

TAVERHAM (including Ringland)

Taverham is identified as a fringe parish. There is a good range of services amongst which is a library and recreation facilities on Sandy Lane; some retail and a pub along the Fakenham Road; Taverham Secondary School is on Beech Avenue; and on Fir Covert Road permission exists for a new supermarket, and other retail to complement the existing garden centre. As to transport, the A1067 Fakenham Road offers good public transport connections to Norwich, and to the north the A1270 Broadland Northway has improved transport connectivity more generally. In terms of the built form and landscape setting of Taverham there are significant blocks of woodland across the parish. The Marriott's Way, the former railway (and now long-distance footpath), takes a north-west to south-east direction, through the parish, defining the landscape, and dividing Taverham from Drayton on its eastern boundary. Of ecological importance, the River Wensum has the status of a Special Area of Conservation (SAC), and also marks Taverham's western and southern boundaries. A neighbourhood plan for Taverham reached its pre-submission stage in 2019.

The parish of Ringland is on the western side of the River Wensum valley and in contrast to Taverham the parish is rural. The settlement of Ringwood is small, consisting of mainly ribbon development along The Street. Facilities are limited, but include parish rooms and a pub. As well as farmland there are several large blocks of woodland, several County Wildlife Sites, and an area of Ancient Woodland (Jennis Wood).

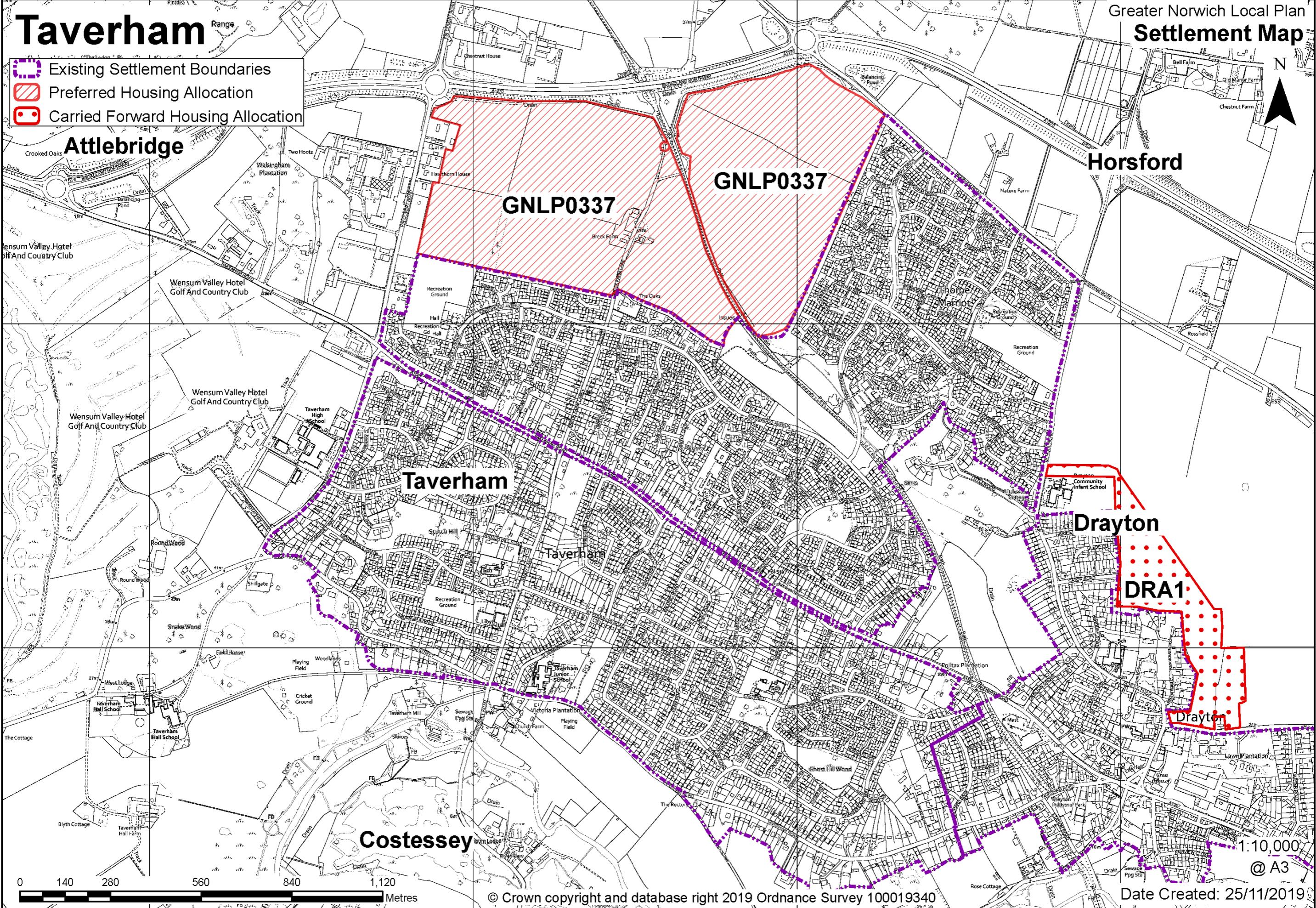
There is one site identified as a preferred option in Taverham providing for 1400 new homes. There are no carried forward allocations but a total of 114 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 1514 homes between 2018 – 2038.

