

## **Site proposals document**

### **A. Introductory Text**

#### **1. Introduction**

- 1.1.** This document forms part of the Regulation 18 ‘Growth Options’ consultation on the emerging Greater Norwich Local Plan (GNLP). Section 5 of the main Growth Options consultation document sets out the background to the consultation on sites. At this stage no decisions have been made about which sites should or should not be included in the emerging plan; however, where sites have been assessed, this document, and the supporting evidence in the Housing and Economic Land Availability Assessment (HELAA) give an early indication about their possible suitability.
- 1.2.** As well as larger sites over 0.25 hectares which could be allocated in the GNLP, this consultation also includes existing development boundaries from current local plans and gives the opportunity to propose potential smaller sites that could be included as alterations to those boundaries.
- 1.3.** One of the assumptions underlying the GNLP is that sites that already have planning permission or are allocated for housing in current local plans will be built by 2036; however, we are testing those assumptions through this consultation.
- 1.4.** Consequently, within this document we are asking you for your views on:
- Sites of over 0.25 hectares which have been submitted for possible inclusion in the GNLP between 16 May 2016 and 31 July 2017, which have undergone a preliminary assessment
  - Current development boundaries/limits from the existing local plans<sup>1</sup>.

Within the main Growth Options document, we have also asked question on:

- Existing allocations and planning permissions for housing (known as the existing commitment);
  - The key employment sites across the Greater Norwich Area, as identified in the GNLP Employment, Town Centres and Retail Study (2017)
- 1.5.** As well as seeking views on the sites already identified, it is also possible that you may wish to put forward other sites which you consider would be as good as, or better, than those already identified; this is your opportunity to do that.
- 1.6.** The main Growth Options consultation document asks various questions about the how much growth there is likely to be between now and 2036. Whilst the Growth Options

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<sup>1</sup> The existing development boundaries/limits are taken from: Broadland Site Allocations DPD (2016); Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan (July 2016); Norwich Site Allocations and Site Specific Policies Local Plan (December 2014); South Norfolk Site Specific Allocation and Policies Document (October 2015); Long Stratton Area Action Plan (May 2016); Wymondham Area Action Plan (October 2015); & Cringleford Neighbourhood Development Plan (February 2014).

document sets out reasonable and favoured options for growth, no decisions have been made as to precisely how much land is needed to accommodate the additional development. The Growth Options document also sets out various possibilities for how the total growth will be distributed: to particular areas (such as transport corridors); or to particular types of settlement (e.g. concentrated in larger towns or dispersed to a range of smaller villages); or whether a new settlement is a viable component of future growth. Consequently, at this stage, no conclusions can be drawn about which sites should go forward into the GNLP until the amount and pattern of growth has been established. This sites consultation provides the opportunity for you to comment on the sites that have been submitted and to identify other potential sites for growth.

## 2. Settlement Summaries and Sites

2.1. Set out below in this document are a series of site details, maps and settlement summaries:

- **site details** are listed under the parish within which they fall (or within which the majority of the site falls);
- sites are illustrated in the corresponding **map booklet** for that parish. Each map booklet contains an overall map for the parish, followed by a series of individual site maps. We have tried to show as much context as possible, therefore sites which are outside the parish, but close to the boundary, should also be clearly evident from the maps;
- as the title suggests, the **settlement summaries** have been written on a settlement basis, rather than a parish basis. Therefore, where a site clearly relates to a settlement in an adjoining parish, because of proximity and because future residents would use the services and facilities in that settlement, the site has been included within the summary for that settlement. For example, the settlement summary for Poringland includes several sites which are listed under the parishes of Caistor St Edmund, Framingham Earl, Framingham Pigot, and Stoke Holy Cross, but which are shown on the maps for both the parish they are in and are also shown on the overall parish map for Poringland.

Where possible, where the sites details and the summary of the site appear under different parishes, we have tried to cross-reference these as clearly as possible.

### Proposed Sites

2.2. Basic site details are set out for all sites submitted up to 31 July 2017. The site details set out the location of the site, who has proposed it and what they would like it considered for. Whilst we have tried to take into account what the site has been proposed for, where sites have been propose for specific house numbers the assessment will take into account the potential for housing development at the densities set out in the HELAA methodology, in order to make the assessment of sites consistent. Only sites of 0.25 hectares or more have been assessed using the HELAA methodology.

### *Assessment of sites received between 16 May 2016 and 31 July 2017*

2.3. The initial assessment of sites received between 16 May 2016 and 31 July 2017 has been undertaken through the **Housing and Economic Land Availability Assessment (HELAA)**. The HELAA uses a methodology which is based on Government advice and which has been agreed by all of the Norfolk Local Planning Authorities. The HELAA is a desk-based exercise which uses a system of Red/Amber/Green (RAG) scores for a range of 'constraints' and 'impacts' associated with the potential development of the sites.

- 2.4. The views of a range of technical stakeholders, such as Norfolk Wildlife Trust, Anglian Water, local authority Conservation and Environmental Health services, and Norfolk County Council's Highways, Ecology and Historic Environment services, have been taken into account in the HELAA assessment. The HELAA uses RAG scores to assess the suitability of the sites (for the uses proposed by those submitting the sites) and this is complemented by an assessment of their 'availability' and 'achievability' in order to draw a conclusion about whether the site has potential capacity. The stakeholder responses have helped guide the RAG scores. However, the final HELAA scores do not necessarily directly reflect the consultee responses, as these are often made from a very specific viewpoint, and the HELAA needs to consider the *potential* for mitigating some of the impacts.
- 2.5. The intention of the HELAA is to gauge the *potential* capacity of the sites and the assessment indicates that relatively few sites have no capacity for development. However, it should be noted that just because the HELAA identifies a site has potential capacity for development, this does not mean that it a suitable allocation site or would be granted planning permission.

### **Settlement summaries**

- 2.6. The settlement summaries have been produced looking only at the sites submitted through the Call for Sites, other sites have been shown on the maps to give greater context to the assessed sites. The summaries include a brief description of the settlement, including its classification in the current Joint Core Strategy, as well as noting existing allocations and key features. The aim is to highlight what the main concerns are for that town or village, arising principally from the HELAA, and a broad indication of which sites may be preferable for development, should sites be needed in that location. Again, the settlement summaries do not confirm that a site is suitable for allocation, or give any indication that planning permission would be granted. Further, more detailed work, is required to establish this. This could include more detailed investigation of the potential constraints and impacts identified by the initial assessment and an on-site assessment. Because the main Growth Options document is still asking for views on how different types of settlement will be classified and how new development will be distributed between those different types of settlement, it is not yet possible to say how much new housing (or other uses) will be required in particular places.

### **Existing commitments**

- 2.7. Section 4 of the main Growth Options document sets out how the amount of new housing has been calculated. One of the assumptions in that calculation is that the existing housing commitments (i.e. sites already allocated in current local plans and/or which have planning permission) will be built by 2036. So that you are able to comment on the submitted sites in the context of the development which has already been planned, we have shown all of these existing commitments on the maps in Appendices XXX. We are not seeking comments on the suitability of these sites for development, as this has already been established, however we would like to know if you think there are any reasons why the sites might not be delivered. Please respond to question 8 in the Growth Options consultation document on this issue.

Further details on the commitment sites can be found either in the respective local plan documents (for those which have an allocation ref.), or by searching for the relevant application on the councils' websites (for those which have a planning permission ref.). The local plan documents can be found using the following links:

[Broadland Site Allocations DPD](#)

[Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan](#)

[Norwich site allocations and site specific policies local plan](#)

[South Norfolk Local Plan Site Specific Allocations & Policies Document](#)

[Long Stratton Area Action Plan](#)

[Wymondham Area Action Plan](#)

Applications can be found by searching, using the application reference number, at:

[Broadland Planning Permissions](#)

[Norwich Planning Permissions](#)

[South Norfolk Planning Permissions](#)

### **Employment sites**

- 2.8.** Most of new land required for development in the GNLP is to accommodate additional housing. However, several of the sites submitted have been proposed for other uses, including employment, or have been proposed for a mix of uses (e.g. housing with supporting services, facilities and/or employment). Again, so that comments on sites can be made in context, a number of additional employment and town centre sites have been shown on the maps in Appendix XXX. These sites cover both existing employment areas which are important to protect as well as allocations in current local plans, designed to accommodate the employment that complements the existing housing commitments. These are taken from the GNLP Employment, Town Centres and Retail Study (2017), which can be found on the GNLP website.

### **Development Boundaries**

- 2.9.** The maps in Appendix XXX also illustrate the development boundaries from the current local plans. In effect, development boundaries are there to guide the majority of new development to sustainable locations, which are in keeping with the form and character of the settlement and which focus new growth in locations with good access to existing services and facilities. Development boundaries will be extended to encompass the sites which are eventually allocated for development in the GNLP; however, there may be areas where smaller changes to the boundary would be beneficial, to allow for small-scale development complementing the form and function of that settlement. Equally, it may be that in very specific circumstances areas might be removed from existing development



boundaries, for example where there has been a loss of local facilities or where it would be beneficial to better protect the form and character of an area.

**Sites Question 1** – Please suggest any small-scale sites or changes to development boundaries (generally for sites of less than 0.25 hectares), that would support or and enhance the function of the settlement by facilitating or, in exceptional circumstances, restricting development.

### **Submitting comments on sites and Development Boundaries**

**2.10.** We are seeking your views on both the sites that have already been submitted, as well as on the current development boundaries. Any comments submitted at this stage will help refine the assessment for sites in order to propose final allocations. As well as identifying any barriers to developing the sites (e.g. flood risk, service capacity, potential access to the site etc.) and raising concerns about the impact that development might have (e.g. environmental and heritage impacts), it would also be useful to know if there are any local benefits that could be achieved through development. Please use the sites form provided to submit comments.

**2.11.** Whilst over 600 sites have already been submitted for consideration, the distribution across settlements is uneven. Some towns and villages which could potentially accommodate growth have not had many sites submitted for consideration and there may still be sites which would actually result in a better form of development than those already in this document. Therefore, if you have a site which has not already been considered, please submit this as part of this consultation.

**Sites Question 2** – please use the separate sites response form (a) to comment on any of the sites already submitted, or (b) to submit an additional site for consideration.

## **B. Examples of Settlement Summaries**

### **1. Dickleburgh & Rushall**

#### **Settlement Summary**

Dickleburgh is identified as a Service Village within the current JCS and the allocated local plan site has a resolution to approve for 22 units. The village has a range of basic services and facilities supporting everyday needs, including a primary school, journey to work public transport, a local shop and a village hall.

Fourteen sites have been put forward for consideration for allocation through the GNLP. Sites comprise a range of sizes (0.56 – 5.33ha) giving various options for growth. The historical centre of the village is along The Street with more recent developments mainly east of the former main A140. Sites with good access to The Street, and consequently to the bus route and the junctions with the A140 bypass, are preferable; these include: GNLP0199, 0217, 0239, 0230, 0361, 498, and 0518. However, development of some of these sites would need to have greater regard to impact on listed buildings and the setting of the Conservation Area than others.

Sites to the east of the village arguably have less impact of the historic core, but will instead raise highways concerns by drawing more traffic along narrow lanes like Rectory Road and Harvey Lane (GNLP0063, 0256, 0257, 0258, 0259 and 0389). A further consideration is surface water flood risk, which may impact on the net developable area of sites GNLP0063, 0256, 0230, 0257, 0361 and 0516, and the proximity to the existing waste water treatment works.

Therefore, should further development be concluded to be necessary in Dickleburgh, all sites are considered likely to be suitable subject to the constraints noted above; however, GNLP0063 and 0259 are less attractive in terms of their relationship to the current built form.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0063	Mrs	Carey	Pascoe		Land to the Southern side of Harvey Lane / Langmere Road	1.15	Residential development of an unspecified number.
GNLP0199	Mrs	Renata	Garfoot	South Norfolk Council	Land North of Rectory Road	2.54	Residential development of approx. 80 dwellings with open space.
GNLP0217	Mr	Will	Prewer	CBRE	Land Adjacent to Bridge Farm	3.86	Residential development of an unspecified number.  Residential development to assist in achieving the housing development targets set out as part of the wider Norwich plan.
GNLP0230	Mr	Will	Prewer	CBRE	Land Opposite Bridge Farm	1.27	Residential development of an unspecified number.
GNLP0256	Mr	Will	Prewer	CBRE	Land to the North of Rectory Road	2.79	Residential development of an unspecified number.

GNLP0257	Mr	Will	Prewer	CBRE	Land to the North of Rectory Road	4.32	Residential development of an unspecified number.
GNLP0258	Mr	Will	Prewer	CBRE	Land to the South of Rectory road	1.89	Residential development of an unspecified number.
GNLP0259	Mr	Will	Prewer	CBRE	Land to the South of Rectory Road	1.51	Residential development of an unspecified number.
GNLP0350	Mr	Philip	Rankin	Savills	Land to the West of Ipswich Road	1	Residential development of approx. 25-30 dwellings with open space.
GNLP0361	Mr	Will	Wright	Savills	Off Ipswich Road	0.56	Residential development of up to 10 dwellings.
GNLP0389	Mr	William	Lusty	Savills	Land at Dickleburgh, Harvey Lane	3.31	Residential development of approx. 100 dwellings.
GNLP0498	Mr	Iain	Hill	Ingleton Wood LLP	Land East of Ipswich Road and North of Common Road	2.98	Residential development of an unspecified number.
GNLP0516	Mrs	Nicole	Wright	La Ronde Wright Limited	Land off Norwich Road	5.33	Mixed-use residential-led development of approx. 80 dwellings, small business unit, and landscaping.

**Housing Commitment Sites (At 1 April 2017, 5 or more units only)**

Address	Planning Permission Ref.	Allocation ref.	Remaining Dwellings at 1 April 2017
Mount Pleasant, Norwich Road	2012/2177	n/a	15
Langmere Road	n/a	DIC 1 (South Norfolk Site Specific)	20

		Allocations & Policies Document)	
<b>GVA Greater Norwich Employment Land Assessment Sites</b>			
<b>Address</b>	<b>GVA Reference</b>	<b>Dominant Use Class</b>	<b>Existing or Allocation?</b>
N/A			

## 2. Horsford

### Settlement Summary

Horsford is a large village and parish with a population of approximately 4,100. The village is classified as a Service Village in the Joint Core Strategy. The historic core is in the south of the village near to Horsford Hall and the Grade II\* Church of All Saints. The surrounding landscape, especially to the north, is characterised by plantation woodlands, several of which are County Wildlife Sites.

Most development in recent decades has been in the north of the village and this pattern will be reinforced by current commitments. Former allocations have recently been built out at Pinelands for 53 homes and employment and north of Mill Lane for 125 homes. There is also a planning permission for 259 homes further north of Mill Lane (site GNLP0519 and application 20161770).

The twenty two sites put forward for consideration for allocation through the GNLP can be divided into three categories: firstly, sites north and west of the village; secondly, sites to its south and south-east; and thirdly sites in the parish away from the built up area of the village and south of the Northern Distributor Road (NDR).

- 1) Six sites (GNLP 1043, 0059, 0251, 0469, 0519 and 0423) are located north and west of the village, ranging in size from approximately 1 to 11 ha. The main constraints are vehicular access to the sites, encroachment into the countryside and the vulnerability of parts of some sites to surface water flood risk. As sites 0251, 0469, 0519 and 0423 are adjacent to the existing built up area, consequently their development would be broadly sympathetic to the form and character of the village and well-related to the existing facilities, including the school. Sites 1043 and 0059 are some distance away from the existing built up area, so their development would therefore not be sympathetic to the form and character of the village and the sites would have poor access to facilities.
- 2) Eleven sites (GNLP 0151, 0153, 0192, 0264, 0283, 0359, 0368, 0422, 0479, 0578 and 1008) are located south and south-east of the village, ranging in size from approximately 1.5 to 16 ha. In traffic terms, the sites would have good access to the NDR which would reduce traffic impacts on the centre of the village, though providing suitable vehicular access to the Holt Road could be a constraint in some cases. Other constraints include surface water flood risk, impact on heritage assets and townscape considerations.
- 3) Five sites (GNLP 0302, 0332, 0333, 0334 and 0419) have been promoted south of the NDR, ranging in size from approximately 7 to 36 ha. Whilst within the parish of Horsford, development on these sites would be remote and physically disconnected from the village by the NDR, although there would be potential for sites close to the existing built up area to the south to access services in Hellesdon or for

sites of sufficient scale to be developed to provide services. Site GNLP 0302 is particularly remote from existing services as it is located on the Reepham Road away from the edge of Hellesdon. A key constraint within this area is the Norwich International Airport Public Safety Zone. Other local factors are noise, vehicular access issues, mitigation of surface water flood risk and townscape and landscape impact.

## Conclusion

Should further development be required in Horsford, there are likely to be a number of suitable sites that could be considered for further assessment. General constraints are protecting landscape character, possible upgrades to utilities infrastructure, impacts on the local road network, and townscape implications if extending the built edge of the village. Sites to the north of Horsford benefit from proximity to the school and those to the south have good access to the NDR and services in the village. Sites on the southern side of the NDR could benefit from proximity to services in the urban area, however sites 0419 and 0333 would need to be developed in combination with site 0332 to form part of an urban extension.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLP0059	Ms	Clare	Metcalf		Bramley Lakes, Dog Lane	3.33	Range of potential uses including residential, commercial, recreation and leisure and tourism.
GNLP0151	Mr	Michael	Marshall	DJ Designs Ltd	Pronto Joinery, Dog Lane	2.34	Mixed use residential, of which details are not specified.
GNLP0153	Mr	Michael	Marshall	DJ Designs Ltd	Pronto Joinery, Dog Lane	0.85	Mixed-use residential, of which details are not specified.
GNLP0192	Mr	Anthony J	Hird	Arnolds Keys	Arable Land, Dog Lane	2.66	Residential development of an undetermined number of dwellings, but of a type to march adjacent properties to the north and east.
GNLP0251	Mr	Graham	Tuddenham		Land at 33 St Helena Way	1.44	Residential development of 15 to 20 dwellings and

							associated public open space.
GNLP0264	Mr	Stuart	Bizley	SMB Property	Dog Lane	1.76	Residential development of 35 to 46 homes with access onto Horsbeck Way and Dog Lane.
GNLP0283	Mr	Malcolm	Dixon	MDPC Ltd	Land Off Holt Road	3.43	Residential development of approx. 105 dwellings.
GNLP0302	Mr	Will	Wright	Savills	Land off Reepham Road	7.34	Residential led development of between 150 and 200 dwellings
GNLP0332	Mr	Michael	Carpenter	CODE Development Planners Ltd	Reepham Road/Cromer Road	49	Residential development and public open space.
GNLP0333	Mr	Michael	Carpenter	CODE Development Planners Ltd	Reepham Road/Holt Road	36.6	Residential development, improved cricket field, employment, roadside services and retail.
GNLP0334	Mr	Michael	Carpenter	CODE Development Planners Ltd	West of Reepham Road	6.4	Residential development of between 128 and 192 dwellings.
GNLP0359	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adjacent Drayton Lane	6.71	Residential Development for between 136 and 200 dwellings.
GNLP0368	Mr	Michael	Carpenter	CODE Development Planners Ltd	Land adj. Drayton Lane	16.26	Residential Development for between 326 and 489 dwellings.
GNLP0419	Mr	Paul	Clarke	Brown & Co.	Land at Holly Lane / Reepham Road	40.65	Residential development of approx. 750 dwellings, with associated access and open space.
GNLP0422	Mrs	Amber	Slater	Brown & Co.	Land at Lodge Farm	1.65	Residential development of approx. 40 dwellings with an improved

							access off the Holt Road.
GNLP0423	Mrs	Amber	Slater	Brown & Co.	Land at Mill Lane	0.95	Residential development of approx. 10 dwellings with an improved access off Mill Lane.
GNLP0469	Mr	Edward	Plumb	Brown & Co.	Land off St Helena Way,	2.64	Residential development of approx. 10-15 dwellings with remaining land available as open space for additional homes.
GNLP0479	Mr	Philip	Atkinson	Lanpro Services Ltd	Land east of Holt Road,	4.38	Residential development of approx. 80 dwellings, with open space, play equipment and green infrastructure.
GNLP0519	Mr	Jonathan	Dixon	Savills (UK) Ltd	Land to the east of Holt Road	15.59	Residential development of approx. 266 dwellings.
GNLP0578	Mr	Russell	Brooks		Hilltop Farm, Church Street	6.67	Development of an unspecified type.
GNLP1008	Mrs	Marie	Loveday		Home Farm, Holt Road	20.25	Land for the planning of houses and leisure grounds.
GNLP1043	Mr	Mark	Williamson		Dog Lane	7.21	Residential development of an unspecified number.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.	Remaining Dwellings at 1 April 2017	
GVA Reference			Dominant Use Class		Existing or Allocation?		
B E16			B2/Sui Generis		Existing		

