

# South Norfolk Local Plan

South Norfolk Village Clusters

Housing Allocations Plan

Regulation 19 Pre-Submission Addendum

July 2024



## South Norfolk Village Clusters Housing Allocations Plan Regulation 19 Pre-Submission Addendum

A. Introduction and Background .....	3
Part 1 Village Cluster Chapters .....	11
1. Barford, Marlingford, Colton and Wrampingham .....	11
Policy VC BAR1: Land at Cock Street and Watton Road.....	15
Policy VC BAR2: Land at Chapel Street .....	17
2. Bawburgh .....	19
Policy VC BAW1REV: Land east of Stocks Hill.....	21
3. Ditchingham, Broome, Hedenham and Thwaite.....	23
Policy VC DIT1REV: Land at Thwaite’s and Tunneys Lane.....	27
Policy VC BRM1: Land west of Old Yarmouth Road.....	29
4. Earsham.....	30
Policy VC EAR1: Land east of School Road .....	32
Policy VC EAR2: Land north of The Street .....	34
5. Gillingham, Geldeston, and Stockton .....	36
Policy VC GIL1REV: South of Geldeston Road and Daisy Way .....	40
Policy VC GEL1: North of Kell’s Way .....	41
6. Mulbarton, Bracon Ash, Swardeston and East Carleton .....	42
Policy VC MUL1: Land east of Bluebell Road and north of The Rosery.....	46
Policy VC SWA1: Land off Bobbins Way .....	47
Policy VC SWA2REV: Land on Main Road.....	49
Policy VC BRA1: Land at Norwich Road.....	50
7. Rockland St Mary, Hellington and Holverston .....	52

Policy VC ROC1: Land south of New Inn Hill .....	55
<del>Policy VC ROC2: South of The Street .....</del>	<del>58</del>
8. Spooner Row and Suton .....	59
Policy VC SPO1REV: Land west of Bunwell Road .....	61
Policy VC SPO2: South of Station Road .....	64
Policy VC SPO3: Land at School Lane .....	65
Policy VC SPO4: Land at Chapel Road .....	66
9. Tacolneston and Forncett End .....	67
Policy VC TAC1REV: Land to the west of Norwich Road .....	69
Policy VC TAC2: Land adjacent The Fields .....	70
10. Tasburgh .....	72
Policy VC TAS1REV: North of Church Road .....	74
11. Wicklewood .....	75
Policy VC WIC1REV: Land to the south of Wicklewood Primary School .....	77
Policy VC WIC2: Land off Hackford Road .....	78
Policy VC WIC3: Land at Hackford Road .....	79
Part 2, Schedule of other major changes .....	80
Appendix C: Housing Trajectory .....	84
Glossary .....	85

## A. Introduction and Background

- A.1. South Norfolk Council recently adopted the Greater Norwich Local Plan (GNLP), produced jointly with Broadland District and Norwich City Councils, which identifies how many homes need to be built between 2018 and 2038 across the three Council areas. Within the overall housing requirement, the GNLP sets a target for a minimum of 1,200 homes on new allocations across 48 Village Clusters in South Norfolk. To meet this target, the South Norfolk Village Clusters Housing Allocations Plan (The Village Clusters Plan) aims to deliver sustainable growth within the villages of South Norfolk, in accordance with Government's national planning policies and guidance.
- A.2. The Plan seeks to allocate a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters, to accommodate at least 1,200 new homes. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated. The threshold of 12 dwellings for allocations is consistent with the GNLP and reflects the fact that sites smaller than this are less likely to achieve the required element of affordable housing.
- A.3. The Council previously published a Regulation 19 pre-submission version of the Village Clusters Plan between 23 January and 8 March 2023. The Regulation 19 version of the Plan was the one which the Council intended to submit to the Secretary of State for Examination in Public and, ultimately, adopt as part of the Local Plan. However, following the close of the Regulation 19 publication period it became apparent that a site of 25 dwellings in Rockland St Mary (VC ROC2) could no longer be considered achievable, as a suitable vehicular access cannot currently be delivered. Combined with a reduction in 5 dwellings on VC TAS1 (Tasburgh) in response to concerns raised by Historic England, the total allocations in the Village Clusters Plan fell below the minimum 1,200 dwellings required by the GNLP.
- A.4. The Council assessed several options for addressing the shortfall including: extending allocations already published in the Regulation 19 document; reviewing 'reasonable alternative' sites from the earlier Regulation 18 consultation; and assessing a handful of new sites submitted during the 2023 Regulation 19 period. Between 11 December 2023 and 5 February 2024, the Council consulted on Alternative Sites and Focused Changes to address both

the shortfall, plus a small number of other issues which had emerged during the Regulation 19 publication. A series of 13 sites which could replace the losses and potentially make a modest increase to the numbers were presented. These were selected taking into account the three Plan Objectives set out in the January 2023 Regulation 19 document. The Regulation 18 focused consultation asked three key questions:

- How big should the buffer be above 1,200 dwellings to ensure that this minimum number is delivered between now and 2038.
- Were the sites presented suitable for allocation?
- Was there anything specific that should be taken into account when developing any of these sites, and which could form criteria in a site-specific policy for the site, if it were allocated?

A.5. The representations to the focused Regulation 18 consultation have been assessed by the Council, and the Council’s responses are set out in the Part 4 of the Statement of Consultation. The Statement of Consultation also details the representations and Council responses from the previous Regulation 18 and Regulation 19 stages. The Council is now publishing a final series of proposed changes to the 2023 Regulation 19 plan, as an Addendum to that document.

A.6. Following the focused Regulation 18 consultation, the Council is proposing:

- three new sites (VC BAR2, Barford, for approximately 40 dwellings and community facilities; VC BRM1, Broome for at least 12 dwellings; and VC EAR2, Earsham for up to 25 dwellings)
- four extended sites (VC DIT1 REV, Ditchingham, extended by 10 dwellings; VC GIL1 REV, Gillingham, extended by 5 dwellings; VC SPO1 REV, Spooner Row, extended by 20 dwellings; and VC WIC1 REV, Wicklewood, extended by 10 dwellings)
- one site with increased density (VC SWA2 REV, Swardeston, increased by 10 dwellings)

Consequently, the sites published in this Regulation 19 Addendum are expected to meet the minimum GNLP requirements, as follows:

<b>Source</b>	<b>Dwellings</b>
New Village Cluster Plan Allocations	1,204
Carried Forward 2015 Allocations	Net Gain of 4
2015 Allocations not carried forward	Loss of 13
Neighbourhood Plan Allocations	135
<b>Total</b>	<b>1,330</b>

## This consultation

A.7. The current consultation is under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Comments can be submitted **between 9am on Monday 12 August 2024 and 5pm on Monday 7 October 2024**. Details on how to submit comments can be found on the Council's website at <https://southnorfolkandbroadland.oc2.uk/>. Further advice can be obtained using the following:

- Email: [localplan.snc@southnorfolkandbroadland.gov.uk](mailto:localplan.snc@southnorfolkandbroadland.gov.uk)
- Call: 01508 533805
- In writing: Place Shaping Team  
South Norfolk Council  
The Horizon Centre  
Broadland Business Park  
Peachman Way  
Norwich NR7 0WF

A.8. It should be noted that this consultation only relates to the proposed modifications in the Addendum. **The remainder of the January 2023 Regulation 19 document is (a) not part of this consultation and (b) will be taken forward to be submitted to the Secretary of State subject to the changes proposed through this addendum.**

A.9. The consultation is set out in two main parts:

**Part 1**, Cluster Chapters - for those Clusters where substantial changes are proposed from the 2023 Regulation 19 document, such as new sites, amended sites, changes in site capacity and/or significant changes to the policy criteria, an updated Cluster chapter is included. Changes from the 2023 Regulation 19 document are illustrated with **new text in red** and ~~deleted text struck through~~. These Chapters are intended to replace in their entirety the equivalent chapters in the 2023 Regulation 19 plan. Those Clusters chapters are:

- Barford, Marlingford, Colton and Wrampingham
- Bawburgh
- Ditchingham, Broome, Hedenham and Thwaite
- Earsham
- Gillingham, Geldeston, and Stockton

- Mulbarton, Bracon Ash, Swardeston and East Carleton
- Rockland St Mary, Hellington and Holverston
- Spooner Row and Sutton
- Tacolneston and Forncett End
- Tasburgh
- Wicklewood

**Part 2**, Schedule of other major changes – this schedule sets out a list of other factual modifications to various Policies, and consequential changes to supporting text, including updates to the site areas of several allocations, so that the text accurately reflects the Policy maps. This schedule includes a proposed change to the Monitoring text in the Plan which sets out that once development on the Village Cluster Plan allocation sites is complete, they will be considered to be inside the Settlement Limit for the purposes of future planning applications and decisions. This schedule also notes that a number of other minor factual updates will also need to be made to reflect issues such as the publication of an updated NPPF in December 2023 and adoption of the GNLP in March 2024.

A.10. In addition, a full set of Policy Maps has been published alongside this consultation document, where relevant these reflect the changes made as part of this Addendum.

A.11. During the Regulation 19 period anyone may make a formal representation relating to the soundness of and/or legal and procedural compliance of the Plan. Further guidance relating to this is available in the accompanying Representation Form Guidance Note at the link above.

## Supporting Evidence

A.12. In preparation for the Regulation 19 Addendum, the Council has updated key elements of the evidence base, which are published alongside this document. These are:

### Sustainability Appraisal (SA)

A.13. The scope of the Sustainability Appraisal was established with the specified bodies in accordance with legal requirements in autumn 2020. SA commentaries have been used consistently as part of the decision-making process throughout the preparation of the Plan.

A.14. An update to the SA has been produced to consider the addendum sites in the context of the Plan as a whole and is available as part of the Supporting Documents.

### Habitats Regulation Assessment (HRA)

A.15. The Habitat Regulations Assessment (HRA) has been prepared to identify European sites within or near the Village Cluster area that may be directly, or indirectly, affected by the allocations within this Plan and concludes on whether there are any significant effects likely as a result of the Plan proposals.

A.16. The HRA has been updated to reflect the final choice of sites included in this addendum document, as well as taking on board the adoption of the GNLP and the proposed approach to Nutrient Neutrality. The HRA is available as part of the Supporting Documents.

### Heritage Impact Assessments (HIA)

A.17. Following advice received from Historic England, Heritage Impact Assessments (HIA) have been prepared for selected sites which may impact on heritage assets (Listed Buildings, Conservation Areas, archaeological remains etc.). The HIAs have informed the site selection process and helped shape the detailed allocation policies for the preferred sites in both the January 2023 Regulation 19 document and this Addendum.



A.18. Relevant new or updated HIAs have been prepared for six of the sites in this Addendum and are available to view as Supporting Documents. In addition, several other HIAs have been prepared or updated in response to previous representations received and/or to reflect the most up-to-date information available.

#### Landscape and Visual Appraisals (LVA)

A.19. Following the 2021 Regulation 18 consultation it was determined that the site selection process would benefit from Landscape Visual Appraisals (LVAs) to consider in greater detail the potential landscape and visual impact of developing rural sites, often on the edge of a settlement. LVAs have been completed for all of the sites in this Addendum, with the findings being used to inform the site-specific policies where appropriate. These LVAs can be found in the Supporting Documents to this consultation.

#### Strategic Flood Risk Assessment (SFRA)

A.20. Stage 2 Strategic Flood Risk Assessments (SFRAs) specifically focusing on sites within the South Norfolk Village Clusters area were undertaken to both inform the choice of sites and help develop the policies in the January 2023 Regulation 19 document. The SFRA was updated following legislative changes made in Autumn 2022 and this also required an update to the Stage 1 element of the SFRA. The latest SFRA documents can be found as part of the Supporting Documents.

#### Water Cycle Study (WCS)

A.21. The South Norfolk Water Cycle Study (WCS) builds upon the WCS produced to support the production of the GNLP. The South Norfolk element provides specific information relating to the sites within the Village Cluster Plan area, taking into account existing commitments and development outside the Plan area that connects to Water Recycling Centres (WRC) within the Village Cluster Plan area. This work has been updated as part of the final choice of sites for this Addendum, including re-engagement with stakeholders and use of the latest information from Anglian Water. The latest WCS can be found as part of the Supporting Documents.

## Viability Appraisal (VA)

A.22. An updated Viability Appraisal (VA) was prepared to support the January 2023 Regulation 19 Village Clusters Plan. This included looking at the potential impact of addressing Nutrient Neutrality. The purpose of the South Norfolk VA was firstly to confirm that the small-scale sites in the South Norfolk Village Clusters locations remain viable taking into account the latest data, including increased building costs, and secondly to identify whether the development typologies identified would generate sufficient surplus, over and above a normal developer profit, to cover any increased costs associated with Nutrient Neutrality. Given the length of time that has elapsed since the December 2022 version of the VA, and the continued volatility of the development sector, a June 2024 update has been produced and is available as part of the Supporting Documents.

## Composite Regulation 19 Document

A.23. To assist with understanding the contents of this Addendum in the context of the 2023 Regulation 19, a composite document has been produced which shows all of the proposed changes within the overall Regulation 19 document. This composite document does not form part of the current consultation, and is for information purposes only, to aid understanding of the highlighted changes in the Addendum and how they fit with the overall Village Clusters Plan.

A.24. As noted above, several factual updates have also been included in the Composite document, which reflect the updates to the Supporting Evidence summarised above, plus other changes, such as the publication of a revised National Planning Policy Framework in December 2023. These will be highlighted in a schedule of minor changes which will accompany the submission document.

### PLEASE NOTE:

A.25. The preceding sections set out the context for the Addendum consultation and will not form part of the final submitted Village Clusters Plan.

## Part 1 Village Cluster Chapters

### 1. Barford, Marlingford, Colton and Wrampingham

#### Form and character

##### Barford

1.1. Barford is a compact settlement on the north bank of the River Tiffey.

Development has extended northwards away from the B1108 along Cock Street and Style Loke, with frontage development to the north of Church Lane and along Chapel Street/Marlingford Road. The historic centre of the village is concentrated on Cock Street and Chapel Street with later estate development situated off Chapel Street at Park Avenue and Clarke Close. The village is set in the attractive valley of the River Tiffey and is characterised by mature tree planting. The most sensitive area of the village is situated on either side of Cock Street where the Hall and its grounds on the west side and the popular plantation on the east side, positively contribute to the form and character of the village.