There are no sites identified as preferred options in Ringland, no carried forward allocations and one dwelling with planning permission.

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.

Greater Norwich Local Plan
Settlement Map

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New allocation proposed

POLICY GNLP0337 Land between Fir Covert Road and Reepham Road, Taverham (78.36 ha) is allocated for residential development. The site is likely to accommodate at least 1,400 homes, 33% of which will be affordable, associated public open space, new primary school and local medical centre.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

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

- Provision of on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.
- Land safeguarded for provision of primary school.
- Land safeguarded for provision of medical care facility.
- Provision of commercial space adjacent to the Broadland Northway (A1270).
- Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.

The masterplan should demonstrate:

- Detailed arrangement for access (vehicular and pedestrian) such as from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue.
- Set out the distribution of land-uses across the site. The School and medical care facility should be centrally located on the site.
- Off-site improvements to the highway network which may include provision of new roundabout on Reepham Road, and Fir Covert Road including proposed link road.
- No adverse effect on the operation of the water treatment works.
- Safeguarding and landscape enhancement of the Marriott's Way.
- Set out the approach to phasing of development across the site.
- Provision of significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity.
- Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
- Submission of an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site.
- Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
- Mitigation of surface water flooding onsite.
- Compliance with the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the mineral planning authority as

- the site is partially underlain by a defined mineral safeguarding area for sand and gravel.
- Approach to infrastructure delivery on and off site.

Notes

GNLP0337: This is a strategic-scale site well-related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.