## Examples of HELAA Site Assessments

### Example Site 1

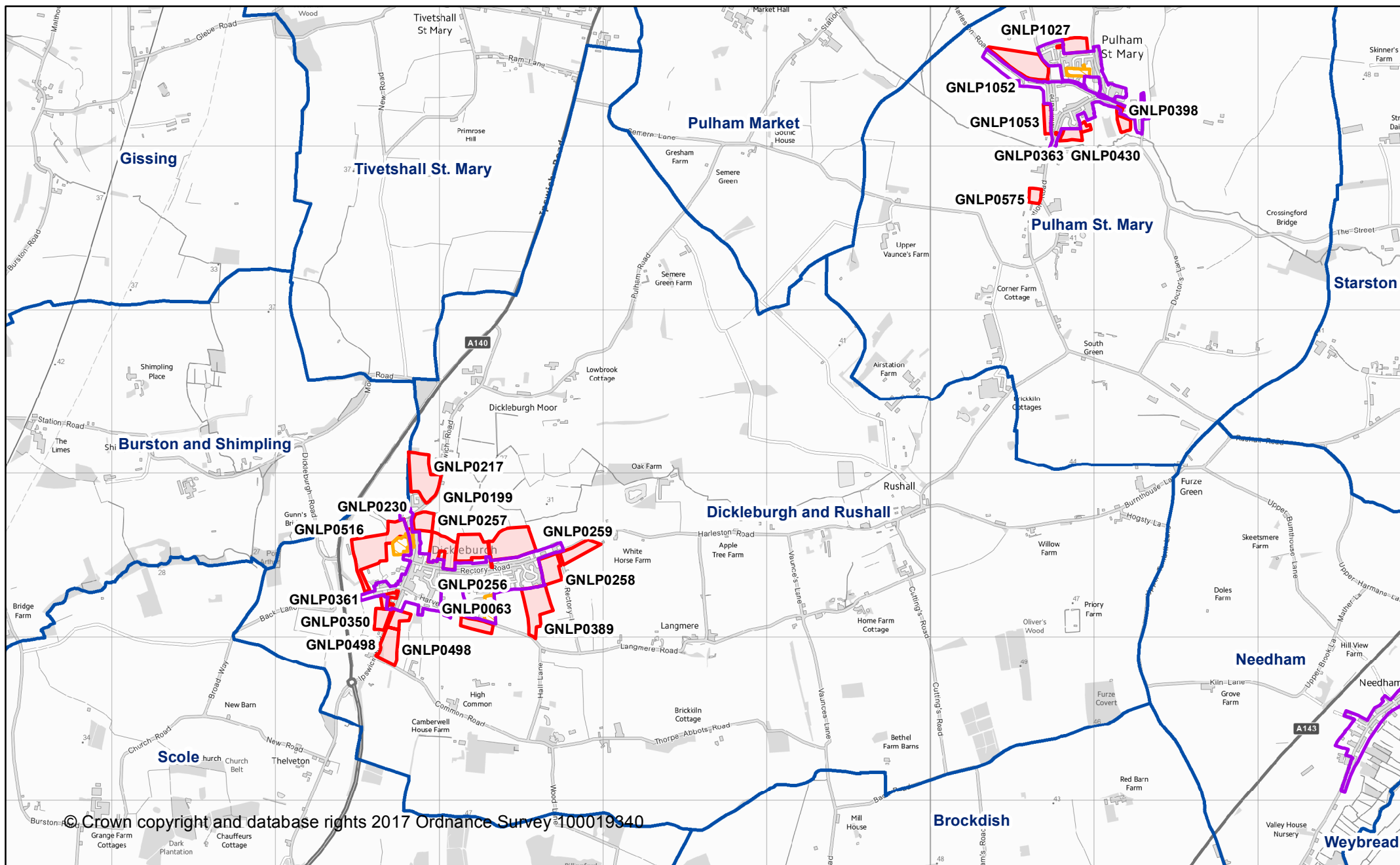
Site reference GNLP0063 - Land to the southern side of Harvey Lane / Langmere Road, Dickleburgh, South Norfolk

Site of 1.15 hectares proposed for residential development (unspecified number of homes)

Constraint	Score (red/amber/green)
Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green
Significant landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

Suitability Assessment	Suitability Conclusion
<b>Suitable</b>	<p>The site is reasonably well related to services in Dickleburgh. It is a greenfield site with no known constraints from utilities infrastructure or contamination/ground stability issues. It is not directly affected by any landscape designations and development would not impact on any designated sites.</p> <p>Parts of the site are at risk of surface water flooding and there could be potential townscape impacts. It is likely that improvements would be required to the local road network. The Highway Authority view (based on current evidence) is that the existing site access is unsuitable, but it is considered that it may be possible to mitigate this following further investigation.</p> <p>There are a number of constraints affecting this site but these may be possible to mitigate. <b>The site is scored as suitable for the land availability assessment.</b></p>











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## Greater Norwich Local Plan Regulation 18 Consultation

This map was made by the Norfolk County Council Information Exploitation Team gis@norfolk.gov.uk

## Dickleburgh and Rushall CP

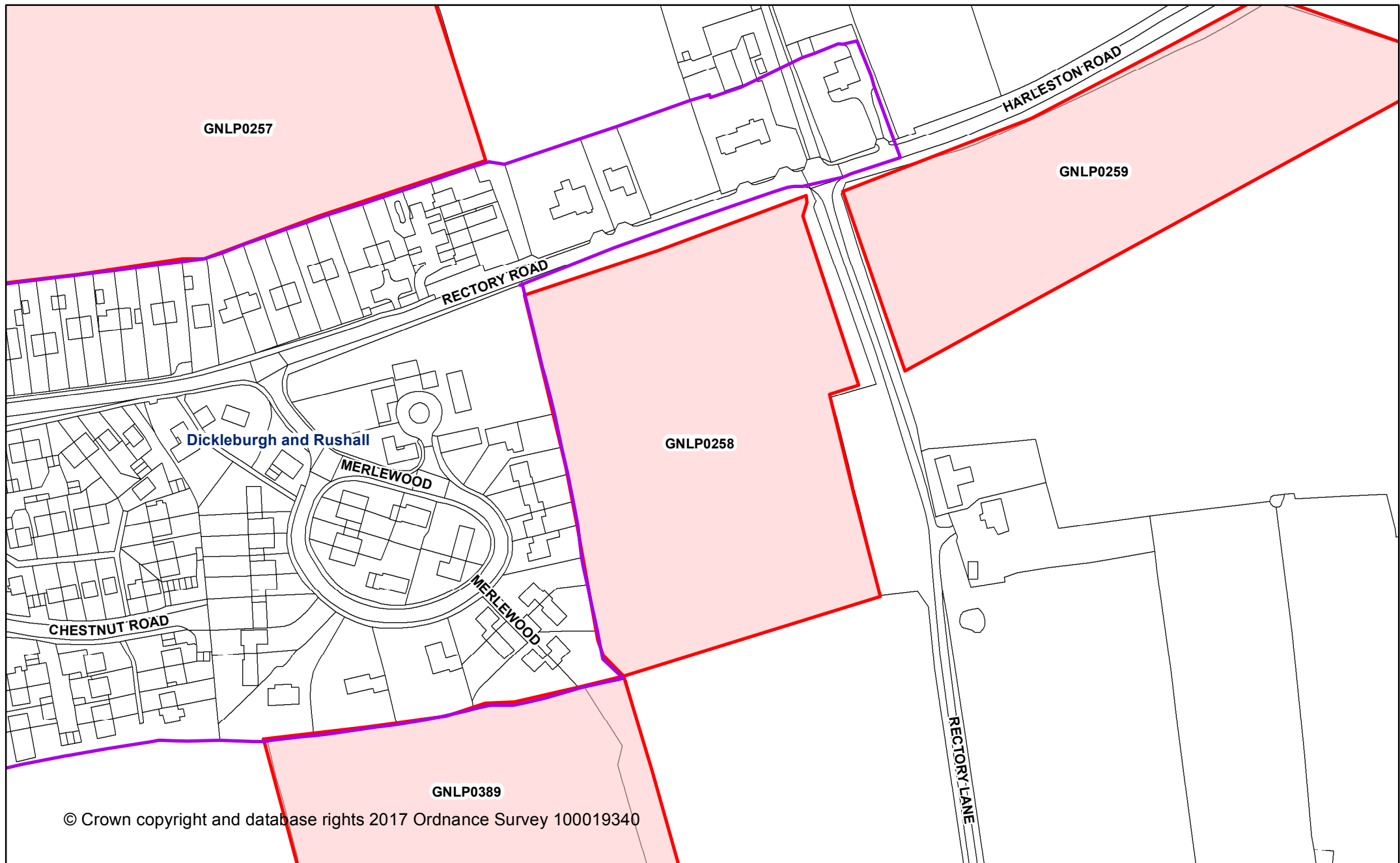
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|  Parish Boundary |  Commitments           |  Broads Authority Area         |

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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0258

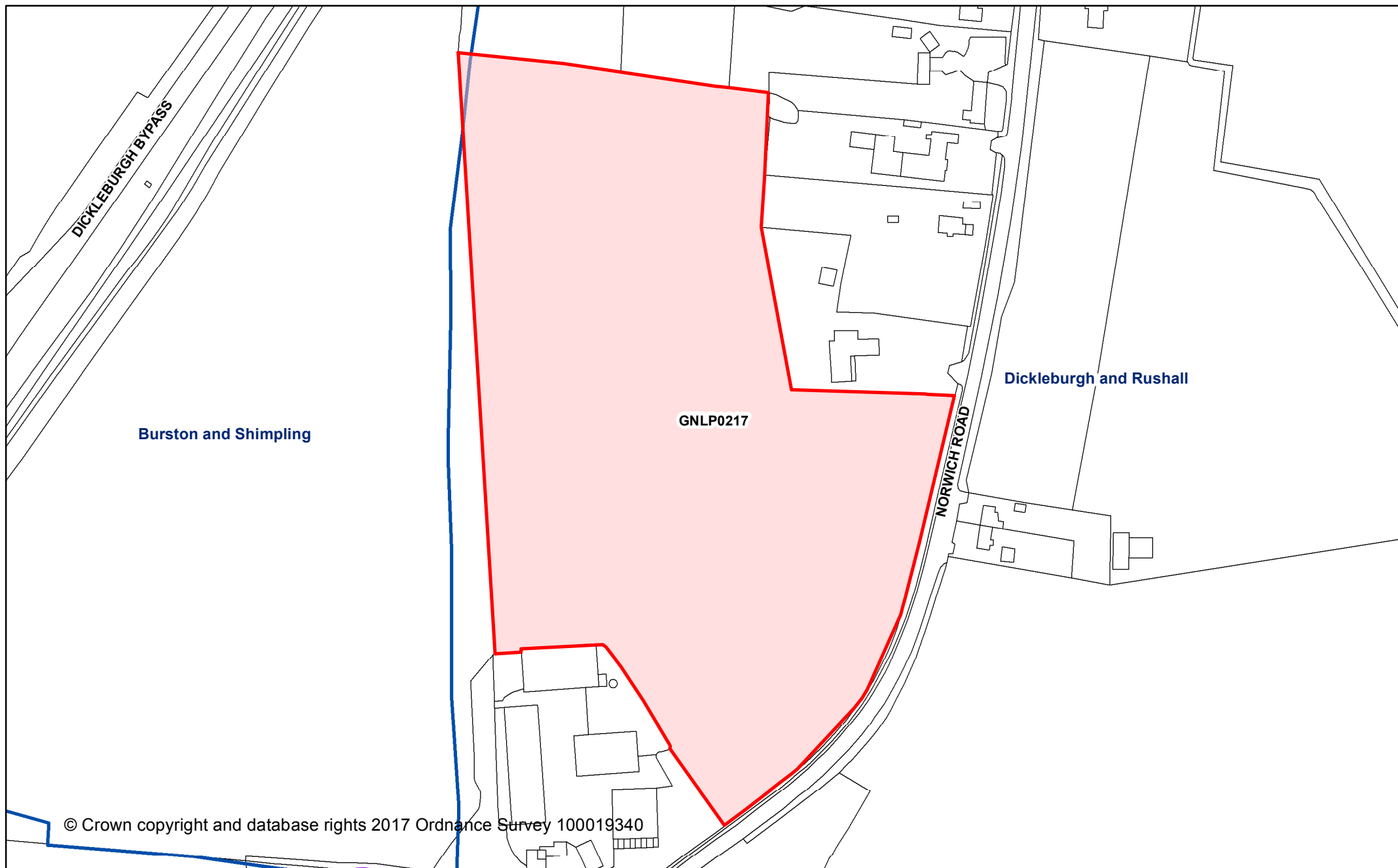
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- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

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




# **Greater Norwich Local Plan Regulation 18 Consultation**

GNLP0217

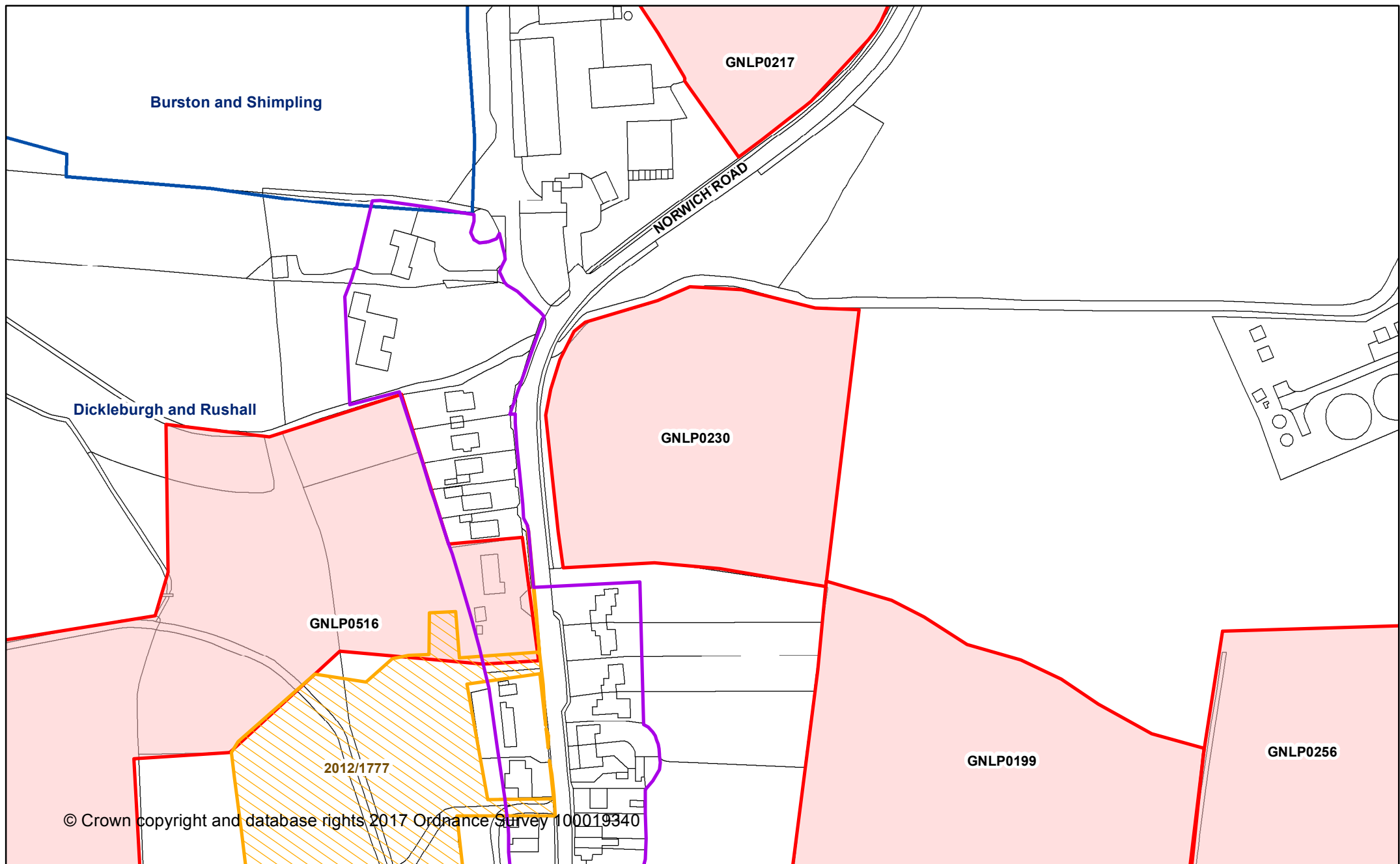
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-  Parish Boundary

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-  Commitments
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# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP0230**

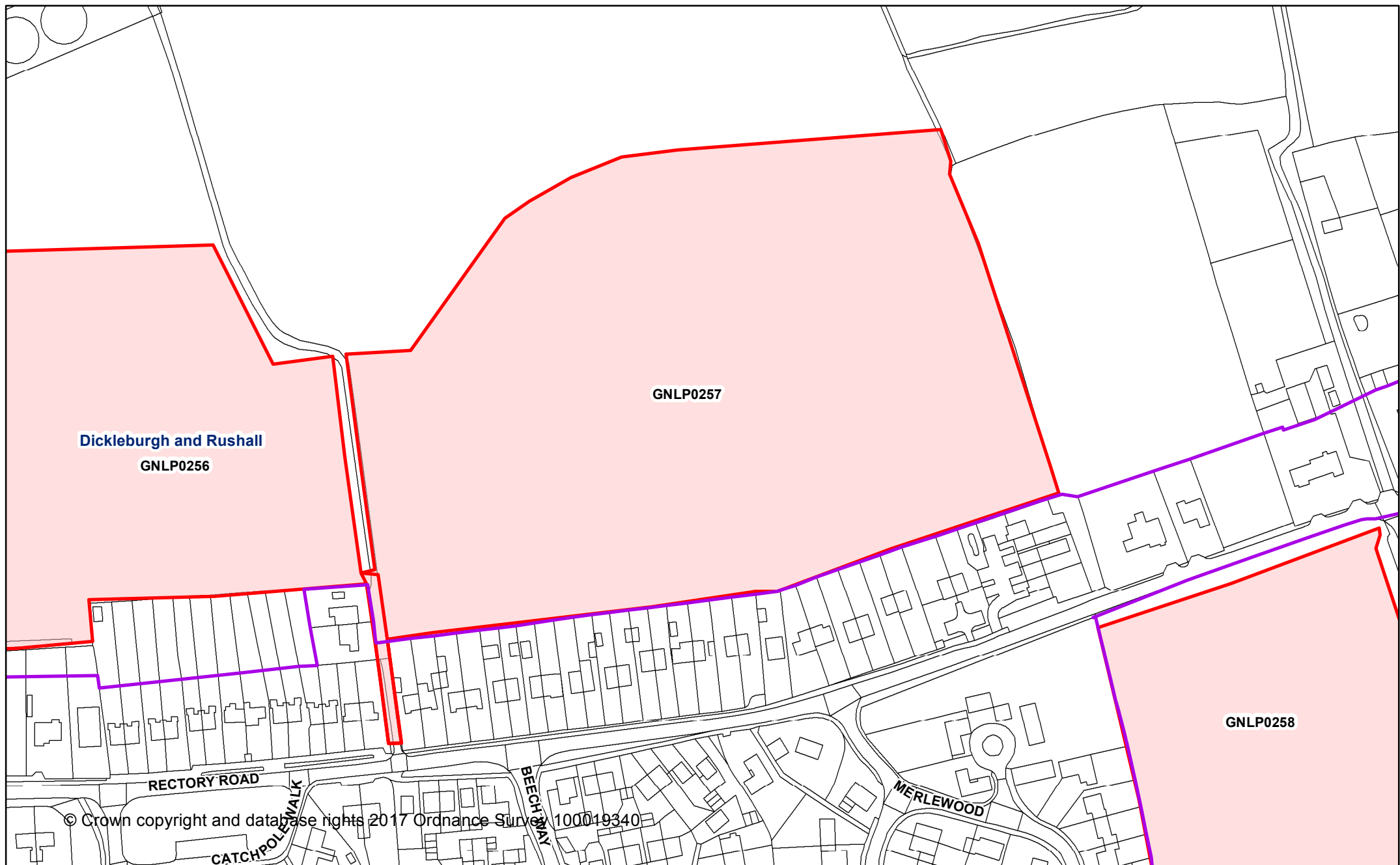
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-  GN Strategic Employment Sites
-  Commitments
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# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP0257**

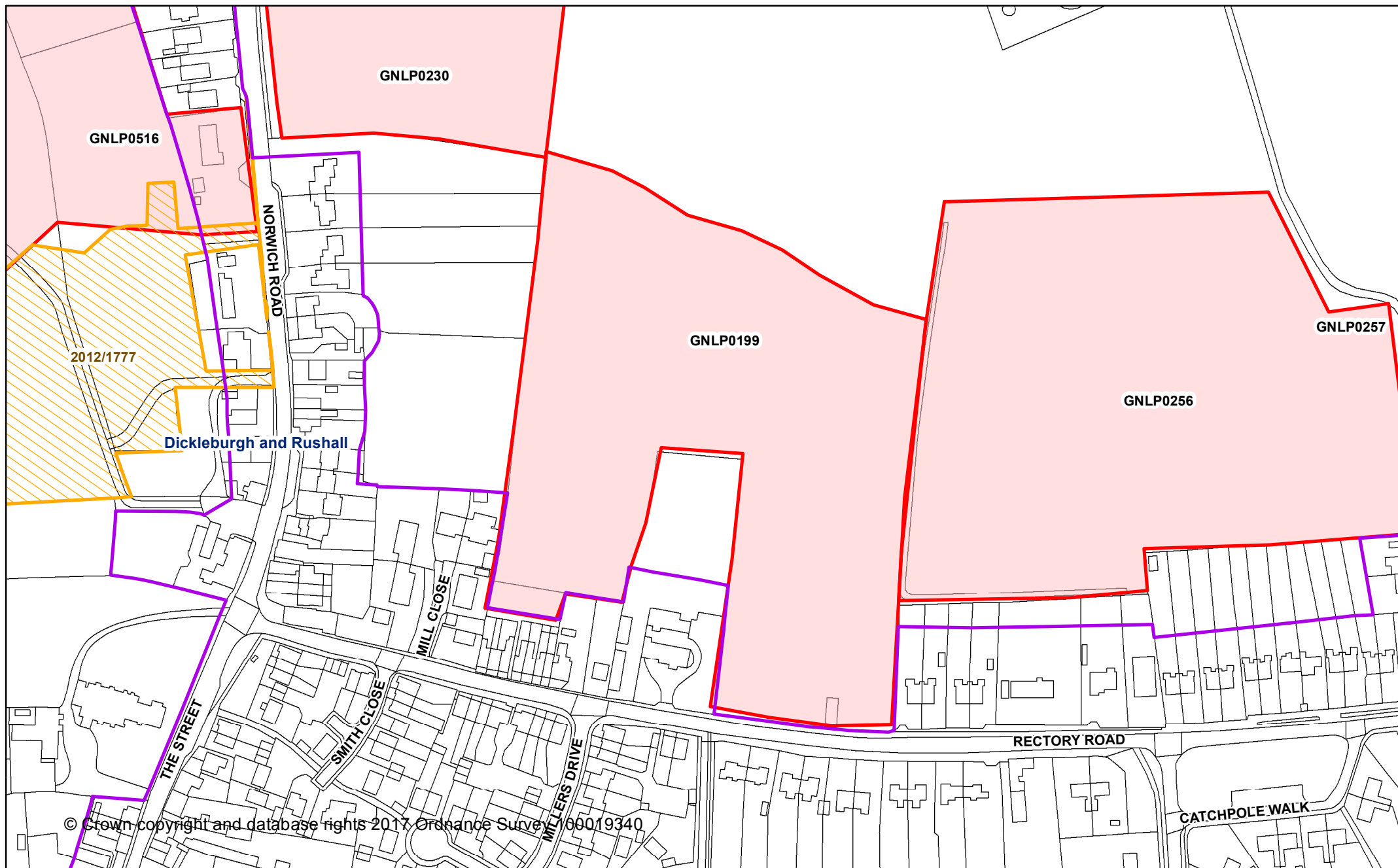
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-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0199

