 homes may be accommodated subject to layout and design only strengthens this concern.</p> <ul style="list-style-type: none"> • Extends town boundary, encroaching on setting of western approach to Abbey and Grade 1 Cavick House estate. Access difficulties via Abbey Road. marginal increase in housing vs plan needs. Increased vehicle movements, emissions and light pollution. Negligible CIL, Section 106 contribution so nothing to 	<p>House estate; implications for nearby ecological sites; and, the feasibility of further future development within the remaining field enclosure.</p>	<p>100 homes. Obligations for mitigating adverse impact on heritage assets is retained, but other policy requirements are revised. These relate to vehicular access from London Road and pedestrian/cycle access from Preston Avenue.</p> <p>The process for negotiating a Statement of Common Ground (SoCG) will be used clarify if a restrictive covenant affects the site.</p> <p>GNLP0354 remains a preferred site in Wymondham to meet housing</p>	
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		<p>mitigate infrastructure demands - schools, doctors etc. Does nothing for town centre too remote. No public transport links. Scope for development creep on site up to historic hedge line. Abbey Road was genuine in-fill this is virgin agricultural land spoken environmental considerations. Lazy allocation not thought through.</p> <ul style="list-style-type: none"> • 'At least 50 houses' could become more given the landowners previous proposals for 400 homes and the draft policy appearing to allow the possibility of further development on the remaining field enclose. Views of the Abbey from Bradmans Lane are excellent and could be lost. This site lies on the outskirts of the designated river valley landscape, is in a Conservation Area, there are County Wildlife Sites at nearby Wymondham Abbey Meadows and Tiffey Meadows South and North, the site presents potential impacts upon Preston Avenue and the old London Road and there is a new estate being developed nearby - William's 		<p>requirements, but on a revised site size allowing for approximately 100 homes</p>	
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		<p>Park for 335 houses. There is a National Trust restrictive covenant in place to protect the Cavick Estate and the valley to the west.</p> <ul style="list-style-type: none"> • 50 homes is likely to lead to an unacceptable expansion of up to 400 homes over time given the obvious and past intentions of the landowners. Other concerns are the unsuitability of the Abbey Road junction, the disturbance likely from the construction phase, that there are already 335 new homes on the B1172 Gonville site opposite (ref: 2014/2495). 			
Wymondham Town Council	Support	<p>The proposed sites reference GNLP0354 at Johnson's Farm and GNLP3013 Land North of Tuttle Lane, each with an allocation of 50 dwellings are considered acceptable. The Council is pleased that there is only a minimal additional proposed allocation of 100 homes to be added to the existing allocation resulting in an overall commitment of 2,563.</p>		<p>The issues and concerns raised are acknowledged but new housing needs to be provided through the GNLP and this site is considered to be suitable for residential development,</p>	<p>Allocate with alterations to policy wording and uplift site to approximately 100 homes.</p>

<p>Cheffins on behalf of RJ Baker & Sons (site promoters)</p>	<p>Support</p>	<p>Issues including:</p> <ul style="list-style-type: none"> • The site area is defined as 2.34 ha and the allocation is for 50 dwellings; 80 dwellings might reasonably be expected on this site. • The western and northern boundaries of the allocated land do not relate to any specific features on the ground; and, would leave some arable land isolated and with no practical use for farming. • The comment that development of GNL0354 would not affect the setting of Wymondham Abbey is supported but it is reiterated that a detailed Heritage Setting Appraisal already shows that a higher level of development is possible without adversely affecting the Abbey. • In light of the Draft Strategy, the landowners submit an alternative masterplan for GNL0354. The scheme is for approximately 100 dwellings, with vehicular access via the Old London Road. Access to Preston Avenue is limited to pedestrians and cyclists to protect residential 	<p>Consideration to the new scheme layout of approximately 100 homes, particularly in relation to access off Old London Road, landscape implications on the Abbey, and if further expansion is feasible beyond 2038 in the remaining field enclosure.</p>	<p>The revised scheme masterplan for GNL0354 shows a relatively self-contained site. Increasing the site from 2.34 ha to 5.39 ha increases the housing supply from 50 to approximately 100 homes. Obligations for mitigating adverse impact on heritage assets is retained, but other policy requirements are revised. These relate to vehicular access from London Road and pedestrian/cycle access from Preston Avenue.</p>	<p>Allocate with alterations to policy wording and uplift site to approximately 100 homes.</p>
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		amenity. No access via Abbey Road is proposed. The layout, including open space, is located so as to provide views of Wymondham Abbey. The scheme specifically responds to the Plan's recognition that the allocated site should make provision for longer term growth within the 'remaining field enclosure'.			
Anglian Water Services Ltd	Comment	Unlike other allocation policies there is no reference to water efficiency forming part of the design.	Consider inclusion as a site specific requirement or as a general strategic requirement of all development.	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Wymondham Heritage Society	Object	This is a sensitive elevated area, and there are excellent views of the Abbey from Bradmans Lane. Development would destroy the wide sweeping landscape views from this elevated site. Regard should be given to existing policies such as: the Wymondham Area Action Plan policies, and especially Objective 7.3; and, Development Management Policy 4.5 Landscape Character and	Issues including: <ul style="list-style-type: none"> • Consideration of existing AAP and DM planning policies (and evidence base). • Investigate relevance of achieving development to 'National Trust covenant' to 	All policies have to be balanced against each other in the promotion of sustainable development, whether they be national or local policies. The policies and objectives of the	Allocate with alterations to policy wording and uplift site to approximately 100 homes.

		<p>River Valleys. There is a National Trust covenant in existence to protect the Cavick estate and the countryside to the west. We oppose GNL0354 and we do not agree that this area of Wymondham offers scope to accommodate some of the 1,000 dwellings contingency. Wymondham does not have the capacity for this further development i.e. doctors, dentists, schools, roads and hospitals.</p>	<p>protect the Cavick estate.</p>	<p>Area Action Plan and Development Management policies remain relevant. However, these are not incompatible with the allocation of GNL0354.</p> <p>The process for negotiating a Statement of Common Ground (SoCG) will be used clarify if a restrictive covenant affects the site.</p> <p>GNL0354 remains a preferred site in Wymondham to meet housing requirements, but on a revised site size allowing for approximately 100 homes.</p>	
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Historic England	Comment	There are no designated heritage assets within the site boundary. The Wymondham Conservation Area lies to the north of the site though at some distance. We therefore welcome the inclusion of bullet point 3 – ‘Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.’		Noted	None
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	POLICY GNLP3013 Land North of Tuttlles Lane, Wymondham (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	5
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 2 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of public	Object	What does "at least 50 houses" mean? How many more houses may be accommodated? Tuttlles Lane already suffers, congestion, the natural landscape should remain, and infrastructure is lacking.	Appraise considerations of landscape implications and infrastructure capacity (such as healthcare and education).	GNLP3013 remains a preferred site in Wymondham to meet housing requirements, providing approximately 50 homes. The exact number of homes will be determined via plans submitted at the development	None Allocate with alterations to policy wording.

				management stage, as is usual planning practice.	
Wymondham Town Council	Support	The proposed sites reference GNLP0354 at Johnson's Farm and GNLP3013 Land North of Tuttlles Lane, each with an allocation of 50 dwellings are considered acceptable. The Council is pleased that there is only a minimal additional proposed allocation of 100 homes to be added to the existing allocation resulting in an overall commitment of 2,563.		The points made are acknowledged.	None Allocate with alterations to policy wording.
Wymondham Heritage Society	Object	Is 50 houses the total housing on this site? Development would encroach upon and erode the natural landscape across Tuttlles Lane. infrastructure is lacking – hospital, doctors, dentists, schools.		The issues and concerns raised are acknowledged but new housing needs to be provided through the GNLP and this site is considered to be suitable for residential development,	None Allocate with alterations to policy wording.

Anglian Water Services Ltd	Comment	Unlike other allocation policies there is no reference to water efficiency forming part of the design.	Consider inclusion as a site specific requirement or as a general strategic requirement of all development.	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Environment Agency (Eastern Region)	Comment	Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream Natural Environment and Rural Communities (NERC) Act s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to good WFD status e.g. fish passage and habitat restoration. The developments must not compromise this.	To apply Environment Agency advice, and to include where relevant policy requirements, which include: <ul style="list-style-type: none"> • A buffer between developed land (including gardens) and the river of 20 metres; • That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures no deterioration in WFD status. 	Comment about the WFD noted. Policy wording has been reconsidered during further site assessment. A criterion is added to determine possible impact on the River Tiffey and its tributaries	Additional policy requirement added. Allocate with alterations to policy wording

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0006 Land to the north of Tuttlles Lane East , Wymondham (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	4
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 3 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Object	A huge and unacceptable conurbation in the Tuttlles Lane area to include GNLP0525 and GNLP2155 and completely surrounding GNLP3013 and 2014/0799.	Investigate housing numbers for Wymondham, including the need for a contingency site, and landscape impact of development crossing to the north side of Tuttlles Lane.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0006 considered a preferred alternative over GNLP0354 or GNLP3013. A third	None Site not to be allocated.

				site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	
Carter Jonas LLP	Object	it is very unlikely that this strategic extension would be delivered quickly enough to address non-delivery of housing at existing commitments and allocations. As such, this site does not meet the requirements for a contingency site and should not be identified as a reasonable alternative in the emerging GNLP.	Investigate which site/s can provide evidence of their ability to develop and provide a contingency to housing numbers being delivered.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.
Bidwells on behalf of Welbeck Strategic Land (site promoters)	Object	Issues including: <ul style="list-style-type: none"> • Whether development rates can be relied upon in the Norwich urban fringe or village clusters is queried and so a contingency site in Wymondham is argued for. Of the seven reasonable alternative 	Considerations include: overall housing numbers for Wymondham; the appropriateness of the indicative masterplan; and, general planning matters of landscape impact, ecological protection, drainage, and highways access.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0006	None Site not to be allocated.