TAVERHAM

Greater Norwich Local Plan
Preferred Site

Site Reference

GNLP0337

Location

Land between Fir Covert Road and Reepham Road

Allocation

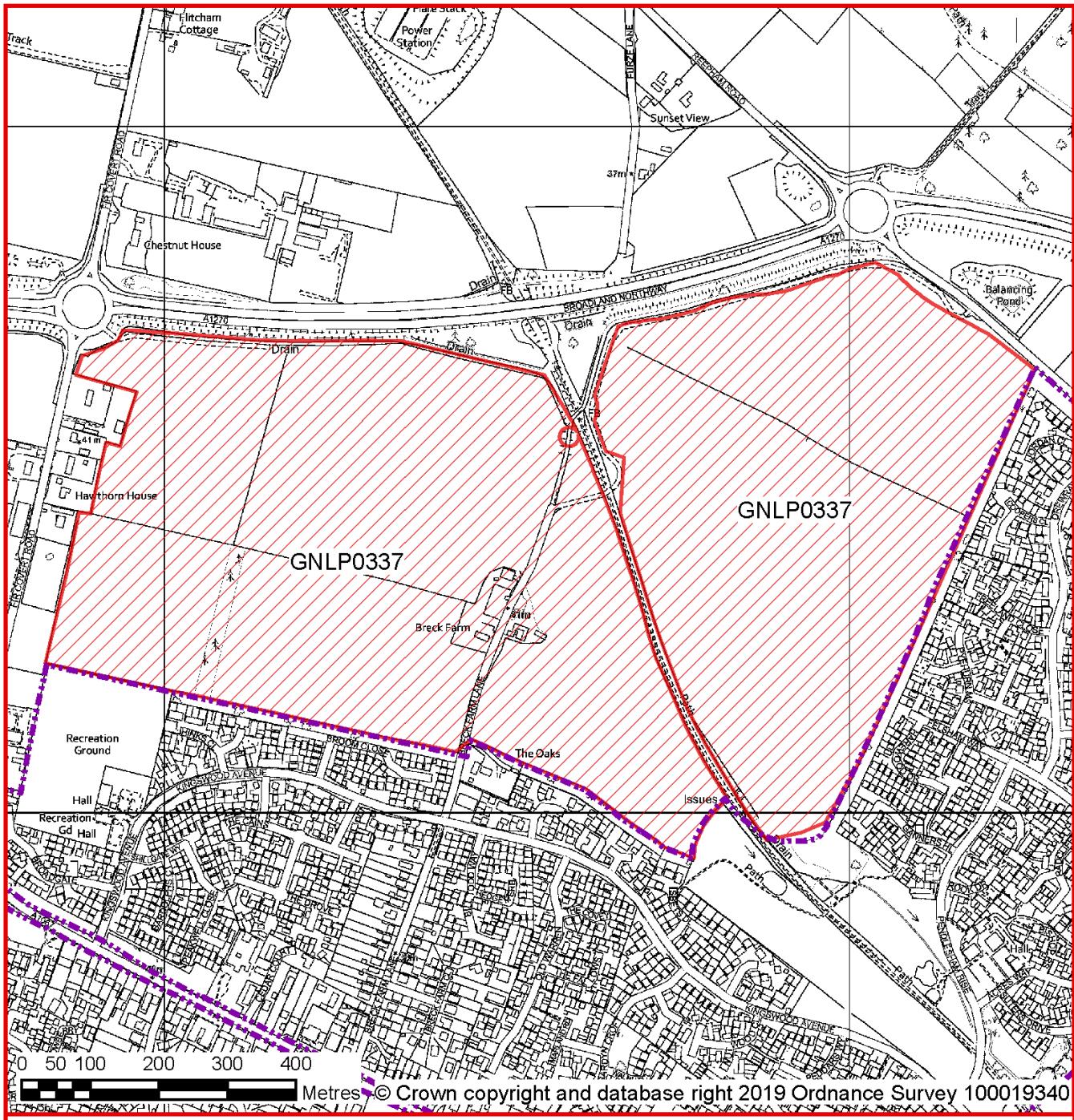
Residential Development (1400 dwellings)

Area

78.36 ha

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1:8,000
@ A4

Date Created: 24/10/2019



Preferred Housing Allocation



Existing Settlement Boundaries

No existing allocations to be carried forward

Notes

TAV 1: The retail-led development next to Taverham Garden Centre has planning permission (20171782). TAV1 will be incorporated into the Settlement Limit once it is completed.

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Taverham and Ringland				
Land adjacent to Beech Avenue Business Park, Ringland Road	GNLP0159	11.31	150-200 dwellings	The eastern part of this larger site is considered to be a reasonable alternative if additional housing is needed in the urban area. To be acceptable it would have to be developed in conjunction with either the planning permission on the northern part of the site (20172148) or neighbouring site GNLP0457 which also has consent. The western part of the site is considered to be unsuitable for residential development due to tree, landscape and townscape considerations.