- Settlement Boundaries
- Call for Sites
- Parish Boundary

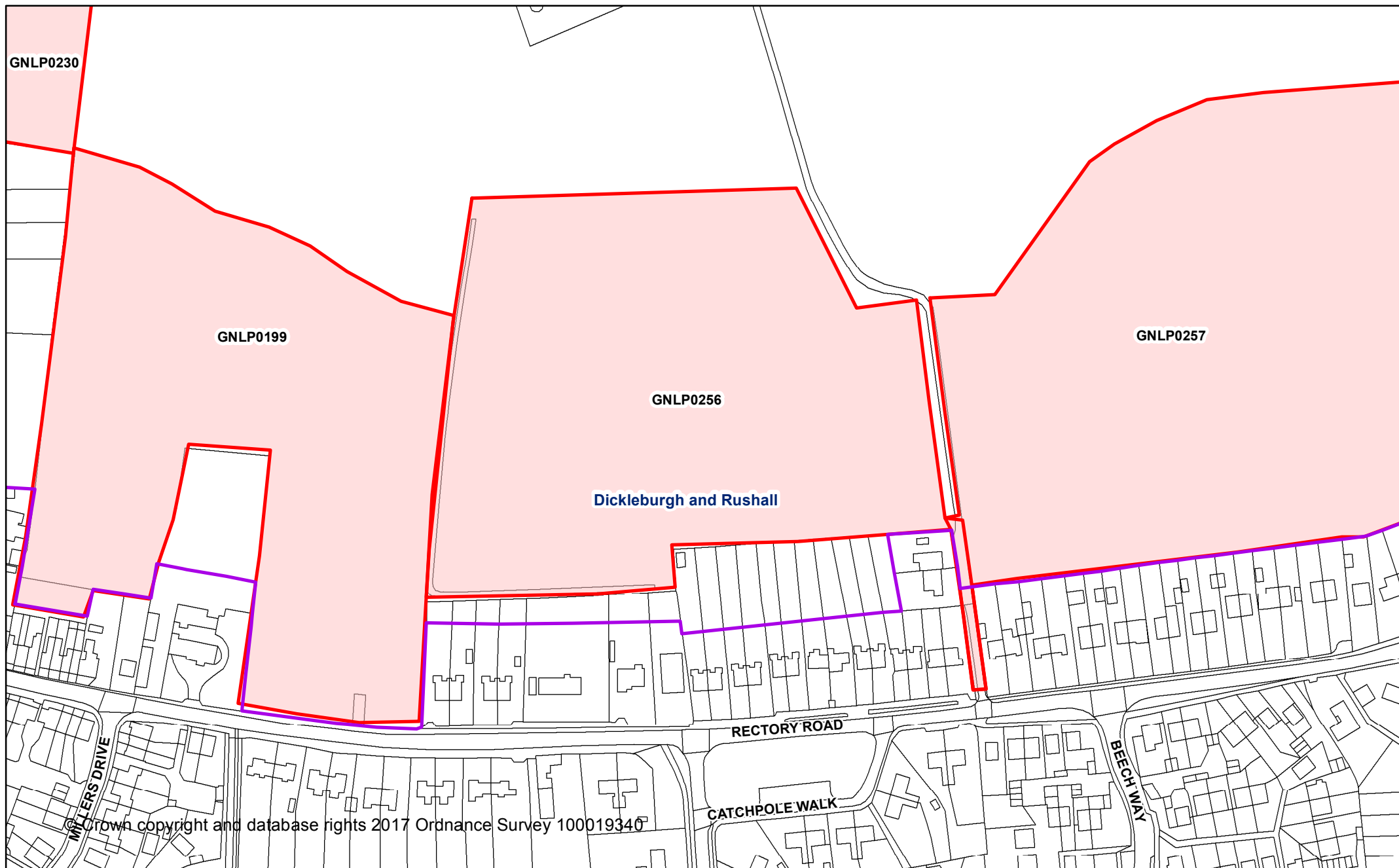
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- Commitments
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0256

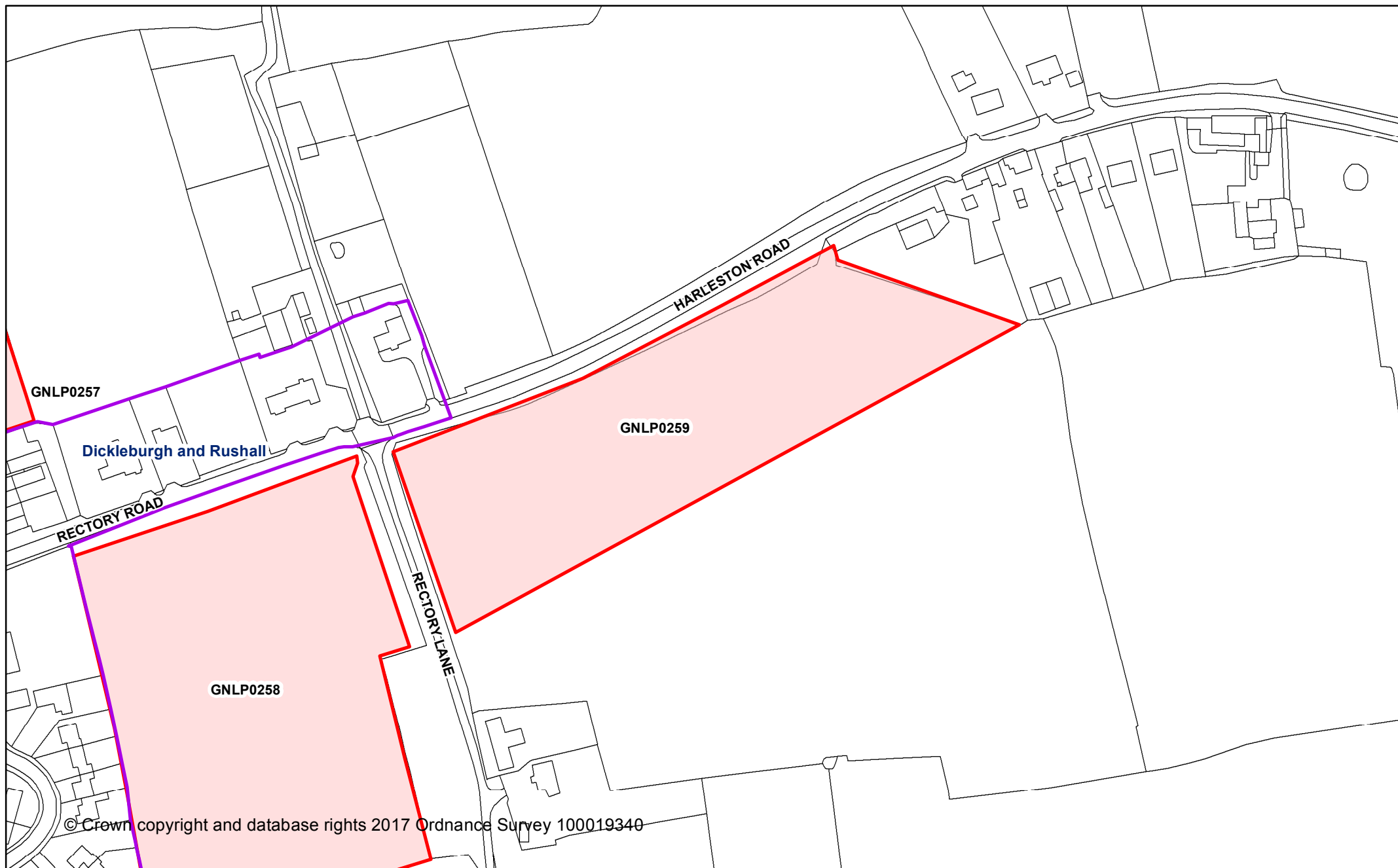
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

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# **Greater Norwich Local Plan Regulation 18 Consultation**

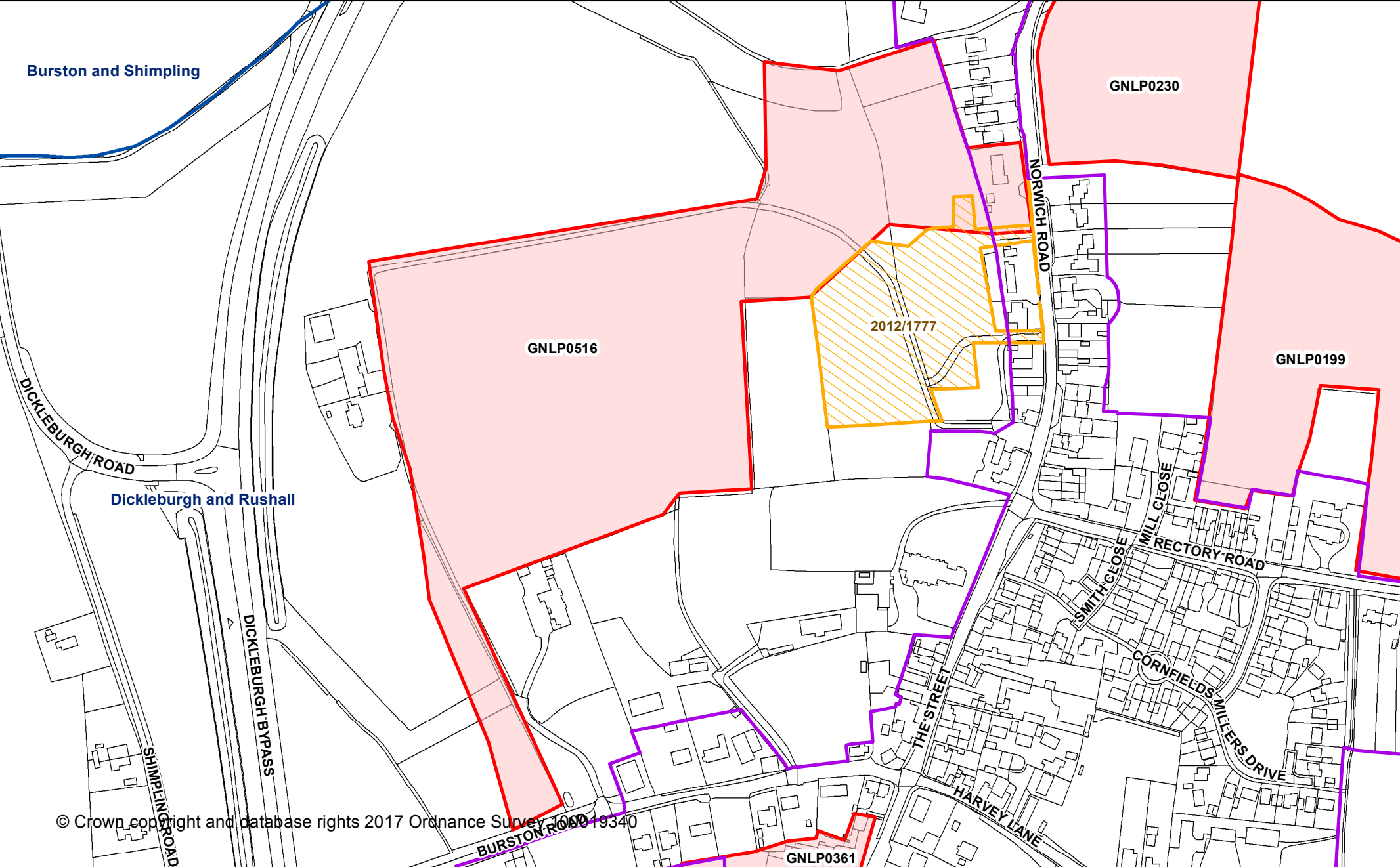
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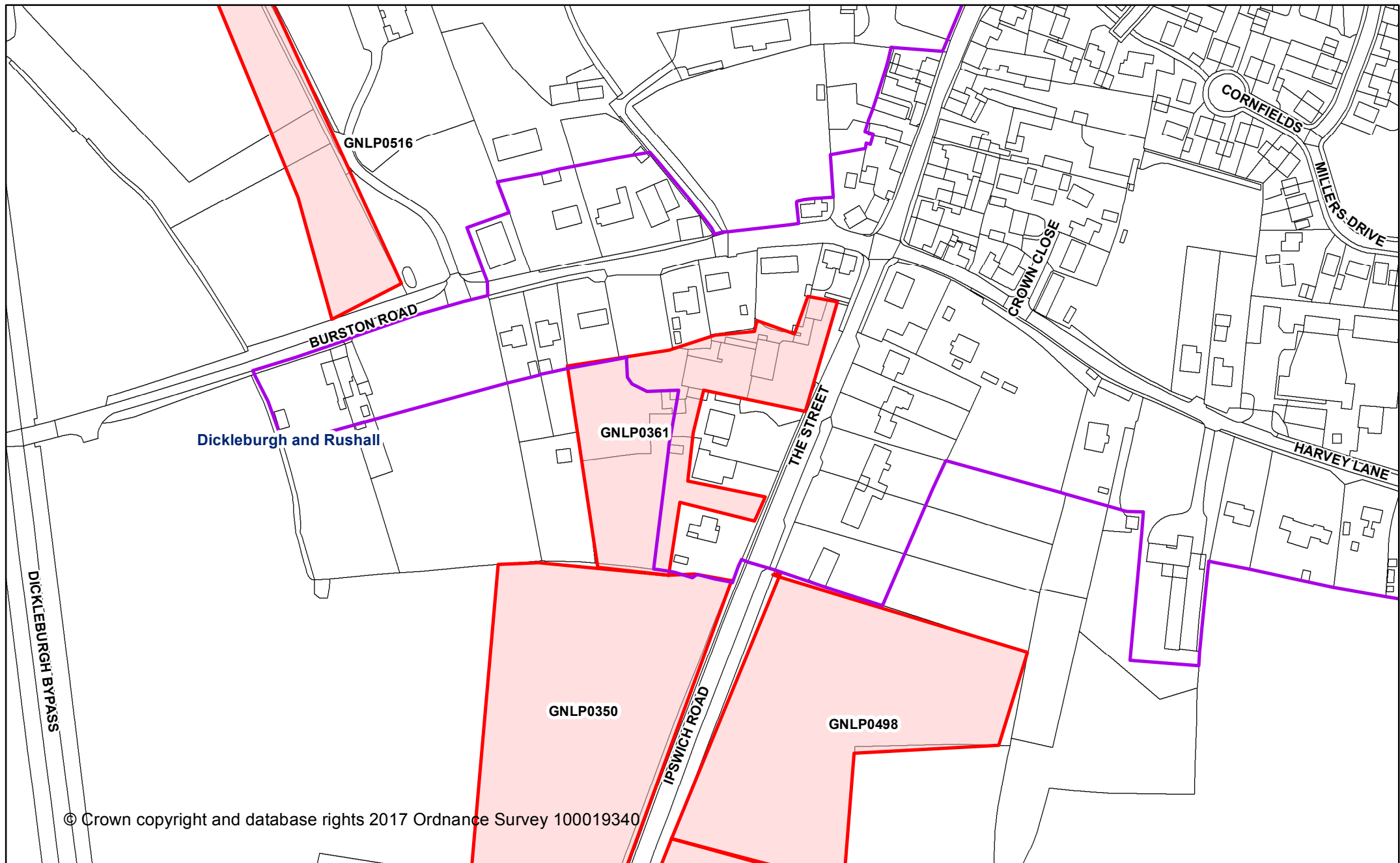






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<b>Greater Norwich Local Plan Regulation 18 Consultation</b>	<b>GNLP0516</b>	 Settlement Boundaries  Call for Sites  Parish Boundary	 GN Strategic Employment Sites  Commitments  Broads Authority Area	Date created: 03-11-2017	
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0361

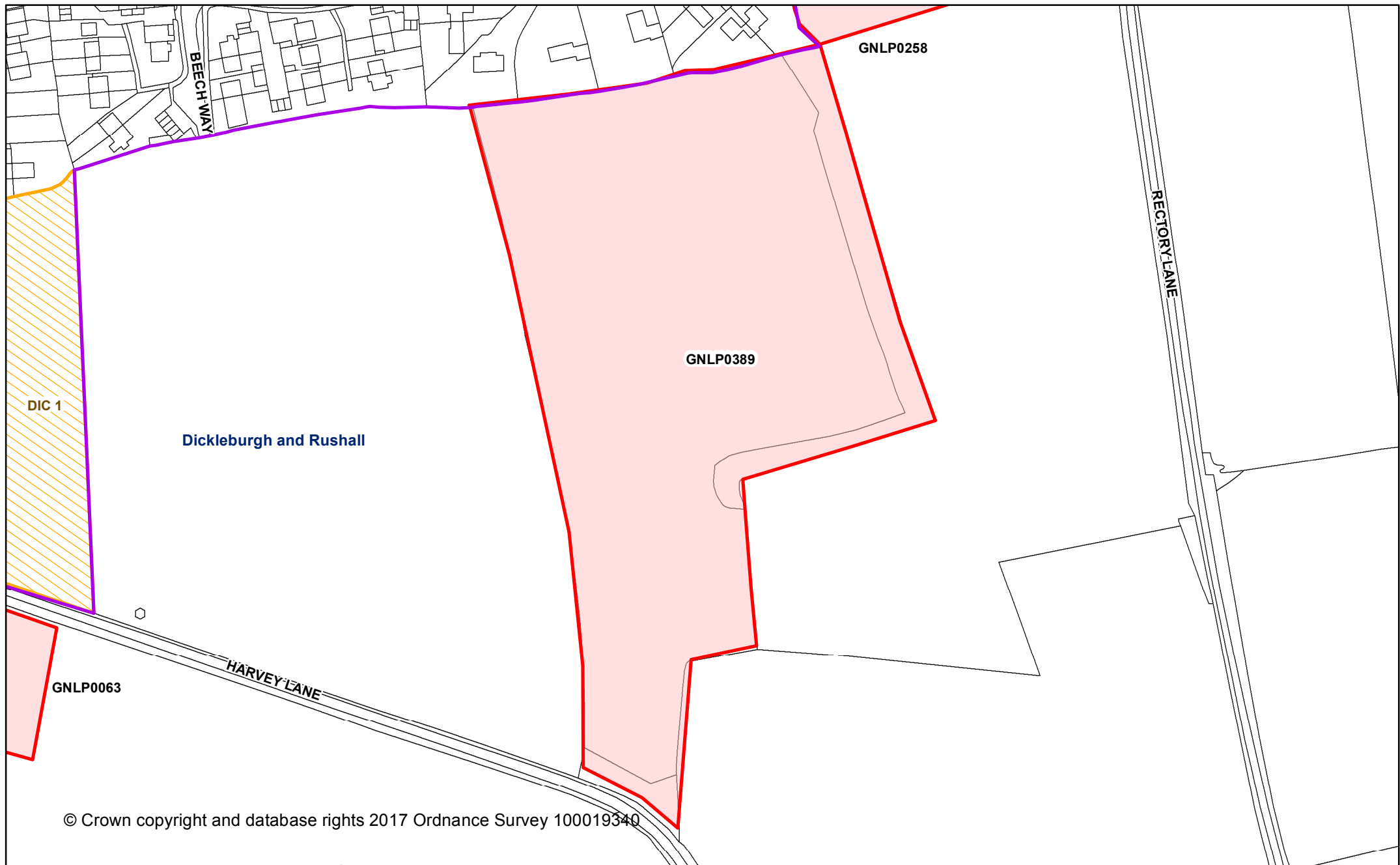
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
@A4





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## Greater Norwich Local Plan Regulation 18 Consultation

GNLP0389

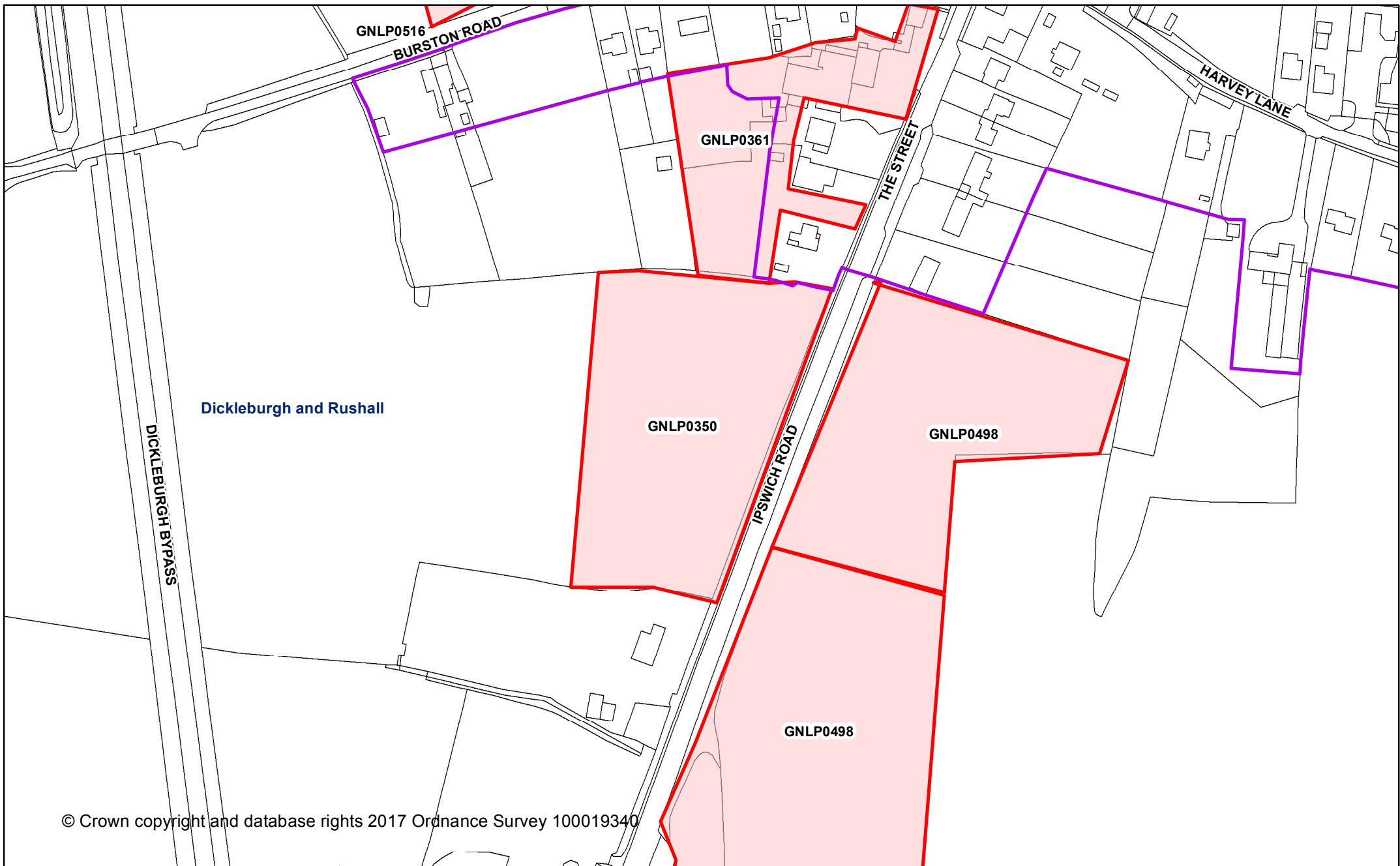
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,054  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0350