1.2. Barford has a good road link via the B1108 to Norwich 13km to the east and links via mainly unclassified roads to Wymondham 6km to the south.

##### Marlingford

1.3. The main village is located in the bottom of the Yare Valley on the outside of a bend in the river.

1.4. Marlingford village has developed along two sides of a triangle formed by Barford Road and Mill Road, which radiate towards the south-west from the junction with Marlingford Road. The junction forms the focal point of the village. To the north-east of the junction is the 'Old Hall' which is listed. The area around Old Hall has remained undeveloped which contributes to its setting.

1.5. The wedge of land between Barford Road and Mill Road occupied previously by allotments and The Common has remained undeveloped and is locally regarded as Marlingford's amenity area used for conservation and recreation. This contributes to the rural character of Marlingford as a village set in open countryside within the river valley.

## Colton

1.6. Historically, the settlement of Colton developed with a number of large farms and small cottages which have been joined up by frontage development to form a distinct settlement grouping. To the south of Norwich Road the buildings are set in large grounds with trees and hedges along the road frontage. The area to the north of Norwich Road falls within the administrative area of the Broadland District Council. Development along The Street is of higher density.

## Wrampingham

1.7. Located on the south bank of the River Tiffey, Wrampingham is characterised by its natural character and cluster of historic buildings around the large central pond. Development within the parish has been concentrated along Wymondham Road and The Street with the remainder of the parish displaying a dispersed settlement pattern comprising individual dwellings and farmsteads. The small scale development at Wymondham Road is linear in form and concentrated on the south side of the road.

## Services and Community Facilities

1.8. Barford has a range of facilities including a village hall and a primary school. There are several industrial and commercial units located within the centre of the village, which provide local employment opportunities. There are also regular bus services to Norwich and an infrequent service to Wymondham. Marlingford has a village hall, pub and daily bus service to Wymondham. Colton also has a pub and significant local employment opportunities, and there are several specialty shops across the cluster's settlements.

## Settlement Limit

### Barford

1.9. A Settlement Limit has been drawn to include the main built form of the settlement. A smaller Settlement Limit has been drawn around the existing properties on Church Lane to the west of the village.

1.10. Much of the central part of Barford forms part of the Barford Flood Alleviation Scheme which helps to control flooding in the village. This has therefore constrained where development could be located in the village, and has resulted in this areas has been being excluded from the Settlement Limit.

## Marlingford

1.11. The Settlement Limit has been drawn to include the main built form of the settlement. Due to its rural character and very limited services the Settlement Limit has been drawn to allow only very limited infill development.

## Colton

1.12. Due to the very limited facilities available in Colton the Settlement Limit has been drawn around the built form on Norwich Road, to allow for very limited infill development and to avoid further expansion into the surrounding countryside, preserving the rural character of the area.

## Site allocations

### VC BAR1

1.13. The site is located north of the B1108 between Cock Street to the east and Back Lane to the west. The eastern section of the site is a brownfield site that lies within the existing development boundary whilst the western section of the site extends into the open countryside. The existing commercial garage and the dwelling in the north area of the site will be demolished as part of the redevelopment of the site. The site is well connected by pedestrian access to the existing facilities in the village, including the village school on Chapel Street, and a regular bus service that runs between Norwich and Watton.

1.14. In both landscape and townscape terms the site can currently be considered in two distinct parts, separated by a mature tree belt running north-south through its centre. The west part of the site falls within the designated River Valley. The brownfield element to the east is in a prominent location at the junction of Cock Street and the B1108. The redevelopment of this site provides an opportunity to enhance the local townscape. The land at the west side of the site currently marks the transition between the village and the adjoining countryside, a change that is further enhanced by the rural appearance of Back Lane. The existing mature vegetation to the south and west of the site provides effective screening and enclosure of the site and will need to be retained and enhanced to minimise the visual impact of the development. The existing central tree belt should be incorporated into the site layout as far as possible to enhance the appearance of the site, although some tree loss will be necessary to enable access through the site. An arboriculture survey will be required to assess the condition of these trees.

- 1.15. Technical discussions with the Highways Authority have identified a number of on- and off-site highway works that will be necessary to ensure ongoing highway safety, including a single point of access into the site from Cock Street only. The existing garage access onto the B1108 will be closed. Other works that have been identified include improvements to the Cock Street/B1108 junction at the south-east corner of the site, a frontage footway along Cock Street and the provision of a pedestrian footway through the site connecting Cock Street to Back Lane to the west.
- 1.16. The Cock Inn lies directly opposite the site, south of the B1108. The supporting Heritage Impact Assessment (HIA) has identified that the redevelopment of the garage site offers an opportunity to enhance the setting of this non-designated heritage asset. Sayers Farm, a listed building, lies to the south-west of the site. Retention of the existing hedgerow along the south and west boundaries will mitigate the impact of new development in this location. The HIA also notes that the B1108 creates a separation between the listed building and its setting and the site, further reducing the impact of development in this location.
- 1.17. Wider surface water flowpaths within the settlement have been identified however discussions with the Lead Local Flood Authority have confirmed that they do not affect the development of this site which lies north-west of these areas. However the Stage 2 identifies a high susceptibility to groundwater flooding, which combined with the nearby flowpaths, will require further investigation.
- 1.18. Whilst Anglian Water have measures in place to deal with river water ingress into the local sewer system, early discussions are recommended to identify preferred connection solutions.
- 1.19. An area of 0.76ha of land is allocated for approximately 20 dwellings which is considered to be a reasonable area to allow for the constraints and infrastructure requirements noted above to be incorporated into the site layout and design, whilst also reflecting the context of the site.

## Policy VC BAR1: Land at Cock Street and Watton Road

0.76ha of land is allocated for approximately 20 dwellings.

The developer of the site will be required to ensure:

- Vehicular access into the site to be from Cock Street only, with the existing site access onto the B1108 to be closed;
- On and off-site highway works to include improvements to the Cock Street/ B1108 junction, a frontage footpath along Cock Street and a pedestrian link through the site to create a linkage between Cock Street and Back Lane;
- Submission of an arboricultural survey to determine the condition of the central tree belt and to inform a site layout and design that incorporates these trees as far as possible, as well as the protection of these trees during the construction phase of development;
- Retention, protection and enhancement of the existing vegetation and mature trees along the south and west boundaries of the site in order to minimise the visual impact of the site and protect the setting of Sayer's Farm;
- Site layout and design to have regard to the nearby heritage assets with particular consideration to be given to the setting of The Cock Inn;
- A Phase 1 and Phase 2 contamination survey be undertaken to determine the presence of any on-site contamination resulting from the former garage use of the site and to identify appropriate remediation works; **and**
- A site-specific Flood Risk Assessment addressing the high susceptibility to groundwater flooding and the nearby surface water flows.

## VC BAR2

1.20. The site is located north of Chapel Street and contains the current Barford and Wramplingham Village Hall, the accompanying playing field, and the recently refurbished playground. To the north is a small agricultural field, enclosed by hedging and some mature trees.

1.21. Whilst the current Village Hall is still fit for purpose, it would benefit from upgrading and there are concerns that the length of time left on the land lease



will make it increasingly difficult to secure the ongoing funding to maintain and improve the facility. As such, a purpose-built new hall, constructed to the latest environmental standards and provided on a freehold basis to the community, is proposed as part of a package which also delivers new housing adjacent to the heart of the village.

- 1.22. The site is well located within Barford in terms of townscape and relationship to services. It is proposed to retain the playground, replace the current village hall, improve the existing playing pitch, and to keep these grouped together in the southern part of the site, whilst allocating approximately 40 dwellings in the northern part of the site. Keeping the community facilities at the southern end of the site has several benefits. Principal amongst these is the combined use of the facilities. This also ensures the playing field remains in close proximity to the Primary School (for school use), retains the parking close to Chapel Street for school drop off and pick-up times (reducing on-highway parking close to the school), and allows the south-east corner of the site to remain free from development helping to preserve the setting of the Listed farmhouse and associated barns.
- 1.23. Development of the site will need to maintain continuity of use of all of the community facilities throughout construction.
- 1.24. Development of the site will utilise the existing access to the Village Hall, subject to the provision of acceptable visibility splays. A 2.0m wide footway will be required on the site frontage, with a crossing point to the footways on the south of Chapel Street. The developer of the site will also need to work with the Highways Authority to promote a 20mph speed limit via the Traffic Regulation Order process.
- 1.25. The tree belt which bisects the site east/west will need to be retained and enhanced as far as possible, as will the vegetation on the perimeter of the site, which will help integrate the development into the surrounding countryside.
- 1.26. The site is at the head of a significant existing surface water flow-path, and development of the site will need to investigate the opportunities for alleviating flooding elsewhere in the village, where appropriate enhancing the existing Barford Flood Alleviation Scheme.

- 1.27. To the south-east of the site is the listed School Farmhouse. Retention of the playing field in its existing location will allow for the setting of the farmhouse, and the barns to the rear, to retain a more open agricultural feel. An archaeological desk-based assessment should be provided to inform any planning application, with on-site investigation prior to commencement of development if appropriate.
- 1.28. An area of 4.94ha of land is allocated for approximately 40 dwellings, to the north of the bisecting tree line, and a replacement village hall with car parking, retention of the existing playground and an improved playing pitch, south of the bisecting tree line. This is considered to be a reasonable area to allow for the constraints and infrastructure requirements noted above to be incorporated into the site layout and design, whilst also reflecting the context of the site.

Policy VC BAR2: Land at Chapel Street

**4.94ha of land is allocated for approximately 40 dwellings to the north of the bisecting tree line, and a replacement village hall with car parking, retention of the existing playground and an improved playing pitch, south of the bisecting tree line.**

**The developer of the site will be required to ensure:**

- **Delivery of a new village hall close to the existing playground, of a function equal to or better than the existing hall, with sufficient parking and constructed to the latest environmental standards, and provided freehold to the community;**
- **Continuity of use of a village hall and the other community facilities throughout construction of the development;**
- **Enhancement of the existing playing field, particularly to address existing flooding/drainage problems which currently limit its use;**
- **Protection, retention and enhancement of the bisecting tree line which runs east/west across the site and of vegetation on the site boundaries;**
- **Assessment of the opportunities arising from the site being at the head of a surface water flow-path, to alleviate flood-risk within the village and implementation of the outcomes of this assessment;**
- **Access using the existing village hall entrance, subject to provision of acceptable visibility splays; and**

- **2.0m wide footway on the site frontage, with safe crossing points to the footways on the south of Chapel Street.**

**The developer of the site will also undertake to work with the Highway Authority to promote an appropriate 20mph speed limit via the Traffic Regulation Order process.**

## 2. Bawburgh

### Form and character

- 2.1. Bawburgh is situated in the bottom of the Yare Valley between the B1108 and A47. Two distinct settlement groups have developed each side of the river. To the south of the river, frontage development extends along Church Street towards the church; more recent estate development is situated on Hockering Lane, with a detached group of dwellings further south beyond the village hall on Stocks Hill. To the north of the river, frontage development follows the line of New Road and Harts Lane, with another nucleus of dwellings to the west of the junction with Marlingford Road.
- 2.2. The central area of the village is designated as a Conservation Area in. The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped. This contributes to the valley setting of Bawburgh.

### Services and Community Facilities

- 2.3. Bawburgh has a ~~range of facilities including the~~ primary school, village hall and public house. There is a ~~daily~~ weekly bus service to Wymondham, **plus on-demand services available.**

### Settlement Limit

- 2.4. The Settlement Limit is divided by the river which runs through the centre of the village. The northern section includes almost all dwellings on New Road and Harts Lane, including the small cluster of development at the junction with Marlingford Road. The southern section includes most buildings on Church Street and Hockering Lane, but excludes the church itself. The Settlement Limit has been extended to the south along Stocks Hill, incorporating both recent development to the west at Saint Walstan Meadow and established development to the east. There is also a small addition to the Settlement Limit adjacent to the northern boundary of the VC BAW1**REV** allocation.

## Site allocations

### VC BAW1REV

- 2.5. The site is located east of Stocks Hill, adjacent to the southern boundary of the Bawburgh Conservation Area. Immediately to the west of Stocks Hill is the village hall and recreational ground, as well as some limited new residential development. The centre of the village lies to the north. Further to the east, separated by agricultural land and vegetation is the A47 Norwich Southern Bypass. The site lies within the Norwich Southern Bypass Landscape Protection Zone. An existing pedestrian footpath provides a connection to the village school which is located on Hockering Lane, within 400 metres of the site, **however the allocation provides the opportunity to deliver a second access direct into the southern side of the school site.**
- 2.6. The site is within a sensitive landscape setting and reflecting this a Landscape Appraisal will be required to inform the design and layout of the site. The site is in an elevated position within the River Valley and offers clear views to the east although existing vegetation screens views to and from the A47 and restricts views towards Norwich. Whilst development of the site will have a strong relationship with the existing form of the settlement, particularly the modern developments in closest proximity to the site, appropriate landscaping will be required on site to address the visual impact arising in long views towards it from within the wider landscape.
- 2.7. Bawburgh Conservation Area encompasses the central area within the village and extends as far south as the site boundary. Existing vegetation along the road frontage to the north of the site should be retained, as should the existing vegetation along the north boundary, as this contributes positively to the character of the area. The site layout and design, including landscaping and the choice of materials, should reflect the proximity of the site to the Conservation Area. In addition, archaeological finds north of the site mean investigation of the site may be required at the planning application stage, the details of which are to be agreed with the Historic Environment Service.
- 2.8. In highway safety terms development of the site is considered to be acceptable due to the proximity of the site to the local services and facilities, the width of the existing road carriageway at Stocks Hill and the existing pedestrian connectivity available from the site.

2.9. A significant surface water flowpath has been identified to the south of the site, draining into the River Yare to the east. The Lead Local Flood Authority has not raised a concern about development in this location however the drainage strategy for the site should take into consideration the presence of this flowpath.

2.10. The site is within the catchment of Whitlingham Water Recycling Centre (WRC) and the in-combination effects with development identified in the GNLP may require phasing of this site beyond the early years of the Plan. Initial discussions with Anglian Water have also indicated that there may be sewers crossing the site and therefore early engagement between Anglian Water and the developer is also advised.

2.11. An area of ~~4.4ha~~ **1.97ha** of land is allocated for up to 35 dwellings. This is considered to be a reasonable site area to enable a scheme of an appropriate design and density to come forward in this location, reflecting the local sensitivities and constraints noted above.