		<p>sites, in Wymondham, GNLP006 is argued as the optimal choice both in size and location. As per the approach adopted in relation to Costessey GNLP0006 should be identified as the contingency site for Wymondham.</p> <ul style="list-style-type: none"> • The indicative masterplan submitted as part of this representation demonstrates how the site can be developed to provide approximately 800 units. This would, based on an area of 53ha, give a gross density of 35dph, which is reflective of the local context. • The illustrative masterplan demonstrates how the site can incorporate open space in accordance with the Adopted Development Plan, whilst also including land for a new primary school, sixth form centre and local centre. 		<p>considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	
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		<ul style="list-style-type: none">• It is proposed that two points of access would be taken from Tuttle Lane East and a meeting with NCC Highways has agreed this in principle. It is proposed to provide a 4m wide shared footway/cycleway along the site frontage on the north side of Tuttle Lane, where this is possible with a Toucan crossing near to Lime Tree Avenue.• The Drainage Strategy for the site is likely to comprise attenuation and discharge to the local watercourse, given the likely underlying geology. Consequently, the Masterplan incorporates suitably sized attenuation basins.• Direct surveys in 2019 did not find any evidence of; great crested newts, roosting bats, water voles, otters, badgers, reptiles and brown hares and they are therefore considered to be absent.			
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		<p>Some foraging by five bat species, nesting and foraging bird, hedgehogs and moths were recorded but the assemblage and individual species are considered to be of no more than local importance and minor components of larger populations across the landscape.</p> <ul style="list-style-type: none"> • Based on a site of 800 units, the site could be fully developed by 2031. 			
Environment Agency (Eastern Region)	Comment	<p>Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream Natural Environment and Rural Communities (NERC) Act s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to</p>	<p>To apply Environment Agency advice, and to include where relevant policy requirements, which include:</p> <ul style="list-style-type: none"> • A buffer between developed land (including gardens) and the river of 20 metres; • That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures 	Comment about the WFD noted.	<p>None</p> <p>Site not to be allocated</p>

		good WFD status e.g. fish passage and habitat restoration. The developments must not compromise this.	no deterioration in WFD status.		
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0515 Land at south Wymondham – north and south of the A11 and west of Park Lane (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	6
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 4 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Members of the public – two comments	Object	<p>Issues including:</p> <ul style="list-style-type: none"> • Loss of prime agricultural land for food production. Destruction of the natural environment surrounding the medieval town of Wymondham and therefore its unique character as a tourist destination. • There are landscape and townscape issues and highway concerns which need to be addressed. There is a County Wildlife 	Investigate adverse impacts, of which include: loss of farmland, heritage impact, and environmental damage. Specific matters are the impact on nearby Deer Park, harm to the local tourism industry, and the pinch-point in the road network at Silfield Railway Bridge.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0515 considered a preferred alternative over GNLP0354 or GNLP3013. A third	<p>None</p> <p>Site not to be allocated.</p>

		Site adjacent to the site (ancient Deer Park). The traffic constraints at Silfield Railway Bridge have not yet been resolved.		site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	
Carter Jonas LLP	Object	it is very unlikely that this strategic extension would be delivered quickly enough to address non-delivery of housing at existing commitments and allocations. The site promoter should be asked to confirm whether the proposed development could provide policy compliant levels of affordable housing, when taking into account the costs of providing primary infrastructure in advance of development. (It is noted that strategic development at South Wymondham currently under construction was required to provide between 15% and 20% affordable	Investigate the ability of the proposal to provide upfront infrastructure alongside policy compliant levels of affordable housing.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.

		housing because of the infrastructure improvements required to connect the site to the town centre.			
Bidwells on behalf of Welbeck Strategic Land	Object	This is 132.22 ha in size and could accommodate in the region of 1,500 dwellings. It is therefore 50% larger than required for the contingency and is also part of the proposal for the Silfield garden village. The draft GNLP states that this site, along with adjacent sites, could be considered as a new settlement in a future review of the Plan. In addition, the site is relatively remote from the town centre and other services and less accessible being cut off by the railway line and adding pressure on the main road connection pinch point under the railway bridge.	Considerations are the site's connectivity to infrastructure and services in Wymondham, as well as its suitability to be a readily deliverable contingency in the event of other allocations being delayed.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0515 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	None Site not to be allocated.

Environment Agency (Eastern Region)	Comment	Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream Natural Environment and Rural Communities (NERC) Act s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to good WFD status e.g. fish passage and habitat restoration. The developments must not compromise this.	To apply Environment Agency advice, and to include where relevant policy requirements, which include: <ul style="list-style-type: none"> • A buffer between developed land (including gardens) and the river of 20 metres; • That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures no deterioration in WFD status. 	Comment about the WFD noted.	None Site not to be allocated.
David Lock Associates on behalf of Orbit Homes (site promoters)	Comment	Issues including: <ul style="list-style-type: none"> • Sites including GNLP0402, 0403, 0515 and 2168 have potential to provide up to 6,500 new dwellings, a secondary school, three primary schools, 15 ha of employment land and 	To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is	None Site not to be allocated.

		<p>three local centres. Access to the site is proposed from a new grade separated junction on the A11 and secondary access points from Silfield Road.</p> <ul style="list-style-type: none"> • A utilities assessment shows there is existing electricity, gas, water and telecom infrastructure within the vicinity of the site. There is circa 5.3MVA of electricity available capacity within the existing network that could serve initial phases of the development. To supply the overall site demand UKPN has advised of the requirement to reinforce the network with the installation of a new Primary substation. There are existing HP gas pipelines crossing the site that would be costly and could take up to 1-2 years to divert if required. The pipelines have a circa 15m building 	<p>requirements are amongst the main issues to investigate.</p>	<p>GNLP0515 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	
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		<p>proximity zone to restrict building within that zone. There is currently sufficient capacity within the HP network to serve the whole development, with a proposed point of connection to the main in Silfield Road to the east of the Site. Anglian Water has advised that reinforcement works will be required comprising 4.2km on new off-site 400mm main and a new 120lps pumping station at High Oak WTW.</p> <ul style="list-style-type: none"> • the standard methodology of 2,027 dwellings per annum across the GNLP area would prompt a 16% reduction in the annual rate of housing delivery belatedly achieved over the past three years, therefore contradicting the Government's house-building ambitions. • it would be justified for the Draft Plan to target 40,000 additional jobs as 			
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		<p>a minimum over its full plan period, given recent success in jobs creation, the ambitious economic strategy, and infrastructure investment. The economic argument means the house-building figure should increase to circa 2,400 per annum, as has been achieved in recent years.</p> <ul style="list-style-type: none">• All three new settlement proposals should be revisited through the sustainability appraisal. Amongst the reasons is that The Towards a Strategy document on which choices have been based has not been through any SA process itself.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0525R North Wymondham (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	8
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 4 Object, 4 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of public	Object	Erosion strategic gap between Wymondham and Hethersett. Traffic congestion.	Investigate impact on the Strategic Gap to Hethersett; and, highways considerations (both in terms of site access and the wider highway network).	Concern about reducing the Hethersett to Wymondham strategic gap is noted. As too concerns over access.	None Site not to be allocated.
Carter Jonas LLP	Object	it is very unlikely that this strategic extension would be delivered quickly enough to address non-delivery of housing at existing commitments and	Investigate the impact of GNLP0525R on the Strategic Gap to Hethersett, as well as understand which site/s	Concern about reducing the Hethersett to Wymondham strategic gap is noted.	None Site not to be allocated.

		allocations. The site is located within the strategic gap between Wymondham and Hethersett, and development in this location would reduce that gap and lead to coalescence of the settlements. The landscape impact of development at this site in the Housing and Economic Land Availability Assessment should be scored 'red', and in the Sustainability Appraisal should be identified as 'major adverse'.	can provide evidence of their ability to develop.		
Michael Haslam Associates Ltd on behalf of Elm Farm Properties – two comments	Object (plus an additional comment)	Issues including: <ul style="list-style-type: none"> • Elm Farm Properties objects to the inclusion of land in its ownership within the proposed allocation. The company has not been approached about or agreed to the inclusion of any of their land within the allocation. That said, the company supports the remainder of the site being considered as a reasonable alternative. A Plan 	Issues to investigate: <ul style="list-style-type: none"> • Exclusion of Elm Farm Properties land from GNL0525. 	Issue of boundary and accurate mapping noted.	None Site not to be allocated.

		<p>showing the extent of the land owned by Elm farm Properties is provided.</p> <ul style="list-style-type: none"> Given that the Wymondham Rugby Club has now relocated the need for Wymondham Area Action Plan Policy WYM 14 (to provide land) no longer applies. The removal of land belonging to Elm Farm Properties from WYM 14 is requested. 	<ul style="list-style-type: none"> Removal of Elm Farm Properties land from the existing WYM14 allocation, although it is noted that review of the Area Action Plan (AAP) is separate and the AAP will not be superseded by the GNLP 		
Bidwells on behalf of Welbeck Strategic Land	Object	<p>GNLP0525R is located to the east of site GNLP0006. As a result it is, when compared with GNLP0006, more detached from the Settlement Boundary, as well as being more remote from all of Wymondham's services. Therefore, sequentially it would not logically be the next site to be allocated and in any case it could not be allocated before GNLP0006 as it relies on that site's delivery first. Accordingly, GNLP0525R should only be considered</p>	<p>Investigate further selection of a preferred contingency site for Wymondham, and if GNLP0006 is the sequentially preferable choice.</p>	<p>Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525R considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess</p>	<p>None</p> <p>Site not to be allocated.</p>

		<p>suitable for development once GNLP0006 has been developed.</p> <p>Notwithstanding this, the illustrative masterplan for site GNLP0006 has been prepared to ensure that it would not prejudice the ability of site GNLP0525R to come forward at a later date.</p>		<p>of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	
<p>Environment Agency (Eastern Region)</p>	<p>Comment</p>	<p>Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream Natural Environment and Rural Communities (NERC) Act s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to good WFD status e.g. fish passage and habitat restoration. The</p>	<p>To apply Environment Agency advice, and to include where relevant policy requirements, which include: A buffer between developed land (including gardens) and the river of 20 metres; That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures no deterioration in WFD status.</p>	<p>Comment about the WFD noted.</p>	<p>None Site not to be allocated.</p>

		developments must not compromise this.			
Barton Willmore on behalf of Landstock Estates Ltd and Landowners Group Ltd (site promoters)	Comment	<p>Issues including:</p> <ul style="list-style-type: none"> • The site comprises circa 60 hectares of mainly agricultural land. The site is located outside the designated Hethersett – Wymondham Strategic Gap, with the exception of an area east of the site (identified for open space). Note: the proposal includes the portion of GNLP0525R on the north side of Norwich Common (B1172), east and west of Wymondham Rugby Club, and extending to the Melton Road at its western extent. • The development seeks to deliver: 650 new homes, including 33% affordable housing; a local centre (accommodating up to 1,950sqm floorspace with potential for A1 – A5 and D1 uses); land for a 2-form entry primary school; 	Amongst the considerations are selecting the preferred contingency site in Wymondham, landscape impact, and protection of the strategic gap to the Hethersett.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525R considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	None Site not to be allocated.