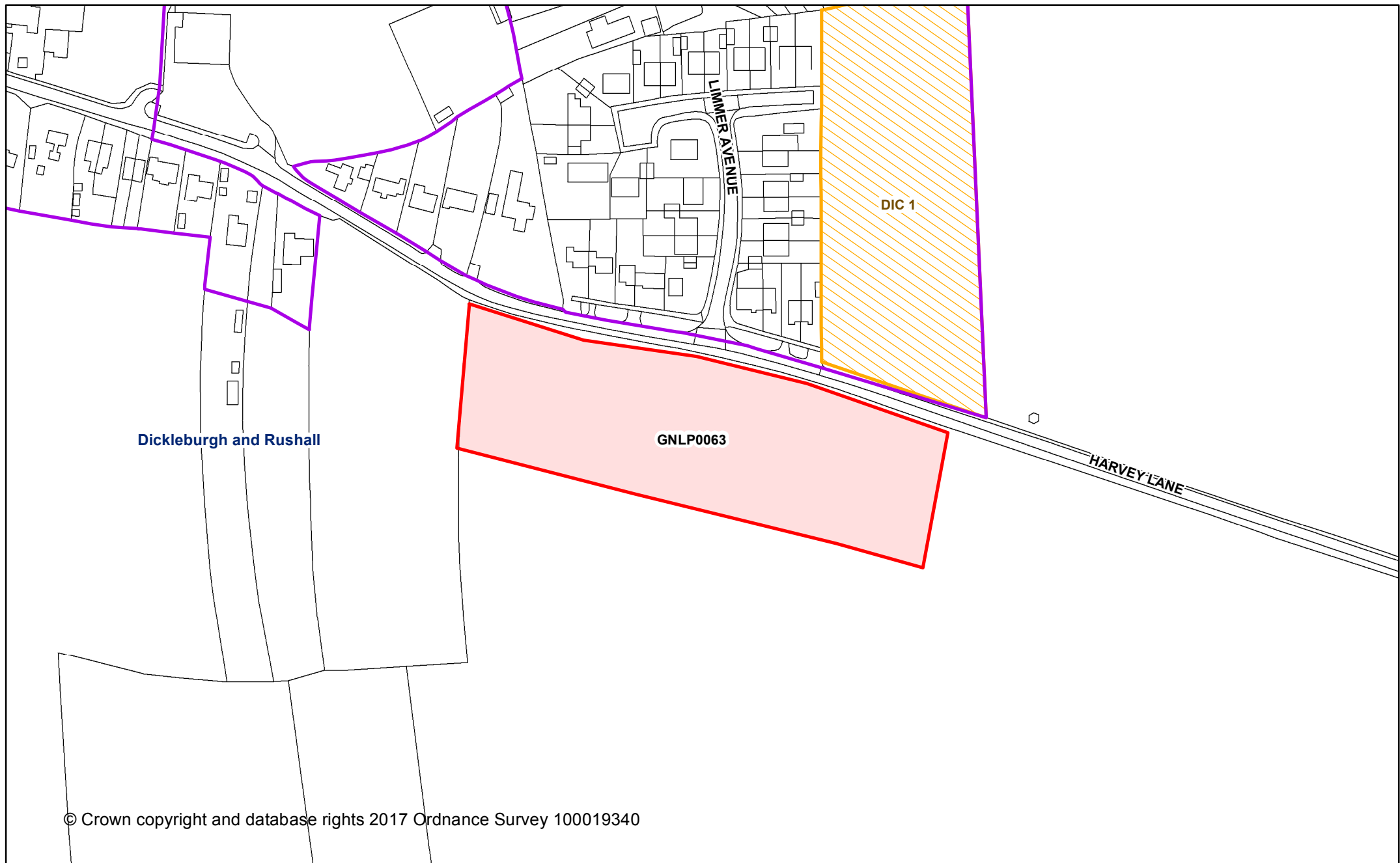
-  Settlement Boundaries
-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,000  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0063

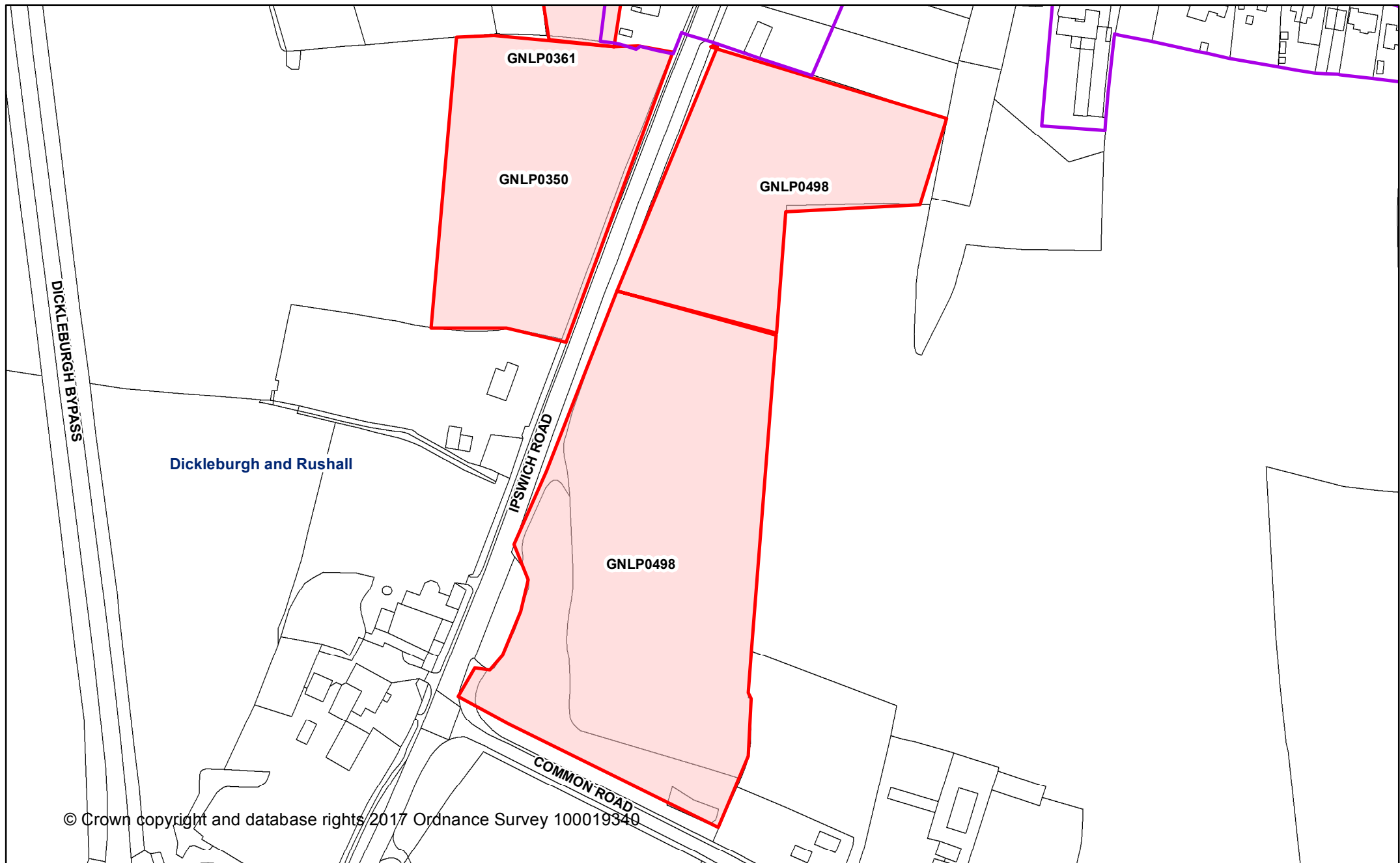
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,000  
@A4








# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP0498**

-  Settlement Boundaries
-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,161  
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## Example Site 2

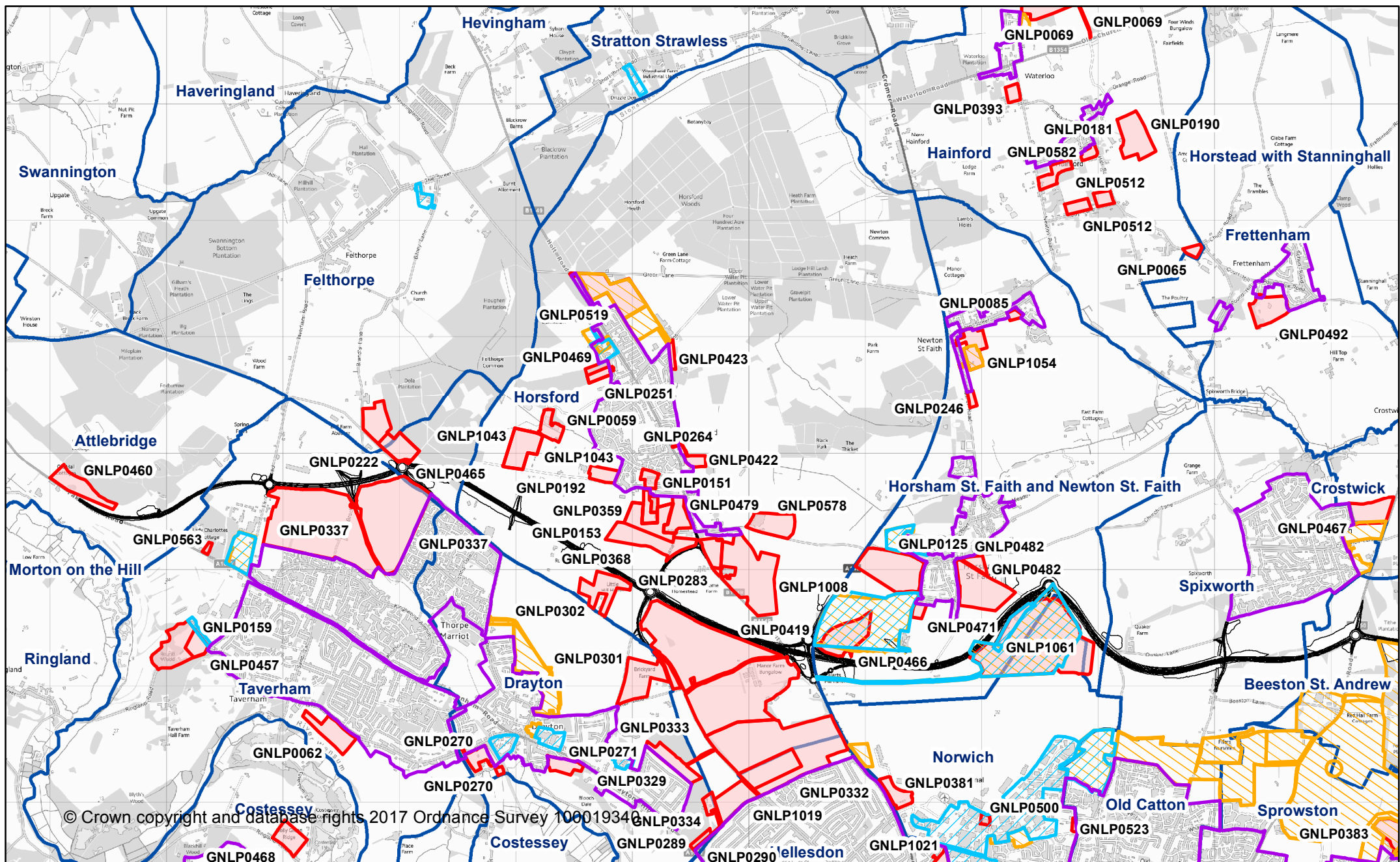
Site reference GNLP0059 Bramley Lakes, Dog Lane, Horsford, Broadland

Site of 3.33 hectares proposed for a range of potential uses including residential, commercial, recreation and leisure and tourism.

Constraint	Score (red/amber/green)
Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green
Significant landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

Suitability Assessment	Suitability Conclusion
<b>Suitable</b>	<p>The site is not particularly well related to services and development here would not be sympathetic to the character of the area. There are no known constraints from utilities infrastructure on site and no contamination/ground stability issues. The site is not directly affected by any landscape designations and there would be limited adverse impact on the historic environment.</p> <p>There are waste water connection and capacity issues and it is likely that upgrades will be required. Large sections of the site are at risk of flooding. The site is near to a special area of conservation and SSSI and adjacent to a county wildlife site.</p> <p>The Highways Authority consider that the creation of a suitable access may be difficult but could be overcome through development.</p> <p>There are a number of constraints affecting this site but these may be possible to mitigate. <b>The site is scored as suitable for the land availability assessment.</b></p>











## Greater Norwich Local Plan Regulation 18 Consultation

This map was made by the Norfolk County Council Information Exploitation Team [qis@norfolk.gov.uk](mailto:qis@norfolk.gov.uk)

Horsford CP

-  Call for Sites
  Settlement Boundaries
  GN Strategic Employment Sites
-  Parish Boundary
  Commitments
  Broads Authority Area

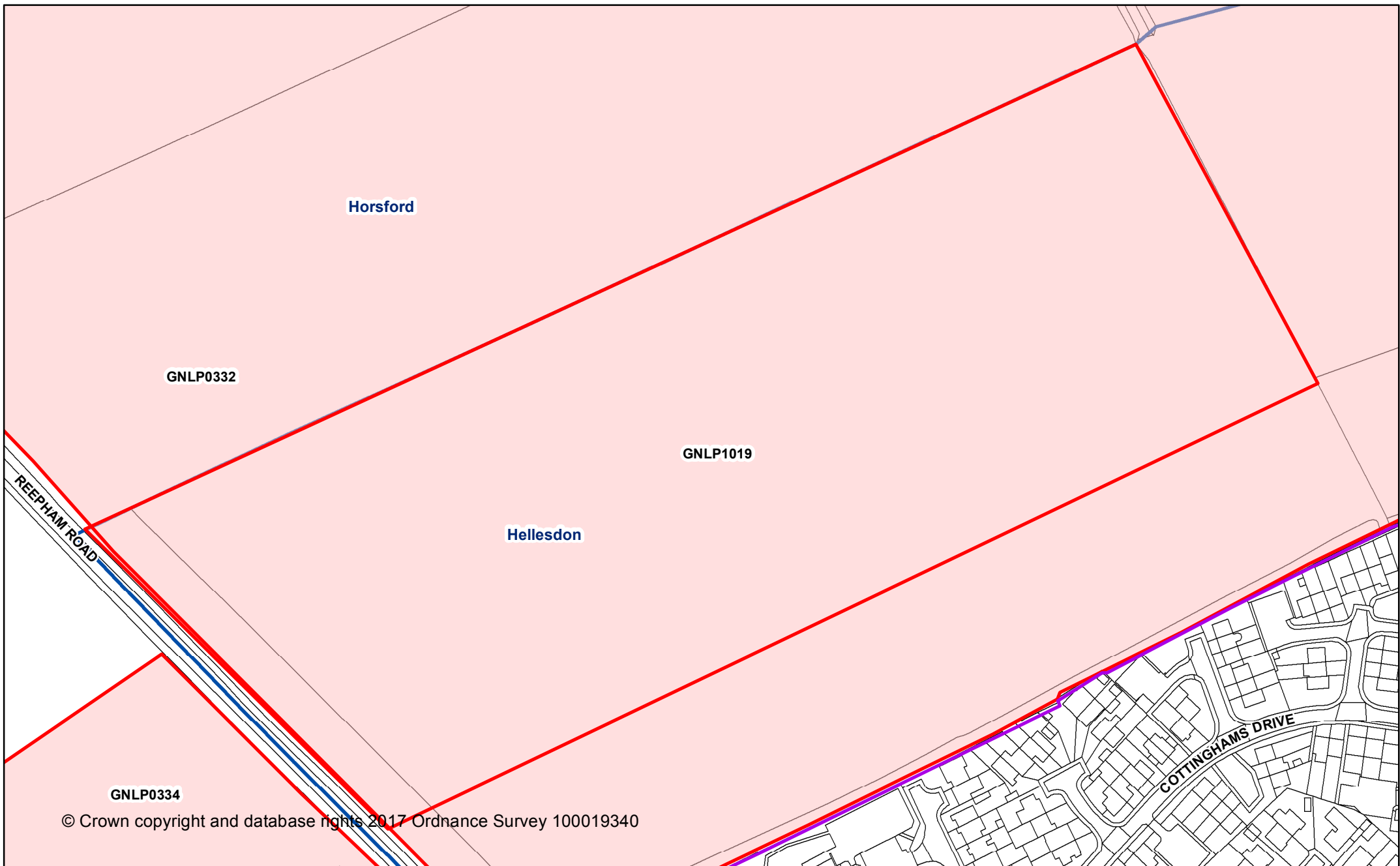
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03-11-2017

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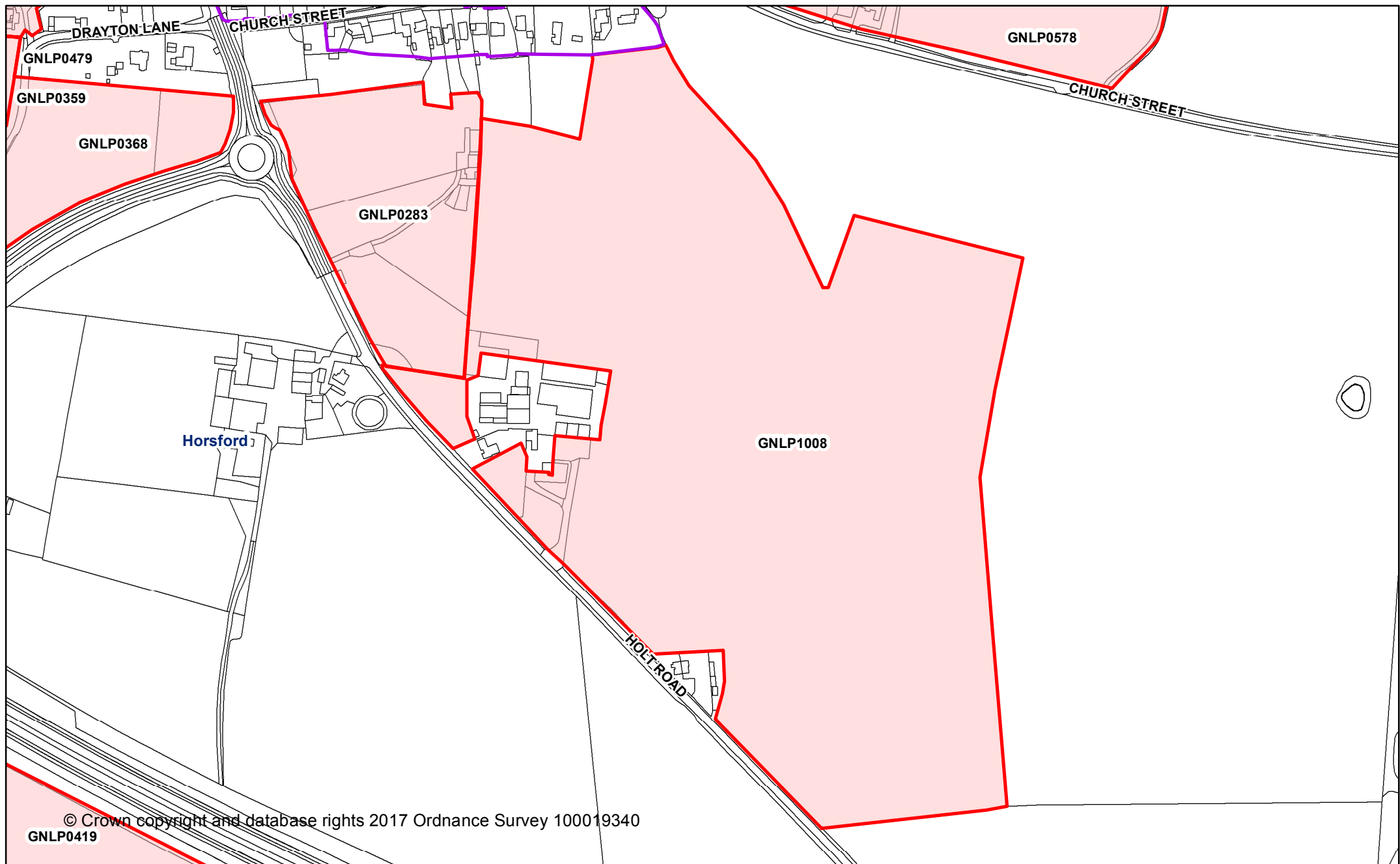
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<p><b>Greater Norwich Local Plan Regulation 18 Consultation</b></p> <p><small>This map was made by the Norfolk County Council Information Exploitation Team gis@norfolk.gov.uk</small></p>	<p><b>GNLP1019</b></p> <p>188</p> <div> <div> <div>Settlement Boundaries</div> <div>Call for Sites</div> <div>Parish Boundary</div> </div> <div> <div>GN Strategic Employment Sites</div> <div>Commitments</div> <div>Broads Authority Area</div> </div> </div>	<p>Date created: 03-11-2017</p> <p>scale: 1:2,171 @A4</p> <div> </div>
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# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP1008**

