

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

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Colney				
University of East Anglia, Colney	GNLP0140-A	2.50	Proposed clubhouse, pavilion and pitch site	This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.
University of East Anglia, Colney	GNLP0140-B	0.80	Proposed car park extension	This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.
South-east of Norfolk & Norwich University Hospital	GNLP0331R-A	14.80	Employment-led mixed use	This site is not preferred for allocation due to townscape and landscape constraints. It currently acts as an area of open land between the hospital and existing/proposed residential development. There are also high voltage power lines running across the site.
Land at Colney Lane, Cringleford	GNLP0244	7.34	University related	This site is not preferred for allocation due to landscape constraints and concern about the loss of open space. Development in this location would significantly change the character of the area.
Costessey				
Costessey Park and Ride, Bawburgh	GNLP0376	1.05	Employment & Commercial use	To justify a local plan allocation in this location more evidence is needed of likely end-user businesses who would bring forward development, as well as evidence to show there is no conflict with the overarching Transport for Norwich strategy. Without this information the site is not considered to be suitable for allocation at the current time.
Cringleford (including Keswick)				

A140/Mulbarton Road, Keswick	GNLP3047	16.10	Employment	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. This area is outside the planning application boundary for the extended KES2 allocation in the South Norfolk Local Plan.
Drayton				
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.
Easton and Honingham				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Hellesdon				
West of Hellesdon Park Industrial Estate, Hellesdon	GNLP2142	5.71	Extension to industrial estate, burial ground, open space, car park	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.
Old Catton				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Rackheath				
NO UNREASONABLE NON-RESIDENTIAL SITES				

Sprowston

NO UNREASONABLE NON-RESIDENTIAL SITES

Taverham and Ringland

NO UNREASONABLE NON-RESIDENTIAL SITES

Thorpe St Andrew

NO UNREASONABLE NON-RESIDENTIAL SITES

Trowse (including Bixley and Whitlingham)

NO UNREASONABLE NON-RESIDENTIAL SITES

TOWNS

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Aylsham (Blickling, Burgh & Tuttington and Oulton)				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Diss (including part of Roydon)				
Victoria Road, Diss	GNLP2067	0.42	Repair and retail warehouse, business and offices	The site is not preferred for allocation as it is subject to flood risk constraints and it is considered that there is already sufficient employment land allocated in Diss in the current South Norfolk Local Plan still to be developed.
Redenhall with Harleston				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Hethel Strategic Employment				
East of Potash Lane, Bracon Ash	GNLP2097	1.18	Employment	This site is proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (planning reference: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing long-standing advanced engineering activities in Hethel. Given the existing planning permission and current build out it is not necessary to consider the site further for allocation.

Long Stratton (including part of Roydon)				
Tharston Industrial Estate, Long Stratton	GNLP0272	7.55	Employment	This site is promoted as an extension to the Tharston Industrial Estate and would be in addition to employment land already allocated in the Long Stratton Area Action Plan (policy LNGS2). 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.
Wymondham				
Land north of Carpenters Barn, Wymondham	GNLP0285	15.38	Recreational Use	This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches.
Stanfield Road, Wymondham	GNLP0116	2.99	Employment	This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot's location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.

KEY SERVICE CENTRES

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Acle				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Blofield				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Brundall (including Postwick)				

Land south A1042 Yarmouth Road, Postwick	GNLP0371	3.08	Commercial	This site is not preferred for allocation as consent has already been given under planning application reference 20180504.
East of Brundall Memorial Hall, Brundall	GNLP2069	8.67	Recreation and Leisure	A planning application on this site (reference 20171386) for 170 dwellings, sports pavilion, country park and outdoor recreation was refused in July 2019. This means that existing open space allocation BRU3 from the Broadland Local Plan will be carried forward but on a smaller boundary than this site. It is not proposed to enlarge the area of the BRU3 allocation so this site is considered to be unreasonable for allocation.
Land adjacent Postwick Interchange, Postwick with Witton	GNLP3029	3.12	Mixed use including leisure, roadside, retail	This site is well located, being surrounded on all sides by strategically important roads. To the immediate west is the Postwick Interchange and the site itself would be accessed from the A1042. At the time of writing a planning application (reference 20190300) has been submitted for a petrol filling station and two drive through restaurants. This site is not preferred for allocation as it is recognised that a proposal of this nature is better dealt with through the development management process.
Land North of Yarmouth Road, Brundall	GNLP3049	1.71	Employment	This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.

Hethersett (including Thickthorn)

Land around Thickthorn Roundabout. Either side of A11	GNLP0177-BR / GNLP0358R	134.00	Outdoor leisure, residential care assisted living, renewable energy generation	This site is not preferred for allocation as although the A11 is strategically important for growth there are already significant allocations and commitments in place nearby at Colney, Cringleford and Hethersett and further land of this scale is not needed at the current time. This site includes heritage assets such as Thickthorn Hall set within historic parkland. It is also within the strategic gap separating Hethersett and Cringleford and the Norwich Southern Bypass Landscape Protection Zone.
Land north of Norwich Road, Hethersett	GNLP0486	14.83	Employment	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. Development in this location would impact on the Southern Bypass Landscape Protection Zone and the strategic gap between Hethersett and Cringleford.
Little Melton Business Park - Site A (land to west)	GNLP1023-A	2.90	Food-led industrial	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.
Little Melton Business Park - Site B (land to east)	GNLP1023-B	10.70	Food-led industrial	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.