		<p>land for the relocation of Wymondham High's Sixth Form; and, significant areas of open space including the creation of a new 16 ha Kett's Oak Common' Country Park.</p> <ul style="list-style-type: none"> • The indicative masterplan (appendix 5) shows main access points are via existing and proposed developments, known as Becket's Grove and Elm Farm, and connect to Norwich Common (B1172). 			
Gladman Developments (site promoters)	Comment	<p>Issues including:</p> <ul style="list-style-type: none"> • The development scheme on land south of Norwich Common (B1172) consists of 630 dwellings, land for a two-form entry primary school, C2 apartments responding to the housing needs of the elderly, a new local centre, open space, pedestrian and cycle improvements. Note that the proposal from Gladman Development is the part of GNLP0525R 	Amongst the considerations are selecting the preferred contingency site in Wymondham, landscape impact, and protection of the strategic gap to the Hethersett.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525R considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in	None Site not to be allocated.

		<p>south of Norwich Common and does not include land to the north of the B1172 east of Elm Farm Properties.</p> <ul style="list-style-type: none"> • Landscape analysis says proposed development that does not extend beyond the minimum width of the Strategic Gap (approx. 1.48km) would still ensure that the separate identity of the settlements is retained. • Guidelines recommended for any future development at Wymondham's eastern settlement edge in order to minimise the impact on the Strategic Gap are summarised as: ensure development does not extend east beyond Elm Farm Business Park to ensure a clear sense of leaving Wymondham when travelling in the direction of Hethersett; and provide vegetated edges along exposed eastern boundaries of 		<p>Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	
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		development to mitigate against potential impact on openness.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP1055 West of Hethel, Stanfield Hall Estate, Stanfield Road (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	5
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 2 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Carter Jonas LLP on behalf of Mrs Janet Skidmore	Object	GNLP1055 is identified for a garden village. These types of development typically take much longer to proceed through the planning processes and deliver housing than originally predicted, largely because they are complex and require significant levels of primary infrastructure to be provided e.g. roads and drainage in advance of housing. It should be noted	Investigate the ability of the proposal to provide upfront infrastructure alongside policy compliant levels of affordable housing.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.

		that the new settlement examples in Cambridgeshire which are under construction (Cambourne, Northstowe and Alconbury Weald), referred to in Paragraph 23 of the New Settlements Topic Paper, are not able to meet local affordable housing policy requirements; there is an additional new settlement example at Waterbeach (in South Cambridgeshire) which is providing no affordable housing in the first phase.			
Glavenhill Ltd on behalf of Lanpro Services Ltd (site promoters)	Comment	<p>Issues including:</p> <ul style="list-style-type: none"> • That a first phase of a new Garden Village at Hethel should be allocated now. <p>Identification of a first phase of development on this site within the plan period would provide a clear commitment to delivering the plan's stated Vision and a clear means to meeting that</p>	To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure requirements are amongst the main issues to investigate.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP1055 considered a preferred alternative over	None Site not to be allocated.

		<p>Vision in a sustainable manner.</p> <ul style="list-style-type: none"> • Features of the development are: 6,000 homes, 28 ha of employment, three primary schools and a secondary school, a new 59 ha country park, and renewable energy generation park. • The technical assessments have demonstrated that there are no over-riding constraints to development. • The site is under the ownership of one willing landowner and the promotor has a promotion agreement with the landowner covering the site • The site has excellent access from an existing underused junction onto the A11, it is physically linked to the existing hi-tech employment area at Hethel, and there is an excellent pedestrian cycle 		<p>GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p> <p>GNLP1055 is also subject to separate assessment as a Garden Village proposal. There are currently no proposals to allocate a new settlement in the local plan, however GNLP1055 is being considered within the context of options for a new settlement in the future</p>	
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		link directly into Wymondham Town Centre using an existing footbridge over the A11.			
Human Nature (Places) and Glavenhill Ltd (site promoters)	Support	<p>Issues including:</p> <ul style="list-style-type: none"> • A delivery statement brought together by a collaboration of Human+ Nature, Glavenhill, Periscope, Richard Utting Associates, Urban Movement, amongst others. • An indicative programme timeline consisting of a planning application in 2021, the first 1,500 homes sold by 2025, and 6,000 homes complete by 2032. • That Human + Nature is developing its own housing product – Raw + Craft working with world-class engineers AKTII. 	To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure requirements are amongst the main issues to investigate.	<p>Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP1055 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p> <p>GNLP1055 is also subject to separate assessment as a Garden Village</p>	<p>None</p> <p>Site not to be allocated.</p>

				proposal. There are currently no proposals to allocate a new settlement in the local plan, however GNLP1055 is being considered within the context of options for a new settlement in the future	
Bidwells on behalf of Welbeck Strategic Land	Object	GNLP1055 is far in excess of the size required for 1,000 dwellings; being promoted as a garden village. The commentary in the draft GNLP acknowledges this and states that as no new settlement is currently being proposed in this Plan then these two sites are reasonable alternatives for consideration through a future review of the Plan. Given that additional housing will be required in the future this is a sensible strategic approach for the period beyond 2038. GNLP1055 should not	Considerations include: overall housing numbers for Wymondham; and, whether due to the lead-in time for new settlements whether the contingency land for 1,000 homes should be met through other sites.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.

		meet the contingency need and should not be considered as Reasonable Alternatives.			
Environment Agency (Eastern Region)	Comment	<p>Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream NERC s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to good WFD status e.g. fish passage and habitat restoration. The developments must not compromise this. There must be a buffer between developed land (including gardens) and the river of 20 metres. A WFD compliance assessment must be undertaken to assess the impacts on the water environment,</p>	<p>To apply Environment Agency advice, and to include where relevant policy requirements, which include: A buffer between developed land (including gardens) and the river of 20 metres; That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures no deterioration in WFD status. Design of site GNLP1055, if allocated, should avoid areas at flood if possible, undertake as necessary accurate flood risk modelling, and ensure flood risk is not increased elsewhere.</p>	Comment about the WFD noted.	<p>None Site not to be allocated.</p>

		<p>including but not limited to water quality of run off. We would welcome partnership working opportunities from any development to improve riparian habitats via Broadland Catchment Partnership (NPPF 174).</p> <p>There are a couple of ordinary watercourses running through GNLP1055 with small flood zones associated with them. The flood zones are JFlow so are not accurately modelled. The development must be sequentially sited to avoid developing within these small strips of flood zones adjacent to the watercourses, and the flood zones must be left open for flood storage. If any development was to be located within these flood zones then the river will need to be accurately modelled to determine the precise flood outlines and flood levels. The</p>			
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		development will then need to be designed to be safe and not increase flood risk elsewhere, as detailed previously. This should also be mentioned within the site allocation.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2150 North east of Carpenter Barn, Wymondham (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 3 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Wymondham Heritage Society and a member of the public -- two comments	Object	Far too much development already in this area. 2019/0184 - land north of Carpenters Barn has recently been refused. This would exacerbate the urban sprawl and contribute to landscape harm in Norwich Common. Does not accord with the WAAP, to maintain the open land between Wymondham and Hethersett, loss of habitat	Investigate the impact of GNLP2150 on the Strategic Gap to Hethersett, and the implications of the recent refusal decision 2019/0184.	Concern about reducing the Hethersett to Wymondham strategic gap is noted.	None Site not to be allocated.

		for wildlife and loss of open spaces.			
Bidwells on behalf of Welbeck Strategic Land	Object	The site can only accommodate 150 dwellings which falls far short of the 1,000 dwellings required. In addition, because of their size they would not deliver the infrastructure improvements necessary to support the additional and existing housing required and they would both represent incremental growth rather than a well-planned strategic contingency for Wymondham.	Whether GNLP2150 is the appropriate size site to deliver the infrastructure required to meet the 1,000 homes contingency.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2150 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	None Site not to be allocated.

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2155 West of Carpenter Close, Wymondham (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 2 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Object	Urban sprawl and landscape harm at Downham Grove. Would contribute to traffic congestion. I am concerned that there is a contingency of 1,000 houses which is excessive.	Investigate adverse impacts: landscape harm at Downham Grove; traffic congestion; and, the necessity for the 1,000 homes contingency.	Comment about 'urban sprawl' noted.	None Site not to be allocated.
Bidwells on behalf of Welbeck Strategic Land	Object	The site can only accommodate 80 dwellings which falls far short of the 1,000 dwellings required. In addition, because of their size they would not	Whether GNLP2155 is the appropriate size site to deliver the infrastructure required to meet the 1,000 homes contingency.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in	None Site not to be allocated.

