

## **DRAYTON**

Drayton is classified as an urban fringe parish. There are good public transport links to Norwich along the Fakenham Road (A1067). Transport connectivity has also been recently improved by the opening of the Broadland Northway (A1270). There is a good range of local services mainly concentrated in the village centre, near the junctions of Drayton High Road with School Road and Costessey Lane. Drayton is located close to the River Wensum, itself designated as a Special Area of Conservation (SAC), and there are Sites of Special Scientific Interest as well. Away from the River Wensum, two county wildlife sites, Canham's Hill and Drayton Woods, provide a landscape gap between Drayton and Hellesdon to the east and between Drayton and Horsford to the north. In recent decades Drayton has seen new development at Thorpe Marriott.

Drayton Neighbourhood Plan was 'made' in July 2016 and covers the period to 2026. The vision for the Neighbourhood Plan is based on their desire to maintain the quality of life in their Parish by preserving the balance between the built and green environment, improving negative elements of the built environment and infrastructure whilst developing and strengthening opportunities for the people of the parish, encouraging increased prosperity, and building up the facilities available to residents, and those that work there.

There are no sites identified as preferred options in Drayton. There is one carried forward allocation for 250 homes and a total of 68 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Drayton of 318 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

# Drayton

-  Existing Settlement Boundaries
-  Carried Forward Housing Allocation



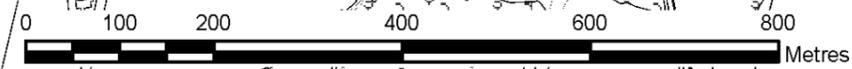
**DRA1**

**Taverham**

**Drayton**

**Horsford**

**Costessey**



© Crown copyright and database right 2019 Ordnance Survey 100019340

1:7,000  
@ A3  
Date Created: 21/10/2019

## No new allocations proposed

### Notes

High amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional housing.

## Existing allocation to be carried forward

**POLICY DRA1 Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 ha) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes.**

The development will be expected to address the following specific matters:

- Vehicular access to be achieved from Hall Lane and School Road.
- Appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site.
- Green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north east of the site. A footpath/cycleway should also be included to the south side of Reepham Road from the junction with School Road to the roundabout at Drayton Lane.
- Provision of onsite public open space in accordance with relevant policy.
- Provision of allotments.

### Notes

DRA1: The site was allocated in 2016 as part of the previous local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is likely to accommodate at least 250 homes reflecting planning permission 20161066 resolution to grant outline approval subject to the satisfactory completion of a Section 106 Agreement. More may be accommodated, subject to an acceptable design and layout etc. being achieved. DRA1 will be incorporated into the settlement limit when it is completed.