Hingham

NO UNREASONABLE NON-RESIDENTIAL SITES

Loddon and Chedgrave

Land to the south of the A146, Loddon	GNLP0347	3.41	Storage and distribution hub	This site is not considered to be suitable for allocation as it is disconnected from the built edge of Loddon and there are concerns that it is not possible to achieve a suitable access. In addition, evidence suggests that current committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich meaning there is no need to allocate any additional large scale employment sites in the new local plan.
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Poringland (including Bixley)

Park Farm, Bungay Road, Bixley	GNLP0323	9.83	Employment & Commercial use	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. Constraints on development include highways access, surface water flood risk on part of the site, and heritage issues to the setting of the Church of St Wandregelius (Grade II* listed).
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Reepham

The Old Rectory Meadow, Reepham	GNLP1007	1.69	Infrastructure extension	This site is not preferred for allocation as no identified need exists and this proposal could be dealt with by a planning application if needed .
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Wroxham

NO UNREASONABLE NON-RESIDENTIAL SITES

VILLAGE CLUSTERS

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
BROADLAND VILLAGE UNREASONABLE NON-RESIDENTIAL SITES				
Blofield Heath and Hemblington				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Buxton with Lamas and Brampton				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Cantley				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Cawston, Brandiston and Swannington				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Coltishall, Horstead with Stanninghall and Belaugh				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Foulsham and Themelthorpe				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Frettenham				
Adjacent 10 Buxton Road, Frettenham	GNLP2076	0.39	Employment	This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.
Freethorpe, Halvergate and Wickhampton				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Great and Little Plumstead				

North of Octagon Business Park, Gt & Lt Plumstead	GNLP2107	1.62	Office, storage	This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.
East of Brook Farm, Gt & Lt Plumstead	GNLP3034	36.84	Employment B1, B2, B8	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.

Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill

Adjoining Fakenham Road, Attlebridge	GNLP2144	1.23	Industrial	This site is proposed for industrial development and would be accessed from the nearby roundabout with the Broadland Northway, however there are concerns about the suitability of the access. The site could potentially provide local opportunities but to justify a local plan allocation in this location more evidence would be needed about the likely end user businesses who would bring forward development.
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Hainford and Stratton Strawless

NO UNREASONABLE NON-RESIDENTIAL SITES

Hevingham

NO UNREASONABLE NON-RESIDENTIAL SITES

Horsford

Glebe Farm North, Horsford	GNLP2133	26.23	Employment/mixed	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.
South of Drayton Lane, Horsford	GNLP2154	2.30	Retail/car parking	This site is promoted specifically for a supermarket with associated car parking. The site is not preferred for allocation as it is not within an accessible walking distance of Horsford and there is no evidence of an end user being in place to assure delivery of the scheme.

Horsham and Newton St Faith

NO UNREASONABLE NON-RESIDENTIAL SITES

Lingwood and Burlingham, Strumpshaw and Beighton

NO UNREASONABLE NON-RESIDENTIAL SITES

Marsham

NO UNREASONABLE NON-RESIDENTIAL SITES

Reedham

NO UNREASONABLE NON-RESIDENTIAL SITES

Salhouse, Woodbastwick and Ranworth

NO UNREASONABLE NON-RESIDENTIAL SITES

Spixworth and Crostwick

NO UNREASONABLE NON-RESIDENTIAL SITES

SOUTH NORFOLK VILLAGE UNREASONABLE NON-RESIDENTIAL SITES

Bunwell

Land at Little Green, Bunwell	GNLP0224	2.5	Employment	This is a freestanding site some distance from the village core and not particularly well related to the settlement. There are no known end-user businesses and therefore the site is not considered to be suitable for allocation.
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Gillingham (including Haddiscoe)

Willow Farm. Haddiscoe	GNLP0455	0.48	Employment	This is a small remote site located in the northern part of the parish towards Lower Thurlton. It is not considered to be suitable for allocation as it is located within fluvial flood zones 2 and 3 and is therefore heavily constrained. It has been proposed for employment uses connected to the adjacent business and would be better to come forward through the planning application process.
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Mulbarton (including Bracon Ash, East Carleton, and Hethel)

Land off Station Lane, Ketteringham	GNLP0245	7.92	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.
Wymondham Road, East Carleton	GNLP2165	1.15	Employment	This site is not preferred for allocation as its remoteness to core services and the inadequacy of the road network are significant constraints.

Newton Flotman (including Swainsthorpe)

Land West of A140, Adjacent Hickling Lane, Swainsthorpe	GNLP0604R	10.99	Workshops, stores, offices, agricultural sales	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. The site is also subject to a planning application by Ben Burgess agricultural machinery (reference 2018/2631) and would be better dealt with through the development management process.
Seething (including Mundham)				
Land at Seething Airfield, Mundham	GNLP0071R	4.91	Employment	No change in land use proposed, allocation appears unnecessary.
Stoke Holy Cross				
East of Ipswich Road, Stoke Holy Cross	GNLP2158	49.90	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.
Tacolneston				

Tacolneston Conservation Area	GNLP0545	19.68	Preservation as local green space	This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal, Local Green Space Designation, or Neighbourhood Plan.
Tacolneston Manor House Area Local Green Space	GNLP0546	6.86	Preservation as local green space	This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal, Local Green Space Designation, or Neighbourhood Plan.
Tivetshall St Mary and St Margaret				
Former waste transfer station, Tivetshall	GNLP2128	1.8	Retail/petrol station	This site is not considered to be suitable for allocation as to justify a local plan allocation in this location more evidence would be required to demonstrate need and the likely end-user businesses who would bring forward development.
Wreningham (Including Ashwellthorpe)				
Adjacent Ashwellthorpe Industrial Estate	GNLP2182	6.10	Employment	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. Access to the site appears to be constrained.