TAVERHAM

Greater Norwich Local Plan
Reasonable Alternative

Site Reference

GNLP0159

Location

Land adjacent to Beech Avenue Business Park

Allocation

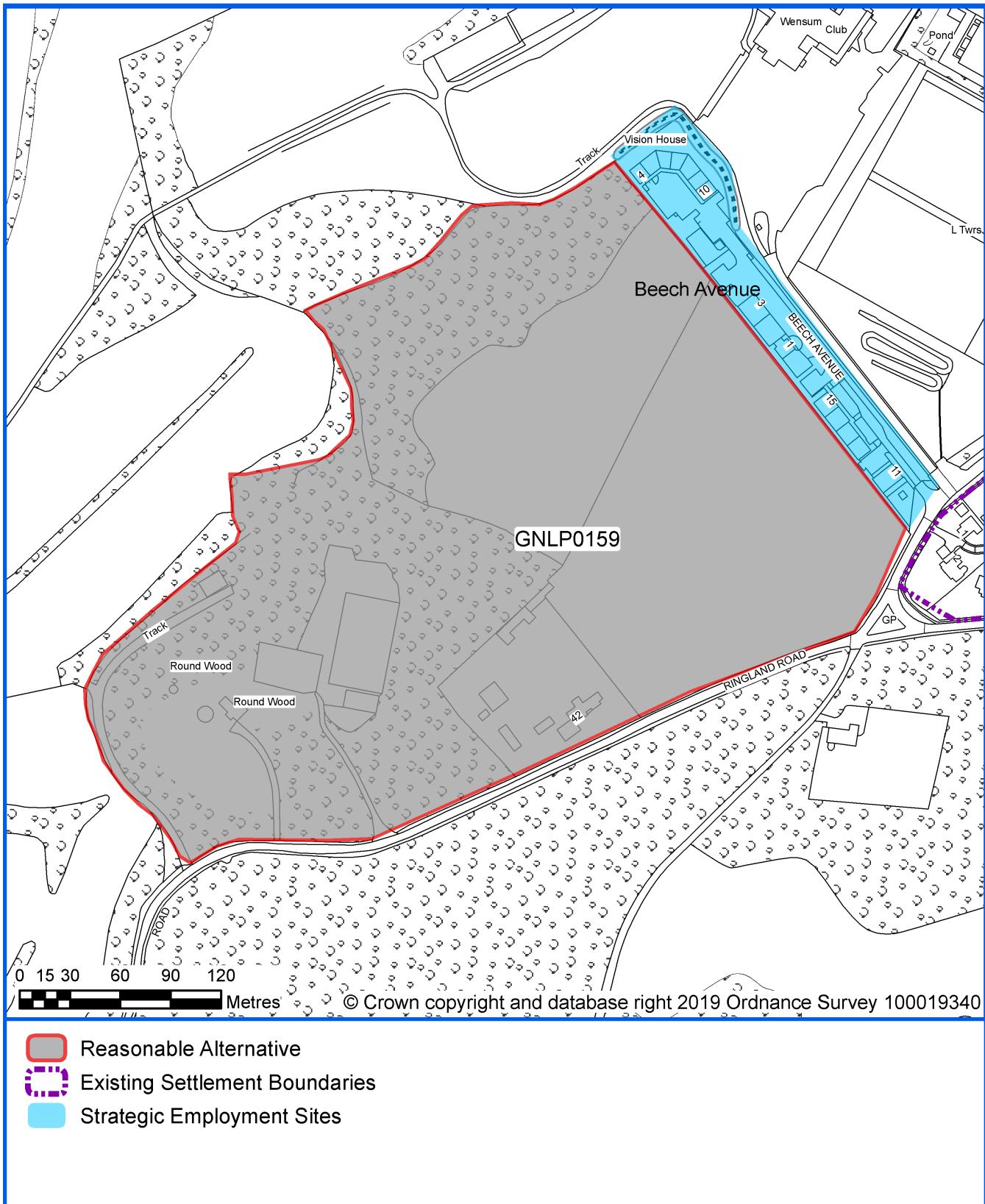
Residential Development

Area

11.31 ha

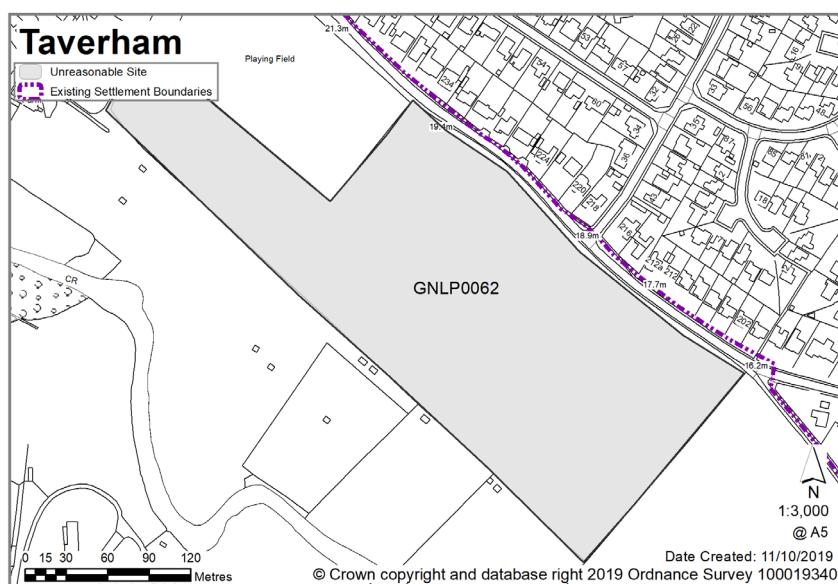
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Date Created: 01/11/2019