# DRAYTON

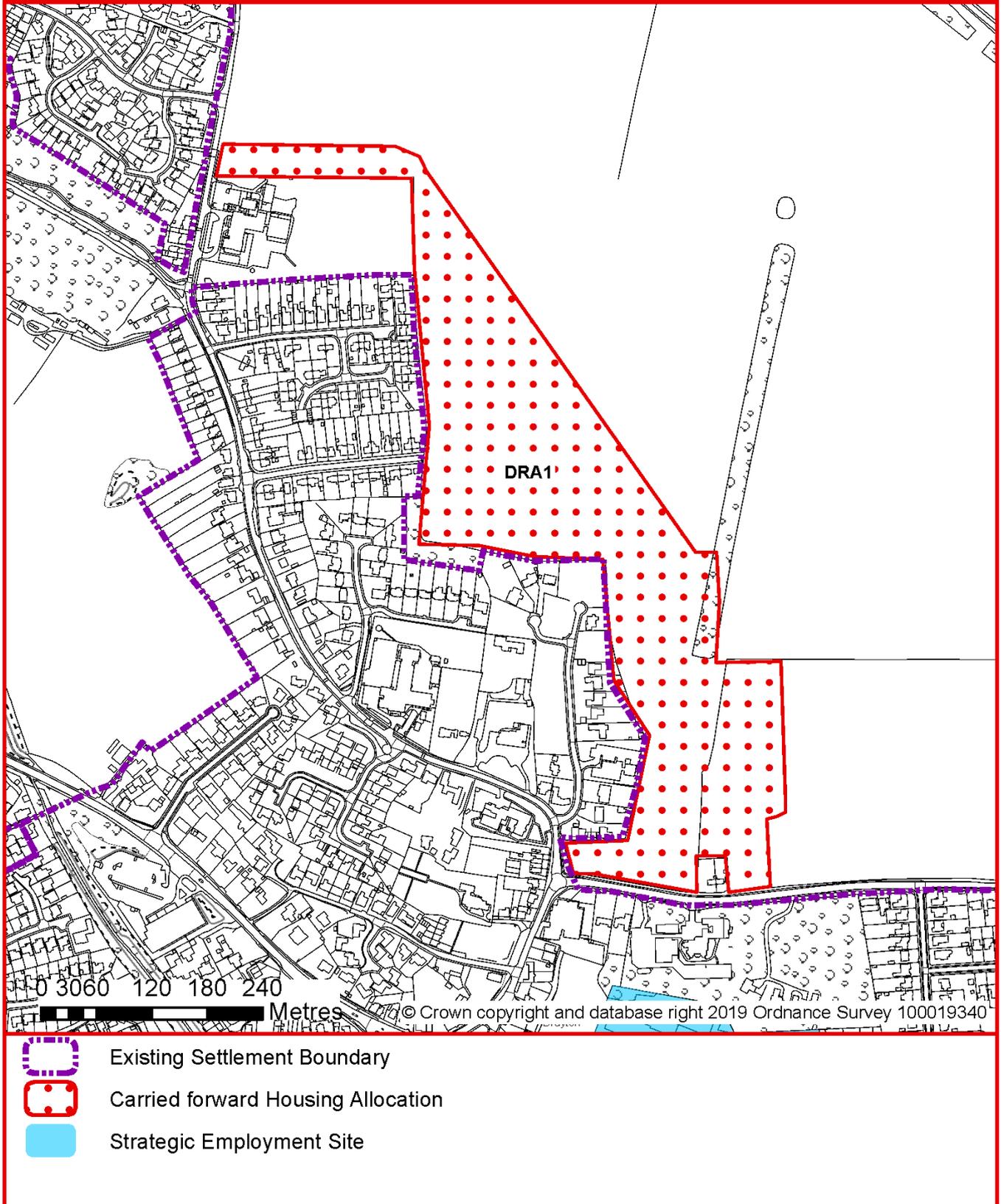
## Greater Norwich Local Plan Carried Forward Allocation

Site Reference DRA1  
Location Land east of Cator Road and north of Hall Lane  
Allocation Residential Development, allotments  
and open space (Approx. 250 homes)  
Area 12.5 ha

(Also shown as commitments  
on other maps)