**Policy VC BAW1REV: Land east of Stocks Hill**

**An area of ~~4.4ha~~ **1.97ha** of land is allocated for up to 35 dwellings.**

**The developer of the site will ensure that:**

- **The design, layout and landscaping of the site is informed by a landscape appraisal that seeks to minimise the visual impact of the development within the wider landscape, including in long views from the A47. The landscape appraisal shall be submitted as part of the planning application for the site;**
- **The design of buildings, including the use of materials, is to make a positive contribution to Bawburgh Conservation Area having regard to the Bawburgh Conservation Area Character Appraisal and Management Guidelines;**
- **The Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development;**
- **The retention and protection of the existing road frontage vegetation along Stocks Hill to the north of the site is balanced with the need to secure an adequate visibility splay. Vegetation as well along the north**

and south boundaries **is retained**, in order to maintain the character of the area and protect the amenities of existing and future residents;

- The drainage strategy for the site to have regard to the off-site surface water flowpath located to the south of the site, details to be agreed with the Lead Local Flood Authority; **and**
- ~~Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.~~
- **Provision of a direct pedestrian/cycle access on the northern boundary of the site into Bawburgh Primary School, to be agreed with the school.**

### 3. Ditchingham, Broome, Hedenham and Thwaite

#### Form and character

##### Ditchingham

- 3.1. Development within the parish has been concentrated along Loddon Road, Norwich Road, Station Road and Thwaite Road to form the established village of Ditchingham. Abutting the village to the east is the village of Broome. To the south of the parish at Ditchingham Dam is a small area of development which is contiguous with the built-up area of Bungay lying largely within the Broads Authority area and includes the large development on the former maltings sites. Development within the remainder of the parish comprises of individual dwellings and farmsteads.
- 3.2. The village has developed a nucleated settlement form largely as a result of substantial post-war development. The majority of this growth has taken the form of estate development between Thwaite Road and Loddon Road. An area of 1950s Tayler and Green housing at Windmill Green and Scudamore Place makes a significant contribution to the character of the village and is now a Conservation Area. The A143 runs across the south of the parish linking with Beccles and the A146 to the east and Harleston, the A140 and Diss to the west. The B1332 provides a link to Norwich, whilst local road and pedestrian facilities provide easy access to Bungay.
- 3.3. The village lies close to the Broads, and a large area of the southern part of the parish lies within the Broads Authority area.

##### Broome

- 3.4. Development within the parish has been along Yarmouth Road and Sun Road in a linear form with an isolated group of development at Broome Street. Elsewhere the parish displays a dispersed settlement pattern comprising individual dwellings and farmsteads. The south-western end of the village merges with development at Ditchingham so that there is no clear distinction between the two settlements at this point.
- 3.5. The village is set in attractive open countryside within the Waveney Valley. Broome Heath, a County Wildlife Site, lies to the north of Yarmouth Road and the undeveloped nature of this side of Yarmouth Road provides an open aspect



which contributes significantly towards the rural character of the village. The A143, which by-passes the village, provides a link to Harleston and Diss to the south-west and Beccles and Great Yarmouth to the north-east, as well as Lowestoft via the A146. Local road and pedestrian links provide easy access to Bungay to the south, whilst the nearby B1332 provides a link to Norwich to the north.

3.6. Part of the parish lies within the Broads Authority area.

### Hedenham

3.7. Hedenham is a sparsely populated parish. It mainly comprises individual dwellings and farms with a small concentration of development on Church Road. The settlement is set in attractive open countryside interspersed with small wooded areas and is partly situated on the south slope of a small valley bounded to the east by Hedenham Park giving a rural character. The settlement is characterised by traditional cottages with some Tayler and Green housing at Smiths Knoll and both Hedenham Hall and Ditchingham Hall with their associated parklands form an attractive area of historic parkland.

3.8. Hedenham has had a designated Conservation Area since 1994.

### Thwaite

3.9. The main concentration of development within the parish has taken place along Bungay Road towards the church. Individual dwellings and farmsteads are sparsely distributed throughout the remainder of the parish. The agricultural nature and the open countryside all emphasise the rural character of the area.

## Services and Community Facilities

3.10. The cluster has a range of social, recreational and community facilities including a village hall, recreation field, shop, post office, pub, restaurant and primary school. The cluster is also home to several employment uses across different sectors. ~~Hedenham has a limited bus service to Norwich and Bungay. Broome has a semi-regular bus service to Diss, Bungay, Beccles and Yarmouth. Ditchingham is included on all of these bus routes.~~ **Ditchingham has a semi-regular bus service to Diss, Bungay, Beccles and Yarmouth and a limited service to Norwich. Broome has a semi-regular bus service to Diss, Bungay, Beccles and Yarmouth.**

## Settlement Limit

### Ditchingham

3.11. The Settlement Limit has been drawn to include the main built form of the settlement, and to include the land to the north of Rider Haggard Way previously allocated in the 2015 Local Plan. An additional area of land promoted as part of the Plan process on land north-west of Lambert's Way has been assessed and incorporated into the updated Settlement Limit.

### Broome

3.12. The Settlement Limit has been drawn to include the existing linear pattern of development in the settlement and to include the allocations made on the Old Yarmouth Road within the 2015 Local Plan.

### Hedenham

3.13. The Settlement Limit has been drawn around the area of Smiths Knoll to allow for limited sensitive infill only due to the limited facilities available and character of the Conservation Area.

## Site allocations

### VC DIT1 REV

3.14. The site is located to the north-east of the village, immediately north of the 2015 allocation site DIT1. ~~DIT1 is currently under construction.~~ A Public Right of Way (PROW), Ditchingham FP5, runs north-south, parallel to the ~~west~~ east boundary of the site. Ditchingham Church of England Primary Academy is located within 100 metres of the site and the site is well connected to the other existing services and facilities within the settlement. ~~Regular bus~~ Bus services connect residents of Ditchingham with Bungay to the south and Norwich to the north.

3.15. The site lies within a larger agricultural field and is bound to the east, south and west by residential development. Wider views of the site are limited due to the presence of a substantial tree belt along the northern perimeter of the wider field, as well as existing vegetation to the east along Thwaite Road. Although the site lies within a River Valley setting it has a strong relationship with the existing built form of the settlement and will not have an adverse landscape impact.

- 3.16. Access to the site will be via Hamilton Way to the south with additional pedestrian connectivity provided to Ditchingham FP5. The site layout and design, including infrastructure and connectivity, should maximise opportunities to respond to the adjacent development site (2019/1925). Particular regard should be given to the amenities of both existing and future residents along all of the site boundaries.
- 3.17. Discussions with the Lead Local Flood Authority have identified an area of the site that is at risk of flooding during the 0.1% AEP flood event. In conjunction with the promoter of the site the site area has been ~~amended~~ drawn to minimise the impact of this constraint. It is noted that the identified surface water flowpath contributes to a wider off-site flowpath and the drainage strategy for the scheme will need to respond to this appropriately. **In order to satisfy the requirements of the Environment Agency (EA), the drainage strategy will also need to ensure that waterflows from the site can be accommodated without impacting on the status of the River Waveney in accordance with the appropriate legislation and guidance.** A site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the Stage 2 VC Strategic Flood Risk Assessment (SFRA).
- 3.18. Anglian Water (AW) has advised that their infrastructure ~~may cross~~es the site and the developer is encouraged to enter into early engagement with AW regarding this potential constraint. VC DIT1**REV** is in addition to the 2015 Local Plan allocations in Ditchingham and Broome, and the cumulative impact of recent and planned growth may require phasing of VC DIT1**REV** to allow for upgrades to Ditchingham Water Recycling Centre.
- 3.19. **Broome Heath County Wildlife Site (CWS) is to the south of Loddon Road and includes Broome Heath Pit Site of Special Scientific Interest (SSSI) in the north-east corner. Impacts on these sites will need to be adequately mitigated.**
- 3.20. **The Heritage Impact Assessment (HIA) has identified cropmarks within the boundaries of the allocation site. These will require further investigation prior to the commencement of development on site.**
- 3.21. The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.

3.22. An area of ~~1.56ha~~ **2.53ha** of land is allocated for up to ~~35~~ **45** dwellings, a scale of development that is considered to be acceptable within the context of the surrounding built form and sufficient to deliver the required standard infrastructure whilst addressing the constraints addressed above.

Policy VC DIT1~~REV~~: Land at Thwaite's and Tunneys Lane

~~1.56ha~~ **2.53ha** of land is allocated for up to ~~35~~ **45** dwellings.

The developer of the site is required to ensure:

- Vehicular access to the site to be via Hamilton Way with pedestrian connectivity to Ditchingham FP5 to be created;
- Site layout and design to respond to the existing built forms adjacent to the site, including in terms of building height and massing, safeguarding the residential amenities of existing and future residents and maximising opportunities for connectivity;
- Early engagement with Anglian Water (AW) to identify **infrastructure crossing the site and connection to the local water recycling network;** ~~possible infrastructure crossing the site and the need to phase the site for possible upgrades to the Ditchingham Water Recycling Centre;~~
- Protection of the mature **established** trees ~~on~~ **situated both along** the site boundaries and outside the site during the construction phase of development;
- A site-specific Flood Risk Assessment (FRA) **and strategy, to inform the layout of the site, which has regard to the requirements of the Stage 2 VC Strategic Flood Risk Assessment** ~~to demonstrate that the site is not at an increased risk of flooding in the future, that the development of the site does not increase the risk of surface water flooding on the site and to neighbouring properties, and how the natural flood storage provided by the pre-developed site is preserved;~~ **and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

## VC BRM1

- 3.23. The site is located to the north-east of the main residential area in the village. VC BRM1 is a linear site within a wider agricultural field. It is adjacent to the 2015 Local Plan housing allocation (BRO1). The site runs parallel to Old Yarmouth Road and currently there are no boundary features to the north, east or west of the site. A detached dwelling set in a substantial plot lies to the south of Old Yarmouth Road opposite the site.
- 3.24. Norfolk County Council (NCC) Highways Authority have advised that on-and off-site highway works will include widening of the existing pedestrian footpath along the site frontage as well as speed restriction measures to be agreed with the Highways Authority.
- 3.25. The site extends development into the open countryside. The Landscape and Visual Appraisal (LVA) notes the need for careful design and landscaping to create both a gateway into the village from the north and to integrate the site into the surrounding countryside. To the north and the west of the site there is an open landscape with no existing screening and this aspect will be visible from nearby footpath Broome FP5. As such, careful consideration will need to be given to the open aspects of the site to ensure it is successfully contained within the wider landscape.
- 3.26. Whilst the Stage 2 Strategic Flood Risk Assessment has confirmed that the site is not affected by surface water flooding in the modelled scenarios, the northern and eastern boundaries of the site border an area identified as currently being Flood Zone 2. The developer of the site will be required to submit a site-specific Flood Risk Assessment (FRA) that includes detailed modelling to investigate the extent of this flood zone in the future in order to determine whether it will encroach into the site.
- 3.27. Anglian Water (AW) has confirmed that whilst there is currently capacity at Ditchingham Wastewater Recycling Centre, the cumulative growth anticipated in the area may require infrastructure upgrades to accommodate the development. The developer is therefore encouraged to enter into early engagement with AW regarding this matter.
- 3.28. In order to satisfy the requirements of the Environment Agency (EA), the drainage strategy will also need to ensure that waterflows from the site can be

accommodated without impacting on the status of the River Waveney in accordance with the appropriate legislation and guidance.

3.29. An area of 0.62ha is allocated for at least 12 dwellings in this location. This is considered to be an appropriate area of land to deliver the standard infrastructure on site and incorporate appropriate landscaping to integrate the site into the wider landscape.

Policy VC BRM1: Land west of Old Yarmouth Road

**0.62ha of land is allocated for at least 12 dwellings.**

**The developer of the site is required to ensure:**

- **Highways improvement works to include widening of the existing frontage footpath along Old Yarmouth Road, as well as speed limiting measures as required by the Highways Authority;**
- **Frontage development to Old Yarmouth Road only with development to be of a form and character that is compatible with the surrounding area;**
- **Landscaping of the boundaries with the open countryside to successfully contain the impact of development and integrate the site into the wider countryside;**
- **A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Stage 2 VC Strategic Flood Risk Assessment;**
- **Early engagement with Anglian Water (AW) to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network; and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

## 4. Earsham

### Form and character

- 4.1. Earsham is located within the Waveney Valley approximately 1km south-west of Bungay and in close proximity to the Broads. The main area of development in the parish lies to the south of the modern A143 along The Street. Development elsewhere in the parish is of a scattered and sporadic nature.
- 4.2. The main built-up area of Earsham was originally based along the line of The Street with the core of the village centred on the crossroads of The Street and Station Road. Significant post-war development has resulted in a more nucleated settlement form. Earsham has good links, via the A143 with Beccles and Lowestoft to the east, and Harleston and Diss to the west, and to Norwich via the B1332. Part of the parish, to the north of the A143 bypass, lies within the Broads Authority area.

### Services and Community Facilities

- 4.3. The settlement has a range of commercial, social and community facilities including a primary school, pub and village hall. Earsham is in close proximity to Bungay which provides a large range of social and community facilities. There is a regular bus service to Bungay, Beccles, Diss and Yarmouth.

### Settlement Limit

- 4.4. The Settlement Limit includes the main built form of the settlement and includes the new development at Granary Close, formerly the EAR1 allocation in the 2015 Local Plan.

### Site allocations

#### VC EAR1

- 4.5. The site is located to the east of Earsham and adjacent to Earsham CEVA Primary School which abuts the northern boundary of the site. To the east of the site is the River Waveney, with the site lying within an area identified as the River Valley Landscape. A Public Right of Way (PROW), Earsham FP9, also lies to the east of the site, midway between the site and the River Waveney, and

affords views back towards the settlement. The site relates well to the existing services and facilities within the village, including the primary school, village hall and public house.