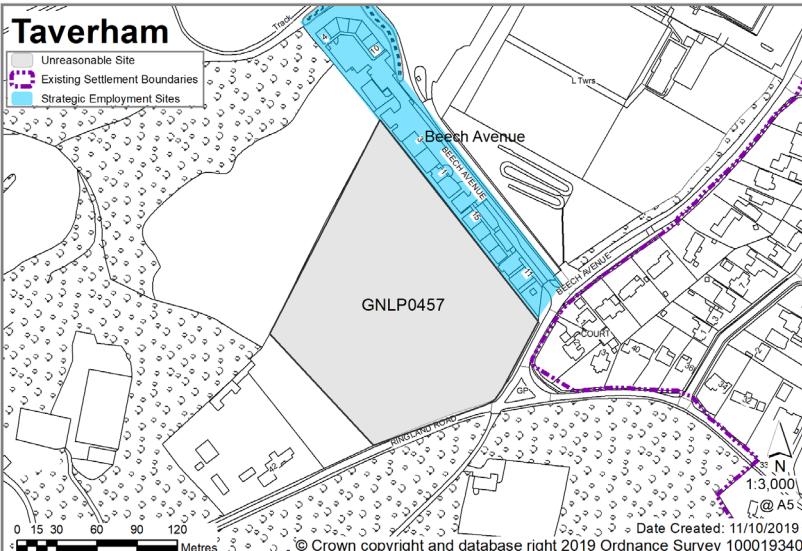
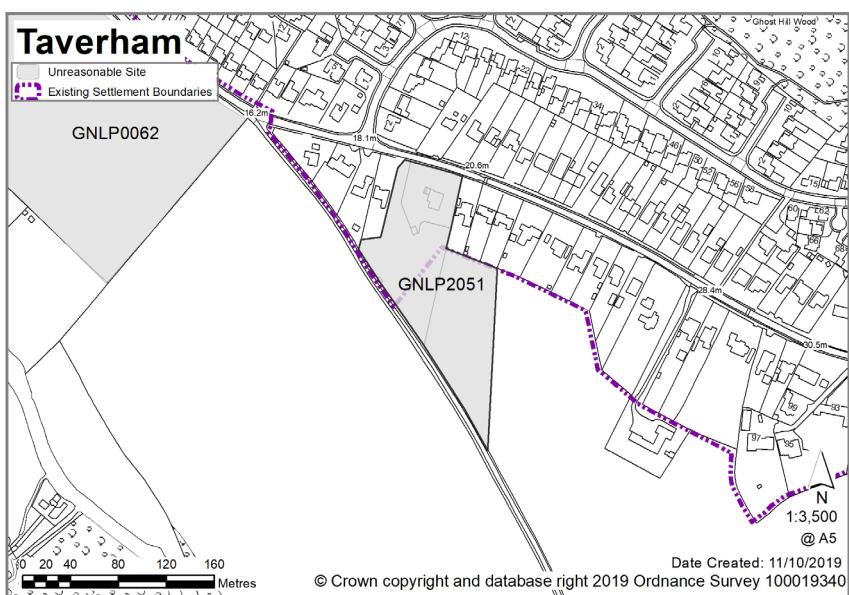


