Section 2
Norwich Fringe Parishes Norwich Policy Area (NPA)

Enhancing the environment we live in
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 (Cromer – 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) 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.

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**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**

- 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)
amended) plus hospital and hospital related uses. Other uses 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**
- 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.
- The master plan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below;
- Proposals for smaller sites within the overall allocation should accord with the principals of any agreed master plan and infrastructure plan.

**Transport**
Proportionate contributions to:
- Improvements to the B1108 Watton Road to 7.3 metre single carriageway standard and to the main junctions which access the NRP;
- Improvements to capacity at the B1108/A47 junction, to ensure that it does not become a constraint on development;
- 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;
- 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);
- Parking ratios of approximately 1 space per 60m$^2$ of floor area (excluding plant);

**Design and Landscape**
- Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP;
- Exemplar sustainable development, achieving at least BREEAM ‘very good’ standard for new construction;
- 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;
- Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping;

**Constraints**
- Layout to take account of water main and sewers crossing the site;
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development;
- 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 COL 3: Redevelopment of existing hospital and science park uses within the Colney Development Boundary

The 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.
Trowse with Newton (Norwich Policy Area)

Policy 12 of the Joint Core Strategy (JCS) identifies Trowse with Newton as an urban fringe parish of Norwich in which land will be allocated, where appropriate, to contribute toward the smaller site allowance set out in Policy 9, between 1 April 2008 and 31 March 2026.

Form and Character
The settlement was developed during the latter part of the nineteenth century where a model village of workers’ terraced cottages and associated social and community facilities were provided by the Colman family. The village is still dominated by these terraces. The historic core and part of the setting of the village is now a large Conservation Area. The village is set on the lower part of the eastern slope of the Yare valley. Two important spaces exist at Trowse Common which contributes to the setting of the terraces on White Horse Lane, and secondly the area north-west of Whitlingham Lane which lies in the Broads Authority area, separating the village from the commercial uses to the north, and Norwich City itself.

Between the main part of the village and the city boundary is the former May Gurney site which, together with the Deal Ground on the city side of the boundary, has planning permission for major redevelopment for Norwich City to 670 homes and other uses.

Services and Community Facilities
Trowse has a good range of social and community facilities and the village has very good accessibility to the Norwich. The school however is located on a very restricted site with little additional capacity. Taking into account the development permitted on the May Gurney / Deal Ground site in 2013, any large scale new development in Trowse will require the provision of a new school.

Development boundary and Constraints
The development boundary has been drawn to include the main built form of the settlement, other than those areas that fall within Flood Zones 2 and 3. A separate boundary has also been drawn around the May Gurney site which, although within Flood Zones 2 and 3, has been demonstrated to be capable of development with mitigation measures to address this issue through the planning permission now in place for this strategic site. The boundary has also been drawn to include a large new allocation for development but to specifically exclude the allotments which are of important community value.
Policy TROW 1: Land on White Horse Lane and to the rear of Charolais Close & Devon Way

The site comprises of land amounting to over 9 hectares located between the existing village of Trowse and the A146 Trowse bypass. The land is currently agricultural land severed from other agricultural land by the A146. The land slopes downwards from the A47 in the east into the Yare valley floor in the east and includes a very small portion of land within Flood Risk Zones 2 and 3 at its western end. It is proposed to allocate the land for mixed use development comprising of approximately 150 to 160 dwellings and a new primary school.

The developer of the site will be required to provide the following:

- Development of the site to be masterplanned to provide a cohesive form of development
- Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout
- Provision of site for new primary school within the site of at least 1.4 hectares to be agreed
- Primary vehicular access from White Horse Lane with pedestrian and cycle access to the sports ground accessed from Hudson Avenue and the amenity space on Devon Way
- Development of the site will need to reflect the context of Trowse Conservation Area with particular consideration given into how the development fronts onto White Horse Lane taking into account the existing buildings opposite, existing pattern of development adjoining the site and the hedge on the site frontage.
- An extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre.
- The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146 and A47
- Anglian Water advice regarding foul sewerage capacity
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources

Policy TROW 2: Land north of A146 & east of A47

Land amounting to some 3.2 hectares is allocated for a Park and Ride Site.

The developer of the site will be required to provide the following:

- A safe access shall be provided on to Kirby Road
- Satisfactory landscaping will be provided in order to minimise the visual impact of the site.