		<p>deliver the infrastructure improvements necessary to support the additional and existing housing required and they would both represent incremental growth rather than a well-planned strategic contingency for Wymondham.</p>		<p>Wymondham is not being sought. Neither is GNLP2155 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2168 Park Farm, Wymondham (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	6
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 4 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Members of the public – two comments	Object	<p>Issues including:</p> <ul style="list-style-type: none"> • Massive loss of prime agricultural land adding to ever-growing food security issues. <p>Destruction of the natural environment surrounding the medieval town of Wymondham, a tourist destination in the heart of Norfolk.</p> <ul style="list-style-type: none"> • I object to this reasonable alternative although it is not proposed to include a new settlement at the 	Investigate adverse impacts, of which include: loss of agricultural land; landscape and ecological considerations; and, as identified by Norfolk Wildlife Trust threat to Ancient Woodland.	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2168 considered a preferred alternative over GNLP0354 or GNLP3013. A third	<p>None</p> <p>Site not to be allocated.</p>

		<p>present time. Park Farm is an ancient deer park, Lower Park Farm is moated and was an ancient hunting lodge. It is a historical site and Norfolk Wildlife Trust object to this site for inclusion in the Plan due to irreplaceable loss of ancient woodland and agricultural land and strongly recommend that the site is removed from the Plan.</p>		<p>site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p> <p>GNLP2168 (and also recorded as GNLP4057) is also subject to separate assessment as a Garden Village proposal. There are currently no proposals to allocate a new settlement in the local plan, however GNLP2168 (GNLP4057) is being considered within the context of options for a new settlement in the future</p>	
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Carter Jonas LLP on behalf of Mrs Janet Skidmore	Object	This site is identified for a garden village to the south of Wymondham for 6,500 dwellings. Issues are the uncertain delivery timetable and the site is unlikely to deliver policy compliant levels of affordable housing.	Investigate the ability of the proposal to provide upfront infrastructure alongside policy compliant levels of affordable housing.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.
Bidwells on behalf of Welbeck Strategic Land	Object	GNLP2168 is far in excess of the size required for 1,000 dwellings; being promoted as a garden village. The commentary in the draft GNLP acknowledges this and states that as no new settlement is currently being proposed in this Plan then these two sites are reasonable alternatives for consideration through a future review of the Plan. Given that additional housing will be required in the future this is a sensible strategic approach for the period beyond 2038. GNLP2168 should not meet the contingency need and should not be	Considerations include: overall housing numbers for Wymondham; and, whether due to the lead-in time for new settlements whether the contingency land for 1,000 homes should be met through other sites.	Comments about lead-in time and infrastructure noted.	None Site not to be allocated.

		considered as Reasonable Alternatives.			
Environment Agency (Eastern Region)	Comment	<p>Site allocations around Wymondham (GNLP2168, GNLP0525R, GNLP3013, GNLP0006, GNLP0515, GNLP1055) are all in the headwaters of the River Tiffey and its tributaries, the land allocations are adjacent to the streams. The Tiffey is a chalk stream Natural Environment and Rural Communities (NERC) Act s41 habitat of conservation importance. We are currently working on several projects to improve the River Tiffey to good WFD status e.g. fish passage and habitat restoration. The developments must not compromise this.</p> <p>GNLP2168 lies mainly in Flood Zone 1, with a corridor of Flood Zones 2 and 3 towards the south-western boundary of the site, along the Bays River.</p>	<p>To apply Environment Agency advice, and to include where relevant policy requirements, which include:</p> <ul style="list-style-type: none"> • A buffer between developed land (including gardens) and the river of 20 metres; • That developments carry out a Water Framework Directive (WFD) assessment, which follows Planning Inspectorate Advice Note 18, and ensures no deterioration in WFD status. • Design of site GNLP2168, if allocated, should avoid areas at flood if possible, undertake as necessary accurate flood risk modelling, and ensure flood risk is not increased elsewhere. 	Comment about the WFD noted.	<p>None</p> <p>Site not to be allocated.</p>

		<p>The flood zone in this location is JFlow so is not accurately modelled. The development must be sequentially sited to avoid developing within this small strip of flood zone, and the flood zone left open as flood storage. If any development is to be located within this flood zone then the river will need to be accurately modelled to determine the precise flood outlines and flood levels. The development will then need to be designed to be safe and not increase flood risk elsewhere, as detailed above. This should also be mentioned within the site allocation.</p>			
<p>David Lock Associates on behalf of Orbit Homes (site promoters)</p>	<p>Comment</p>	<p>Issues including:</p> <ul style="list-style-type: none"> • Sites including GNLP0402, 0403, 0515 and 2168 have potential to provide up to 6,500 new dwellings, a secondary school, three primary schools, 15 ha of employment land and 	<p>To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure</p>	<p>Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is</p>	<p>None</p> <p>Site not to be allocated.</p>

		<p>three local centres. Access to the site is proposed from a new grade separated junction on the A11 and secondary access points from Silfield Road.</p> <ul style="list-style-type: none"> • A utilities assessment shows there is existing electricity, gas, water and telecom infrastructure within the vicinity of the site. There is circa 5.3MVA of electricity available capacity within the existing network that could serve initial phases of the development. To supply the overall site demand UKPN has advised of the requirement to reinforce the network with the installation of a new Primary substation. There are existing HP gas pipelines crossing the site that would be costly and could take up to 1-2 years to divert if required. The pipelines have a circa 15m building 	<p>requirements are amongst the main issues to investigate.</p>	<p>GNLP2168 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p> <p>GNLP2168 (and also recorded as GNLP4057) is also subject to separate assessment as a Garden Village proposal. There are currently no proposals to allocate a new settlement in the local plan, however GNLP2168 (GNLP4057) is being considered within the context of options for a new</p>	
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		<p>proximity zone to restrict building within that zone. There is currently sufficient capacity within the HP network to serve the whole development, with a proposed point of connection to the main in Silfield Road to the east of the Site. Anglian Water has advised that reinforcement works will be required comprising 4.2km on new off-site 400mm main and a new 120lps pumping station at High Oak WTW.</p> <ul style="list-style-type: none"> • the standard methodology of 2,027 dwellings per annum across the GNLP area would prompt a 16% reduction in the annual rate of housing delivery belatedly achieved over the past three years, therefore contradicting the Government's house-building ambitions. • it would be justified for the Draft Plan to target 40,000 additional jobs as 		settlement in the future	
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		<p>a minimum over its full plan period, given recent success in jobs creation, the ambitious economic strategy, and infrastructure investment. The economic argument means the house-building figure should increase to circa 2,400 per annum, as has been achieved in recent years.</p> <ul style="list-style-type: none">• All three new settlement proposals should be revisited through the sustainability appraisal. Amongst the reasons is that The Towards a Strategy document on which choices have been based has not been through any SA process itself.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0320 Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane, Wymondham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support	I support your views that this is an unacceptable site. It is detrimental to the proximity of Grade II listed Gonville Hall. Permission for 335 houses nearby. I agree that this site should not be considered for further development which would be totally unacceptable.		Heritage conservation issues are noted.	None Site not to be allocated.
Wymondham Heritage Society	Support	Detrimental to the proximity of Grade II listed Gonville Hall, increase in traffic, pollution and light pollution. Permission for 335 houses nearby. The entry	Investigate adverse impacts, of which include: proximity of Grade II listed Gonville Hall, the	Heritage conservation issues are noted.	None Site not to be allocated.

		into Wymondham from the south east has already been irrevocably comprised. We agree that this site should not be considered for further development which would be totally unacceptable.	impact from nearby recent development, and the potential harm to an important 'gateway' into Wymondham.		
Carter Jonas LLP on behalf of Mrs Janet Skidmore (site promoter)	Object	<p>Issues including:</p> <ul style="list-style-type: none"> • The promoted development is smaller than the proposed strategic extension and garden village sites, and as such it could meet the requirements for a contingency site to meet non-delivery at the commitments and allocations elsewhere. • The site is owned by a willing landowner and is available for development. It is considered that a number of smaller sites, which could be delivered at the same time by different housebuilders/developers, would be a more appropriate approach to address non-delivery of housing and a housing land supply shortfall in the future. • The development to the north of Gonville Hall Farm is currently under construction, 	<p>Considerations include: overall housing numbers for Wymondham; the appropriateness of the indicative masterplan; and, general planning matters of landscape impact, extending the built edge of the Town, ecological protection, drainage, and highways access.</p>	<p>Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0320 considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.</p>	<p>None</p> <p>Site not to be allocated.</p>

		<p>and therefore the promoted development at land south of Gonville Hall Farm will in due course be adjacent to the built-up area of the town. It is requested that the commentary in the site assessment is corrected to reflect the status of the adjacent development</p> <ul style="list-style-type: none"> • There are no constraints to development at this site. A number of site specific technical reports have been prepared for the promoted development: Concept Masterplan; Heritage Desk Based Assessment; Preliminary Ecological Appraisal; Landscape & Visual Overview; Flood Risk & Drainage Appraisal; and Access and Movement Strategy. 			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0355 Land at Rightup Lane, Silfield (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Pegasus Group on behalf of Pigeon Investment Management Ltd (site promoters)	Object	The Land at Rightup Lane provides the opportunity for two small allocations providing a total of up to 27 homes including affordable housing on a site which Development Management officers have identified as being suitable for allocation. A landscape buffer along the eastern boundary of the site is to enhance the Green Infrastructure Corridor identified in the	Investigate the outcome of pre-application discussions with development management colleagues.	Discussions with development management have confirmed that GNLP0355 is a sub-optimal choice for allocation, due to highways access and its proximity to the A11. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000	None Site not to be allocated.

		Wymondham Area Action Plan.		homes in Wymondham is not being sought. Neither is GNL0355 considered a preferred alternative over GNL0354 or GNL3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0402 Land to the north east of Silfield Road and south of the A11, Wymondham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support	Issues including: <ul style="list-style-type: none"> • Prime agricultural land needed for essential food security would be lost. • This cultivated land also provides a vital buffer area around the SILFIELD NATURE RESERVE allowing green corridors for movement of many species including the Great Crested Newt, a highly endangered species protected by law. 	Investigate issues of: agricultural land quality, and ecological impact (particularly to Silfield Nature Reserve).	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0402 considered a preferred alternative over GNLP0354 or GNLP3013. A third	None Site not to be allocated.