Unreasonable Sites - Residential

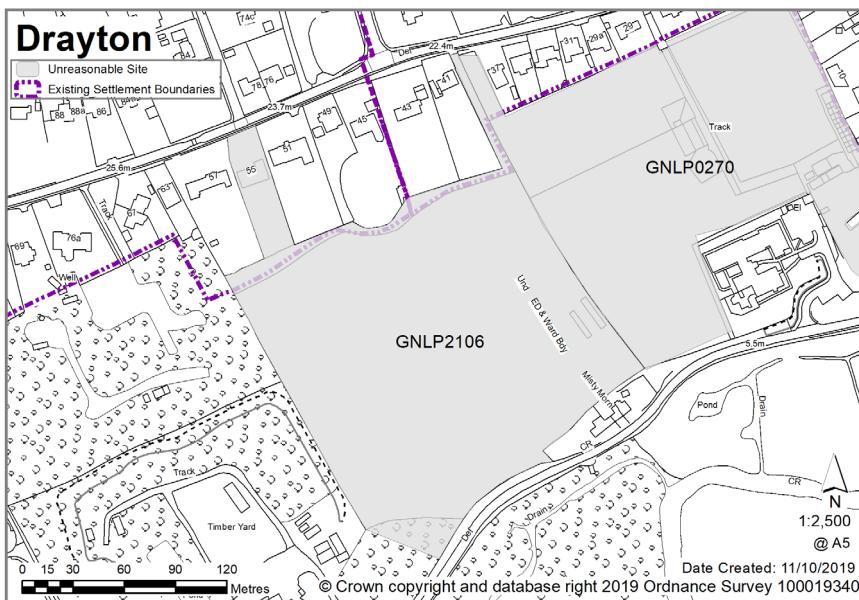
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Taverham and Ringland				
Field at Taverham Road, Taverham	GNLP0062	6.14	Mixed use 144 dwellings, community technology hub, drainage and services infrastructure	This site is located on the undeveloped south side of Taverham Road, development here would intrude into and have a significantly harmful visual impact on the Wensum Valley and so therefore the site is not considered to be suitable for allocation.



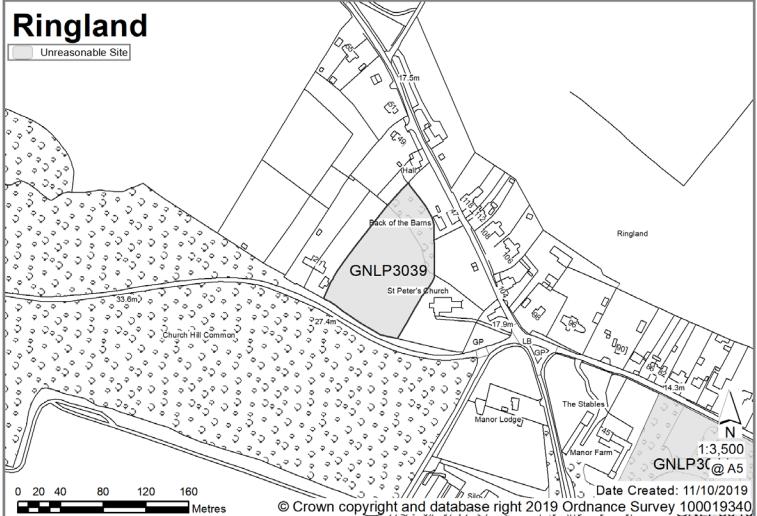
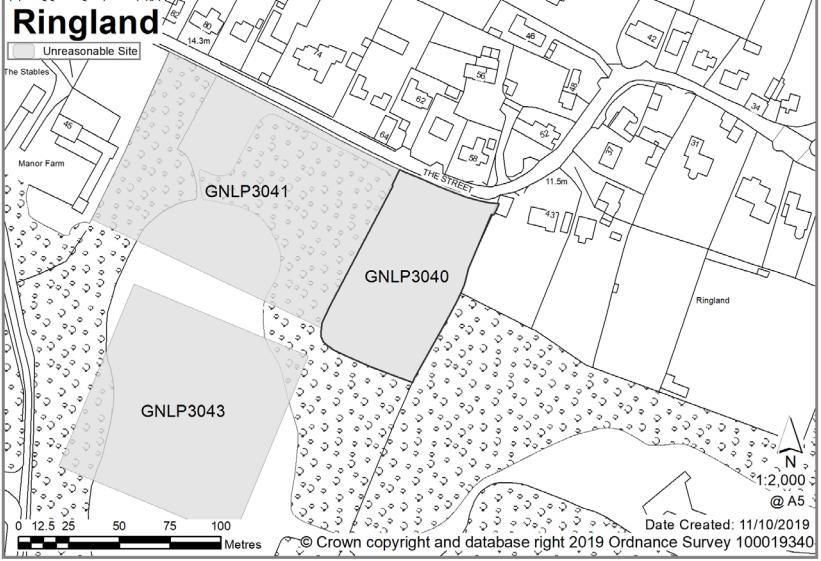
Land at Beech Avenue	GNLP0457	2.67	50 dwellings	This site already has planning permission (reference 20172148). This permission will be counted in development commitment figure so it is not proposed to allocate the site in the local plan
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Taverham				
				