- 4.6. Supporting evidence in the form of a Heritage Impact Assessment (HIA) and a Landscape Visual Appraisal (LVA) have considered the impact of the site on both heritage assets and the landscape. The impact of development on the significance of the setting of both The Close and All Saints Church has been assessed and is considered to be acceptable. Archaeological finds located in proximity to All Saints Church may extend closer to the site and liaison with the Historical Environment Service will be required as part of the planning application process. Some intermittent long views of the site may be visible within the wider landscape, however with appropriate design and landscaping the visual impact of the site can be reasonably mitigated. These design solutions may include lower density development within the eastern section of the site.
- 4.7. Early highways concerns about the site have been addressed by enlarging the site boundaries to include the vicarage and its curtilage. Discussions have focussed on the removal of the existing dwelling and associated outbuildings to secure an appropriate vehicular access into the site and support an allocation of up to 25 dwellings. To preserve highway safety by improving visibility and to improve the existing pedestrian footpath it is likely to be necessary to remove the existing frontage hedgerow along this part of School Road.
- 4.8. Land further to the east of the site comprises floodplain associated with the River Waveney. However, the boundaries of VC EAR1 do not extend into this area and no concerns have been raised either by the Lead Local Flood Authority (LLFA) or within the supporting Stage 2 Strategic Flood Risk Assessment (SFRA). However, due to the overall site area and in accordance with current requirements, a flood risk assessment (FRA) will be required alongside any planning application for the site. This will inform specific proposals for the site.
- 4.9. A site area of 1.3ha has been allocated for up to 25 dwellings. This is considered to be an appropriate density for this edge of settlement site whilst taking into consideration the identified constraints, including the visual impact of development in this location.



## Policy VC EAR1: Land east of School Road

**1.3ha of land is allocated for up to 25 dwellings.**

**The developer of the site will be required to ensure that:**

- **Design and layout of the site responds to the landscape and heritage sensitivities identified in the supporting Heritage Impact Assessment and the Landscape Visual Appraisal;**
- **Landscaping of the east boundary to minimise the visual impact of the development on views towards the site from the east and to reflect the edge of settlement location;**
- **Protection and reinforcement of the Priority Habitat hedgerow along the south boundary of the site;**
- **Historic Environment Record is consulted to determine the need for any archaeological surveys prior to development;**
- **On and off-site highway works to include localised improvements to the existing pedestrian network, as well as improvements to the existing highway visibility along the site frontage.**

## VC EAR2

4.10. The site lies to the southwest of the village of Earsham, adjacent to the A143 which runs north-south along the western boundary of the site. The River Waveney follows a course to the north of the settlement and the site is within an area identified as a River Valley Landscape. The Broads Authority Area extends to the north and west of Earsham, providing some long-range views towards the south of the village. The site is also within proximity to Earsham Quarry but is separated from the mineral extraction site by the A143.

4.11. A bus stop lies approximately 200metres north of the site, adjacent to the Queens Head public house, and provides a connection to Diss and Beccles via Bungay. Both the village hall and Earsham CEVA Primary School are within 700metres of the site. The site relates well to the existing pattern of development as well as the existing services and facilities within the village, and those available a little further away in the market town of Bungay.

4.12. The site itself lies at the northern end of a wider parcel of agricultural land. Boundaries to the south of the site are minimal, affording clear views towards the

site from both the A143 and The Street. A copse of trees to the north-east of the site, closest to The Street, lies outside the site boundaries and currently marks the end of the built form to the north of The Street. The scale of development on this site has been considered in the context of the wider availability of land in this location; however, the Council has concluded that a reduced site area to accommodate the number of dwellings proposed in the policy is consistent with the objectives of the Plan.

- 4.13. Vehicular access to the site from the A143 is not considered to be acceptable in highways safety terms and access to the site will therefore be via The Street only. The developer of the site will be required to undertake a number of off-site highways works to ensure that highway safety is maintained. Identified highways works are expected to include a relocation of the existing speed-reduction feature on The Street, an extension to the existing 30mph TRO and the provision of a pedestrian footpath to connect the site to the existing footpath at The Street.
- 4.14. Landscaping will be a key feature of the proposed site layout in order to provide some mitigation of the visual impact of development in this location and to successfully integrate the site into the wider landscape; however, the site also provides an opportunity to create a gateway entrance into the village on the approach from the south.
- 4.15. Consideration will also need to be given to the context of the site and development proposals should respond appropriately to the nearby development, for example the single storey dwellings adjoining the site along Dukesway to the north and opposite the site at Valley Close. The site design and layout will also need to accommodate, as far as possible, the adjacent tree belt to the north of the site, as well as the mature oak tree in the eastern corner of the site.
- 4.16. Along the site frontage is an established hedgerow. Development of the site should seek to minimise the loss of this hedgerow however the Council accepts that in order to achieve a successful site design it will be necessary to remove at least some of this hedgerow from the site. The developer should ensure however that the amount lost is minimised and that replacement planting is incorporated into the site design.

- 4.17. The Stage 2 Strategic Flood Risk Assessment (SFRA) has identified that the site is at risk of groundwater flooding with the potential for some ponding near the boundary of the site with The Street and this will need to be addressed in the site-specific Flood Risk Assessment (FRA).
- 4.18. Currently there are some glimpsed views across the site towards the church spire at All Saints Church however these are already seen across the intervening-built form, as identified in both the supporting Heritage Impact Assessment (HIA) and the Landscape Visual Appraisal, and will not be significantly impacted by development of the site.
- 4.19. The site layout will also reflect the proximity of the site to the A143 in order to protect the residential amenities of the future residents. The site layout and building orientation should be designed to reduce the noise impact wherever possible. Consideration should also be given to how landscaping can be used to buffer traffic noise.
- 4.20. The site is 1.4ha and is allocated for up to 25 dwellings, reflecting the context of the surrounding area and the landscaping requirements for the site.

Policy VC EAR2: Land north of The Street

**1.4ha of land is allocated for up to 25 dwellings.**

**The developer of the site will be required to ensure that:**

- **Vehicular access into the site is from The Street only, unless otherwise agreed with the Highways Authority and the Local Planning Authority;**
- **On and off-site highways works include a frontage footpath across the site as well as a suitable footpath link with pedestrian crossing to connect to the existing footpath at The Street, and relocation of the existing speed reduction feature on The Street;**
- **Landscaping to the boundaries with the open countryside will successfully contain the impact of development and integrate the site into the wider countryside. This will include the protection of the trees and hedges on the site boundaries, including those outside of the site itself;**

- **The site layout and landscaping within the site responds to the surrounding development and infrastructure, including the scale of the adjacent development and the proximity of the site to the A143, in order to minimise the impact on both existing and future residents;**
- **A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the Stage 2 VC Strategic Flood Risk Assessment (SFRA), and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

**The developer of the site will also undertake to work with the Highway Authority to promote an appropriate 20mph speed limit via the Traffic Regulation Order process.**

## 5. Gillingham, Geldeston, and Stockton

### Form and Character

#### Gillingham

5.1. The historic core of the village lies along The Street and Loddon Road, with a further cluster of development along Kings Dam to the west. Estate development has occurred north of The Street, and the majority of the village (contained within the Settlement Limit) is now in a nucleated form. The older part of the village is characterised by substantial tree planting along Loddon Road, in particular the wooded area to the east and the line of trees along Forge Grove which are protected by a Tree Preservation Order.

5.2. The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character. The southern fringes of the parish lie within the Broads Authority area. The attractive area around Gillingham Hall and its park was designated as a Conservation Area in 1994. The parish is well served by the A146 (providing direct links to Beccles, Lowestoft, Loddon and Norwich) and the A143 (access to Bungay, Gt Yarmouth, and to the A140 and Diss).

#### Geldeston

5.3. The main concentration of development is around Geldeston Hill and The Street, with a small detached cluster at West End and isolated Dockeney and Dunburgh Hill. The village has developed in a linear form along The Street with a small post-war council housing estate, The Kells, having been developed by Tayler & Green to the west of Geldeston Hill. Some infill development has occurred along The Street. The A143 to the north of the parish provides a direct road link to Bungay, the A140 and Diss to the west and Beccles and Great Yarmouth to the east and to Lowestoft and Norwich via the A146. Much of the parish to the south of the village lies within the Broads Authority area.

#### Stockton

5.4. Stockton is a sparsely populated parish consisting mainly of individual dwellings and farms set in open countryside. There is a small cluster located around the Church. The A146 runs through the parish and provides direct access to Norwich and Beccles. The A143 in the south provides access to Bungay.

## Services and Community Facilities

5.5. The cluster has a range of social and community facilities comprising a primary school, village hall and motel in Gillingham and a village hall and pub in Geldeston. Gillingham has a regular bus service to all local towns. There is a more limited bus service in Geldeston, to Diss, Bungay, Beccles and Yarmouth. There is a petrol station, with a convenience store, and fast-food restaurants to the north at the A146/A143 roundabout, which have a direct pedestrian/cycle link from the village.

## Settlement Limit

### Gillingham

5.6. The Settlement Limit is in two parts. The first includes the main built form of the settlement. The second part is around the school and adjoining housing, an area which has been extended to include the recent development at Daisy Way, which was allocated in the 2015 Local Plan.

### Geldeston

5.7. The Settlement Limit has been drawn to include the two main built-up forms of the settlement along The Street and The Kells, including the small allocation west of Kells Way made within the 2015 Local Plan. The boundary also includes a small cluster of dwellings east of Geldeston, off The Street.

## Site allocations

### VC GIL1REV

5.8. The site lies to the south of a detached area of existing residential development and Gillingham St Michael's Primary School, south of Geldeston Road/The Street, at the western end of the village. The site is well located for the local services, including a newly created pedestrian and cycle route to services at the A143/A146 junction, and buses on the main Norwich/Beccles route. Main facilities in Beccles are also within a reasonable cycling distance of the site.

5.9. It is proposed that there is a single vehicular point of access from the recently completed Daisy Way development. This recent development provides a suitable access onto The Street, and localised improvements have been implemented along the site frontage. **The developer of the site is encouraged to**

enter into early engagement with the Highways Authority regarding possible opportunities to improve the existing highways situation at The Street as part of the allocation.

5.10. Footpath Gillingham FP12 currently runs diagonally (north-west/south-east) across the western end of the site; although the path appears to have been informally diverted around the field margins, the official route will either need to be incorporated into the design and layout of the scheme or will require formal diversion. This will also connect the site into Footpath Geldeston FP8, which runs south to Kings Dam.

5.11. The site will require a comprehensive approach to landscaping, reflecting the fact that there is only existing development on the northern boundary. Whilst largely contained in the wider landscape, the more localised impacts development could be significant. A landscaping scheme has been agreed for the existing GIL1 allocation (application ref. 2019/1013) and consideration will need to be given as to how this is carried forward under proposals for this allocation. The western boundary of the site has some established vegetation that will require protection and enhancement as necessary. Careful consideration will need to be given to the southern and eastern boundaries, which are open to the remainder of the wider field and adjoining paddocks. Particularly important will be consideration of views from the Broads Authority area to the south, at Kings Dam and beyond, and from the public rights of way Geldeston FP8 and Gillingham FP12. Consequently, a full Landscape Assessment will be required to accompany any planning application(s) for the site.

5.12. ~~At the Regulation 18 stage of the VCHAP the site boundaries were drawn further to the east and included areas within Flood Risk Zones 2 and 3a and tidal flooding. Following the outputs of the Stage 2 Strategic Flood Risk Assessment (SFRA), the site boundaries were moved further east. However, this also~~ **The boundary of the site** incorporates areas at both surface and fluvial (Zones 2 and 3a) flood risk in the south-western corner and a remaining small area of tidal flooding in the southeast corner, which it is recommended are left undeveloped. Development of the site will require a site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site.

5.13. **The developer of the site should also note the proximity of the site to the Internal Drainage District (IDD) of the Waveney, Lower Yare and Lothingland**

Internal Drainage Board (IDB) and early engagement with the IDB is recommended to secure any relevant consents for the proposed development.

- 5.14. Anglian Water (AW) has advised that there is currently limited capacity at the Beccles-Marsh Lane Water Recycling Centre (WRC). The developer of the site is recommended to enter into early engagement with Anglian Water in order to demonstrate there is sufficient capacity in the network and receiving WRC to accommodate foul flows from the development.
- 5.15. The site is immediately south of Gillingham St Michael's Primary School and would landlock the school if developed out in its entirety. The VCHAP proposes ~~35~~ 40 dwellings on this site and a further 20 within the school catchment at Geldeston (VC GEL1), which would add a modest number of pupils to the school. As both villages also experienced growth under the 2015 Local Plan and Gillingham has other sites that were shortlisted in the VCHAP Regulation 18, which are still being actively promoted, it would be reasonable to expect that there will continue to be growth in the future. As such, the County Council has requested that 0.5ha of land be safeguarded for the expansion of the Primary School, that would facilitate integration with remainder of the site when brought forward.
- 5.16. The presence of heritage assets with archaeological interest in areas adjacent to the site has been noted by the Historic Environment Service (HES) and the potential for further remains to be found buried on the site has been recorded in response to planning application 2022/1993. The developer of the site will therefore be required to liaise with the HES to determine the need for archaeological surveys prior to development taking place.
- 5.17. The site is noted as being amber for great crested newt, due to the pond adjacent to the school. The site is also within an SSSI Impact Risk Zone and, as a development of over 10 units, is likely to require consultation with Natural England.
- 5.18. ~~Although the site is 2.36ha, the allocation is for approximately 35 dwellings,~~ An area of 2.92ha is allocated for approximately 40 dwellings, reflecting the need to safeguard 0.5ha of land for F1(a) use for the Primary School and the need to address flood risk issues.



~~2.36ha~~ **2.92ha** of land is allocated for approximately ~~35~~ **40** dwellings.

The developer of the site will be required to ensure:

- **Vehicular and pedestrian access via Daisy Way;**
- **Pedestrian links to footpaths Geldeston FP8 and FP9 to the west of the site;**
- **Facilitation of the formal diversion of footpath Gillingham FP12, or the incorporation of the formal route into the layout of the site;**
- **A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the Stage 2 VC Strategic Flood Risk Assessment (SFRA), to inform proposals for the site and preparation of a Flood Warning and Evacuation Plan;**
- **A full Landscape Assessment to inform the scale, form and density of the development, as well as the extent of the protection and enhancement of the existing vegetated boundaries;**
- **0.5ha of land set aside for Use Class F1(a), for future expansion of Gillingham St Michael's Primary School; and**
- **Historic Environment Record is consulted to determine the need for any archaeological surveys prior to the development.**

#### VC GEL1

5.19. The site lies north of Kell's Way, Geldeston, forming an extension of the recently completed development on the 2015 Local Plan Allocation GEL 1 and is well related to the built form of the settlement. The site is well located for the pub, village hall and recreation ground and the bus route between Beccles and Diss.

5.20. There is a single vehicular point of access from the recently completed extension to Kell's Way, which will allow for a continuation of the Type 3 road into the site.