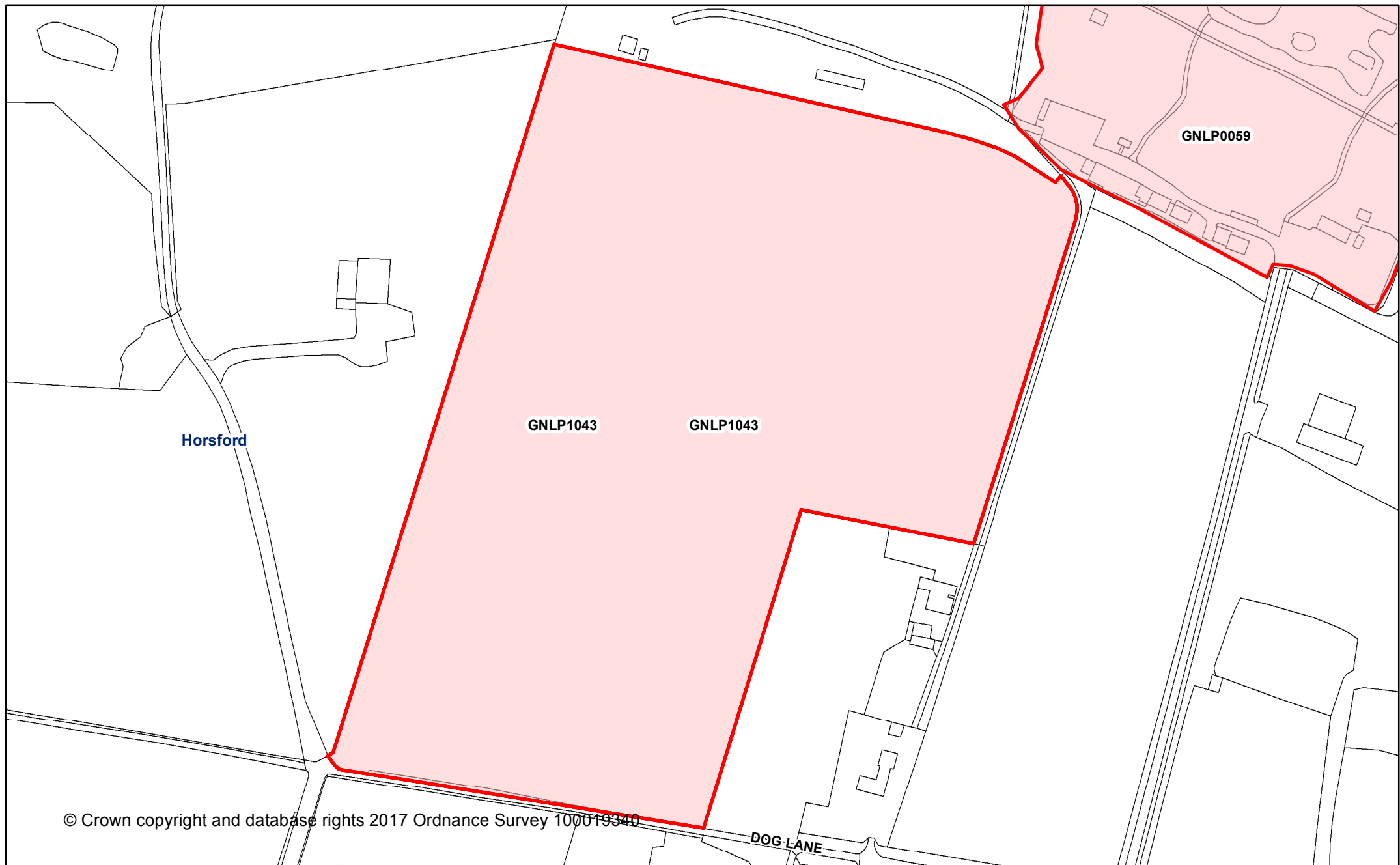
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
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Date created:  
03-11-2017

scale: 1:4,400  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP1043

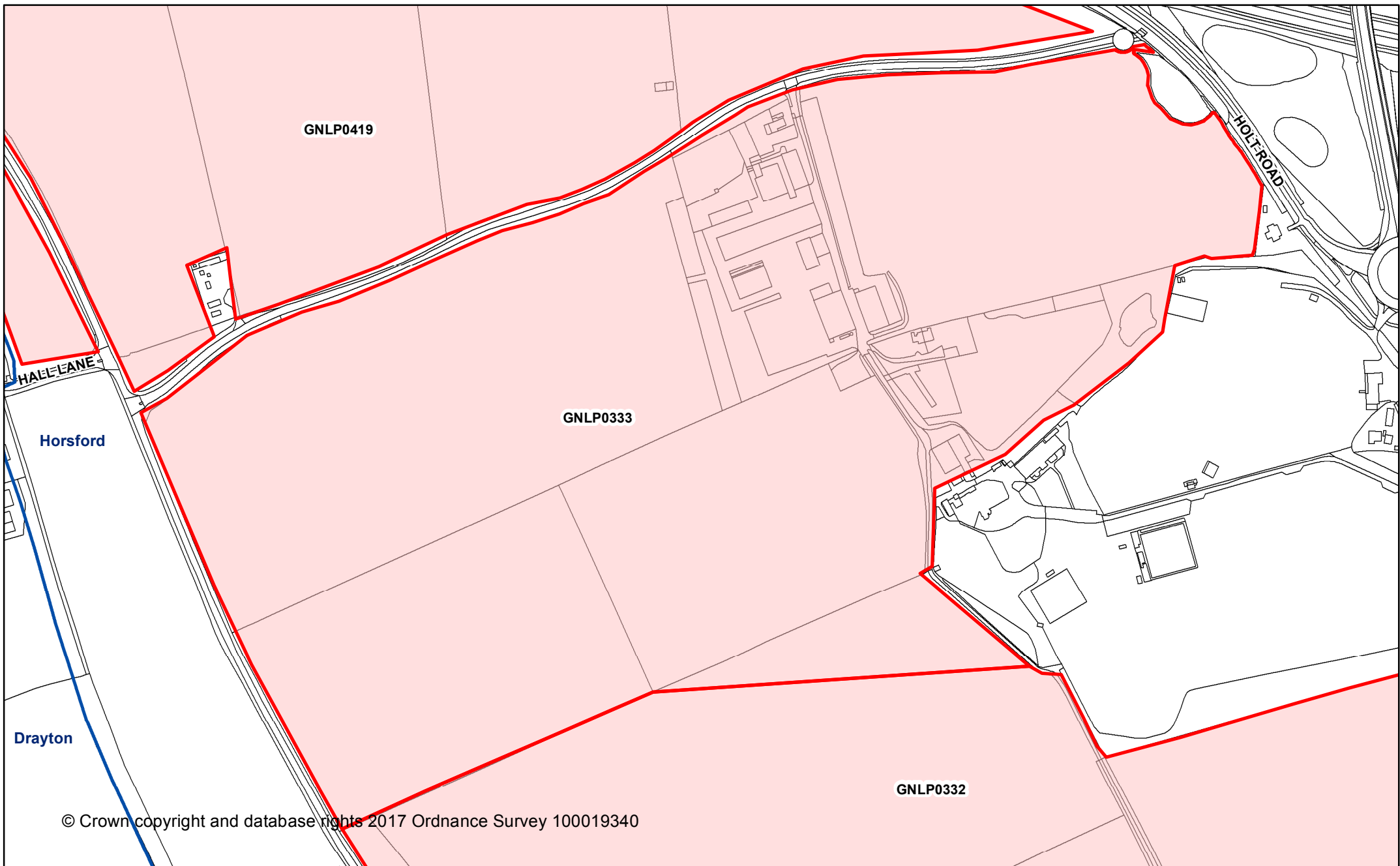
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,244  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0333

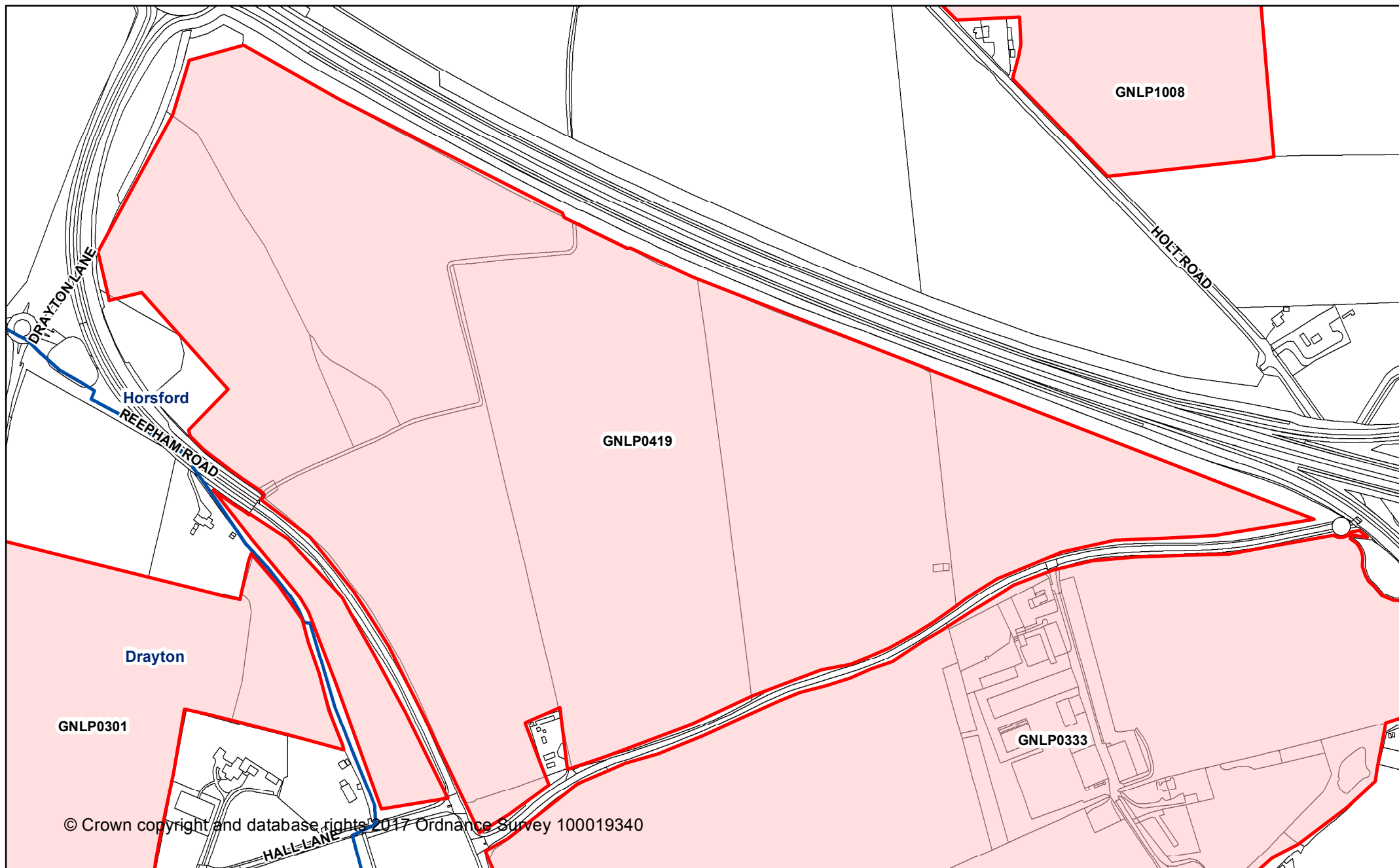
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- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

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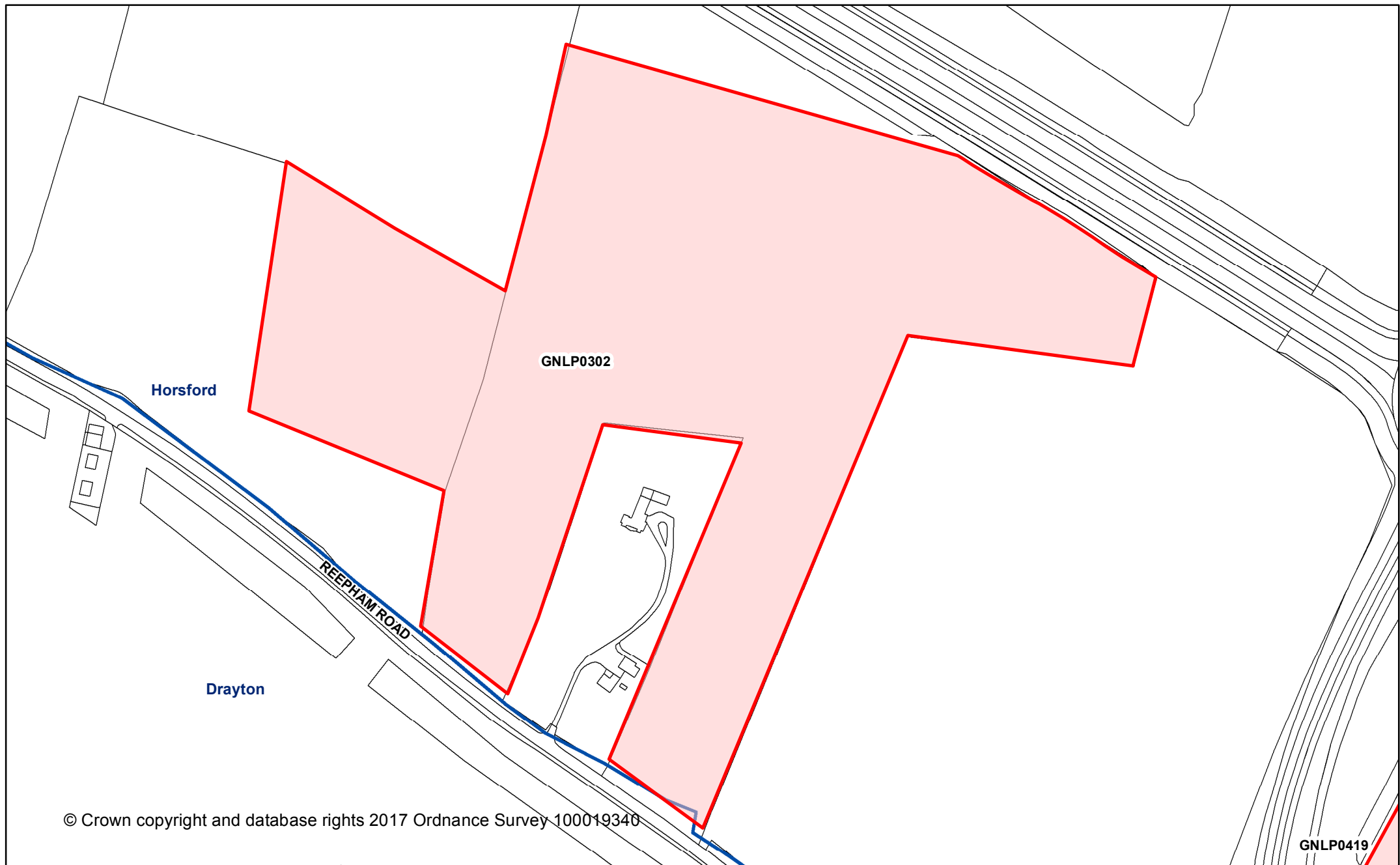
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:4,938  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0302

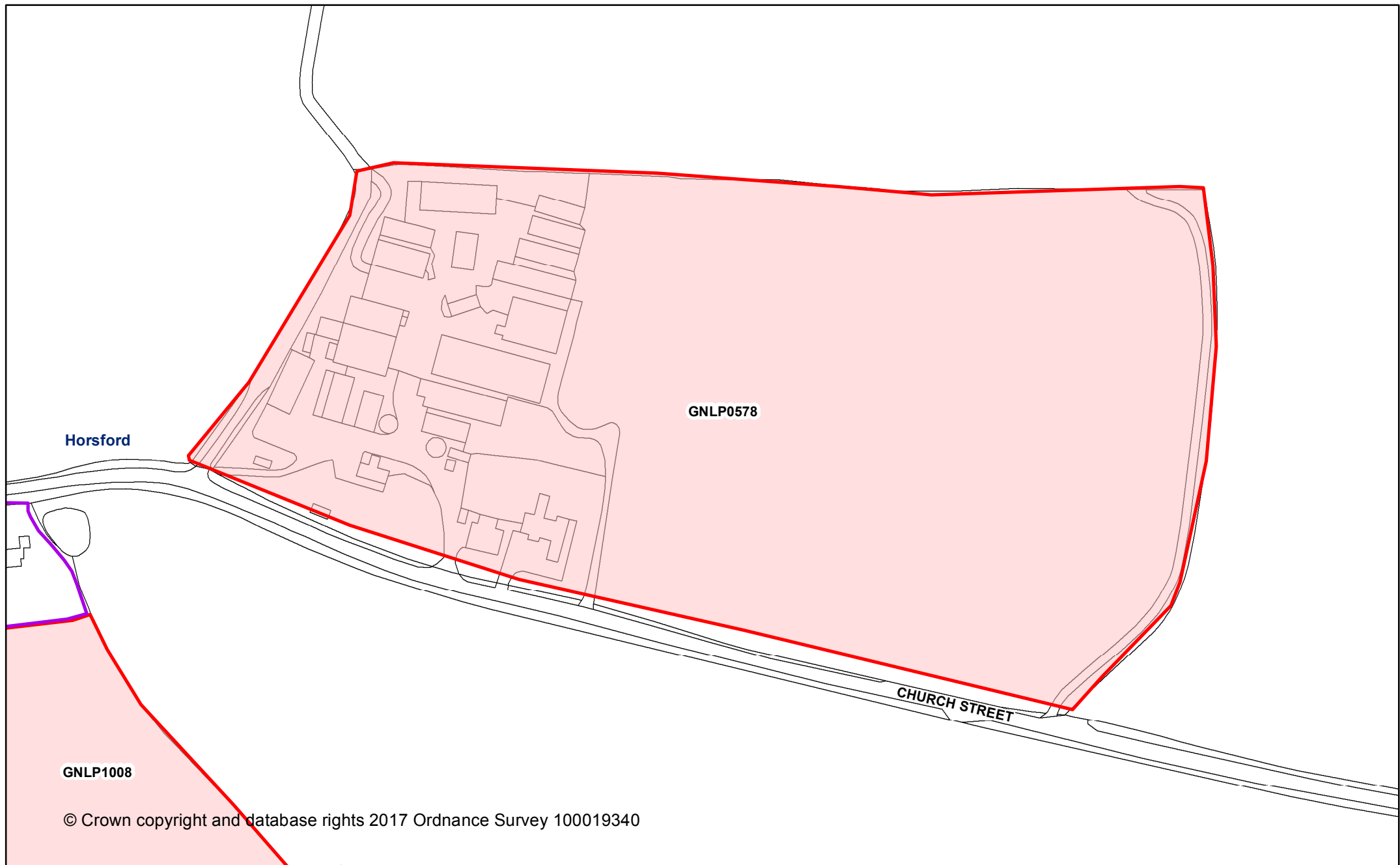
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- Call for Sites
- Parish Boundary








- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

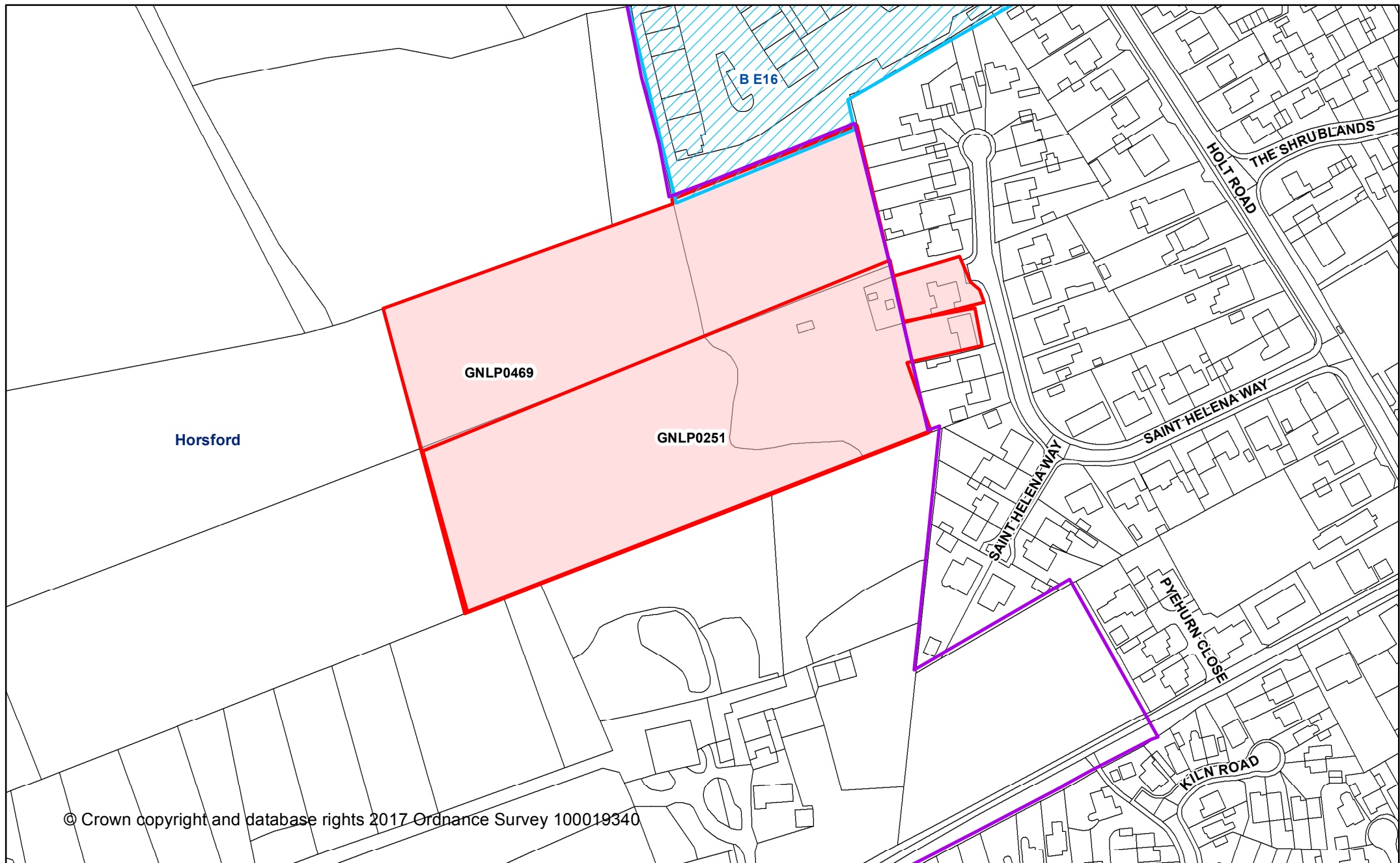
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<p><b>Greater Norwich Local Plan Regulation 18 Consultation</b></p> <p><small>This map was made by the Norfolk County Council Information Exploitation Team gis@norfolk.gov.uk</small></p>	<p><b>GNLP0578</b></p> <div> <div>  Settlement Boundaries          Call for Sites          Parish Boundary       </div> <div>  GN Strategic Employment Sites          Commitments          Broads Authority Area       </div> </div>	<p>Date created: 03-11-2017</p> <p>scale: 1:2,000 @A4</p>	<p>N</p> 
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# **Greater Norwich Local Plan Regulation 18 Consultation**