		This reserve, managed by Norfolk county Council countryside Team on behalf of the Highways Agency, is an excellent example of supporting nature in its wild state but also needs to retain plenty of open space around it.		site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	
David Lock Associates on behalf of Orbit Homes (site promoter)	Comment	<p>Issues including:</p> <ul style="list-style-type: none"> • Sites including GNLP0402, 0403, 0515 and 2168 have potential to provide up to 6,500 new dwellings, a secondary school, three primary schools, 15 ha of employment land and three local centres. Access to the site is proposed from a new grade separated junction on the A11 and secondary access points from Silfield Road. • A utilities assessment shows there is existing electricity, gas, water and telecom infrastructure within the vicinity of the site. There is circa 	To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure requirements are amongst the main issues to investigate.	<p>Potential for a new garden village noted.</p> <p>Based on the Part 1 Strategy a garden village is not being allocated by the GNLP.</p>	<p>None</p> <p>Site not to be allocated.</p>

		<p>5.3MVA of electricity available capacity within the existing network that could serve initial phases of the development. To supply the overall site demand UKPN has advised of the requirement to reinforce the network with the installation of a new Primary substation. There are existing HP gas pipelines crossing the site that would be costly and could take up to 1-2 years to divert if required. The pipelines have a circa 15m building proximity zone to restrict building within that zone. There is currently sufficient capacity within the HP network to serve the whole development, with a proposed point of connection to the main in Silfield Road to the east of the Site. Anglian Water has advised that reinforcement works will be required comprising</p>			
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		<p>4.2km on new off-site 400mm main and a new 120lps pumping station at High Oak WTW.</p> <ul style="list-style-type: none"> • the standard methodology of 2,027 dwellings per annum across the GNLP area would prompt a 16% reduction in the annual rate of housing delivery belatedly achieved over the past three years, therefore contradicting the Government's house-building ambitions. • it would be justified for the Draft Plan to target 40,000 additional jobs as a minimum over its full plan period, given recent success in jobs creation, the ambitious economic strategy, and infrastructure investment. The economic argument means the house-building figure should increase to circa 2,400 per annum, as has been achieved in recent years. 			
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		<ul style="list-style-type: none">• All three new settlement proposals should be revisited through the sustainability appraisal. Amongst the reasons is that The Towards a Strategy document on which choices have been based has not been through any SA process itself.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0403 Land to the south west of Silfield Road and south of the A11, Wymondham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support	Loss of prime agricultural land when food security is going to become more vital, especially as Norfolk is the bread basket of the UK. Development of land to the south of the A11 will open the door to unlimited expansion of the medieval town of Wymondham and therefore loss of its tourism attraction.	Investigate issues of: agricultural land quality, and possible adverse impacts (such as effect on Wymondham as an historic town and tourist attraction).	Comments about development constraints noted. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0403	None Site not to be allocated.

				considered a preferred alternative over GNLP0354 or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	
David Lock Associates on behalf of Orbit Homes (site promoter)	Comment	<p>Issues including:</p> <ul style="list-style-type: none"> • Sites including GNLP0402, 0403, 0515 and 2168 have potential to provide up to 6,500 new dwellings, a secondary school, three primary schools, 15 ha of employment land and three local centres. Access to the site is proposed from a new grade separated junction on the A11 and secondary access points from Silfield Road. 	To be investigated against other new settlement proposals: Hethel (GNLP1055); and Honingham (GNLP0415). The strategic need for this scale of growth, delivery timescales, and infrastructure requirements are amongst the main issues to investigate.	<p>Potential for a new garden village noted.</p> <p>Based on the Part 1 Strategy a garden village is not being allocated by the GNLP.</p>	<p>None</p> <p>Site not to be allocated.</p>

		<ul style="list-style-type: none">• A utilities assessment shows there is existing electricity, gas, water and telecom infrastructure within the vicinity of the site. There is circa 5.3MVA of electricity available capacity within the existing network that could serve initial phases of the development. To supply the overall site demand UKPN has advised of the requirement to reinforce the network with the installation of a new Primary substation. There are existing HP gas pipelines crossing the site that would be costly and could take up to 1-2 years to divert if required. The pipelines have a circa 15m building proximity zone to restrict building within that zone. There is currently sufficient capacity within the HP network to serve the whole development, with a proposed point of			
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		<p>connection to the main in Silfield Road to the east of the Site. Anglian Water has advised that reinforcement works will be required comprising 4.2km on new off-site 400mm main and a new 120lps pumping station at High Oak WTW.</p> <ul style="list-style-type: none"> • the standard methodology of 2,027 dwellings per annum across the GNLP area would prompt a 16% reduction in the annual rate of housing delivery belatedly achieved over the past three years, therefore contradicting the Government's house-building ambitions. • it would be justified for the Draft Plan to target 40,000 additional jobs as a minimum over its full plan period, given recent success in jobs creation, the ambitious economic strategy, and infrastructure investment. The economic argument 			
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		<p>means the house-building figure should increase to circa 2,400 per annum, as has been achieved in recent years.</p> <ul style="list-style-type: none">• All three new settlement proposals should be revisited through the sustainability appraisal. Amongst the reasons is that The Towards a Strategy document on which choices have been based has not been through any SA process itself.			
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PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT

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

Address	Site Reference	Area (ha)	Proposal	Status
Wymondham				
Land at Johnson's Farm	GNLP0354R	5.39	Housing	Preferred Option
North Wymondham	GNLP0525AR	59.22	Housing, school, country park	Reasonable Alternative Contingency
South of Norwich Common	GNLP0525BR	39.58	Housing	Reasonable Alternative Contingency
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055R	353.51	High Tech employment uses together with residential and community facilities in form of new garden village	Reasonable Alternative
30 London Road	GNLP4005	2.22	Mixed use, commercial office, 35-40 dwellings	New Site
North of London Road	GNLP4023	1.11	17 dwellings	New Site
Off Chapel Lane	GNLP4031	2.10	Up to 24 dwellings, open space, allotments	New Site
Land at south Wymondham north and south of the A11 and west of Park Lane	GNLP4057A (previously 2168,0515,0403, 0402 below)	454.80	Silfield Garden Village Core Development Area	Revised Site Submitted
	GNLP4057B	68.66	Green Infrastructure Area – ancillary to SGV core proposal	New Site submitted (part of proposal above)

	GNLP4057C	54.91	Solar Farm and GI area – ancillary to SGV core proposal	New Site submitted (part of proposal above)
TOTAL		917.93 + 123.57 GI		

Note: The Silfield Garden Village proposal GNLP4057A now covers previously submitted sites GNLP2168, GNLP0515, GNLP0402 and GNLP0403. Although these sites now form a new settlement proposal they also remain in the plan as individual sites so they can be considered as options for growth in Wymondham in their own right as appropriate.

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

See Part 2 above.

STAGE 4 – DISCUSSION OF NEW & REVISED 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, consultation responses received and other relevant evidence.

Wymondham

Land at Johnson’s Farm, GNLP0354R, 5.39 ha, Housing

This is an enlarged version of the site consulted upon in January 2020 as a “preferred option”. The site has grown from 2.34 ha and approximately 50 dwellings to 5.39 ha and approximately 100 dwellings. At a strategic level GNLP0354R is suitable to accommodate some development as it is within an accessible walking distance of services and facilities but there are constraints to consider relating to the proposed increase in size. Amongst these are highways improvements, proximity to heritage assets Wymondham Abbey and Cavick House, as well as proximity to County Wildlife Sites Wymondham Marshes, Wymondham Abbey Meadows, and Bays River Meadows and further comments will be needed from internal consultees. Whilst acknowledging these constraints, the principle of development has already been established through the identification of the site as a preferred option on a smaller boundary. Further assessment of this revised proposal is justified and GNLP0354R is considered a reasonable alternative.

North Wymondham, GNLP0525AR, 59.22 ha, Housing, school, country park

The strategic policy for Wymondham includes a contingency for 1,000 homes, and GNLP0525AR is amongst the alternatives to meet that requirement. As would be expected for a site of this size there are considerations like managing surface water flood risk and assessing impact on the landscape gap to Hethersett. Significant planning obligations would also be required, such as land for education provision, but there are no in principle reasons why development is unfeasible. On this basis further assessment of GNLP0525AR is justified and the site is considered a reasonable alternative.

South of Norwich Common, GNLP0525BR, 39.58 ha, Housing

The strategic policy for Wymondham includes a contingency for 1,000 homes, and GNLP0525BR is amongst the alternatives to meet that requirement. As would be expected for a site of this size there are considerations like managing surface water flood risk and assessing impact on the landscape gap to Hethersett. Significant planning obligations would also be required, such as land for education provision, but there are no in principle reasons why development is unfeasible. On this basis further assessment of GNLP0525BR is justified and the site is considered a reasonable alternative.

Hethel Project / Standfield Garden Village, GNLP1055R, 353.51ha, New settlement proposal

During the Regulation 18C consultation minor revisions were made to the site boundary. The site is still considered to be a reasonable alternative for further investigation along with the other new settlement proposals submitted. Separate detailed consideration/comparison of all new settlement proposals has been undertaken.

30 London Road, GNLP4005, 2.22 ha, Mixed use, commercial office, 35-40 dwellings

In locational terms GNLP4005 is suitable to accommodate development, as demonstrated by part of the site already being developed, the overlap with the existing settlement boundary, and the proximity to facilities in Wymondham. Yet the net developable area of GNLP4005 is likely to be constrained. Constraints on the site's southern portion relate to designing a form of development that is compatible with the surrounding employment uses, and on the northern portion there are heritage, landscape and ecological considerations. So whilst acknowledging the constraints, the principle of development is not ruled out subject to further comments from internal consultees. Further assessment is justified and GNLP4005 is considered a reasonable alternative.