5.21. Careful consideration will need to be given to the scale and density of development, to prevent intrusion into the wider landscape. The site is open to the existing recreation ground to the east, from which there will be views into and out of the site. The site rises from Kell's Way to the northern boundary, and

consideration will need to be given to the scale, height and density of development in order to (a) protect the residential amenity of the properties which sit at a lower level and (b) minimise the visual impact of development on the higher parts of the site, particularly from the Broads Authority area to the south. The northern boundary is the highest point of the site, and there will be some views of the site from Old Yarmouth Road; however, this boundary has some established vegetation which will need to be retained and reinforced.

5.22. To the east of the site is the Geldeston Conservation Area, which is focussed on the Tayler and Green 'Kell's Estate' development. This development evolved over many years and worked with the topography of the location to create a clear sense of place. Development of this site should respect the form and layout of the Kell's Estate. The Heritage Impact Statement concluded that there would be no harm to the three Grade II Listed Buildings closest to the site, but that the finds and earthworks identified on the Historic Environment Record mean that investigation will be required prior to development.

5.23. The allocation is for 0.76ha for up to 20 dwellings, an area that is considered to be appropriate to allow for a scheme that addresses the landscape matters noted above, as well as the standard infrastructure requirements.

#### Policy VC GEL1: North of Kell's Way

**0.76ha of land is allocated for up to 20 dwellings.**

**The developer of the site will be required to ensure:**

- **Vehicular and pedestrian access from Kell's Way;**
- **A Topographical Survey and full Landscape Assessment to inform the scale and density of the development which should: reflect the existing housing within the Conservation Area; address the change in levels of the site; and protect the residential amenity of adjoining houses;**
- **Protection and enhancement of the existing vegetation on the site boundaries, particularly the established vegetation on the Old Yarmouth Road boundary; and**
- **Historic Environment Record is consulted to determine the need for any archaeological surveys prior to the development.**

## 6. Mulbarton, Bracon Ash, Swardeston and East Carleton

### Form and Character

#### Mulbarton

- 6.1. Historically Mulbarton developed with buildings mainly clustered around the junctions at three corners of the Common, with further dwellings to the west of the Common. More recently, estate development has taken place on a large scale to the south of The Common which has altered the form and character of the village at the south end. However, as a result of past planning policies, The Common and its setting has otherwise remained largely preserved as an undeveloped space in the centre of the village and is important in terms of both visual amenity and recreation opportunities. There has been little development on the edges of The Common to its east and west in order to preserve its connections to the surrounding countryside, drawing the countryside into the 'core' of the village.
- 6.2. There is also preserved open farmland between the B1113, the western edge of new residential areas south of The Common and the settlement of Bracon Ash which contributes to the rural setting of the village.
- 6.3. The view of the church, north of The Common, is prominent from all parts of The Common. The special character of this area with the church, the hall and the historic barn has been recognised by the designation of a Conservation Area in 1977, which was extended in 1994.

#### Bracon Ash

- 6.4. The parish of Bracon Ash lies to the south-west of Mulbarton on the B1113. There are three distinct settlement groupings, including the area around the church and the area at Hethel. The main settlement has developed in a linear fashion along The Street, Hawkes Lane and Poorhouse Lane and comprises mainly frontage properties. It is separated from Mulbarton by agricultural land to the south of Cuckoofield Lane which contributes to its individual identity. Within the village, there is an important gap to the north of Mergate Farm, which maintains the segregation between the farm and the village. The B1113 gives reasonable access via the A140 to Norwich.

## Swardeston

6.5. Swardeston has developed either side of the B1113, with outliers of development around The Common. The historic 'core' of the village is to the west of the main road where there are a number of older cottages facing The Common. More recent estate scale development has taken place to the east of the B1113.

6.6. The focus of the village is The Common which occupies some 21 hectares. There has been some limited infilling in the surrounding settlement groups but its character as a large, informal open space crossed by a network of unmade tracks has remained and contributes greatly to the pleasant rural character of the village. There is an outlier of development to the south of the road leading to Lower East Carleton. The landscape to the east of the village is open.

## East Carleton

6.7. The parish is predominately rural with the main settlement having developed with frontage properties along Rectory Road, Hethersett Road and Wymondham Road.

## Services and Community Facilities

6.8. Mulbarton possesses a good range of facilities which includes a surgery, pharmacy, two shops, a post office, village hall, recreation field, several takeaway restaurants, the primary school and preschool facilities. There is also a regular bus service to Norwich and a daily service to Diss and East Harling. Swardeston also benefits from the former and Bracon Ash from the latter service. Elsewhere in the cluster there are various local employment opportunities, and **both Swardeston and Bracon Ash have village halls.** ~~has a village hall.~~

## Settlement Limit

### Mulbarton and Bracon Ash

6.9. The Settlement Limit has been drawn to include the main built form of the settlement and include the allocated land. The village hall, Old Hall Farm and the church and rectory are excluded, but there are further small clusters of development with boundaries at the north and west of the common. An amendment has been made to include recent development at Long Four Acre Avenue (2017/2131). In Bracon Ash, development at Poorhouse Lane, The

Street and Hawkes Lane are included. However, the triangular area of land used as a green, Mergate Farm and the small cluster of dwellings off Mergate Lane have been excluded. Infill development opportunities have been created at The Rosery and Norwich Road in Mulbarton and at Hawkes Lane and the nurseries in Bracon Ash. Recent development at Nursery Close (2017/2807) has been incorporated into the updated Settlement Limit.

### Swardeston

6.10. The Settlement Limit has been drawn to include the main built form of the settlement and include the previously allocated land west of Main Road. The Settlement Limit is fragmented and has been updated to reflect recent developments at the former nursery site, Bobbins Way (2017/2247). In addition, there is a Settlement Limit around two groups of dwellings to the north and west of the common, on Intwood Lane and The Common.

### Site allocations

#### VC MUL1

6.11. The site is located to the east of the village, adjacent to the existing estate development at Bluebell Road. Overall the settlement is well served by existing facilities and amenities and development in this location will benefit from pedestrian connectivity to all of these. Key services, including Mulbarton Primary School, the GP surgery, local retail outlets and bus stops connecting to Norwich, are located within 1km of the site. The site is located in the south-east corner of a significantly larger agricultural field that lies between The Rosery to the south and Rectory Lane to the north. There are two Public Rights of Way within close proximity of the site – Mulbarton FP10 to the north and Mulbarton FP11 to the south. To the east and south of the site is existing residential development of varying density and form.

6.12. Mulbarton Neighbourhood Plan 2015-2030 sets out the community aspirations for new development within the village, including the preferred locations for new development being centred around The Common. Following assessment of all sites submitted for consideration as part of the allocation process it became clear that those sites that may be considered acceptable in accordance with Policy HOU1 of the Mulbarton Neighbourhood Plan (Location of New Residential Development) raised a number of other concerns including heritage, landscape, access and accessibility, and were therefore not suitable for allocation. Whilst VC MUL1 falls outside the area defined as the 'Heart of the Village' in the

Neighbourhood Plan it relates well to the existing settlement and is considered to acceptable in all other respects.

- 6.13. Development on VC MUL1 will represent a limited break-out to the east of the existing settlement. However, the development will be viewed in the context of the existing residential development to the east along Bluebell Road, as well as the lower density development on the opposite side of The Rosery to the south. As such the visual impact of VC MUL1 within the wider landscape will be limited particularly with careful consideration given to the boundary treatments and landscaping along key boundaries. At present a significant hedgerow with established trees forms the southern boundary of the site along The Rosery. To maintain the rural character of The Rosery vegetation must be protected and retained as part of any scheme for the site and furthermore should be reinforced as required. Similarly, existing established trees along the western boundary of the site should be retained and protected during the construction phase of development to improve the integration of the site with the existing development.
- 6.14. Vehicular and pedestrian access to the site will be possible from the east via Bluebell Road only. Discussions with the Highways Authority have identified a number of constraints to The Rosery including the carriageway width and the lack of pedestrian connectivity (with limited opportunities to create a suitable pedestrian route) as precluding alternative access points into the site. Furthermore, the quantum of development already served via the existing Bluebell Road restricts the scale of growth that could be achieved in this location to a maximum of 35 dwellings at this time.
- 6.15. An area of 1.5ha of land has been allocated for up to 35 dwellings. This is a site area which is considered reasonable to deliver an appropriately designed scheme that responds sensitively to the existing patterns of development (including the variable densities) and incorporates a landscape scheme that will ease the transition for this edge of settlement site, as well as deliver the standard infrastructure requirements expected.

**1.5ha of land is allocated for up to 35 dwellings.**

**The developer of the site will be required to ensure:**

- **Vehicular and pedestrian access to the site is via Bluebell Road only in order to preserve existing highway safety along The Rosery;**
- **The retention, protection and reinforcement of the existing vegetation and trees along the south and west boundaries of the site and the introduction of appropriate boundaries and landscaping to the north and east of the site to reflect the edge of settlement location.**

#### VC SWA1

6.16. The site is located to the east of the B1113 and to the east of existing residential development fronting Norwich Road. It also lies between the ~~carried forward allocation~~ VC SWA2 **REV to the north** (formerly **allocated as SWA1 in the 2015 Local Plan for a lower number of dwellings**) ~~to the north~~ and a further residential site to the south (~~which is~~ **a site which is** under construction at the time of preparing this plan, **planning reference** (2014/1642)). The site comprises brownfield land formerly occupied by a plant nursery. Redundant greenhouses and a former farm shop remain on the site. Swardeston has some services, including recreation facilities and village hall, and also benefits from the wider range of services and facilities available in Mulbarton. Existing bus stops are to the east and west of the B1113, approximately 260 metres from the site. Bus services frequently connect to Norwich and beyond to the north and Mulbarton to the south. A Public Right of Way (FP6) runs parallel to the east/ south-east boundaries of the site.

6.17. The site boundaries of VC SWA1 have been drawn to provide a good relationship with the permitted and allocated residential sites to the north and south. A contiguous boundary to the east of these sites will contain the development in the wider landscape, minimising the visual impact of the built form whilst also improving the relationship between all three sites. Opportunities to provide pedestrian and vehicular connectivity between the sites should also be explored at the detailed design stage, as should the implications for the overall drainage strategies. Detailed design matters will need to consider the relationship between these developments, providing a form and layout that compliments the adjacent schemes. Existing vegetation along the site

boundaries should be retained and enhanced, particularly the mature trees along the north boundary of the site.

6.18. Vehicular access to the site will be via the new access point off the road serving the Bobbins Way development. Some upgrades to the access road may be required, however these details will need to be confirmed with the highways authority as part of the planning application process. An existing continuous footpath links Swardeston with Mulbarton providing pedestrian access between the settlements. The existing footpath is of limited width in some places and some localised off-site highways works may be required to upgrade this link. These details should be agreed with the highways authority at the application stage.

6.19. The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.

6.20. An area of 1 ha has been allocated for approximately 20 dwellings. This is considered to be an appropriate scale of development given the recent and planned development in Swardeston, reflecting the surrounding context and making efficient use of the land whilst also providing adequate space for the standard on-site infrastructure requirements.

#### [Policy VC SWA1: Land off Bobbins Way](#)

**1 ha of land is allocated for approximately 20 dwellings.**

**The developer of the site will be required to ensure the following:**

- **Vehicular access to the site to be via Bobbins Way;**
- **Retention and protection of the mature trees along the north boundary of the site, and the introduction of an appropriate boundary to the east of the site to contain it within the landscape and integrate it into the rural context;**
- **Detailed design and layout of the site to responds to the adjacent residential developments and maximises opportunities for connectivity between the sites; and**



- **The Historic Environment Record is to be consulted to determine any the need for archaeological surveys prior to development.**

#### VC SWA2REV

~~6.21. This allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. The site lies to the south-east of the junction between Main Road and Gowthorpe Lane. At the time of preparing this Plan no application had been submitted on the site, however there is ongoing interest in pursuing development.~~ **The site lies to the south-east of the junction between Main Road and Gowthorpe Lane, in a gateway position at the entrance to the village. The B1113 lies to the west of the site, running alongside the site frontage north-south. Immediately to the south of the site is a small retail unit beyond which is a group of established trees, as well as land and buildings associated with a former plant nursery. VC SWA1 is immediately to the south of VC SWA2REV, with recent development also having taken place at Bobbins Way which is also located south of the site. On the opposite side of the B1113 are detached two-storey dwellings, typically set back from the road frontage within generous plots.**

6.22. **Swardeston has some services, including recreational facilities and a village hall, and also benefits from the wider range of services and facilities available in Mulbarton. Existing bus stops are to the east and west of the B1113, immediately adjacent to the site. Bus services frequently connect to Norwich and beyond to the north and Mulbarton to the south. A Public Right of Way (Swardeston FP6) runs parallel to the eastern boundary of the site.**

6.23. **The site lies immediately north of VC SWA1 and opportunities to deliver connectivity between the sites, as well as a coherent approach to the landscaping of the eastern boundaries of the two sites, should be explored. Developers of the sites are encouraged to consider a coordinated approach to address these issues; however, should the sites progress separately, there will be an expectation that these matters have been clearly considered in the site layout and design at the planning application stage. This coordination will contain the development in the wider landscape, minimising the visual impact of the built form whilst also improving the relationship between all three sites.**

- 6.24. The site is also in a prominent location at the entrance to the village from the north and the design and layout of the site should reflect this, taking the opportunity to reinforce the existing 30mph speed limit. Off-site highways improvement works will include the extension of the existing pedestrian footpath along the site frontage to improve connectivity to the village and nearby recreational routes.
- 6.25. Adjacent to the south-west of the site is an established group of trees as well as an established hedgerow. Although these lie outside the site boundaries these features should, as far as possible, be protected, retained and enhanced, including during the construction period. To the north-west of the site, on the opposite side of the B1113, is Swardeston Common, a designated County Wildlife Site (CWS). The developer of the site will be required to consider the ecological impact of new development on this CWS as part of their proposals for the site, in accordance with the relevant guidance and policies in place at the time of the planning application.
- 6.26. The site is identified as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.
- 6.27. VC SWA2REV was previously an allocation for 30 dwellings in the 2015 Local Plan. The site is considered to be suitable for an increased number of dwellings and an area of 2.7ha has been allocated for approximately 40 dwellings. The updated site allocation continues to make efficient use of the land, reflect the surrounding context and retain adequate space for the standard on-site infrastructure requirements.