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-  Call for Sites
-  Parish Boundary

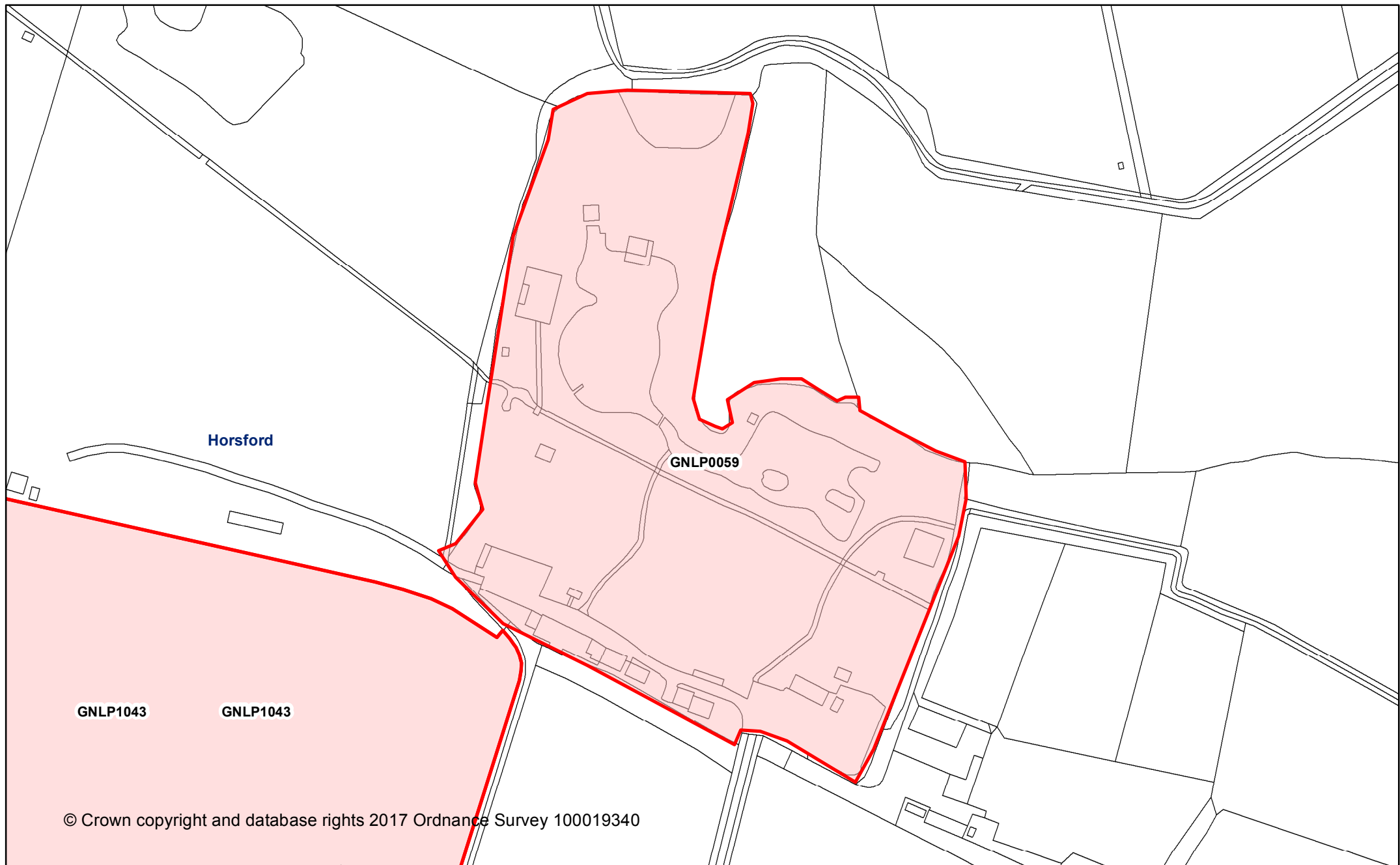
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-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

GNLP0059

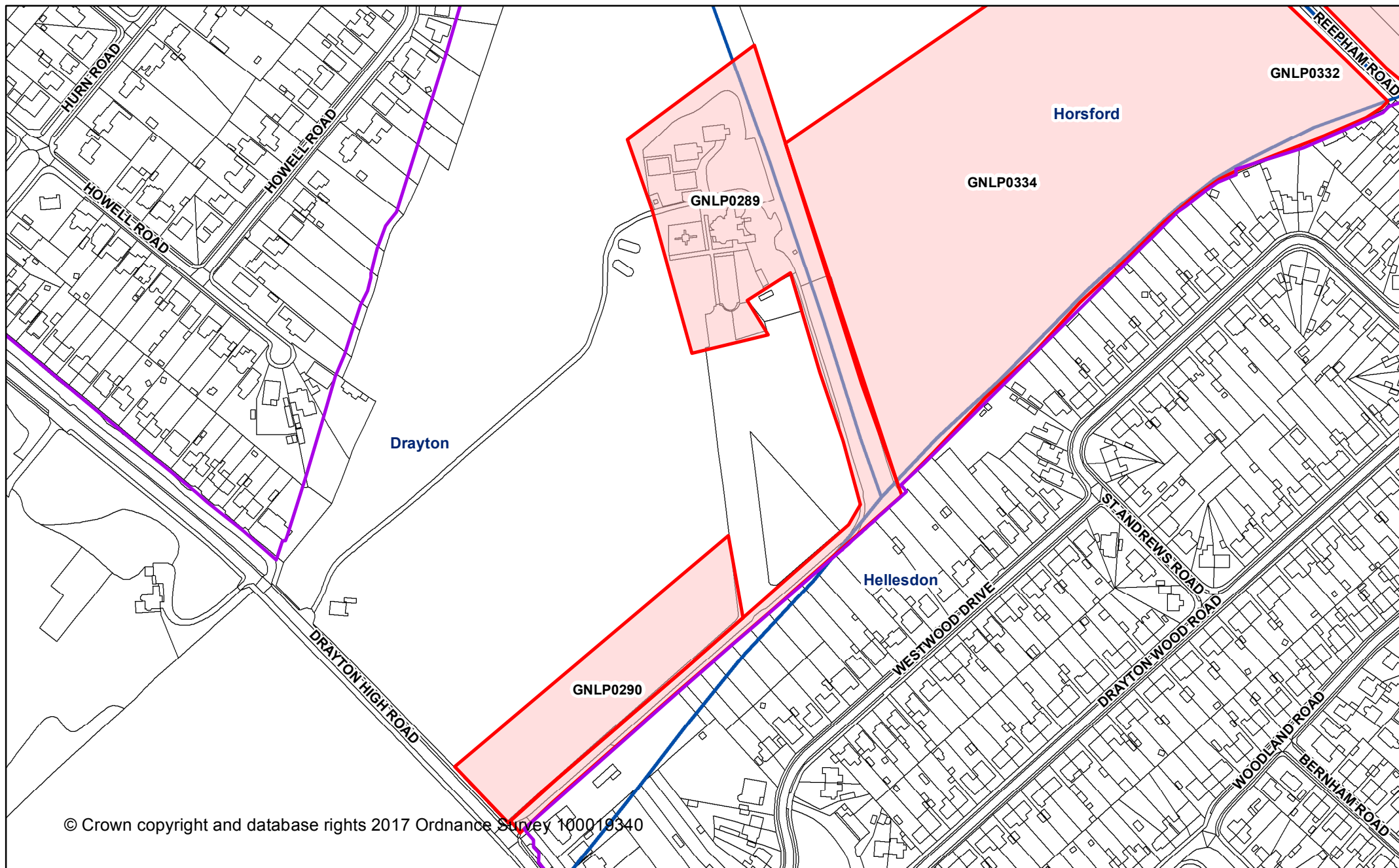
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

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## Greater Norwich Local Plan Regulation 18 Consultation

GNLP0289

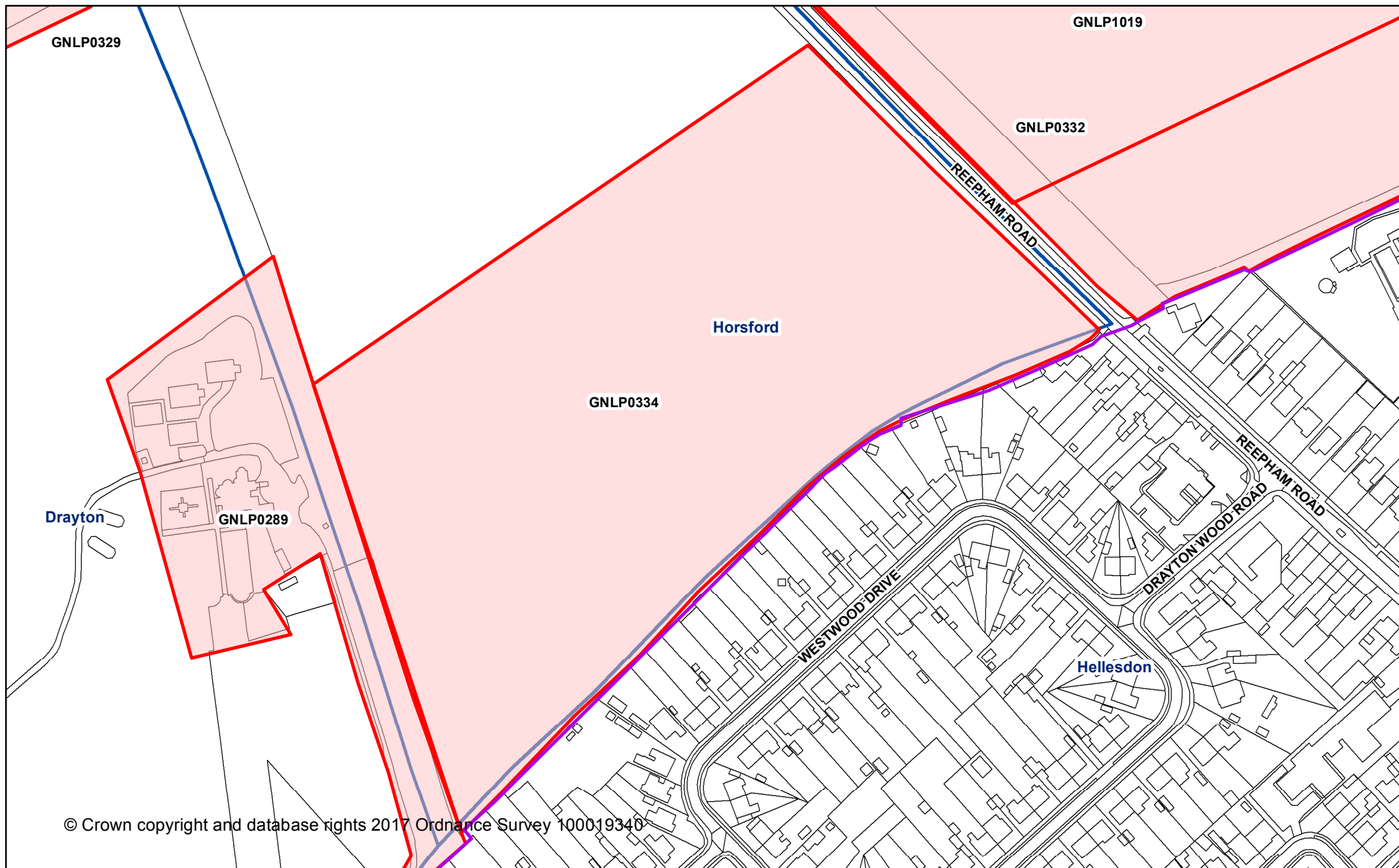
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017




scale: 1:3,141  
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




# **Greater Norwich Local Plan Regulation 18 Consultation**

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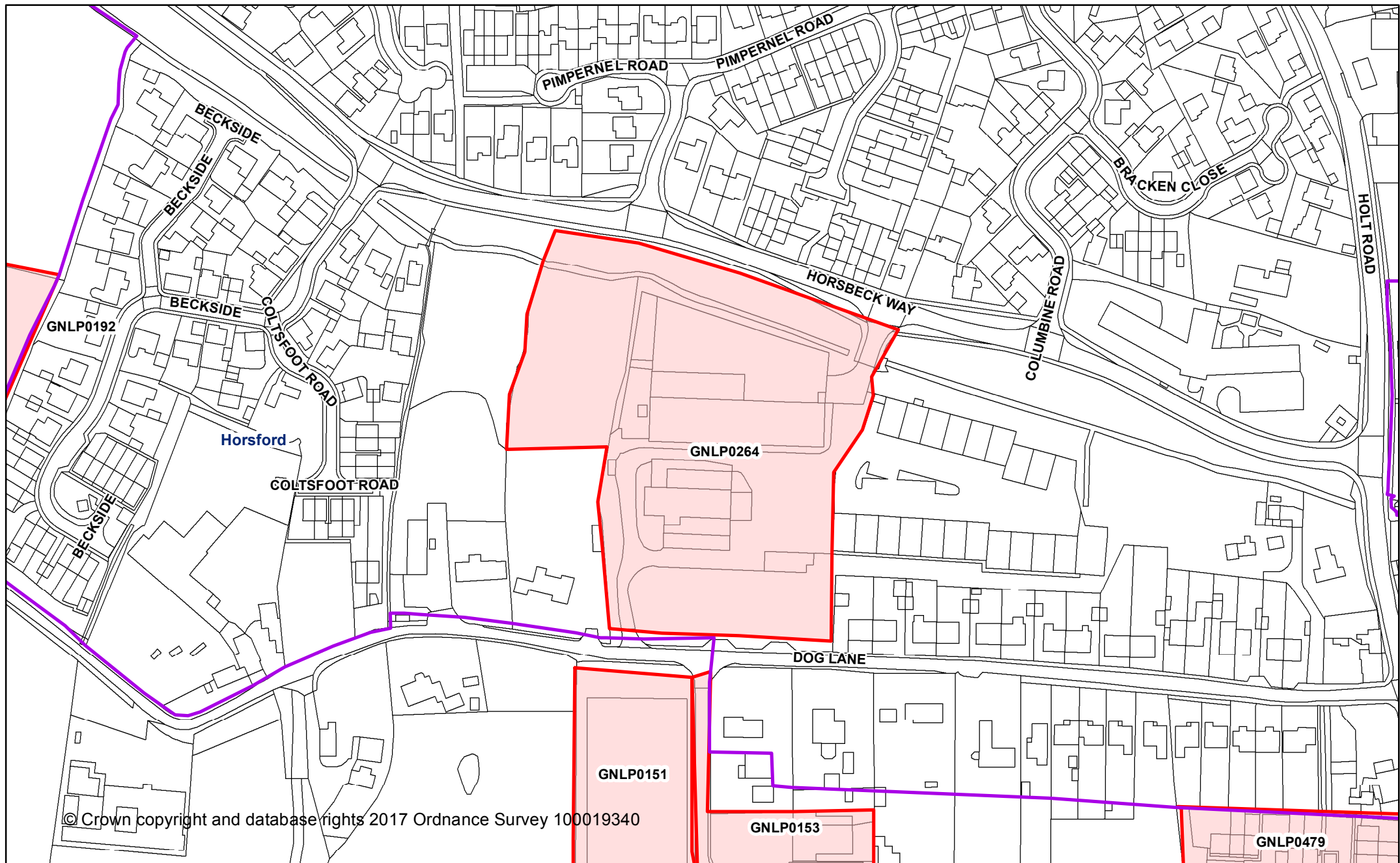
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,409  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP0264**

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-  Call for Sites
-  Parish Boundary

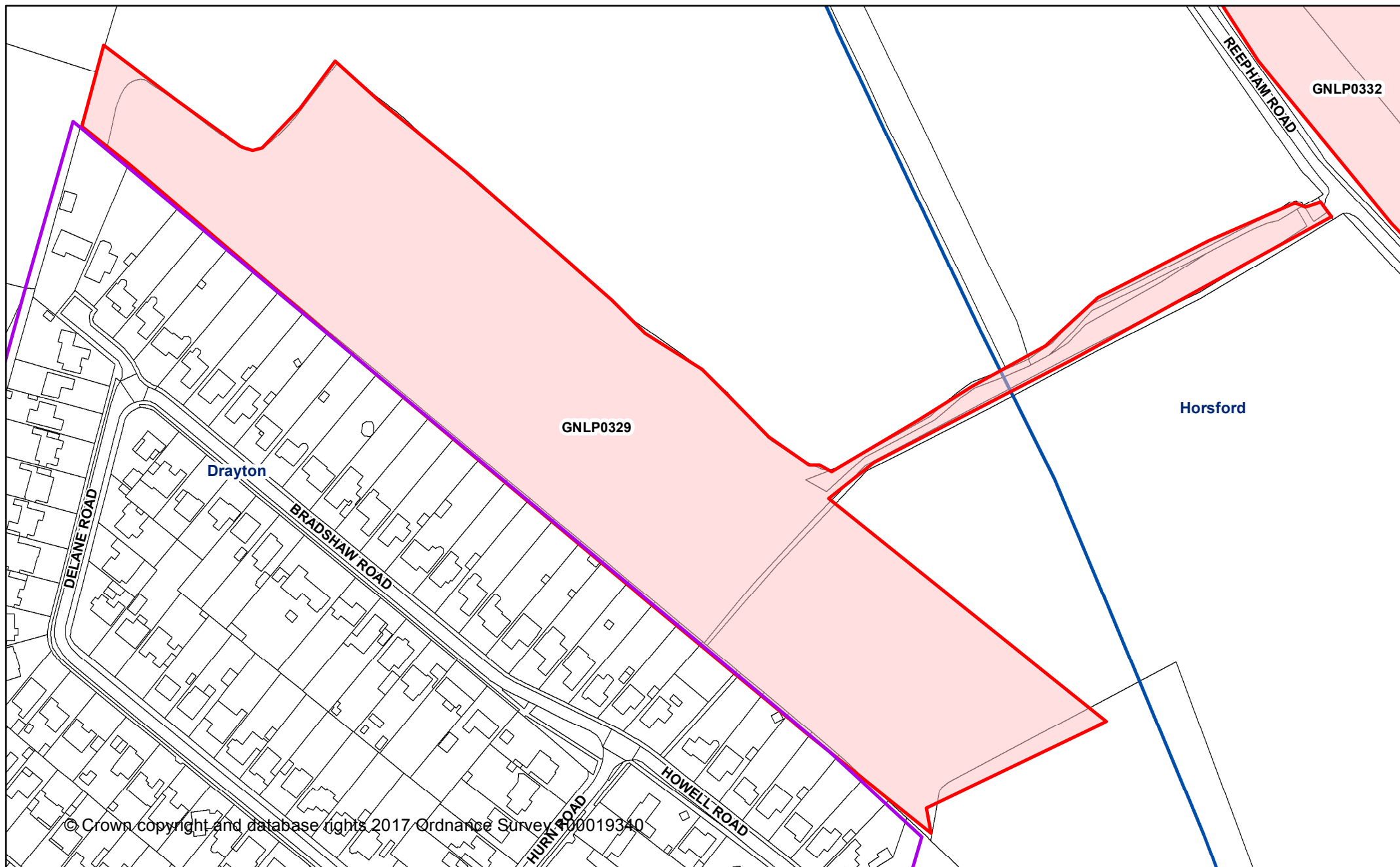
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-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

GNLP0329

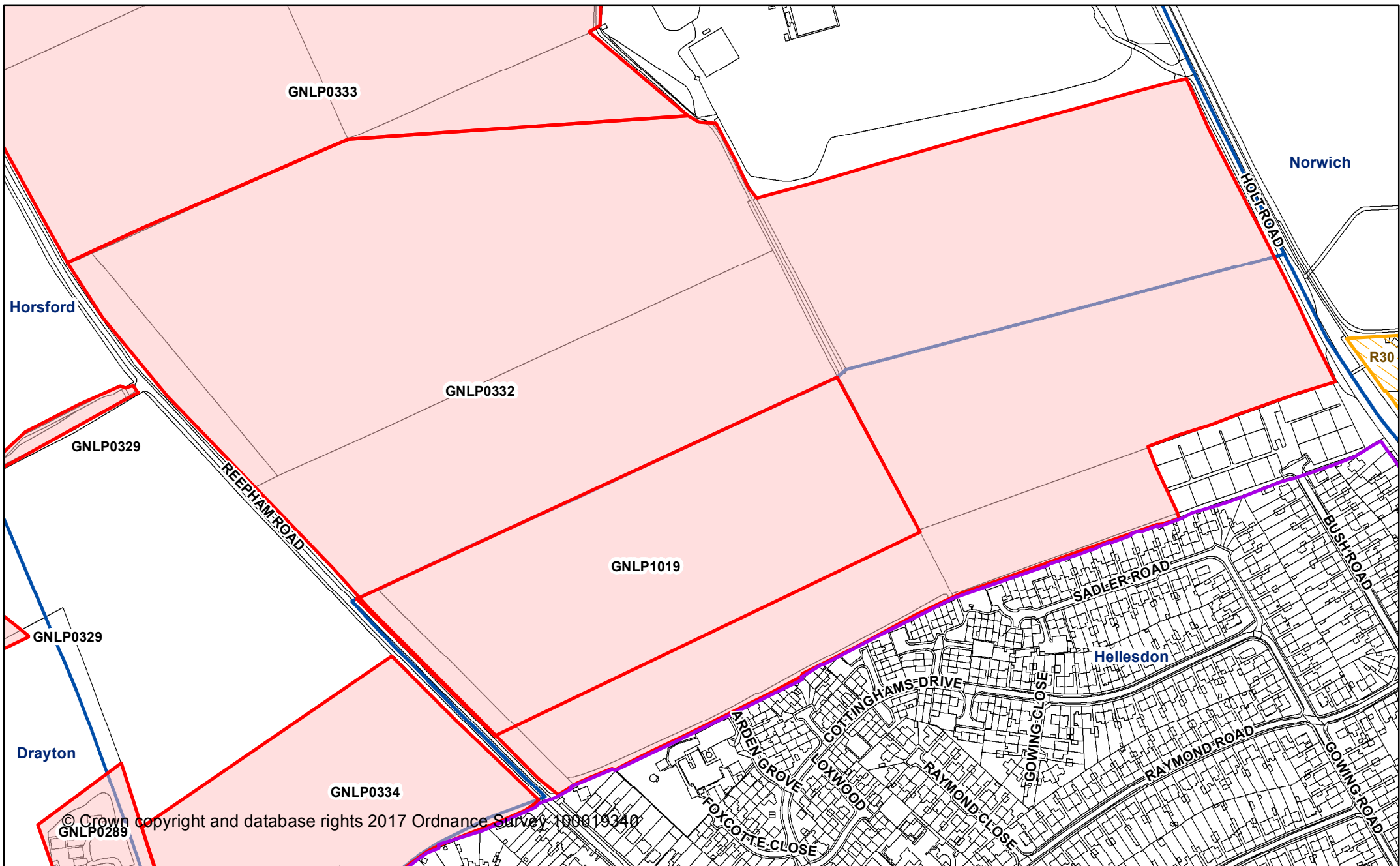
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,302  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0332

