Colney parish includes the Norwich Research Park (NRP), which incorporates the Norfolk and Norwich University Hospital (NNUH), as well as the Spire Hospital and Oakwood House Spire care home. As such Colney is one of the strategic employment locations in the Norwich area identified in Joint Core Strategy (JCS) Policy 9. The JCS seeks the allocation of around 55 hectares of specialist employment land for the first phase of a ‘next generation science park’.

In terms of residential development Colney has one of the smallest populations in South Norfolk, with approximately 160 residents (ONS, 2010). Policy 12 of the JCS identifies Colney as an urban fringe parish of Norwich in which land will be allocated for housing, where appropriate, to contribute toward the smaller site allowance set out in Policy 9. Although the parish could be suitable for residential development, a large area of the parish is devoted to employment, health and science uses and Colney sits between areas with large scale housing allocations (Cringleford – being taken forward via a Neighbourhood Development Plan; and Three Score/Bowthorpe – as part of the Norwich City Site Allocations Plan), limiting the scope for delivering residential development in the parish itself.

Form and Character
Colney is situated mainly within the Yare Valley and although dispersed in nature, forms an attractive identifiable settlement. Residential development is concentrated to the north of the Old Watton Road. The Spire Hospital and care home sit between the B1108 and the Old Watton Road, with the NNUH and NRP to the south of the B1108. Colney Hall is an important and significant feature, with an extensive locally listed historic parkland between the listed hall and the B1108.

The landscape south of the B1108, around the NNUH and the main NRP institutes, is more open in character, with few significant hedgerows; however there are densely planted shelterbelts and the area is generally well screened from the A47.

As part of the JCS the Yare Valley is identified as a key Green Infrastructure corridor, with the aim of improving access to the valley.

Services and Community Facilities
In terms of the hamlet of Colney, facilities are very limited, with a parish meeting room on Old Watton Road. Many of the institutions, particularly the NNUH, incorporate ancillary facilities such as shops, restaurants and meeting venues which are available to staff and visitors.

Development Boundary and Constraints
The Development Boundary encompasses:
- the main nucleus of housing focused around the church;
- the existing NRP, including the Norfolk and Norwich University Hospital;
- the Spire Hospital and Care Home; and
- the proposed extensions to the NRP
The Development Boundary is designed to avoid unnecessary encroachment into the Yare Valley and the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ)\(^1\) whilst facilitating growth of the NRP as one of the cornerstones of economic development in the Norwich area. The Boundary has also been defined to allow very limited residential infill on Old Watton Road.

In 2009 the NRP Development Framework Supplementary Planning Document (SPD) was adopted by the Council to assist in implementing the 2003 Local Plan allocations. The SPD contains a considerable amount of detail concerning issues such as the quality of design, environmental performance of buildings and the suggested transport strategy. The key elements of the SPD have been incorporated into:

- Policies COL 1 and 2, which allocate in excess of 43 hectares of land for science park, hospital and other ancillary uses; and
- COL 3 which concerns the redevelopment of existing hospital and science park uses within the Colney Development Boundary.

During 2012 and 2013 a number of planning applications have been approved, or have a committee resolution to approve, which cover the allocated sites. These applications have been assessed in light of the saved 2003 Local Plan policies for NRP and hospital expansion which cover site COL 1 and the content of the 2009 SPD.

Policies COL 1, COL 2 and COL 3 will limit uses primarily to Use Class B1(b) i.e. research and development, studios, laboratories and high tech, plus hospital related development. Ancillary and complementary uses will also be acceptable, so long as they are supportive of and essential to the core functions of the NRP and remain ancillary. Potential uses include: recuperative and respite care; education and training facilities; conference facilities for knowledge transfer; short stay accommodation; cafes/restaurants; and supporting business infrastructure e.g. legal and banking services. General offices, manufacturing, storage, distribution and other uses not connected with research and development will **not** be acceptable.

### Policy COL 1: Land adjacent to Norwich Research Park (NRP)

39.4 hectares of land is allocated principally for a B1(b) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses. Planning applications will be considered positively for the above uses subject to addressing the following criteria:

**Uses**

1. Acceptable uses will be research and development uses under Class B1(b) ‘research and development’ of the Town and Country Planning (Use Classes) Order 1987 (as amended) plus hospital and hospital related uses. Other uses

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\(^1\) The Norwich Southern Bypass Landscape Protection Zone is defined in the South Norfolk Development Management Policies DPD
clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable.

**Master plan/infrastructure plan**
2. Provision of a master plan, that includes phasing in relation to the delivery of infrastructure and integration with existing uses; provision of high quality buildings and spaces; provision of a central hub; and a landscape strategy and green infrastructure plan.
3. The master plan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below;
4. Proposals for smaller sites within the overall allocation should accord with the principals of any agreed master plan and infrastructure plan.

**Transport**
5. Proportionate contributions to:
6. Improvements to the B1108 Watton Road to 7.3 metre single carriageway standard and to the main junctions which access the NRP;
7. Improvements to capacity at the B1108/A47 junction, to ensure that it does not become a constraint on development;
8. Public transport improvements to encourage significant modal shift to/from and within the NRP, including links to the A11 Bus Rapid Transit corridor and the Thickthorn Park and Ride;
9. Safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing (specifically at Cringleford, Hethersett and Threescore/Bowthorpe);
10. Parking ratios of approximately 1 space per 60m² of floor area (excluding plant);

**Design and Landscape**
11. Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP;
12. Exemplar sustainable development, achieving at least BREEAM ‘very good’ standard for new construction;
13. Development contributes positively to the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape;
14. Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping;

**Constraints**
15. Layout to take account of water main and sewers crossing the site;
16. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development;
17. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
Policy COL 2: Land rear/east of Institute of Food Research (IFR)

3.7 hectares of land is allocated principally for a B1(b) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses. Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL 1.

Policy COL3 covers any proposed redevelopment of sites within the Colney Development Boundary. The Policy aims to retain sites for the main NRP uses and ensure that proposals are consistent with the principles of new development permitted under Policies COL1 and COL2. However the criteria of COL1 will need to be proportionately applied to smaller scale proposals.

Policy COL 3 Redevelopment of existing hospital and science park uses within the Colney Development Boundary

Any proposed redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in Policy COL 1, to the extent that is proportionate to the scale and nature of the proposal.