#### Policy VC SWA2REV: Land on Main Road

**2.7 ha of land is allocated for approximately 30 40 dwellings.**

**The developer of the site is required to ensure the following:**

- **The provision of a 2.0m wide footway along the site frontage to enable improved connectivity to the village and to nearby recreational routes,**

and **with** opportunities ~~are enabled and retained~~ for connectivity between this site and VC SWA1 **to be enabled and retained**;

- Design and layout to reflect the prominent location at the gateway to the village, including ~~opportunities~~ to reinforce the 30mph speed limit;
- The Historic Environment Record is **to be** consulted to determine ~~any~~ **the** need for archaeological surveys prior to development; **and**
- An appropriate boundary treatment to the east of the site, which contains the site in the landscape and integrates it with the rural context. ~~and~~
- ~~Wastewater infrastructure capacity is confirmed prior to development taking place.~~

### Carried forward allocations

#### VC BRA1

6.28. This allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. An application for 23 dwellings on this site has been submitted (2021/2579) however this site lies within an area impacted by nutrient neutrality and as such at the time of preparing this plan the application is pending determination.

6.29. The site lies to the east of Norwich Road and south of the village hall. There is no physical feature delineating the southern boundary of the site, which is in line with existing development on Hawkes Lane.

#### Policy VC BRA1: Land at Norwich Road

**0.9 hectares of land is allocated for housing and associated infrastructure for approximately 20 dwellings.**

The developer of the site is required to ensure the following:

- Highway works to include vehicular access from the B1113 only, and the provision of a pedestrian footpath along the full length of the site frontage.
- Site layout and design to include frontage development along the B1113 to improve highway safety. The site layout and design must also have regard to the setting of the heritage assets Home Farm (to the south-east) and Thatched Cottage (to the north-east of the site);

- **A landscaping scheme for the site which reflects the edge of settlement location and includes an appropriate boundary treatment on the southern boundary of the site; and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

**In addition, the developer of the site will be required to investigate the need for the following:**

- **Whether there is a requirement to promote an extension to the existing 30mph Traffic Regulation Order;**
- **Opportunities to provide off-site improvements to the existing pedestrian network, including the creation of a pedestrian crossing point near to the junction of School Road and The Street, in liaison with the Highways Authority and the Local Planning Authority.**

## 7. Rockland St Mary, Hellington and Holverston

### Form and character

#### Rockland St Mary

7.1. Development is concentrated along The Street with a small, detached cluster of development at Rockland Staithe to the east of the village, and an isolated group of houses to the west at The Oaks, Bramerton Lane. A small number of individual dwellings and farmsteads are widely dispersed throughout the remainder of the parish. The village has developed a linear settlement form based along Rookery Hill and The Street. It has experienced some limited estate development, particularly at the eastern end of the village adjacent to Surlingham Lane together with some infill development.

7.2. The village is set on the Yare Valley, in close proximity to the Broads, with a smaller tributary valley to the south, which together with good views from within the built-up area of the surrounding landscape and the good tree and hedge planting throughout, give the village a pleasant rural character. Most of the parish to the east of the village, including Rockland Staithe, lies within the Broads Authority area. Bramerton Lane / Rockland Road (C202) which meets the A146 at Trowse provides a relatively quick link to Norwich and the A47. Run Lane links to the A146 at Hellington Corner.

#### Hellington

7.3. The parish is very rural in character consisting of a few individual dwellings and farms, with isolated clusters of development at Hellington Corner and Hellington Hill. The A146 runs through the south of the settlement providing a good link to Norwich.

#### Holverston

7.4. The parish is sparsely populated consisting of a few individual dwellings and farms all set in open countryside. The A146 runs through the south of the parish providing a good road link to Norwich.

### Services and Community Facilities

7.5. Rockland St Mary has a range of social, recreational and community facilities including a primary school, shop, post office, pub, GP surgery, village hall and recreation field. Rockland St Mary also has a regular bus service to Norwich.

Facilities elsewhere in the cluster are limited, although there are two farm shops in Holverston.

## Settlement Limit

### Rockland

7.6. The Settlement Limit has been drawn to include the main built form of the settlement along The Street, as well as along School Lane and development around Surlingham Lane on Bee-Orchid Way. The boundary is close to but does not adjoin the Broads Authority area.

### Holverston and Hellington

7.7. There is currently no Settlement Limit in Holverston and Hellington.

## Site allocations

### VC ROC1

7.8. Rockland St Mary is a predominantly linear village, located in close proximity to the Broads National Park. The site lies to the east of the village, in closest proximity to the Broads area, and as such is within the transitional landscape around this sensitive area. Rockland St Mary is served by a number of services and facilities including public house, village hall and separate Parish Room and a local store. Rockland St Mary Primary School is located to the west of the village.

7.9. Originally promoted for allocation as two separate parcels of land ~~the site~~ **VCROC1** is allocated as one site in order to maximise the benefits of housing delivery, and as such a single scheme is required with no artificial subdivision of the site.

7.10. To the **north and** west of the site is Eel Catcher Close, a modest linear development set back from the road frontage. **Also to the west of the site is Old Hall, a Grade II farmhouse, and its associated former outbuildings which are now also in residential use.** Agricultural land lies **further** to the north and **to the** south, with a small cluster of development to the east separated from the site by a parcel of agricultural land.

7.11. A Public Right of Way (PROW) runs parallel to the east boundary of the site (Rockland St Mary FP3) whilst Rockland St Mary FP2 extends to the north of the site on the opposite side of New Inn Hill.

7.12. The site is within a sensitive location at a crest in the landscape and will require careful design and landscaping to contain the visual impact. Furthermore, both PROWs have clear views towards the site and landscaping of the site will need to take into consideration the visual impact of the development from these vantage points. The site layout should **also** take into consideration the existing mature trees adjacent to the eastern boundary and it will be necessary to protect these trees during the construction phase of development. **These trees are subject to a Tree Preservation Order.** Developers will be required to submit an appropriate Landscape and Visual Impact Assessment (LVIA) as part of the detailed planning application and site developers are strongly recommended to liaise with the Broads Authority early in the site planning process in order to ensure appropriate viewpoints are considered at the detailed design stage.

7.13. Vehicular access into the site may result in the loss of the mature oak tree on the site frontage. ~~The~~ **however the** retention of this tree should be explored as part of the detailed design process. The Highways Authority has confirmed that necessary highway works will include the provision of a footpath along the site frontage, connecting to the short length of footpath alongside Eel Catcher Close and then to the existing footpath provision north of The Street. An opportunity exists to provide a second footpath/cycle connection between the south-west corner of the site and The Street, to the east of Old Hall Barn **and Hayloft**. This should be incorporated into the site layout to maximise pedestrian/cycle connectivity of the site and should be of appropriate design **and constructed of materials that** ~~to~~ reflect its proximity to the designated heritage asset. An informal footpath is currently in evidence across the site, connecting FP3 to the existing pedestrian footpaths in the village and the development of this site should retain that link.

7.14. **A cluster of Grade II heritage assets lie to the west of the allocation, separated from the site by an existing field access. This group of buildings comprises former agricultural outbuildings as well as the original farmhouse, Old Hall. To preserve a link between these buildings and the wider agricultural land an area of open space, laid out in a manner which respects the setting of these heritage assets, will be retained in the western section of the site. This will**

enable long views both from- and towards the listed buildings across the agricultural land. An appropriate layout for the remainder of the site will be required to avoid the enclosure of the listed buildings.

7.15. Archaeological finds have been recorded within the local area and may extend closer to the site. Liaison with the Historical Environment Service will be required as part of the planning application process to determine the requirement for further archaeological investigation.

7.16. The site is located in an area identified as being within Groundwater Source Protection Zone 3. Site developers will be required to liaise with the Environment Agency to ensure that water quality is not adversely affected however this does not preclude development of the site.

7.17. The Minerals and Waste Authority has also identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.

7.18. The site is within the catchment of Whitlingham Water Recycling Centre (WRC) and the in-combination effects with development identified in the GNLP may require phasing of this site beyond the early years of the Plan. ~~and early~~ **Early** engagement with Anglian Water is recommended.

7.19. An area of 1.47ha is allocated for approximately 25 dwellings. This is considered to be an appropriate density to reflect those matters identified above, and in particular the landscape **and heritage sensitivities noted**. ~~sensitivity of the wider area.~~

#### Policy VC ROC1: Land south of New Inn Hill

**1.47ha of land is allocated for approximately 25 dwellings.**

**The developer of the site will be required to ensure that:**

- **A Landscape and Visual Impact Appraisal is submitted as part of the detailed planning application to identify the impact of development on the landscape, particularly the Broads **Authority** Area, and to inform the scale, layout and design of development;**



- Protection of the mature trees to the east of the site, **including** during the construction phase of development;
- Appropriate landscaping and boundary treatments along the north, east and south boundaries of the site to minimise the visual impact of the development in the landscape;
- On- and off-site highways works to include a pedestrian footway across the site frontage to connect to the existing pedestrian footway to the west of the site, as well as a secondary pedestrian access to the east of Old Hall Barn and providing a linkage to the local footpath network;
- **An area of open space which respects the setting of the heritage assets to be retained in the western section of the site, to preserve long views between the group of listed buildings and the agricultural land to the south; and**
- Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.
- ~~Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.~~

#### ~~VC-ROC2~~

~~7.20. The site lies south of The Street, to the rear of the GP Surgery and existing dwellings. The site is close to the main services and facilities in the village, as well as the peak time bus service to Norwich.~~

~~7.21. In its current form there is no suitable direct vehicular access to the site from The Street that could be used to serve the allocation. Options have been considered by the site promoter and the preferred access uses an upgrade of the existing field access between 24 and 26 The Street. This will require improvement along the length of the access to provide at least a Type 6 road to the Highway Authority's standards, and to create suitable visibility splays within the Highway Authority's control. These improvements will be sufficient to serve up to 25 dwellings. The Highway Authority also wishes to see improved pedestrian facilities on The Street, between the site access and the footway outside 34 The Street.~~

~~7.22. Whilst the site extends behind what is principally frontage development on The Street, the effect is partly mitigated by School Lane and St Margaret's Way to the west, which have development in depth, and the long and heavily~~

vegetated gardens of the plots to the east. The site is visually well contained from The Street and by the existing vegetation to the east, but careful consideration will need to be given to the remaining boundaries, which will be largely to open agricultural fields. Proposals will need to both visually contain the development and integrate the site with the wider countryside, taking into account any views from footpath Rockland St Mary FP4/Hellington FP3 to the south-east. Proposals will also need to protect those trees and hedgerows which border the site, albeit that many lie outside the site itself.

7.23. The site is identified as being within Groundwater Protection Zone 3, which would not preclude development, but early liaison with the Environment Agency regarding the protection of water quality is recommended.

7.24. The site is within the catchment of Whittingham Water Recycling Centre (WRC) and the in-combination effects with development identified in the GNLP may require phasing of this site beyond the early years of the Plan. Similarly, early consultation indicated that there may be sewers crossing the site, and therefore early engagement with Anglian Water is also advised.

~~Policy VC ROC2: South of The Street~~

~~1.33ha of land is allocated for up to 25 dwellings.~~

~~The developer of the site will be required to ensure:~~

- ~~• Access from The Street, suitable for up to 25 dwellings;~~
- ~~• Footway connections from the site providing access to nearby footways on the south side of The Street;~~
- ~~• Landscaping which visually contains the site and integrates it with the wider countryside to the south;~~
- ~~• Protection of the trees and hedges on the site boundaries, including those outside of the site itself;~~
- ~~• Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.~~

## 8. Spooner Row and Suton

### Form and character

8.1. The village has developed as four significant settlement groupings, with the Norwich to Ely railway line and agricultural land separating the groups. The open spaces between these settlement groups contribute to the character of the village. To the north-east, across the A11, is Suton which is a small hamlet. There are minor road connections to the A11 providing access to Attleborough, Wymondham and Norwich.

### Services and Community Facilities

8.2. The village hall, rail halt and primary school are in the School Lane/Station Road cluster, while there is a pub on the crossroads to the east. Suton has preschool facilities. Spooner Row has a railway station with one train a day to Norwich and Cambridge. There is also a regular bus service to Norwich, Wymondham and Attleborough, although these only stop on the B1172 across the A11, and several hundred metres from the central areas of the village.

### Settlement Limit

8.3. The Settlement Limit has been drawn to include the main built form of the settlement but excludes the school-playing field. As such, it appears in clusters, reflecting the dispersed nature of Spooner Row. The Settlement Limit has been updated to include development at The Ridings. No Settlement Limit is defined for Suton.

### Site allocations

#### VC SPO1REV

8.4. The site lies to the west of Bunwell Road, opposite a residential development under construction at the time of preparing this plan. Linear development characterises much of the existing development within the village with notable exceptions including the new development east of Bunwell Road. Spooner Row comprises a number of distinct areas of development separated by modest parcels of agricultural land. This site forms part of a larger agricultural field to the south east of the main settlement.

- 8.5. ~~The site is located in the south-east corner of the agricultural field, along the road frontage and adjacent to the boundary with residential dwellings to the south. Development of this site will reduce the existing undeveloped gap~~ **The field within which the site lies is** between The Orchards **to the south** and the Queen's Street/Bunwell Road junction **to the north**. ~~, however linear development will complement the traditional built form in evidence in the village, whilst continuing to retain some separation between the different clusters of development. In combination with the development on the opposite side of Bunwell Road, the site marks a transition between the village and the rural surroundings. As such a modest level of development is allocated in this location to limit the visual impact in the wider landscape setting. For the same reason appropriate boundary treatments will be required along the newly created site boundaries, as well as the protection and enhancement of the existing boundary with properties to the south.~~ **The site is contained by existing development to the north, east and south, as well as the slightly more dispersed development to the west. The development immediately to the east of Bunwell Road, opposite the site, has taken a modern estate form whilst there is a more traditional linear pattern of development in evidence elsewhere throughout the village. In combination with the development on the opposite side of Bunwell Road, the site marks a transition between the village and the rural surroundings.**
- 8.6. **Development of the site will need to retain hedgerows and trees on the west and north-west boundaries. The hedgerow on the south-east boundary should be retained as far as possible however some hedgerow loss is likely in order to accommodate highways improvement works.**
- 8.7. To maintain and protect highway safety a number of on- and off-site highways works have been identified. These include improvements to both the existing carriageway and the pedestrian frontage footpath between the site and Station Road, as appropriate, and a review of the existing speed limit along the site frontage.
- 8.8. To the north of the site, and within the same parcel of agricultural land, an ~~extensive~~ area is identified as being within floodzones 2 and 3a. An active surface water flowpath has also been identified north of VC SPO1**REV**. The allocation does not extend into these identified areas and the Lead Local Flood Authority has confirmed that, with an appropriate drainage strategy, development of the site is acceptable. Opportunities to improve the existing flood risk as part of the site layout and design should be sought as part of development of the site.