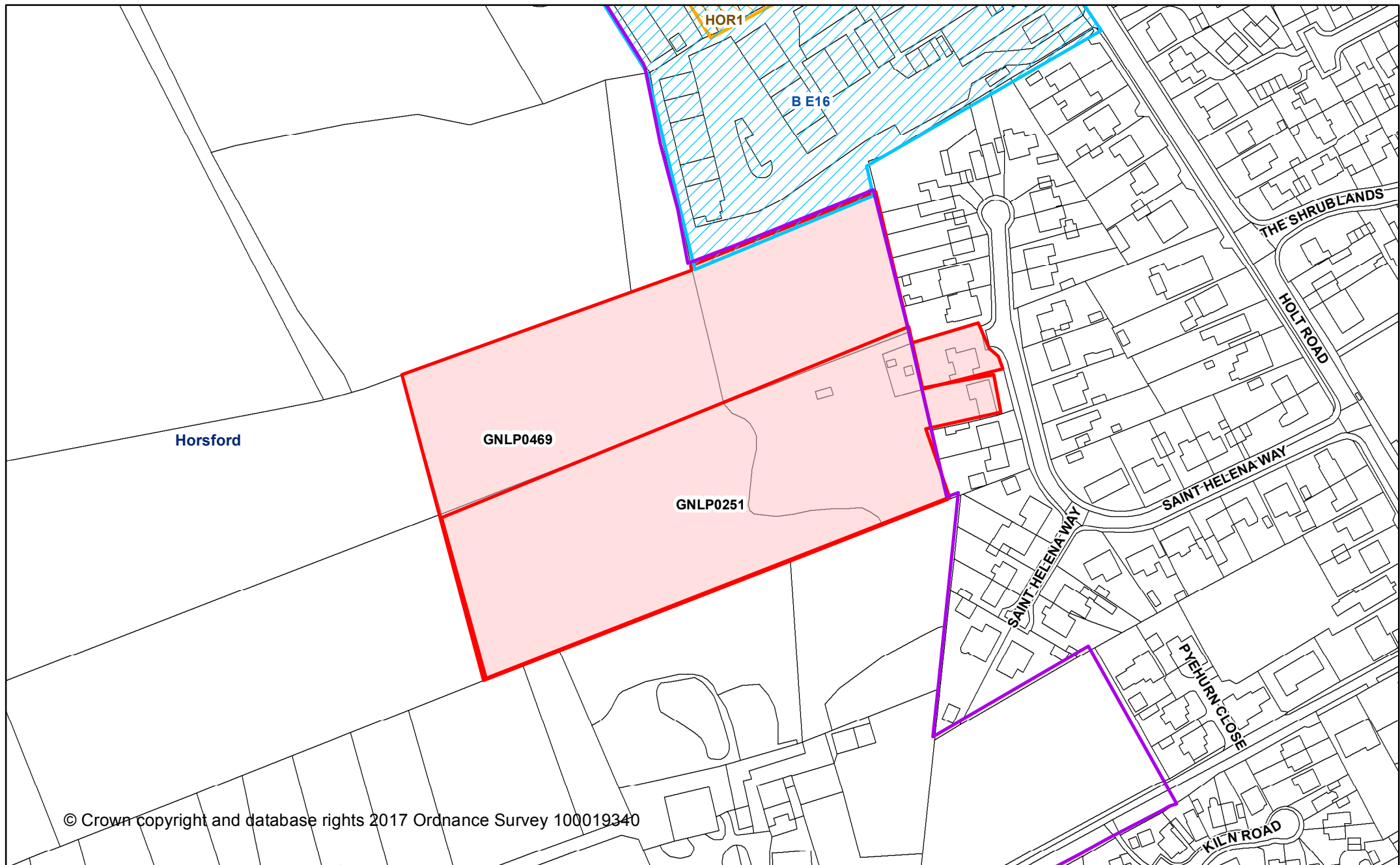
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:4,750  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0469

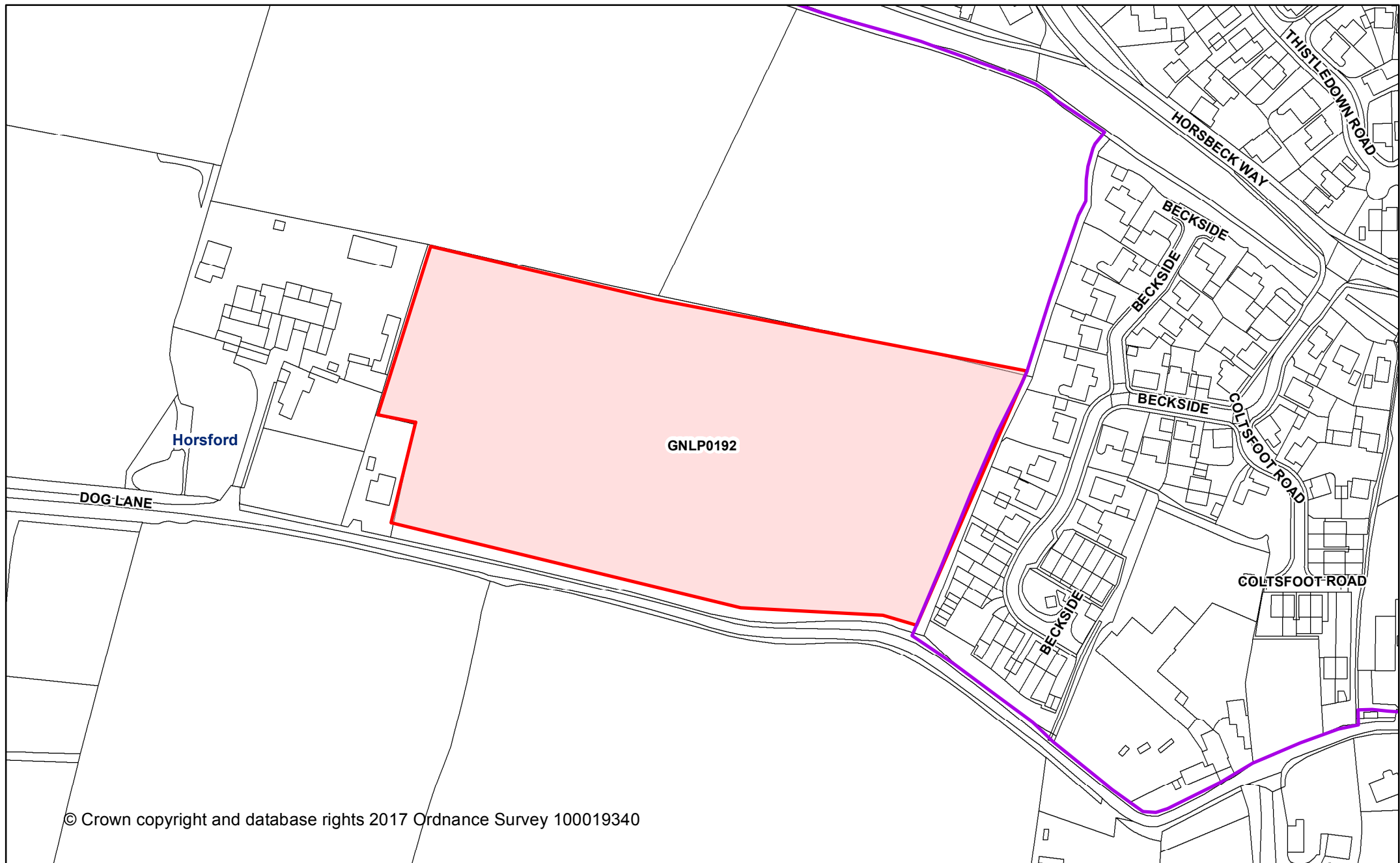
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- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,000  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

**GNLP0192**

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-  Call for Sites
-  Parish Boundary

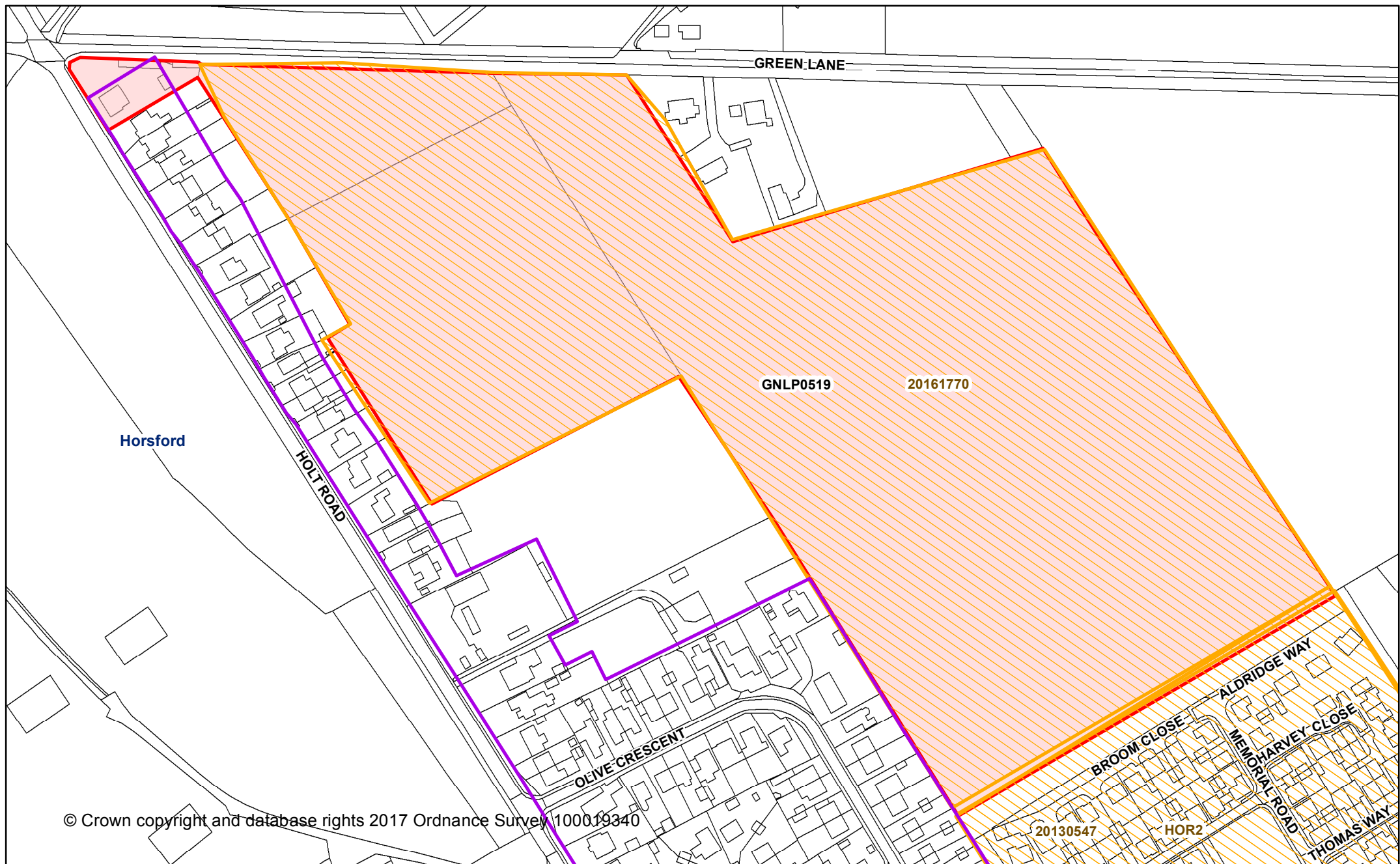
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-  Commitments
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Date created:  
03-11-2017

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# **Greater Norwich Local Plan Regulation 18 Consultation**

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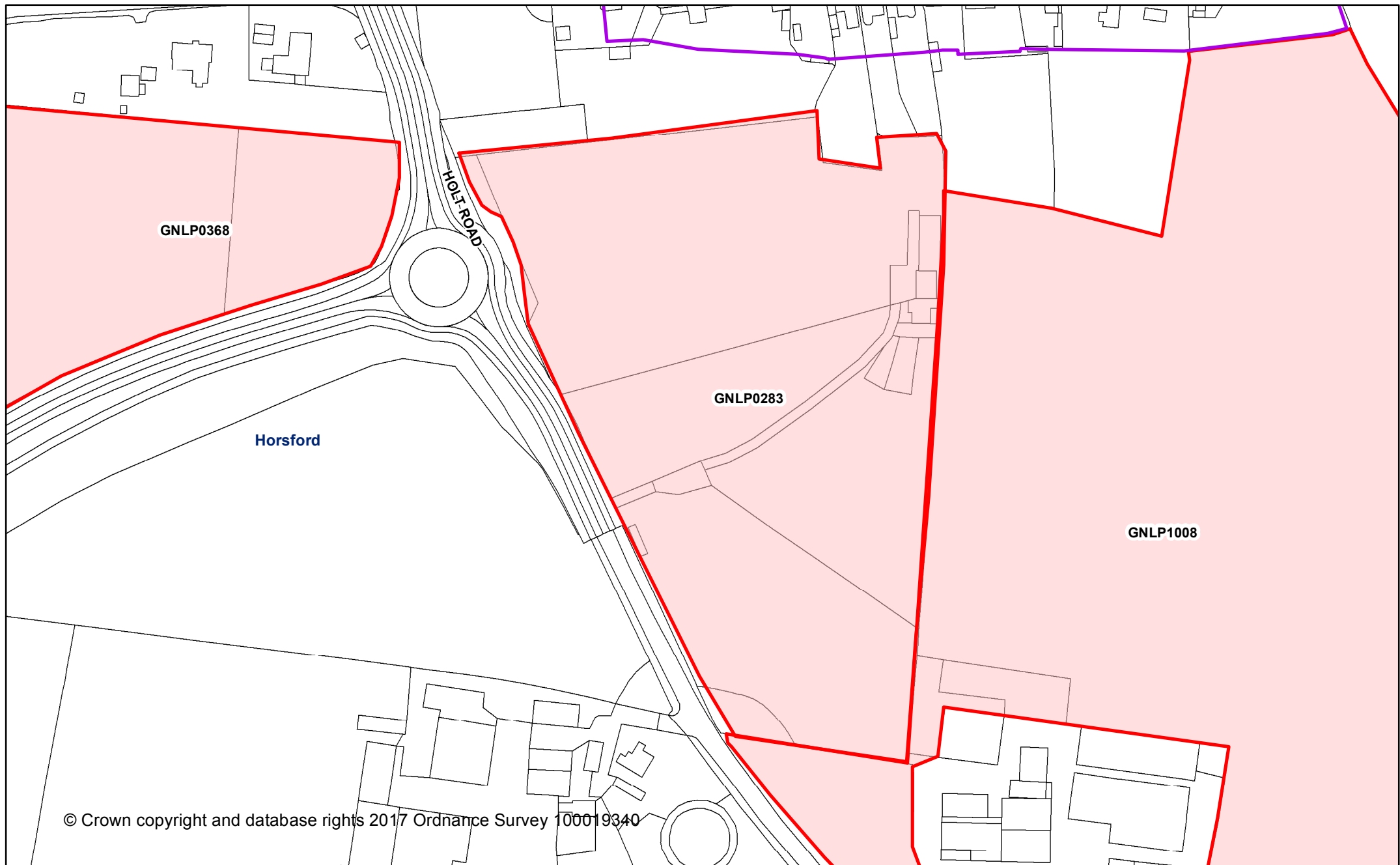
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,565  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0283

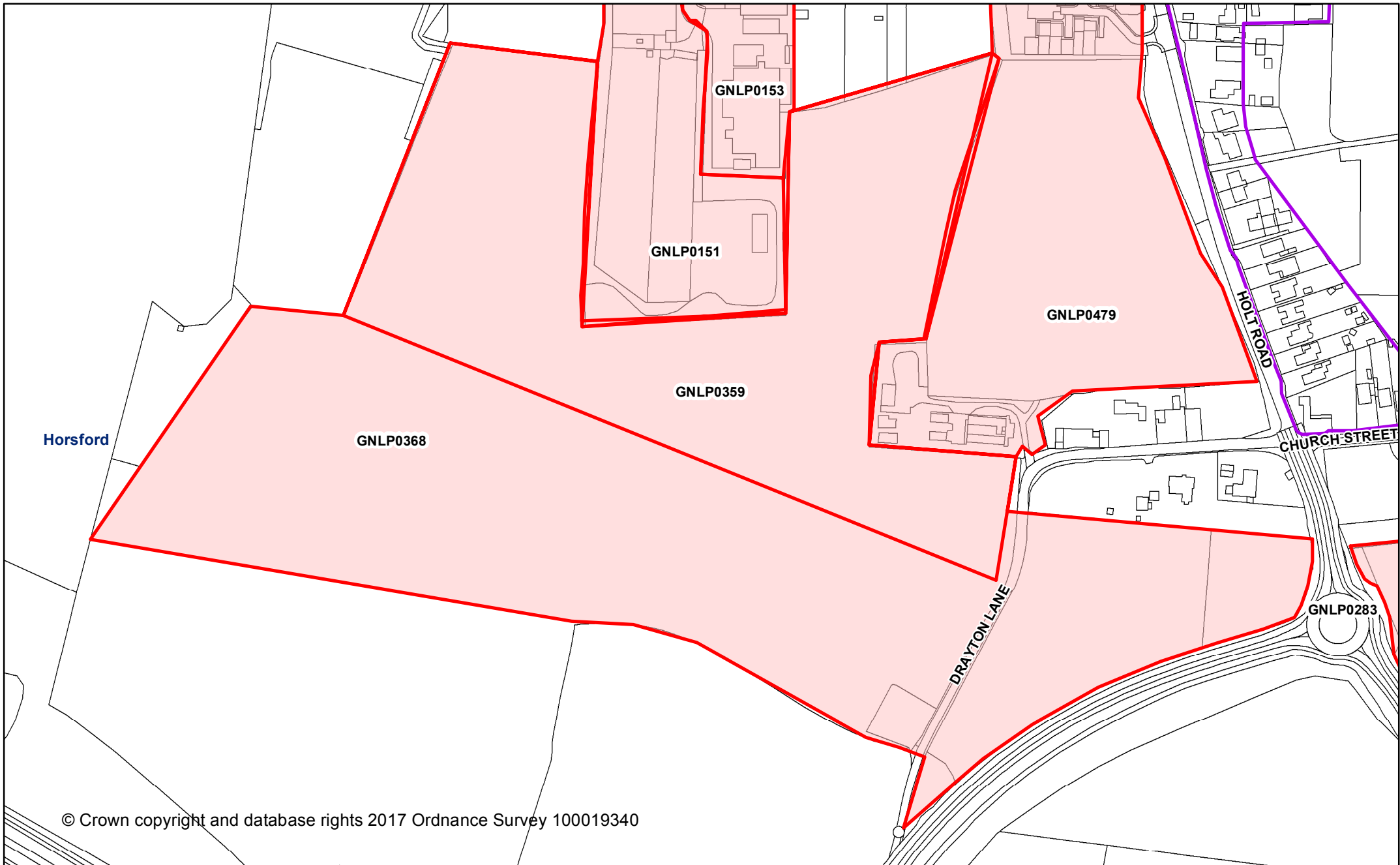
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- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0368