N  
1:5,500  
@ A4

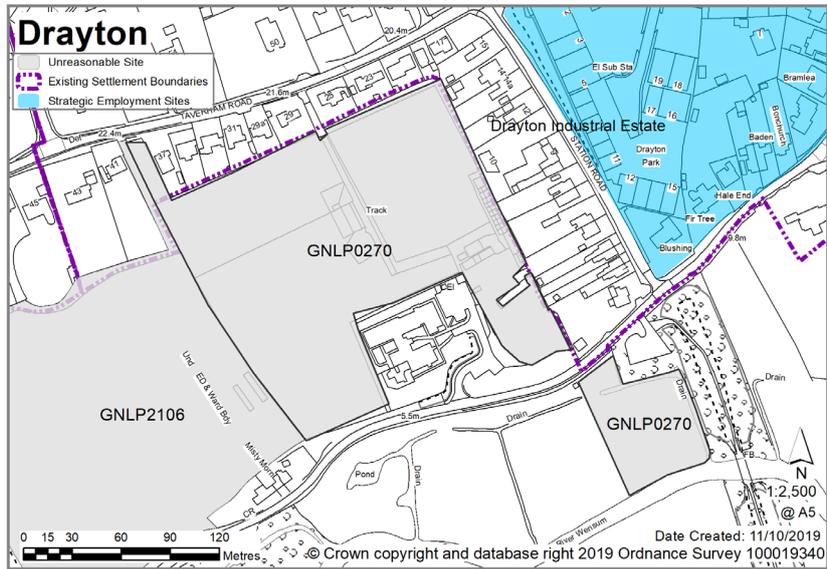
Date: 30/10/2019



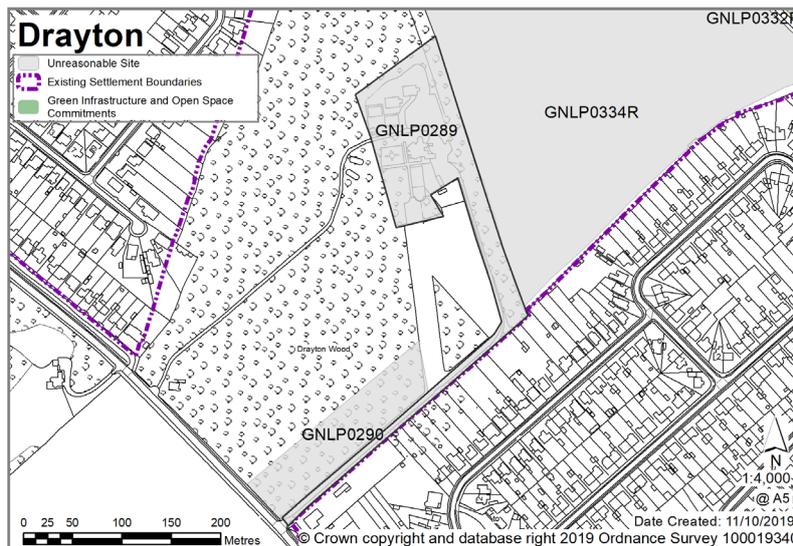
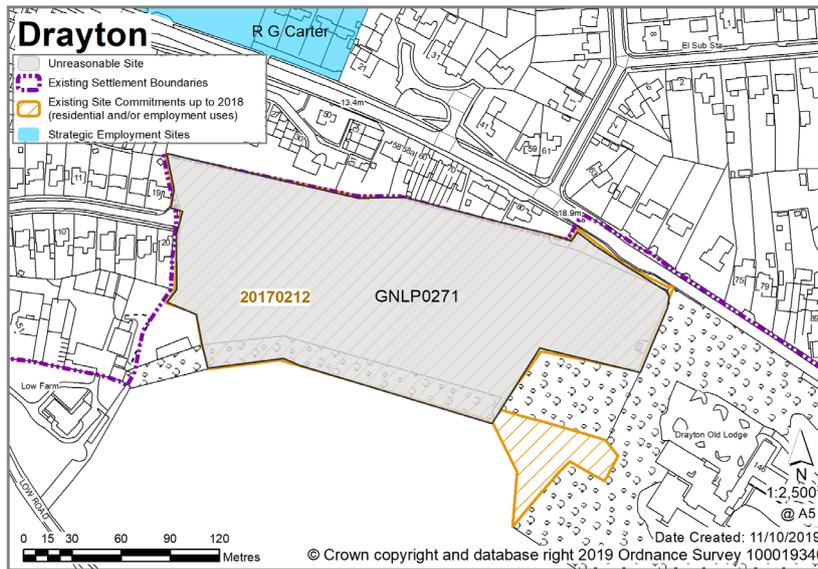
## Reasonable Alternatives

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

## Unreasonable Sites - Residential

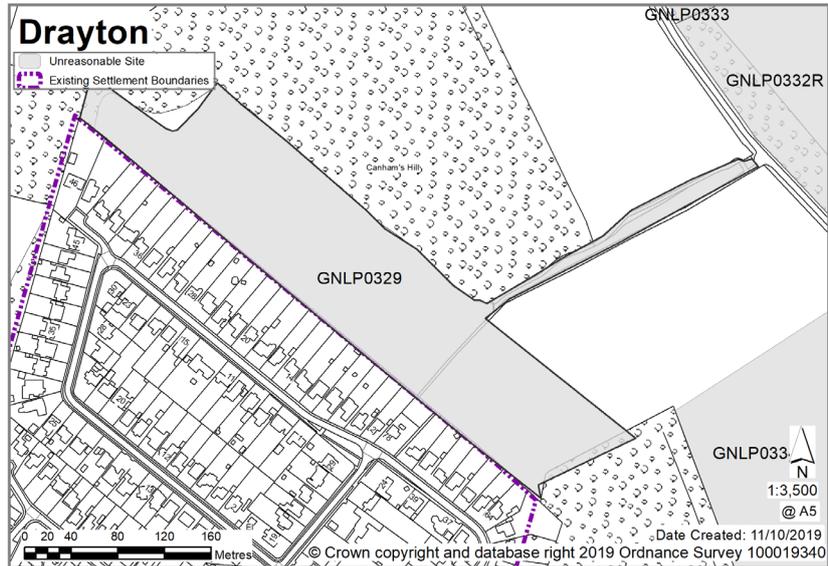
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Drayton</b>				
Land between Taverham Road and Costessey Lane	GNLP0270	3.15	20-30 dwellings with village green and public open space	This site is not considered to be suitable for allocation, as it is not feasible to provide a safe access/route to A1067. There is also limited opportunity for improving pedestrian facilities. In addition, the smaller area of the site on the south side of Costessey Lane is immediately adjacent to the River Wensum where there is a high risk of flooding as well as landscape and ecological constraints.
				