A site-specific Flood Risk Assessment (FRA) for the site will need to have regard to the findings of the Level 2 VC Strategic Flood Risk Assessment.

8.9. The impact of VC SPO1REV on the identified heritage asset to the south of the site, The Orchards, has been assessed via the supporting updated Heritage Impact Assessment. Development of the site is not considered to result in negligible harm to the significance of the setting of the listed building. however Protection and reinforcement of the existing boundary vegetation will also provide further protection of this heritage asset and its setting. Archaeological records exist for land south of Bunwell Road therefore consultation with the Historic Environment Record will be required to determine the need for surveys prior to development.

8.10. Spooner Row Water Recycling Centre (WRC) is small constrained due to the small number of dwellings it serves. and consequently development of VC SPO1REV may have a disproportionate impact on the WRC, which may require upgrades. Therefore therefore early engagement with Anglian Water is recommended to address future connection requirements. Alternatively, the developer may need to consider alternative on-site treatment, subject to the necessary permits.

8.11. An area of 0.76ha 2.31ha is allocated for approximately 15 35 dwellings in this location. This is considered to result in be an efficient use of land whilst avoiding areas of identified flood risk within the wider area and limiting the visual impact of development on the approach into the settlement. whilst also addressing those matters set out above, including landscape and flood risk matters.

#### Policy VC SPO1REV: Land west of Bunwell Road

0.76ha 2.31ha of land is allocated for approximately 15 35 dwellings.

The developer of the site will be required to ensure that:

- ~~Linear frontage development only to reflect the existing pattern of development in Spooner Row;~~
- **Appropriate landscaping of the north and west boundaries, to contain the development and integrate it with the wider countryside; and the**

- **Protection and enhancement of the existing vegetation along the south west boundary, including outside of the site itself, in order to integrate the site with the wider landscape and to protect the significance of the setting of The Orchards to the south of the site;**
- **A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Stage 2 VC Strategic Flood Risk Assessment;**
- **Early engagement with Anglian Water (AW) regarding connecting to the local water recycling network;**
- **Highway works to include improvements to the existing carriageway as well as the pedestrian footway between the site and Station Road; and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

#### VC SPO2

8.12. The site is located to the south of Station Road, immediately opposite Spooner Row Primary School. The main area of the settlement is to the east of the site. Spooner Row comprises a number of distinct areas of development, separated by modest parcels of agricultural land. A linear pattern of development characterises much of the existing built form although there are also some small clusters of housing, most notably along Bunwell Road as well as the current development site opposite VC SPO2. The frontage of VC SPO2 has a planning history that includes a previous permission for residential development on the site that has subsequently expired.

8.13. Originally promoted for allocation as two separate parcels of land, the site is one allocation in order to maximise the benefits of housing delivery, and as such a single scheme is required with no artificial subdivision of the site.

8.14. Frontage development of the site along Station Road will reflect the existing linear development in Spooner Row, whilst the larger area to the rear of the frontage provides an opportunity for a more comprehensive development. The site will be viewed against the backdrop of the existing development along Station Road, as well as the new dwellings under construction at the time of preparing this plan; however, it will also reinforce the transition between the settlement and the rural surroundings. Appropriate landscaping of the site boundaries will be required to mitigate the visual impact of the site development, particularly along the southern boundary, whilst the protection and enhancement

of the existing landscaping on the eastern and western boundaries will also provide mitigation of the visual impact.

- 8.15. Vehicular access to the site will be via Station Road only. In order to secure adequate visibility splays it will be necessary to remove some or all of the existing established hedgerow and mature trees along the site frontage. Where possible retention of the existing landscaping should be a priority, however replacement landscaping should be incorporated into the site layout and design if this is not achievable. An area of potential traditional orchard priority habitat has been identified as lying adjacent to the western boundary of the site and opportunities to enhance this area could be considered as part development of this site, securing additional biodiversity gain.
- 8.16. To preserve and maintain highway safety, highway works associated with the development of this site will include the provision of a footway across the site frontage to connect to both the existing footpath provision in the village and enable safe pedestrian access to Spooner Row Primary School.
- 8.17. An area of surface water flooding has been identified along the site frontage and within part of the site boundaries. This is not considered to preclude development of the site and the Lead Local Flood Authority has confirmed that a reasonable drainage solution is achievable to address this issue.
- 8.18. Spooner Row Water Recycling Centre (WRC) is small and **serves a small number of properties in the settlement**. Consequently development of VC SPO2 may have a disproportionate impact on the WRC, requiring upgrades, therefore early engagement with Anglian Water is recommended.
- 8.19. The site is allocated on an area of 1.67ha and is allocated for approximately 25 dwellings, reflecting the gateway location of the site and the need to address flood risk issues.



## Policy VC SPO2: South of Station Road

**1.67ha of land is allocated for approximately 25 dwellings.**

**The developer of the site will be required to ensure that:**

- **Access from Station Road only with off-site highways works to include a pedestrian footpath along the site frontage and a crossing point to connect to Spooner Row Primary School;**
- **Protection and enhancement of the trees and hedgerows on the east and west site boundaries and an appropriate boundary to the south of the site, which both contains the site and integrates it with the wider rural landscape;**
- **Site layout and design to include linear development facing the Station Road frontage;**
- **A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Stage 2 VC Strategic Flood Risk Assessment; and**
- **Early engagement with Anglian Water (AW) regarding connecting to the local water recycling network.**

## Carried forward allocations

### VC SPO3

8.20. Previously called SPO2, this allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. Since 2015 the site has been subject to a number of planning applications with subsequent amendments also granted planning consent. The site continues to benefit from planning permission for 7 dwellings (2016/0627) and a CIL payment has been made following the commencement of the site.

8.21. Local concerns have been raised about flood risk in relation to this site. Flood risk was appropriately considered through the planning application process and any future proposal for the site will also need to consider flood risk as part of the application process.

8.22. This site lies to the north of the playing field, opposite existing housing and consolidates one of the existing development boundary clusters.

### Policy VC SPO3: Land at School Lane

**0.3 0.55** hectares of land is allocated for up to 7 dwellings. This site is expected to be built out in accordance with the existing planning permission (2016/0627). Any new planning permission will need to ensure the following:

- **Off-site highway works to include improvements to the provision for pedestrian safety in the immediate area of the development site, details of which to be agreed with the Highways Authority and the LPA;**
- **Protection of the existing protected tree (subject to a Tree Preservation Order) on the east of School Lane during the construction phase of development;**
- **Retention, protection and reinforcement of the existing established hedgerow and tree boundaries along the south and east boundaries of the site wherever possible;**
- **Appropriate boundary treatments to the north and east boundaries to reflect the rural context of the site.**

### VC SPO4

8.23. Previously called SPO1, this allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. This site sits opposite and adjacent to existing housing on Chapel Road, and consolidates one of the existing clusters of dwellings that make up Spooner Row.

8.24. The site has been subject to several planning applications, as part of linked permissions for development south of the village, east of Bunwell Road. At the time of preparing the this Plan the site has permission for 14 units. However, whilst development east of Bunwell Road has commenced, development on VC SPO4 has not started and a constraint has been identified in terms of an underground gas pipeline at a shallow depth on the site frontage, which has delayed implementation. The Chapel Lane part of the linked planning permissions accommodates all of the affordable housing for the combined 39 units, and this is reflected in Policy VC SPO4.

## Policy VC SPO4: Land at Chapel Road

**0.6 hectares of land is allocated for up to 14 dwellings. This site is expected to be built out in accordance with the existing planning permissions (2014/2472, 2016/2424 & 2018/1622). Any new planning permission will need to ensure the following:**

- **Sufficient affordable housing to meet the Local Plan policy requirements for the combined Chapel Lane and east of Bunwell Road sites;**
- **The northern edge of the site should be landscaped to lessen the visual impact when approaching the village along the Wymondham Road;**
- **Advice is sought from the appropriate water authority regarding the need for relocation of the existing nearby sewage pumping station, to facilitate maintenance.**

## 9. Tacolneston and Forncett End

### Form and character

- 9.1. The main concentration of development within the parish of Tacolneston is based along Norwich Road and adjoins the built-up area of Forncett End to the south. Development in the remainder of the parish comprises scattered individual dwellings and farmsteads. The village developed as a predominantly linear settlement along Norwich Road with the addition of post war estate development, namely at Dovedale Road, Boileau Avenue and off Bentley Road in Forncett End.
- 9.2. Further estate development exists at The Fields to the west of Norwich Road. A significant break in the built-up frontage on both sides of Norwich Road exists to the north of the Manor House buildings whose setting in spacious grounds with good tree growth contributes towards the 'open' nature and rural character of this part of the village. The area to the north of the estate development at Dovedale Road is designated as a Conservation Area and extends as far east as the church. This area has a distinctly rural character with mature trees.
- 9.3. In Forncett End ribbon of development has extended along Long Stratton Road to the east with development limited to the north side of the road east of Chestnut Tree Farm with the southern side largely undeveloped and fronting open fields. Development has also extended along the south side of West Road and along both sides of Tabernacle Lane as far as Elm Tree Farm.
- 9.4. The B1113 provides relatively good access to Norwich and New Buckenham whilst the B1135 runs to the north providing access to Wymondham and Long Stratton. The remainder of the parish is served by 'C' class and unclassified roads.

### Services and Community Facilities

- 9.5. The parish has a range of social and community facilities including a primary school, pub, takeaway restaurant, village hall and recreation facilities. There is a limited bus service to Norwich, Diss, Wymondham, Wreningham and East Harling.

## Settlement Limit

9.6. Tacolneston has two separate areas contained within Settlement Limits. A Settlement Limit has been drawn to include the main built form of the settlement whilst a smaller Settlement Limit has been drawn around the estate development at Dovedale Road to the north of the village.

## Site allocations

### VC TAC1REV

9.7. The site lies to the west of Norwich Road, in front of an existing bungalow and the agricultural buildings associated with Hill Top Farm. To the north of the site, separated by existing residential development, is Tacolneston Conservation Area which extends north along the B1113. On the opposite side of the B1113 is the Dovedale Road development comprising single and 1.5 storey dwellings whilst to the south of the site is a parcel of agricultural land which forms a gap in the built form of the settlement.

9.8. The site has a strong relationship with the existing services and facilities within the village, being located within 200 metres of the village primary school and approximately 550 metres from the recreational facilities and village hall. A continuous footpath, on the opposite side of Norwich Road, connects the site to these amenities as well as to the rest of the settlement.

9.9. A green gap separates Tacolneston into two clusters of development, north and south along the B1113. Whilst VC TAC1REV will have an impact on the open, semi-rural, character created by this gap it relates well to the existing built form to the north of the village, particularly the development at Dovedale Road, as well as the existing agricultural buildings to the west and the planning permission for 3 dwellings along the site frontage (2016/2635). ~~With appropriate design and landscaping, and viewed in the context of the existing developments, this site will not have a significant impact on the wider landscape setting.~~ **With appropriate design and landscaping, and viewed in the context of the existing developments, VC TAC1REV will not have a significant impact on the wider landscape setting.**

9.10. A network of off-site ponds exists in proximity to the site and development of the site should ensure ongoing connectivity between these ecological features. Similarly, **access proposals should seek to protect and retain the** appropriate measures will need to be taken to ensure the continued protection of the

~~protected horse chestnut trees on the site frontage~~ outside 91 Norwich Road, covered by a Tree Preservation Order.

9.11. The existing farm access is proposed to be upgraded **and altered** to create the new vehicular access to the site and **provide suitable visibility splays**. Some highways works have been identified as being appropriate to preserve existing highway safety. These measures include the provision of a pedestrian footpath extending along the site frontage, as well as the delivery of a highway crossings to connect the site to the existing footpath on the opposite side of the road thereby creating a safe pedestrian route to Tacolneston CE Primary Academy.

9.12. ~~There is currently limited capacity at the receiving Water Recycling Centre (Fornsett End) and early engagement with Anglian Water is recommended regarding the potential need to phase of the site beyond the earlier years of the Plan.~~ **As part of the consideration of planning application 2023/2234 Anglian Water have identified that they have assets on- or near to the site and that the layout of the site will need to take these into account.**

9.13. A site area of ~~0.6ha~~ **1.08ha** has been allocated for ~~up to~~ **approximately** 25 dwellings. A concept drawing has been provided illustrating that this number of homes could be accommodated on the site however this layout comprises a high number of one- and two-bedroom dwellings. Whilst this does not accord with the current housing mix as set out in the Greater Norwich Local Housing Need Assessment (LHNA), a regular criticism of smaller village sites is that there is often a high proportion of larger dwellings at the expense of smaller, entry level, dwellings. As such, this site could help address this concern. However, should an alternative housing mix be necessary this may reduce the number of dwellings that can be achieved on the site.

Policy VC TAC1**REV**: Land to the west of Norwich Road

~~0.6ha~~ **1.08ha** is allocated for ~~up to~~ **approximately** 25 dwellings.

The development of the site will be required to ensure:

- Highway works to include **provide a safe walking route to the school and the nearest bus stops, including** the provision of a frontage footpath and the creation of a crossing points across the B1113 to connect to the existing pedestrian footpaths, ~~and provide a safe route to school;~~

- ~~Retention and protection of the horse chestnut tree on the site frontage which is subject to an existing Tree Preservation Order;~~
- **Appropriate boundary treatments to the south of the site minimise the landscape impact of the development; and**
- **Early engagement with Anglian Water (AW) to ~~determine the~~ ensure that there is adequate capacity, or capacity can be made available, capacity of the receiving in the local Water Recycling Centre (WRC). and the consequent potential need to phase the site until capacity is available.**

## Carried forward allocations

### VC TAC2

9.14. Previously called TAC1, this allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. The site is located off a cul-de-sac called the Fields which is accessed from the B1113 Norwich Road. At the time of preparing this plan the site benefits from outline planning permission (2017/0225) and the Council is in receipt of an associated Reserved Matters application (2021/2572) as well as applications to discharge a number of planning conditions. However, the site lies within an area impacted by nutrient neutrality and as such these applications currently remained undetermined at the time of drafting this Plan.