North of London Road, GNLP4023, 1.11 ha, 17 dwellings

On its own this site has poor pedestrian access to services and facilities. There are no existing footpaths alongside either the main London Road (B1172) or adjacent country lane (also known as London Road). A further factor counting against development is the possible loss of trees and hedgerow on GNLP4023. The principle of development is though not entirely ruled out. The prospects for improved connectivity to facilities and services is created by the large-scale commitment for 375 dwellings with a new neighbourhood centre (permission reference 2014/2495) to the south-east. An acceptable residential scheme that manages the constraints onsite of GNLP4023 is also possible. On this basis, and subject to internal consultee comments, further assessment of GNLP4023 is justified and the site is considered a reasonable alternative.

Off Chapel Lane GNLP4031 2.10 ha, Up to 24 dwellings, open space, allotments

At a strategic level GNLP4031 is suitable to accommodate some development as it is within an accessible walking distance of services and facilities. Neither are there physical constraints to the site to do with highways, utilities, contamination, flood risk, or biodiversity that make residential development unfeasible. Yet the possible adverse impact on Wymondham Abbey will need consideration, and regard should be given to previous appeal decisions. Further comments from internal consultees will need to be sought. On the basis that development cannot be ruled out on principle, and that further assessment is justified, GNLP4031 is considered a reasonable alternative,

Silfield Garden Village, GNLP4057A,(previously referenced GNLP2168,0515,0403,0402) 454.80 ha, New Settlement Proposal plus GNLP4057B

During the Regulation 18C consultation a new site proposal was submitted than encompassed previous sites GNLP2168, GNLP0515, GNLP0402 and GNLP0403 into one large new settlement proposal. It was accompanied by GNLP4057B for green infrastructure and GNLP4057C for a solar farm/green infrastructure. The site is considered to be a reasonable alternative for further consideration alongside other new settlement proposals submitted. Separate detailed consideration/comparison of all new settlement proposals has been undertaken.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

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

Address	Site Reference	Area (ha)	Proposal	Status
Wymondham				
Land at Johnson's Farm	GNLP0354R	5.39	Housing	Preferred Option
North Wymondham	GNLP0525AR	59.22	Housing, school, country park	Reasonable Alternative Contingency
South of Norwich Common	GNLP0525BR	39.58	Housing	Reasonable Alternative Contingency
30 London Road	GNLP4005	2.22	Mixed use, commercial office, 35-40 dwellings	New Site
North of London Road	GNLP4023	1.11	17 dwellings	New Site
Off Chapel Lane	GNLP4031	2.10	Up to 24 dwellings, open space, allotments	New Site
TOTAL		109.62		

The following new settlement proposals are also considered to be reasonable alternatives. They do not have a proforma at Stage 6 in this booklet as they have been considered in detail in through separate work on new settlements.

Address	Site Reference	Area (ha)	Proposal	Status
New Settlement Proposals				
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055R	353.51	High Tech employment uses together with residential and community facilities in form of new garden village	Reasonable Alternative
Land at south Wymondham north and south of the A11 and west of Park Lane	GNLP4057A (previously 2168,0515,0403, 0402 below)	454.80	Silfield Garden Village Core Development Area	Revised Site Submitted *
	GNLP4057B	68.66	Green Infrastructure	New Site submitted

			Area – ancillary to SGV core proposal	(part of proposal above)
	GNLP4057C	54.91	Solar Farm and GI area – ancillary to SGV core proposal	New Site submitted (part of proposal above)
TOTAL		808.31 + 123.57 GI		

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE
NEW & REVISED SITES**

Site Reference:	GNLP0354R
Address:	Land at Johnson’s Farm, Wymondham
Proposal:	Housing (approximately 100 dwellings)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Access to services, Utilities Capacity, Sensitive townscapes, Biodiversity & Geodiversity, Historic environment</p>
<p>HELAA Conclusion: This revised greenfield site, located to the south-west of the town and adjoining the existing settlement boundary, has been revised from 2.34 ha to 5.39 ha and is being promoted for approximately 100 homes. The site has bus stops within walking distance, the town centre is approximately 1.5 kilometres to the north-east, and Browick Road Primary School is 1.7 kilometres away. Access is proposed to be from Old London Road, with additional pedestrian access from Preston Avenue and Abbey Road. Initial highways evidence raises no objection subject to agreement over improvements. There are no known constraints from utilities infrastructure, contamination or ground instability, flood risk is low except for two relatively small areas of surface water flood risk to the west of the site. Considerations of the site are impacts on the setting of heritage assets, most notably the Grade I listed Wymondham Abbey, and also Grade I listed Cavick House. Other landscape and ecological considerations relate to the proximity of County Wildlife Sites Wymondham Marshes, Wymondham Abbey Meadows, and Bays River Meadows, which are each within 1.5 kilometres. Mitigation measures will need consideration, but the site is suitable. However, as the site has already been assessed for the purposes of the HELAA at a much larger scale of 400 homes it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.</p>

FURTHER COMMENTS:**Highways**

Subject to acceptable access at Preston Ave, London Rd. Abbey Rd not of an appropriate standard to support vehicular traffic for proposed scale of development. Access direct to B1172 could be supported subject to additional land being available to south of London Rd. Footway/cycleway required to connect with existing facility to north east at B1172. TA required along with implementation of any agreed measures.

Lead Local Flood Authority

Standard information required at a planning stage.

Development Management

Scheme extended to 100 homes, bringing access from Old London Road. No problem with extending to 100 homes, but need to be careful of setting of Abbey.

PLANNING HISTORY:

Not applicable

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

Site Reference:	GNLP0525AR
Address:	North Wymondham
Proposal:	Housing, school, country park (approximately 650 dwellings)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural, with some woodland areas	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site access, Access to services, Utilities Capacity, Flood Risk, Significant landscapes, Sensitive townscapes, Biodiversity & Geodiversity, Historic environment, Transport & Roads</p>
<p>HELAA Conclusion: This 59.22 ha site on the north side of Norwich Common (B1172) is revised and now promoted as a standalone site of 650 homes, country park, local centre, plus land for a primary school and sixth form if required. As well as other boundary changes, GNLP0525AR now incorporates land originally promoted as site GNLP2150, but excludes land on the south side of the B1172. GNLP0525AR is promoted as having vehicular access to the B1172 via Reeve Way and through adjacent land with permission for up to 300 homes (ref: 2017/1265). GNLP0525AR is at the north-east tip of Wymondham but is accessible to shops, employment opportunities, public transport, and local facilities. Although the historic town centre is approximately 3.3 km to the south-west other facilities are nearer. For example, Ashleigh Primary School is a distance of 2.1 km and Wymondham High School is 2.9 km when measured from a point of GNLP0525AR adjacent to Reeve Way. In terms of landscape and townscape, GNLP0525BR's encroachment on the strategic gap between Hethersett and Wymondham is a major consideration, but the promoter's recognition of this issue is evident in the proposal for a country park. Other matters likely to require investigation given the scale of GNLP0525AR include: management of surface water flood risk (particularly in an area north-east and south-east of Lower Grove Farm); considerations of habitat and biodiversity net gain; and, it is also noted that a public right of way runs through the site adjacent to the eastern boundary of the Rugby Club. There are though no particular constraints from utilities infrastructure, contamination or ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.</p>

FURTHER COMMENTS:**Highways**

Subject to two access at Tuttle Lane with visibility to an acceptable standard and provision of footway/cycleway in accordance with latest DfT guidance for full extent of site access, extending eastwards to B1172. Site layout must ensure permeability with other development areas to north and east. Measures must be provided to discourage additional traffic using Melton Road. Development should be visible from the existing highway to encourage reduced vehicle speeds. Submission of Transport Statement required and implementation of any agreed measures, specific reference is made to capacity at B1172/Tuttle Lane Roundabout.

Lead Local Flood Authority

Standard information required at a planning stage.

Development Management

Further discussions to take place around strategic sites in Wymondham.

PLANNING HISTORY:

2010/0318: Proposed scoping opinion for urban extension to Wymondham
2019/0882: Environmental Impact Assessment - Scoping Opinion. (An Outline planning application will be submitted for the construction of up to 650 residential units, land reserved for a 2 Form Entry (FE) primary school, 6th form education provision, associated infrastructure and landscaping).

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

Site Reference:	GNLP0525BR
Address:	South of Norwich Common, Wymondham
Proposal:	Housing (approximately 630 dwellings)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Access to services, Utilities Capacity, Flood Risk, Significant landscapes, Sensitive townscapes, Biodiversity & Geodiversity, Historic environment, Transport & Roads, Compatibility with neighbouring uses</p>
<p>HELAA Conclusion: This 39.58 ha site south of Norwich Common (B1172) is revised and now promoted as a standalone site for 630 homes with land for a primary school and local centre if required. As well as other boundary changes, previously GNLP0525R had included land on the north side of the B1172. GNLP0525BR is at the edge of north-east Wymondham, and is accessible to shops, employment opportunities, public transport, and local facilities. Although the historic town centre is approximately 2.6 km to the south-west other facilities are nearer. For example, Ashleigh Primary School is a distance of 1.5 km and Wymondham High School is 2.2 km away. In terms of landscape and townscape, GNLP0525BR's encroachment on the strategic gap between Hethersett and Wymondham is a major consideration. Onsite a factor is some parts of the site are vulnerable to surface water flood risk at 1 in 100 and 1 in 30 years. Other matters likely to require investigation, given the scale of GNLP0525BR, include: considerations of habitat and biodiversity net gain; and, possible noise disturbance from the A11 at the south of the site. There are though no particular constraints from utilities infrastructure, contamination or ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable for the land availability assessment. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.</p>

FURTHER COMMENTS:**Highways**

Subject to two access at Tuttle Lane with visibility to an acceptable standard and provision of footway/cycleway in accordance with latest DfT guidance for full extent of site access, extending eastwards to B1172. Site layout must ensure permeability with other development areas to north and east. Measures must be provided to discourage additional traffic using Melton Road. Development should be visible from the existing highway to encourage reduced vehicle speeds. Submission of Transport Statement required and implementation of any agreed measures, specific reference is made to capacity at B1172/Tuttle Lane Roundabout.

Lead Local Flood Authority

Standard information required at a planning stage.

Development Management

Further discussions to take place around strategic sites in Wymondham.