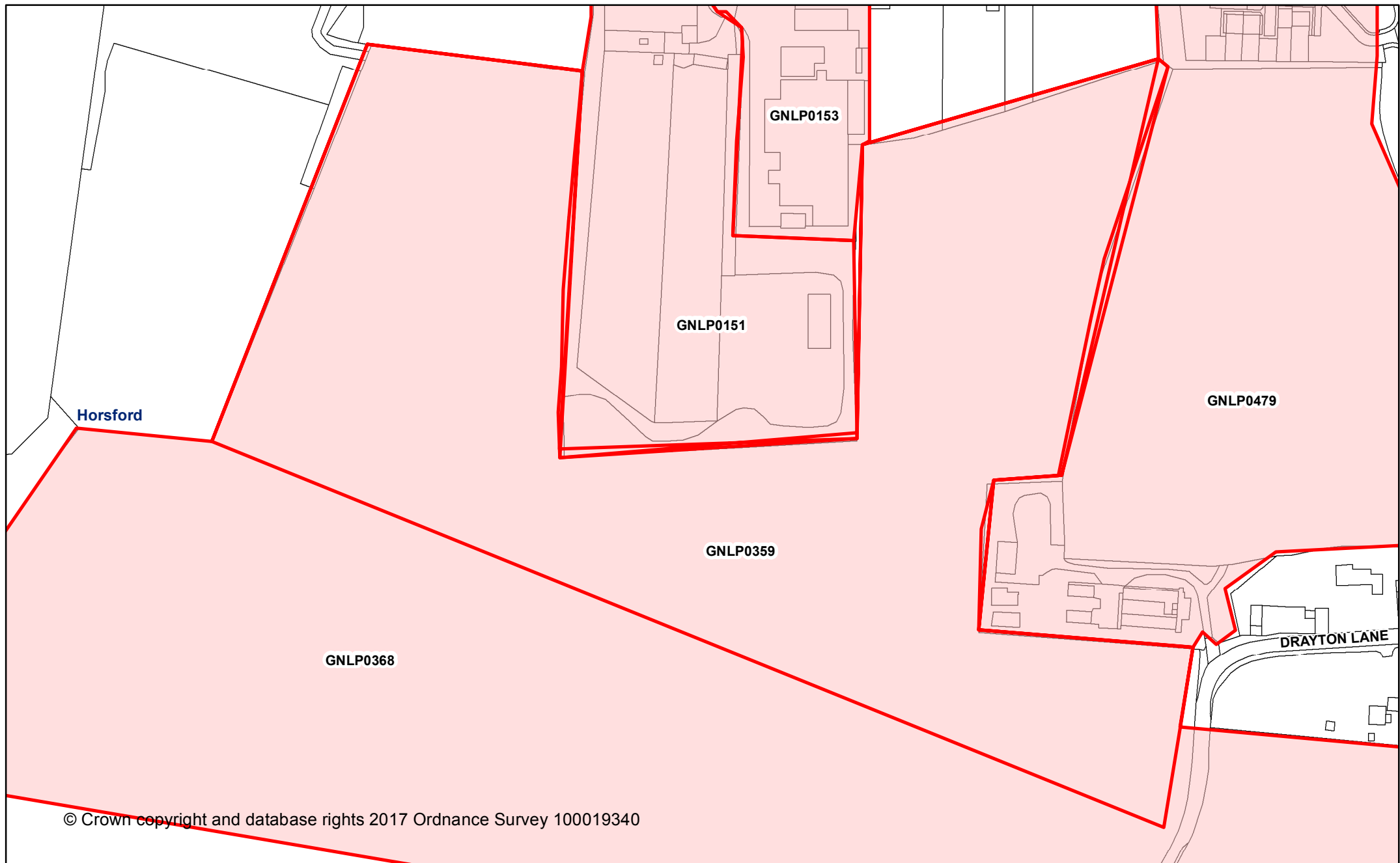
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:3,162  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

GNLP0359

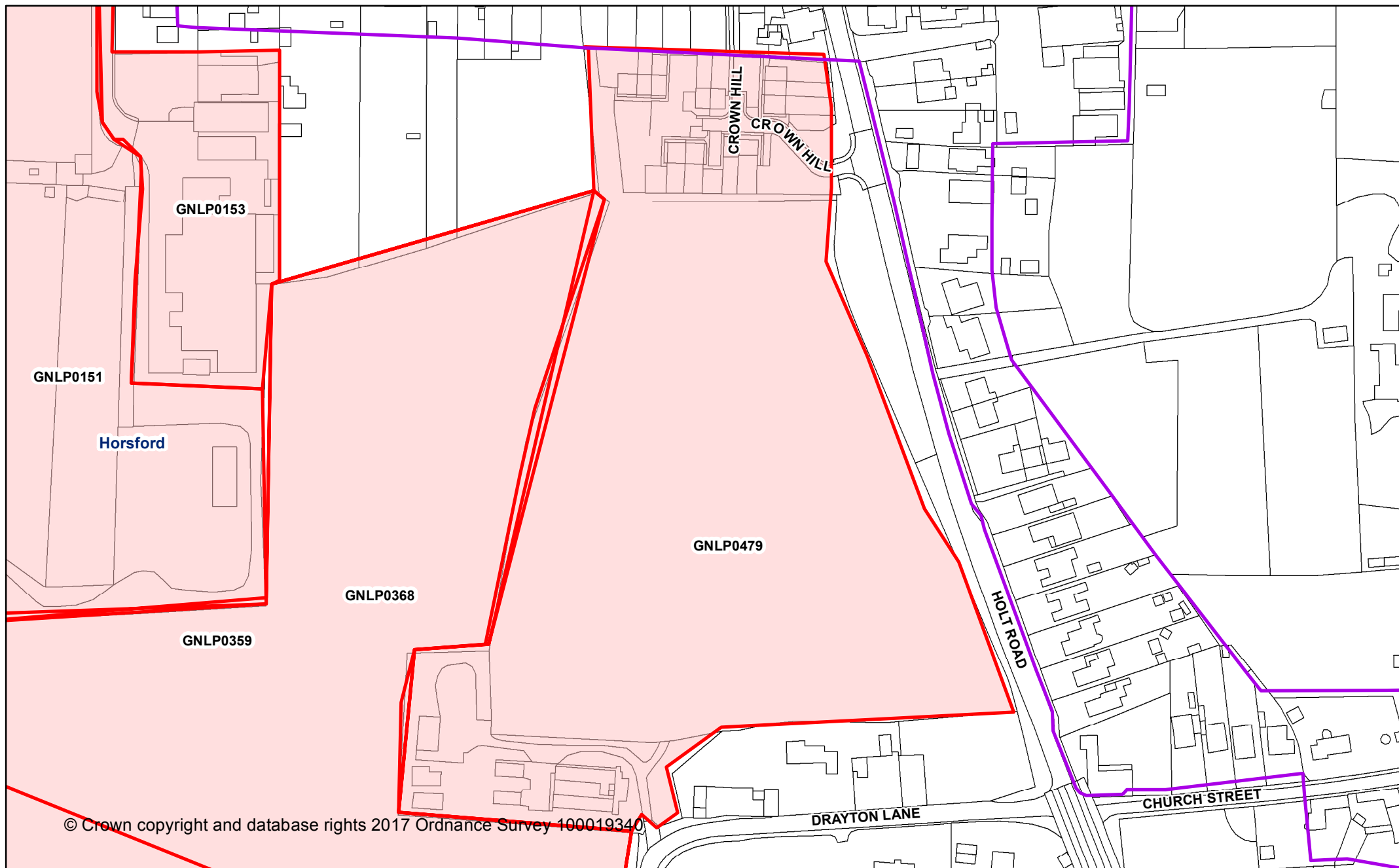
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,164  
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0479

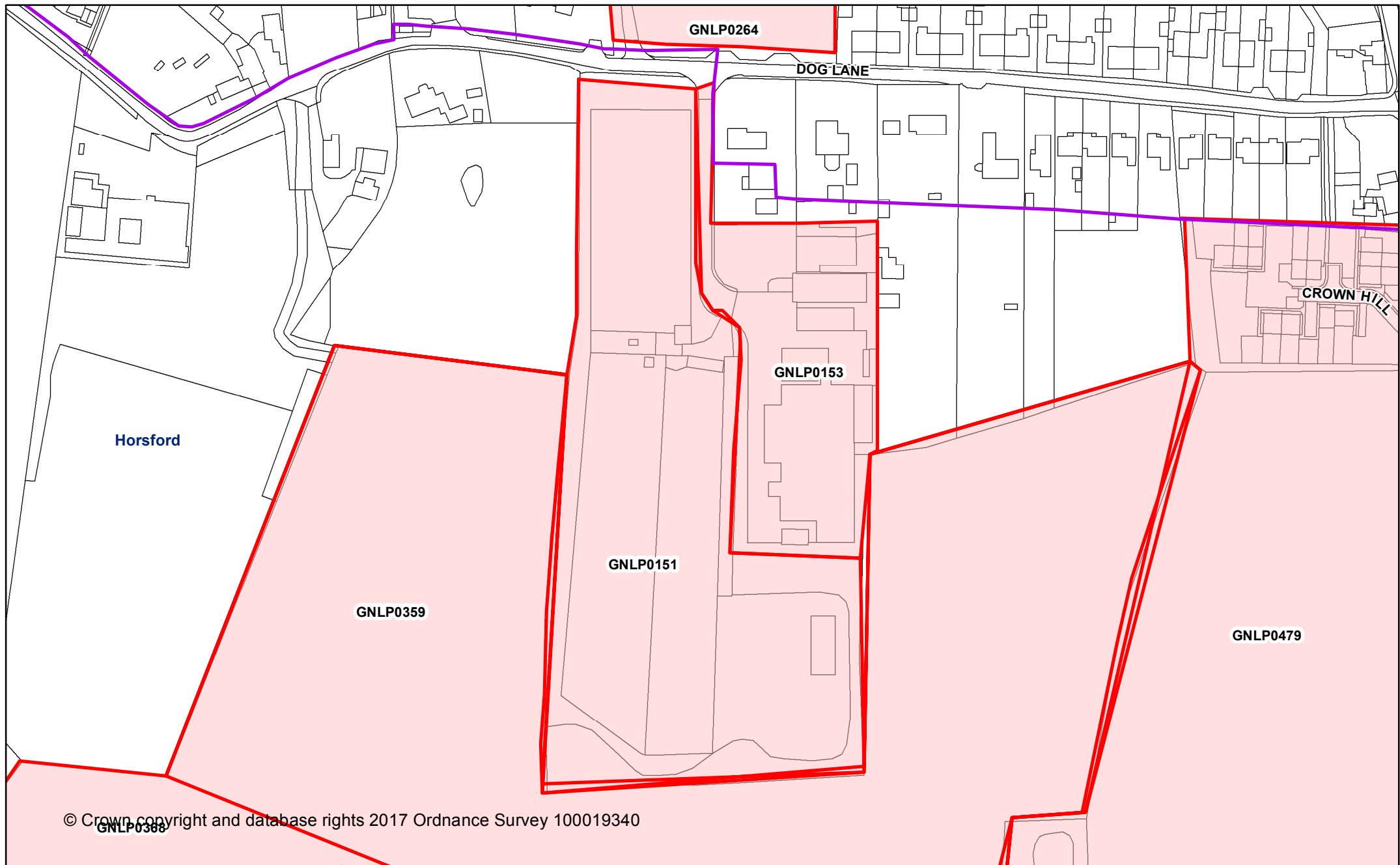
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- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:  
03-11-2017




scale: 1:2,000  
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# **Greater Norwich Local Plan Regulation 18 Consultation**

GNLP0151

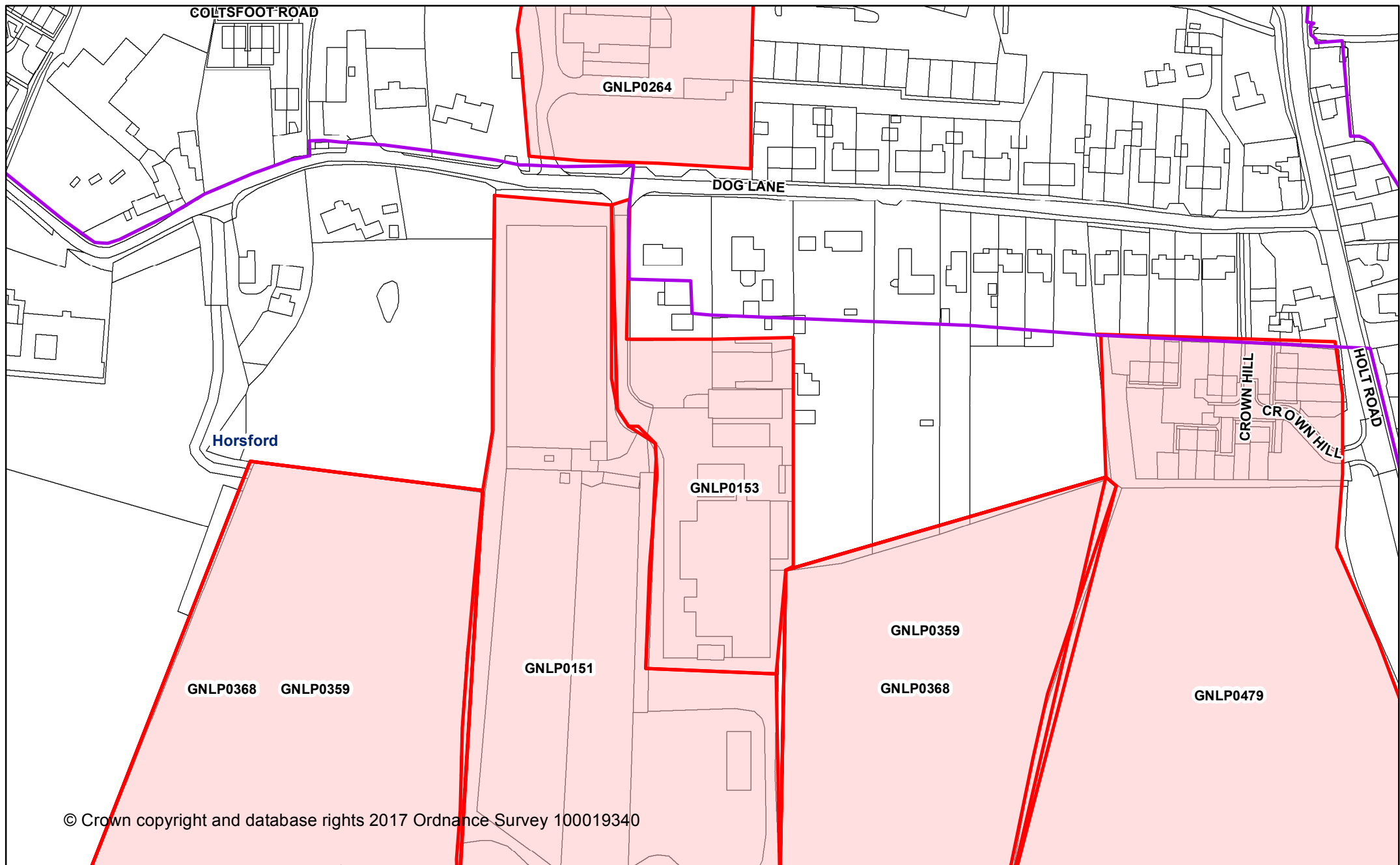
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-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
@A4





# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0153

- Settlement Boundaries
- Call for Sites
- Parish Boundary

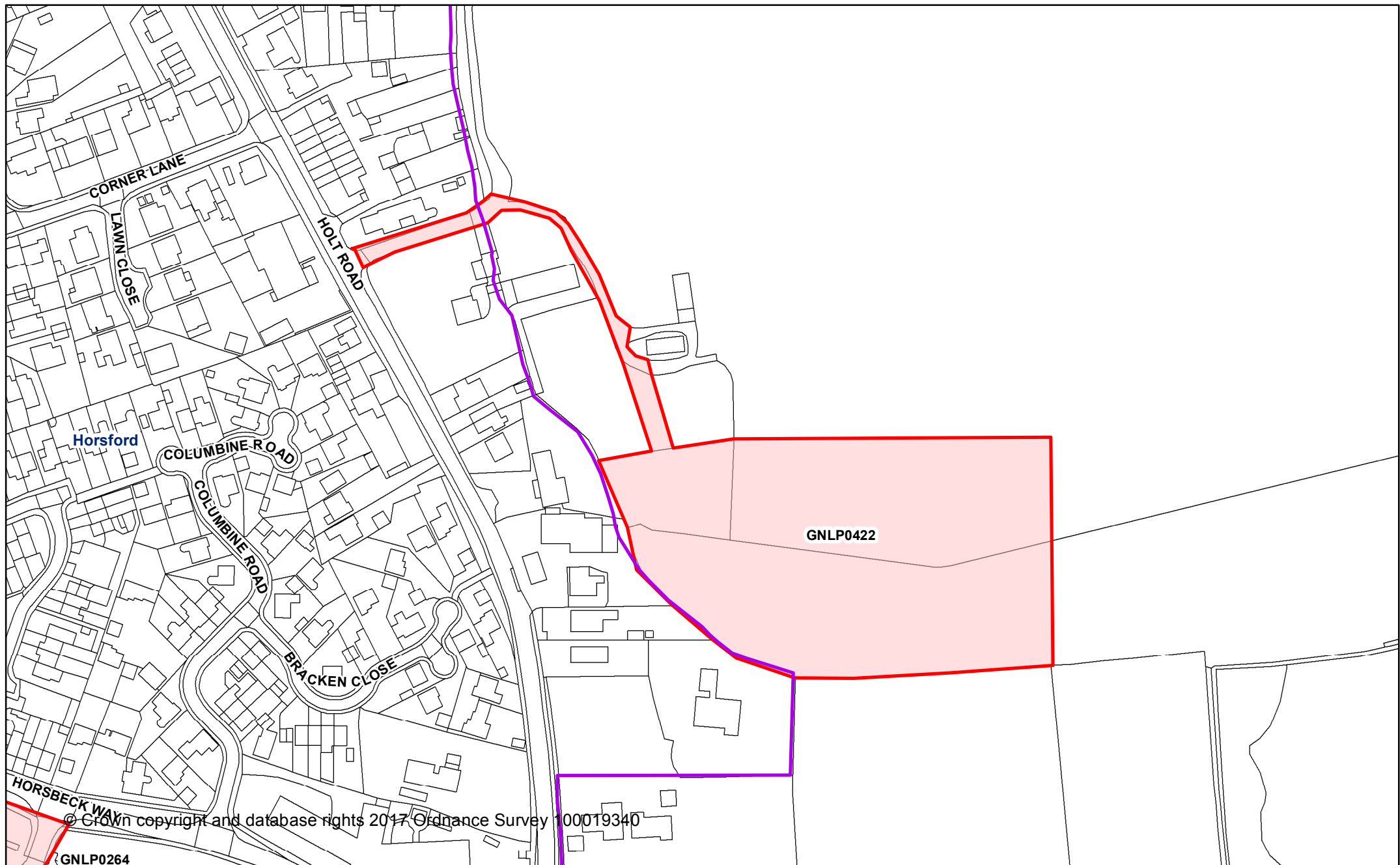
- GN Strategic Employment Sites
- Commitments
- Broads Authority Area








Date created:  
03-11-2017

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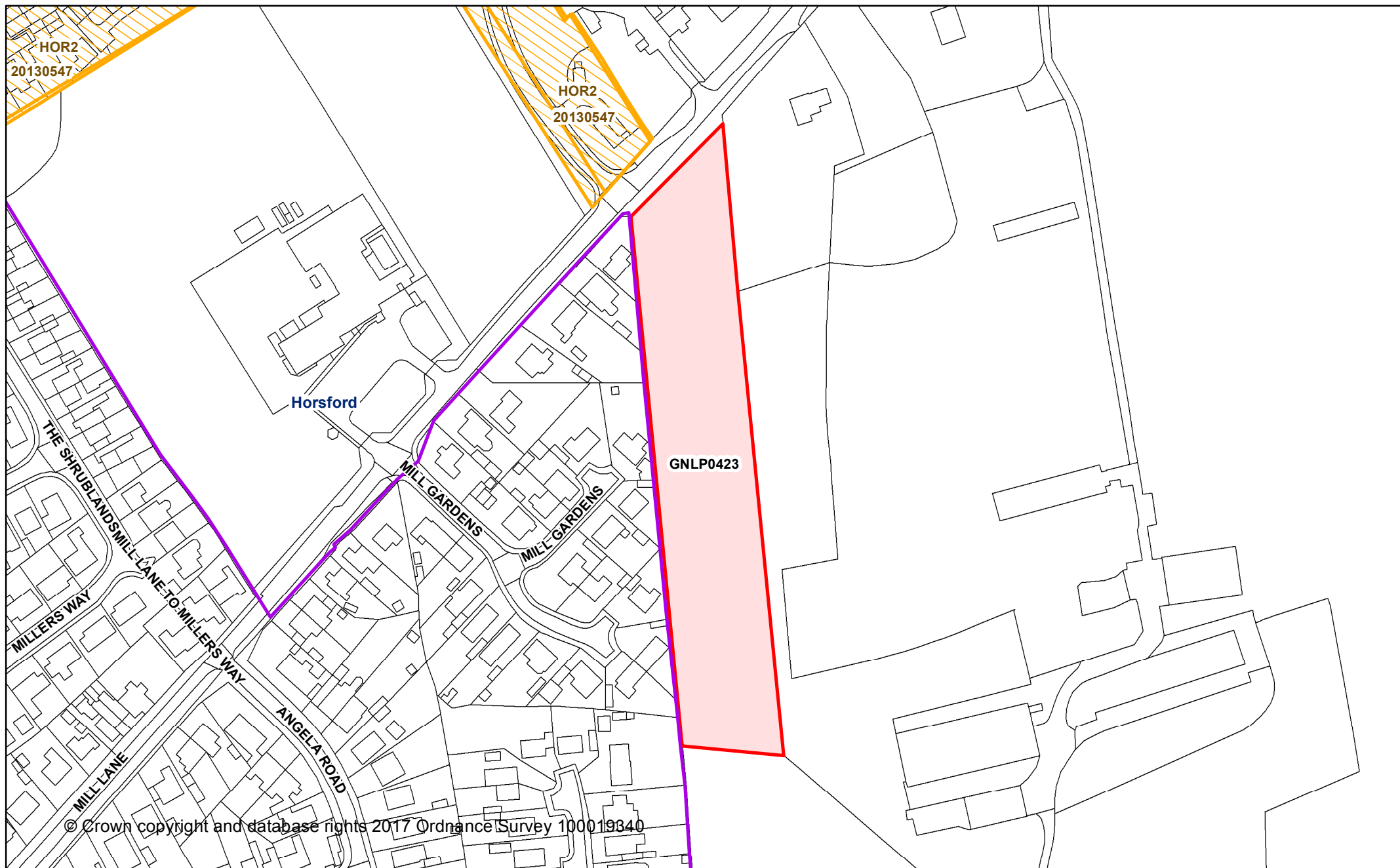









<p><b>Greater Norwich Local Plan Regulation 18 Consultation</b></p> <p>This map was made by the Norfolk County Council Information Exploitation Team gis@norfolk.gov.uk</p>	<p><b>GNLP0422</b></p> <div> <div>  Settlement Boundaries         </div> <div>  Call for Sites         </div> <div>  Parish Boundary         </div> </div> <div> <div>  GN Strategic Employment Sites         </div> <div>  Commitments         </div> <div>  Broads Authority Area         </div> </div>	<p>Date created: 03-11-2017</p> <p>scale: 1:2,000 @A4</p>	<p>N</p> 
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# Greater Norwich Local Plan Regulation 18 Consultation

GNLP0423

-  Settlement Boundaries
-  Call for Sites
-  Parish Boundary

-  GN Strategic Employment Sites
-  Commitments
-  Broads Authority Area

Date created:  
03-11-2017

scale: 1:2,000  
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