Land south of Drayton Low Road	GNLP0271	3.04	Approx. 74 dwellings and open space/green infrastructure	This site has planning permission for 71 dwellings (reference 20170212). This permission will be counted in the development commitment figure, so it is not proposed to allocate the site in the local plan.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
189A Drayton High Road	GNLP0289	2.00	Conversion of main house to 4 flats, existing and detached units to 8 flats and erection of 2 extant units to 4 flats (C3)	This site is operated as Drayton Wood Care Home which is assumed to be a viable ongoing business therefore the site is assumed to be unreasonable for allocation as there are questions over deliverability. Should it be demonstrated that the existing venture is unviable as a care home, or it ceases to trade, redevelopment could be an alternative.
Adjacent Drayton Wood Care Home	GNLP0290	1.00	4-6 houses	This is a narrow site next to Drayton High Road including the access road to Drayton Wood Care Home. It is not considered to be suitable for

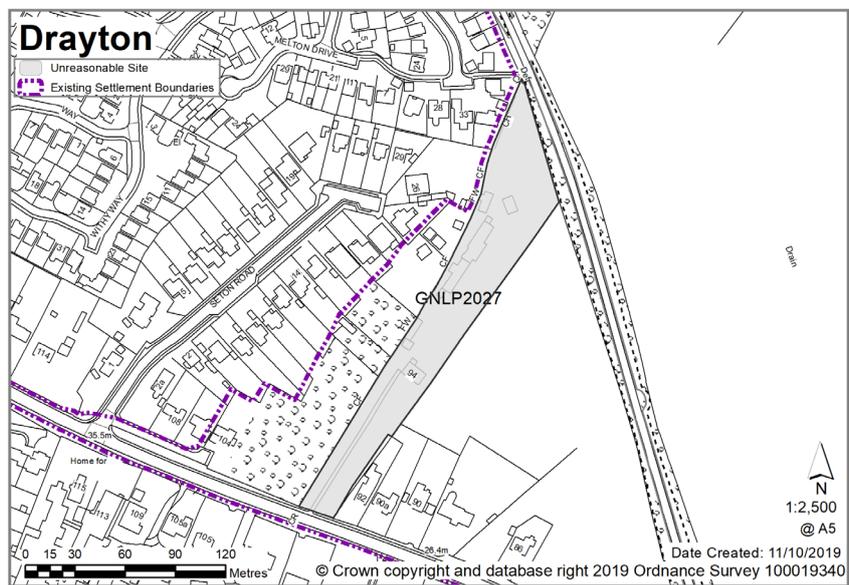


Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				allocation as much of the site encroaches upon Drayton Wood County Wildlife Site.
Land east of Drayton Lane and north of Hall Lane	GNLP0301	9.19	Approx. 273 dwellings	This site is not considered to be suitable for allocation as it is poorly related to Drayton in terms of landscape, townscape and services.
To rear of Bradshaw Road and accessed via Reepham Road	GNLP0329	4.95	96-144 dwellings	The primary constraint for this site is access. There is no access via Bradshaw Road and the proposed access from Reepham Road is remote to the existing edge of Drayton. For this reason, the site is

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				not considered to be suitable for allocation.



North of Fakenham Road	GNLP2027	0.83	5 dwellings	This site is only suitable for 4-6 dwellings due to its shape and it is therefore too small to consider for allocation.
------------------------	----------	------	-------------	---



## Unreasonable Sites – Non residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
<b>Drayton</b>				
Land off Norwich Northern Distributor Road. Felthorpe	GNLP0465	5.04	Commercial	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