PLANNING HISTORY:

2019/0780: Outline planning application for the erection of up to 630 dwellings, land for a two form entry primary school, local centre, 0.83ha for apartments with care (C2 use), public open space, allotments, landscaping and sustainable drainage system (SuDS) and four vehicular access points from Norwich Common. All matters reserved except for means of access. Status at December 2020: Pending Consideration.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

Site Reference:	GNLP4005
Address:	30 London Road, Wymondham
Proposal:	Mixed use, commercial office, 35-40 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Commercial, with undeveloped land at the north of the site.	Part Brownfield, Part Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site access, Access to services, Contamination/ground stability, Significant landscapes, Sensitive townscapes, Biodiversity & Geodiversity, Historic environment, Transport & Roads, Compatibility with neighbouring uses</p>
<p>HELAA Conclusion: This is a 2.22 ha site to the south-west of Wymondham that is partially within the settlement boundary. An area of the site facing London Road (B1172), which has already been developed, is proposed for business and industrial use; and, an undeveloped portion of the site to the north is proposed for 35-40 dwellings. Access to the proposed site is likely to be from London Road to the south, to the north is Lady's Lane which is a narrow country lane and is unlikely to be suitable for vehicular access. Initial highways evidence raises no objection subject to agreement over improvements. The southern part of the site is currently in use as Abbeygate vehicle accident repair centre. Adjacent to GNLP4005, along this section of London Road, are other employment-related uses, but there are also adjacent residential properties to the north-east. The northern portion of the site is undeveloped and contains numerous trees, as well as presenting landscape and townscape considerations. To the north of Lady's Lane is the edge of the Wymondham Conservation Area, and most importantly the Grade I listed Wymondham Abbey and the Grade I listed Cavick House are each within 500 metres. Ecological considerations include the adjacent Wymondham Marshes County Wildlife Site and Lowland Fens Priority Habitat, and nearby River Tiffey. Development proposals would likely need to consider the compatibility of industrial and residential uses, and investigate the risk of land contamination. Despite the varying constraints relating to different parts of the site, some development potential exists, and GNLP4005 is considered suitable for inclusion in the land availability assessment.</p>

FURTHER COMMENTS:

Highways

No further comment

Lead Local Flood Authority

Standard information required at a planning stage.
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Development Management

Further discussions to take place around strategic sites in Wymondham.
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PLANNING HISTORY:

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

Site Reference:	GNLP4023
Address:	North of London Road, Wymondham
Proposal:	17 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Countryside, with part woodland	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site access, Access to services (Red), Biodiversity & Geodiversity, Transport & Roads,</p>
<p>HELAA Conclusion: This is a 1.11 ha site proposed for 17 dwellings to the south west of Wymondham. The site is unused greenfield surrounded by greenfield except to the west where there is a small amount of housing. Of note is the planning application (2014/2495) on the opposite side of London Road which proposes a roundabout that may provide access to this site, otherwise access would be from London Road and require the removal of some mature hedging and trees. Initial highways evidence raises concern over the network and the site's remoteness for pedestrians. The site is located 680 metres from the nearest bus stop and over 2 km to the town centre and Browick Road Primary school. 300 metres to the south is the grade II listed Gonville Hall but given the surrounding trees there is unlikely to be any impact from development on this site. The site is identified as part of National Forest Inventory (low density). There are no known constraints from utilities infrastructure, contamination, ground stability or flooding. Development is likely to require consideration of the surrounding area and developments taking place therein but is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS:
<p>Highways Subject to acceptable vehicular access at Chapel Lane only and provision of new 2.0m footway for full extent of frontage, extending eastwards to connect with existing. Pedestrian & cycle only access to be provided via Frogshall Road.</p>
<p>Lead Local Flood Authority Standard information required at a planning stage.</p>
<p>Development Management No comment</p>

PLANNING HISTORY:

Not applicable

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

Site Reference:	GNLP4031
Address:	Off Chapel Lane, Wymondham
Proposal:	Up to 24 dwellings, open space, allotments

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site access, Access to services, Significant landscapes, Sensitive townscapes, Historic environment, Transport & Roads</p>
<p>HELAA Conclusion: This 2.1 ha greenfield site is located on the south-western edge of Wymondham abutting the current settlement boundary. The site proposal consists of 24 single storey dwellings with open space and allotments. The site is at the Town's built edge, with the River Tiffey to the south-west. Proposed access is from an existing field entrance on Chapel Lane which would need improving for this purpose. Initial advice from the Highway Authority raises no objection but says a satisfactory access would entail a two metre wide footway across the frontage connecting to the existing facility to the east. The site is located within 1 km of the high street, with Robert Kett Primary School 1.25 km away. A bus stop is located within 400m. Although the site is separated by more recent development, there are Grade II listed buildings further along Cock Street and the Wymondham Conservation Area is approximately 250 metres to the east. A substantial consideration is the landscape setting of Wymondham Abbey, which is to the south-east, and is likely to be affected by development. It is noted that a larger scheme comprising GNLP4031 for 70 homes was dismissed at appeal due to its impact on the views of the Abbey (reference 2012/1434). Consideration will also be needed to the Tiffey Meadow North County Wildlife Site that is 150 metres to the south-west. There are no known constraints from utilities infrastructure, contamination, ground stability or flooding. The site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS:
<p>Highways Subject to acceptable vehicular access at Chapel Lane only and provision of new 2.0m footway for full extent of frontage, extending eastwards to connect with existing. Pedestrian & cycle only access to be provided via Frogshall Road.</p>

Lead Local Flood Authority

Standard information required at a planning stage.

Development Management

No comment

PLANNING HISTORY:

2012/1434: Residential development of up to 70 new dwellings, including associated access and parking, utilities and service infrastructure, amenity space, play area, open space and landscaping. Appeal decision: dismissed.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Site submission form, site map and representation

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Wymondham				
Land at Johnsons Farm	GNLP0354R	5.39	100 dwellings	<p>GNLP0354 was one of two preferred choices to meet the strategic requirement of 100 homes in Wymondham and it is now a confirmed allocation. In comparison to other available sites, GNLP0354 has good access to facilities and that has led to its selection.</p> <p>Since the Reg. 18 stage, the promoters have revised the scheme to approximately 100 homes. GNLP0354R has been reappraised – particularly in relation to its proximity to nearby listed heritage assets and their landscape setting. The revised scheme is considered to be acceptable, and the larger allocation is selected. The uplift of 50 homes is helpful too given strategic decision. A 1,000</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				home contingency is now not going ahead for Wymondham, but across the Greater Norwich area as a whole the overall housing number is increasing by 5,000.

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Wymondham				
North Wymondham/South of Norwich Common	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	This site was originally submitted as one site (with the original version being revised prior to the start of the site assessment process). At Regulation 18C the site was split into two sections – A & B. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
	GNLP0525AR	59.22	Housing, school, country park	
	GNLP0525BR	39.58	Housing	
West of Hethel, Stanfield Hall	GNLP1055R	364.00	High Tech employment	Based on revisions to the Part 1 Strategy, a

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Estate, Stanfield Road			uses together with residential and community facilities in form of a new garden village	contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP1055's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP1055 is being considered within the context of options for a new settlement in the future.
30 London Road	GNLP4005	2.22	Mixed use, commercial office, 35-40 dwellings	This site is not allocated. Constraints on the site's southern portion relate to designing a form of development that is compatible with the surrounding employment uses, and on the northern portion there are heritage, landscape and ecological considerations. GNLP4005 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
North of London Road	GNLP4023	1.11	17 dwellings	This site is not allocated. There are no existing footpaths alongside either the main London Road (B1172) or adjacent country lane (also

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				known as London Road). GNLP4023 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
Off Chapel Lane	GNLP4031	2.10	Up to 24 dwellings, open space, allotments	This site is not allocated. The major constraint is possible adverse impact on Wymondham Abbey, and regard has been given to previous appeal decisions. GNLP4031 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
Land at South Wymondham	GNLP4057A	454.80	Silfield Garden Village Core Development Area	There are currently no proposals to allocate a new settlement in the local plan, however GNLP4057 is being considered within the context of options for a new settlement in the future.
	GNLP4057B	68.66	Green Infrastructure Area – ancillary to SGV core proposal	
	GNLP4057C	54.91	Solar Farm and GI area – ancillary to SGV core proposal	

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation in January 2020 there were 19 sites measuring 1,251 hectares. Equalling the potential for several thousand new homes, as well as two entirely new communities in the vicinity of Hethel and Silfield respectively.

The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer GNLP0354 for 50 homes and GNLP3013 again for 50 homes. This matched the then strategic requirement for approximately 100 dwellings in Wymondham, as defined in the Part 1 Strategy consulted upon in January 2020. Importantly also the Part 1 Strategy said Wymondham could be a contingency location for an additional 1,000 homes if required, though no specific sites were identified. A number of sites were included in the consultation as reasonable alternatives to fulfil this number if needed.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation comments were received about the preferred sites. Some opposed the principle of more development, especially given past allocations and the remaining commitment for new homes. Others welcomed with caution the relatively low new addition 100 homes, while voicing concern about the 1,000-home contingency.

About GNLP0354 there were concerns about the landscape and heritage implications given the proximity to Wymondham Abbey and Cavick House, especially if the landowners continued to pursue more and more development on adjacent land in the future.

The proximity of GNLP0354 to nearby County Wildlife Sites was mentioned as an ecological concern. Highways was an issue too in terms of how access arrangements could affect Abbey Road, Preston Avenue, and London Road. As well as surrounding routes like Bradman's Lane becoming busier and more dangerous.

The second preferred site GNLP3013 received general comments about more pressure being put on facilities in the town, intrusion on the landscape north of Tuttle Lane East, and causing more traffic congestion. For GNLP3013 (and several other Wymondham sites) the Environment Agency said about adhering to the Water Framework Directive advice so as to protect the River Tiffey and its tributaries.