<p>151 Taverham Road GNLP2051 1.31 Residential (unspecified number)</p> <p>This site is not considered to be suitable for allocation as there is insufficient frontage to form a safe access. The site is also constrained by adverse landscape impacts.</p>				
Taverham				
				
South of Taverham Road	GNLP2106	3.30	70 dwellings	This site is not considered to be suitable for allocation as it is not feasible to provide a safe access/route to A1067, and there are limited opportunities for pedestrian footways. The site is also constrained by adverse landscape

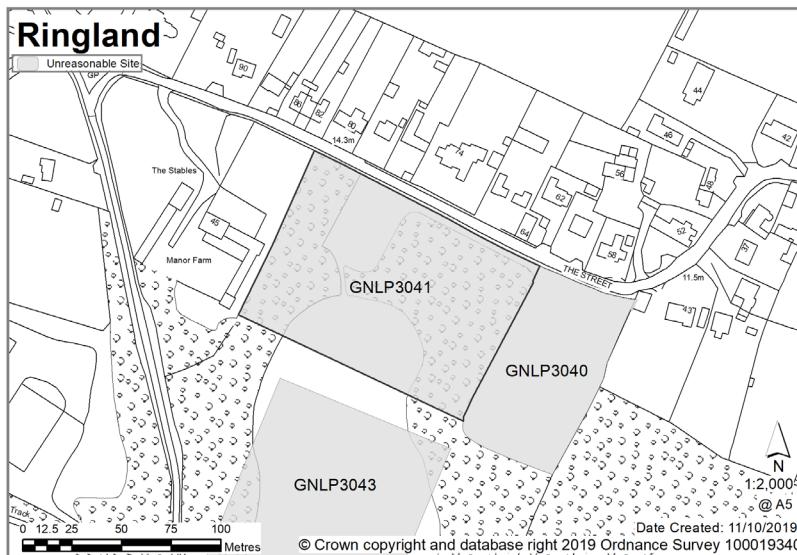
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				impacts, development in this location would be detrimental to the appearance of the Wensum Valley and the Old Costessey Conservation Area.



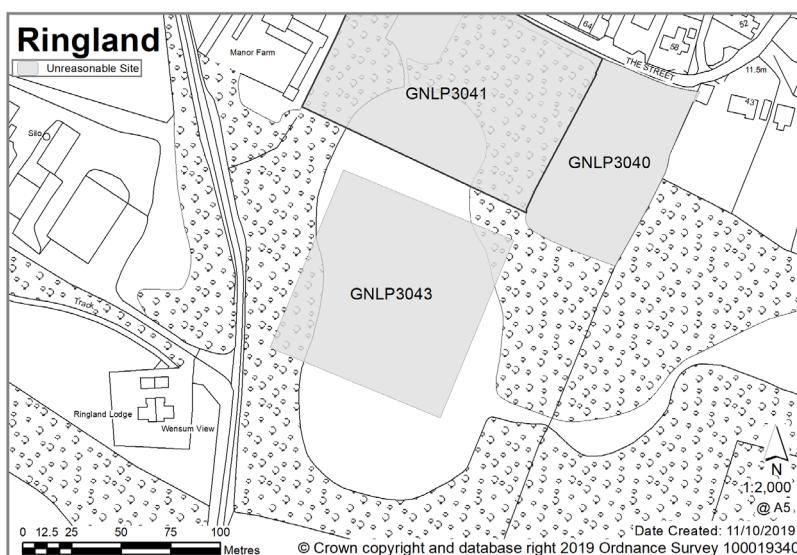
Weston Road, Ringland	GNLP3039	0.87	1 dwelling	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
South of The Street, Ringland	GNLP3040	0.50	5 dwellings	<p>This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.</p>
				
South of The Street, Ringland	GNLP3041	1.12	5 dwellings	<p>This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.



Land facing The Street, Ringland	GNLP3043	0.90	1 dwelling	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Costessey Lane, Ringland	GNLP3045	0.53	5 dwellings	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.

