

**REASONABLE SITES – NON-RESIDENTIAL
(SOUTH NORFOLK AND BROADLAND)
NORWICH URBAN AREA FRINGE PARISHES**

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
Colney				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Costessey				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Cringleford (including Keswick)				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Drayton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Easton and Honingham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Hellesdon				
Rear of Heath Crescent, Prince Andrews Road, Hellesdon	GNLP1021	2.07	Leisure	This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more information is needed about how the plans put forward by Hellesdon Parish Council sit alongside alternative plans for residential/recreational use put forward by the landowner as site reference GNLP2173, which is also considered to be a reasonable alternative.
Old Catton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Rackheath				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Sprowston				

Sprowston Park and Ride	GNLP0383	5.19	High school (or housing if a school is not required).	The North East Growth Triangle Area Action Plan identifies the possibility of requiring this site for a new high school. Considerations to developing this site as a school include highway improvements and possibly identifying alternative Park & Ride facilities. Other considerations are managing surface water flood risk across the site as well as the overarching strategy for schools provision in this area of Greater Norwich. This site is of strategic importance and is considered to be a reasonable alternative for a new high school if required. If the new high school is not needed, then the site will be reconsidered for housing.
White House Farm	GNLP3024	6.04	Multi Use Community Hub	This proposal is considered to be a reasonable alternative for further consideration if additional community-based facilities are needed in this area of Greater Norwich to support the planned residential development. There is already a farm shop and commercial activities at White House Farm and residential development is located nearby, with additional residential growth planned for the future. However, it is not preferred for allocation at the current time as more evidence is required about the need for the proposal and how the development will come forward.
Taverham and Ringland				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Thorpe St Andrew				

NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES

Trowse (including Bixley and Whitlingham)

Land at junction Loddon Road/Bungay Road, Bixley	GNLP3051	7.91	Park and Ride Site	This proposal is considered to be a reasonable alternative for further consideration. The future need for this site depends on the overarching Transport for Norwich strategy and the long-term plan for the provision of park and ride facilities to serve the local area. The submission document hints at the possibility of retail, restaurant and petrol filling station uses, but no detail on such facilities is included as yet.
Land at and adjacent to Whitlingham Country Park	GNLP3052	200.00	Recreation and tourism associated with the existing Country Park	This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more details are required about the exact nature of the plans. The land promoted is also mostly within the Broads Authority administrative area, for which there are policies relating to Whitlingham Country Park.

TOWNS

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES IN ANY TOWNS.				

KEY SERVICE CENTRES

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES IN ANY KEY SERVICE CENTRES.				

VILLAGE CLUSTERS

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
SOUTH NORFOLK VILLAGES				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES IN SOUTH NORFOLK VILLAGES				
BROADLAND VILLAGES				
Blofield Heath and Hemblington				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Buxton with Lamas and Brampton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Cantley				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Cawston, Brandiston and Swannington				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Coltishall, Horstead with Stanninghall and Belaugh				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Foulsham and Themelthorpe				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Freethorpe, Halvergate and Wickhampton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Frettenham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Great and Little Plumstead				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Hainford and Stratton Strawless				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Hevingham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Horsford, Felthorpe and Haveringland				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				

Horsham and Newton St Faith				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Lingwood and Burlingham, Strumpshaw and Beighton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Marsham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Reedham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Salhouse, Woodbastwick and Ranworth				
Land to the north of Salhouse Road, Salhouse	GNLP0157	22.51	Tourism	This site is considered to be a reasonable alternative as Salhouse Broad is already a visitor attraction for sailing, canoeing, walking and camping. It is not preferred for allocation at the current time as further information is required regarding the need for the proposal and exactly what is planned for the site. Note: The site is also partially within the Broads Authority administrative area.
Reedham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
South Walsham and Upton with Fishley				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Spixworth and Crostwick				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				