Given the option to consider a 1,000-home contingency for Wymondham 7 sites (including two new settlements) were consulted upon as reasonable alternatives. Some comments received were in opposition while other responses came from promoters arguing for why their site provided the best means to meet the 1,000-

home contingency requirement. Amongst the considerations being the speed or ease of development delivery, and opportunities for new infrastructure or community facilities – examples being new education provision and green infrastructure.

The options for large-scale development divide in to four permutations. Firstly, north-east Wymondham sites providing several options for up to 2,000 homes. Secondly, to the south of the Town is the option for 1,500 homes; and, then there are the two new settlement options in the vicinity of Hethel and Silfield.

10 sites, all assessed as ‘unreasonable’, were also part of Regulation 18C consultation. Little support was given to these sites, with the exception of representations made by the promoter. After further assessment, initial conclusions about the ‘unreasonable’ sites remain the same. In summary: GNLP0320 is still considered remote; GNLP0355 is constrained by access and noise from the A11; GNLP0507 has an AAP employment allocation; GNLP2073 is remote from services; and likewise, so is GNLP2090.

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

Three new sites and three revised sites in Wymondham were submitted during the consultation between January and March 2020.

GNLP0354R is an expanded version of the preferred site, doubled from 50 to 100 homes. Amongst the responses was concern of more and more expansion of the site, leading to more adverse impacts. Nevertheless, the revised 5.38 ha site fits within a relatively enclosed existing field boundary, and the impacts of the revised site are considered similar to the Regulation 18C site.

The other two revised sites are at north-east Wymondham, dividing and revising GNLP0525 into distinct proposals north and south of Norwich Common (B1172). GNLP0525AR is north of Norwich Common and the proposal consists of 650 homes, community facilities, and a country park. Whereas GNLP0525BR, south of the B1172, is a proposal for 630 homes with various community facilities.

The first new site is GNLP4005 on London Road, south-west of the Town Centre. The land has two distinct parts, and although different, each part has constraints that limit development potential. The frontage would need to take account of the employment uses along London Road, while the land to the rear presents landscape, ecological, and heritage constraints.

The second new site is GNLP4023 on London Road, south-west of Wymondham’s existing built edge. Nearby new development may assist in making GNLP4023 better connected in the future, but it is less than optimal in sustainability terms. Furthermore, trees and hedgerow on the site also affects the development potential.

The third new site is GNLP4031 off Chapel Lane. Proximity to the Town Centre counts in the site’s favour, and neither are there major constraints to do with highways, utilities, contamination, and flood risk. However, a major constraint is the

adverse landscape setting on the Abbey and this significantly affects the site's development potential.

There were also revisions put forward for the new settlement proposals at Hethel (GNLP1055R) and Silfield (GNLP4057A, B and C) which now incorporates sites GNLP2168, GNLP0515, GNLP0402 and GNLP0403.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (insert link) highlighted a number of negative and positive impacts for the sites in Wymondham.

Including existing sites for reallocation, a total of 22 sites were considered. The range in sites is tremendous, ranging from less than 1 ha to several hundred hectares to bring forward an entire new settlement. Especially for Wymondham, where there is the strategic choice between smaller sites and large-scale development it is necessary to appraise the sites in two distinct groups.

When looking at the smaller sites for incremental growth in Wymondham, issues flagged up by the sustainability appraisal have informed and assisted in corroborating the site selection process. So, for example, it is helpful to compare the Regulation 18C preferred sites of GNLP0354 and GNLP3013 with similarly sized new and revised sites. Out of 15 criteria, sites scored between 4 to 6 'reds', between 2 to 5 'neutrals', between 4 and 7 'greens', and gained the occasional major positive scores -- for criteria of 'Economy', and 'Transport and Access to Services'.

For the urban expansion and new settlement proposals direct comparison with the smaller sites through the sustainability appraisal process is not appropriate. A site that is many times larger presents an entirely different range of opportunities and constraints to a site of just a few hectares. So instead, decisions to retain or bring forward a large-scale urban extension or a new settlement are matters dealt with through the Part 1 Strategy.

Final conclusion on sites for allocation in the Regulation 19 Plan

The consultation feedback received during 2020 has given confidence to the deliverability of new residential development in Wymondham. A factor that has featured in considerations for overall housing numbers in the Part 1 Draft Strategy increasing by 5,000 homes. On this basis, and through consultation with elected councillors, the strategic requirement is increased to circa 150 homes in Wymondham; but, to significantly exceed 150 homes in the plan period up to 2038 is considered unacceptable.

Through revisions made to the Part 1 Strategy the contingency for 1,000 homes in Wymondham is deleted. The housing growth 2018 to 2038 being 6,806 new homes in the Main Towns, and in total across the plan area 49,492 homes. The Part 1 Strategy of the GNLP does not allocate a new settlement, but the Greater Norwich authorities are committing to delivering new settlements in future plan cycles.

With the strategic housing requirement for Wymondham set it is possible to finalise allocations. The 100-home proposal for GNLP0354R is allocated instead of the 50-home scheme preferred at the Regulation 18C consultation. The assessment work concluding that the expanded site could make a useful contribution to housing numbers, provide a better form of development in access terms, and doing so without the heritage and landscape implications becoming significantly worse.

GNLP3013, which was the preferred site option at Regulation 18C, is now an allocation. From further site assessment work GNLP3013 has been confirmed as having good access to facilities, and with minimal constraints to impede development. GNLP3013 also represents an effective reuse of land having previously been used for caravan storage.

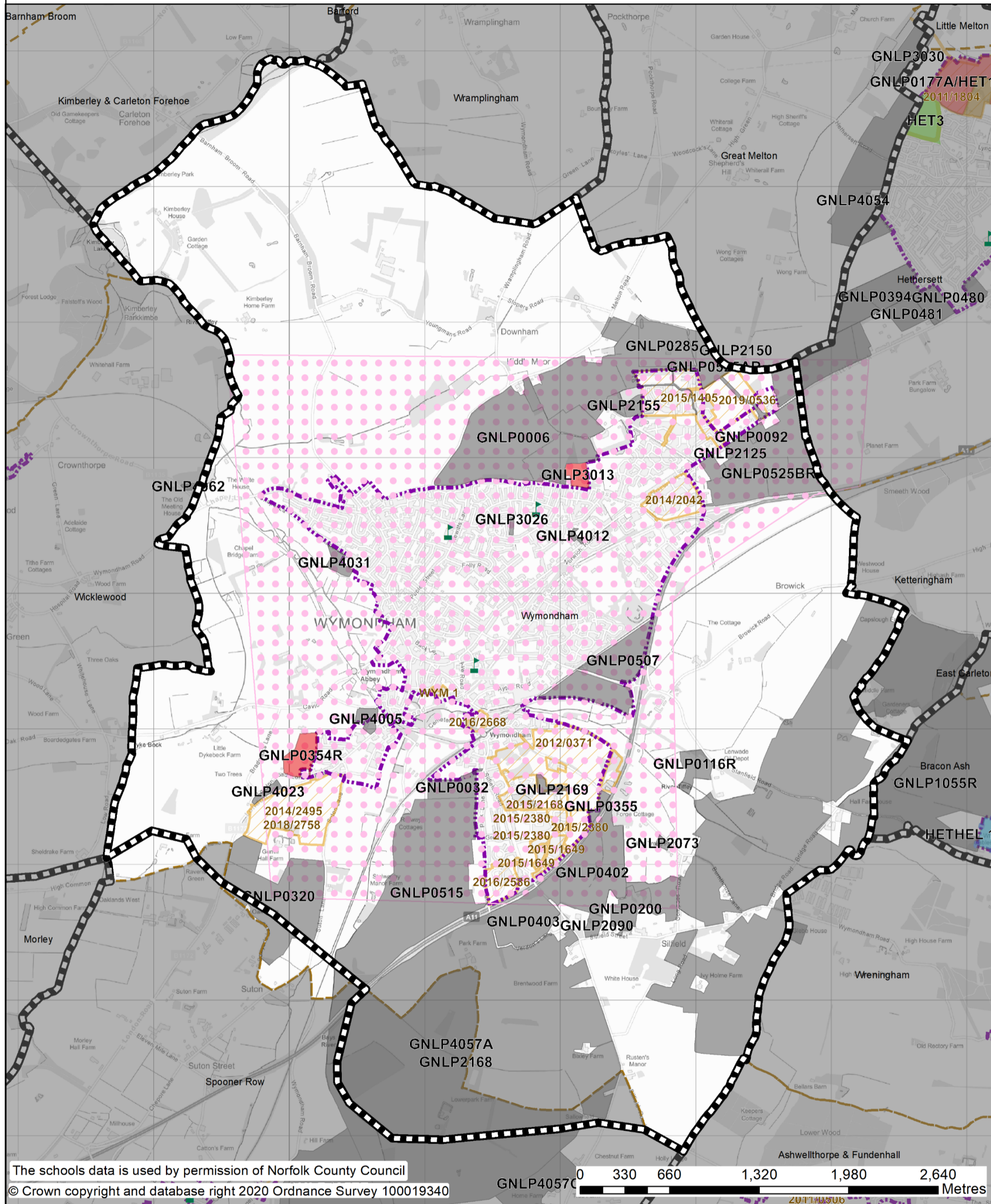
Now that the housing number for Wymondham is set at 150, other sites are not required for allocation. On this basis the new sites GNLP4005, GNLP4023 and GNLP4031 are deemed unreasonable. Other sites consulted upon at Regulation 18C also remain unreasonable, as none of these outperform GNLP0354R and GNLP3013.

There are currently no proposals to allocate a new settlement in the local plan, however GNLP1055 and GNLP4057 are being considered within the context of options for a new settlement in the future alongside GNLP0415 at Honingham Thorpe.

See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

WYMONDHAM

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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|------------------------------------|-----------------------|---------------------------------------|---|-------------------------------------|
| Primary School | Housing Allocation | Open Space/Leisure Amenity Allocation | Redevelopment of Existing Uses within Settlement Boundary | Wymondham Area Action Plan Boundary |
| Primary School Catchment (2018-19) | Employment Allocation | Care Home Allocation | Not Allocated | Settlement Boundary |



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at A3

Date: 25/11/2020

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