### Policy VC TAC2: Land adjacent The Fields

**0.95 hectares of land is allocated for housing and associated infrastructure for approximately 21 dwellings. This site is expected to be built out in accordance with the existing planning permission (2017/0225). Any new planning permission, other than the approval of reserved matters applications in line with the existing outline, will need to ensure the following:**

- **Vehicular access from The Fields only;**
- **Site layout and design to minimise the impact on the residential amenities of existing and future residents;**
- **Highway improvement works to include promotion of a 20mph Traffic Regulation Order at The Fields as well as improvements to the existing pedestrian footpath provision between the site and the existing bus stop on Norwich Road (at The Jolly Farmers, Forncett End) unless otherwise agreed with the LPA;**

- Appropriate boundary treatments along the north-west and south-west boundaries of the site to reflect the rural context of the site and the edge of settlement location;
- Protection and retention of the existing established trees along the site boundaries;
- Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development; **and**
- Early engagement with Anglian Water (AW) to ~~determine the~~ **ensure that there is adequate capacity, or capacity can be made available,** capacity of the receiving **in the local** Water Recycling Centre (WRC). ~~and the consequent potential need to phase the site until capacity is available.~~



## 10. Tasburgh

### Form and character

10.1. There are two main areas of settlement in the parish, Upper and Lower Tasburgh. Upper Tasburgh has developed as a nucleated settlement as a result of post-war estate development and lies above the Tas Valley which runs to the south and west. Lower Tasburgh is set in the Tas Valley and comprises an older ribbon of development strung along part of Grove Lane and Low Road. With the exception of a small estate at Harvey Close the character of Lower Tasburgh comprises single plot depth development of varying age with significant trees and hedges interspersed with important gaps that give it an attractive rural character. Upper Tasburgh has a good access onto the A140 linking Norwich and Ipswich and on which there are frequent bus services. Lower Tasburgh's links to this road are by minor roads, some of which are very narrow.

### Services and Community Facilities

10.2. There is a range of facilities including a village hall, recreation facilities, public house and primary school. Tasburgh has a regular bus service to Norwich, Long Stratton and Diss.

### Settlement Limit

10.3. The Settlement Limit is fragmented. In Upper Tasburgh the Settlement Limit incorporates the main built-up area. The existing Settlement Limit in Lower Tasburgh has been restricted to development that is best located to access the available services. A small extension to the Settlement Limit in Lower Tasburgh has been drawn to incorporate the four dwellings approved by planning permission 2018/0290, as well as the adjacent existing properties. The revised Settlement Limit extends to (but excludes) the wildlife amenity area.

### Carried forward allocations

#### VC TAS1REV

10.4. This site was previously allocated in the 2015 South Norfolk Site Specific Allocations and Policies Document for approximately 20 dwellings (TAS1). In the context of the Village Clusters Plan, discussions with Historic England have

~~focused on safeguarding the setting of the heritage asset adjacent to the site and the site is carried forward with its original numbers. The site was promoted again for the Village Clusters Housing Allocations Plan for a potential increase in numbers. Subsequently a planning application for 35 dwellings was submitted but refused. Within this Plan an uplift of approximately 5 dwellings is allocated.~~

- 10.5. The site is well located for the primary school, village hall and recreation ground, as well as main bus services between Norwich and Long Stratton on the A140.
- 10.6. The site comprises land immediately to the north-west of the existing built-up area of Tasburgh, between the main part of the village and a small area of development around Old Hall Farm further to the north-west. The site also immediately adjoins the school, to the east.
- 10.7. The site is open to the Church Road frontage but is otherwise well contained by existing development and vegetation. Development should protect the existing mature vegetation at the northern end of the site and enhance the planting on the eastern and western boundaries.
- 10.8. The site will require a principal access from Church Road, which will itself need to be widened across the site frontage to 5.5m with a 2.0m frontage footway to link with existing provision. The Highway Authority also requires an access from Henry Preston Road, with a continuous road link between the two accesses.
- 10.9. The site adjoins the Preston VC CE Primary School, which is currently on a constrained site of approximately 0.76ha. The 2015 Local Plan policy required the provision of land for potential future expansion of the school, which would otherwise be landlocked by the development. Expansion to a 2-form entry primary school would require approximately 0.46ha of land, which may unduly restrict the number of dwellings that could be achieved on site. Consideration should, however continue to be given to the longer term need to allow for proportionate expansion of the school.
- 10.10. The Heritage Impact Assessment that supports this plan identifies three listed buildings in the vicinity, plus the Tasburgh Enclosure Scheduled Ancient Monument opposite. The nearest listed building is Old Hall Farmhouse to the northwest of the site, which has an access along the allocation boundary. Whilst

the front elevation of the house faces the site, the wider setting is contained in its extensive grounds and there are intervening buildings between the farmhouse and the site. Notwithstanding this, the layout of the site and the use of landscaping will need to respect and protect the wider setting of the building **and planning applications will need to be supported by archaeological assessments, including the results of field evaluations if appropriate. Early engagement with the Historic Environment Service is recommended.** ~~Otherwise there are not considered to be any harms from the development of this site.~~

#### Policy VC TAS1REV: North of Church Road

**1.2ha of land is allocated for approximately 25 20 dwellings.**

**The developer of the site will be required to ensure:**

- **Access from Church Road, with a continuous vehicular and pedestrian link through to a second access from Henry Preston Road. Church Road to be widened to 5.5m in front of the site, with a 2.0m footway connecting to existing provision;**
- **The layout and landscaping of the site respects and protects the setting of the nearby listed Old Hall Farmhouse **and views across the north of the site towards the heritage asset;****
- **Early engagement with Anglian Water regarding the sewer crossing the site;**
- **The Historic Environment Record to be **engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate;** ~~to determine the need for any archaeological surveys prior to development;~~**
- **The existing woodland to the northern end of the site is protected and enhanced; **and****
- **Land is set aside for Use Class F1(a), for future expansion of Preston VC CE Primary School.**

## 11. Wicklewood

### Form and Character

11.1. The main concentration of development has taken place along Wymondham Road, High Street, Hackford Road, Church Lane and Low Street. Further clusters of development have taken place at Milestone Lane and The Green. Individual farmsteads and dwellings are sparsely distributed through the rest of the parish. The core of the village has frontage development which encircles the nursery, mushroom farm and some agricultural land. A couple of small estate-type developments have grown up at All Saints Close and Hillside Crescent. Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here benefit from views of the surrounding countryside. The Grade II listed windmill is a distinctive feature on the eastern side of the High Street and dominates the skyline of this part of the village. Good road links exist to Wymondham and Hingham via the B1135 and B1108 respectively.

### Services and Community Facilities

11.2. There is a good range of facilities including a primary school, village hall, recreation field and pub. Wicklewood has a regular bus service to Norwich and Wymondham.

### Settlement Limit

11.3. The Settlement Limit has been drawn to include the main built form of the settlement. There is a small break in the Settlement Limit where the central agricultural land is accessed (behind the mushroom farm on Church Lane).

11.4. The South Norfolk Place-making Guide advocates protection of the setting of local landmarks, such as Wicklewood windmill. There are surface water drainage issues in the village, and development must address this issue.

### Site allocations

#### VC WIC1REV

11.5. The site is located west of The Green, southwest of Hackford Road and south of Wicklewood Primary School. The site is in a prominent location on the approach to the village and currently marks the transition between the

surrounding countryside and the settlement. The main focus of the settlement is to the north of Hackford Road and is accessible via the existing pedestrian footways in the village. A wider range of facilities and services are also available in the market town of Wymondham, located a short distance from the village.

- 11.6. The site is within a prominent plateau landform and ~~forms a smaller area within a~~ **comprises the eastern section of a** larger agricultural field. **The site extends between the existing northern and southern boundaries of the field.** As such it is recognised that there are landscape and visual impacts associated with development of this site. However, an assessment of the context of the site has confirmed that with careful landscaping and layout this site offers an opportunity to create a key gateway entrance to the village, as well as reinstate previously lost hedgerow landscape features. To achieve these objectives there will be a particular emphasis on the soft landscaping, on-site tree planting and the layout and design of the site, **as well as the retention and the reinforcement of the existing natural boundaries to the north and south of the site.** This landscape focus is reinforced by the organic boundaries of the site. An area of open space in the northeast corner of the site will form a visual focal point around the existing village sign, reinforcing the gateway location and retaining an open aspect at the junction of Hackford Road, Wymondham Road and The Green.
- 11.7. Vehicular access to the site will only be permissible via The Green and a suite of off-site highways works have been identified as being necessary to support the development of this site. These highways works include: localised carriageway widening of The Green to a width of 5.5 metres between the site entrance and Hackford Road, a frontage footway across the site frontage and extending north to Wicklewood Primary School and the creation of a crossing point to ~~the~~ connect the site to existing facilities to the north of Hackford Road.
- 11.8. An area of surface water flooding has been identified to the south of the site, with some areas of ponding also noted within the carriageway along the site frontage, however this is not considered to be a constraint that would prevent development of the site. **In accordance with the Stage 2 Strategic Flood Risk Assessment (SFRA) undertaken for the site the developer will be required to avoid developing the area of surface water flood risk at the southern end of the site and ensure that a safe access and egress can be maintained to the site during flood events.**

11.9. The site is within the catchment of Wymondham Water Recycling Centre (WRC) and the in-combination effects with development identified in the GNLP may require phasing of this site beyond the early years of the Plan. **Anglian Water (AW) have identified the presence of AW assets within or close to the site boundary and it is therefore recommended that the developer of the site seeks early engagement with Anglian Water during the preparation of a site layout to ensure that these are incorporated into the site design appropriately.**

11.10. ~~An area of 1.63ha is allocated for up to 30 dwellings.~~ **An area of 2.97ha is allocated for up to 40 dwellings.** This is considered a reasonable site area to ensure that landscaping of the site is appropriate to respond to the identified landscape constraints.

#### Policy VC WIC1REV: Land to the south of Wicklewood Primary School

~~1.63ha~~ **2.97ha** is allocated for up to ~~30~~ **40** dwellings.

The development of the site will be required to ensure:

- Landscaping of the ~~southern and western boundaries~~ **western boundary** of the site, respecting the need to integrate the site with the surrounding open rural landscape, as well as the retention and reinforcement of the existing hedgerows **and trees** along the northern boundary **and southern boundaries of the site**;
- A layout that includes an area of open space around the existing village sign to create a gateway into the settlement;
- **A site-specific Flood Risk Assessment (FRA) and strategy to inform the access arrangements and layout of the site, having regard to the Stage 2 VC Strategic Flood Risk Assessment (SFRA); and**
- Off-site highway works to include localised carriageway widening of The Green to a width of 5.5metres between the site entrance and Hackford Road, a footpath along the site frontage to connect with Wicklewood Primary School and a crossing point across Hackford Road to improve connectivity to the existing settlement; **and**
- **Early engagement with Anglian Water regarding their infrastructure on and adjoining the site.**

## VC WIC2

- 11.11. The site is located south-west of Hackford Road and north of Wicklewood Primary School. The Grade I listed St Andrew's and All Saints Church is to the north of the site. Wicklewood War Memorial is also located within the churchyard. The main focus of the settlement lies to the east of Hackford Road and is accessible via the existing pedestrian footways in the village. A wider range of facilities and services are also available in the market town of Wymondham, located a short distance from the village.
- 11.12. The site is currently in use for grazing and is well contained within the landscape with existing residential development to the east and west. An established hedgerow denotes the boundary along Hackford Road, with mature trees restricting views into the site from the north. Development of the site will need to maximise opportunities to maintain wider views of the Church whilst also seeking to conserve its immediate setting. The Heritage Impact Assessment concludes that with an appropriate site design and layout, as well as reinforcement of the existing landscaping to the north, the impact on the wider views of the Church can be mitigated appropriately.
- 11.13. The Highways Authority have advised that a frontage footway connecting the site to Wicklewood Primary School will be necessary. Vehicular access with appropriate visibility splays may result in the loss of the existing hedgerow along Hackford Road however opportunities to retain or replace this with appropriate landscaping should be included within the site layout and design.
- 11.14. The site is within the catchment of Wymondham Water Recycling Centre (WRC) and the in-combination effects with development identified in the GNLPP may require phasing of this site beyond the early years of the Plan.
- 11.15. An area of 0.89 hectares is allocated for a minimum of 12 dwellings which is considered to be an appropriate density reflecting the wider context of the site.

### Policy VC WIC2: Land off Hackford Road

**0.89 ha is allocated for a minimum of 12 dwellings.**

**The development of the site will be required to ensure:**

- **Site layout and design to maximise wider views of St Andrews and All Saints Church, whilst also seeking to conserve the immediate setting of the heritage asset;**
- **Retention and enhancement of the existing landscaping along the northern boundary of the site; and**
- **Highways works to include pedestrian footpath along the site frontage to connect to Wicklewood Primary School and a crossing point on Hackford Road to improve access to the other services and facilities in the village.**

### **Carried forward allocations**

#### **VC WIC3**

11.16. Previously called WIC1, this allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. An application for 9 dwellings has been submitted and at the time of preparing this plan is pending determination (2021/1076), subject to a solution addressing the wider nutrient neutrality matter.

11.17. Part of this site fronts onto Hackford Road, with the rest of the site wrapping behind the curtilage of existing housing.

#### **Policy VC WIC3: Land at Hackford Road**

**0.7 hectares is allocated for housing for approximately 6 dwellings.**

**The developer of the site is required to ensure the following:**

- **Vehicular access from Hackford Road;**
- **Appropriate landscaping to the south of the site to minimise its visual impact on St Andrew and All Saints Church and its setting, as well as appropriate boundary treatments along the north and east boundaries of the site to reflect its rural context and edge of settlement location.**



## Part 2, Schedule of other major changes

Section/ Cluster	January 2023 Regulation 19 Para/Policy Number	Proposed Change
The GNLP	1A.10	<i>See tracked changes update below.</i>
Monitoring	New paragraph after 1A.35	Once development on a Village Cluster Plan allocation site is complete, it will be considered to be inside the Settlement Limit for the purposes of future planning applications and decisions.
Aslacton, Great Moulton and Tibenham	Para 3.16	The site is <del>0.75</del> 0.62ha and allocated for at least 12 dwellings ...
	VC GRE1	<del>0.75</del> 0.62ha of land is allocated for at least 12 dwellings.
Brooke, Kirstead and Howe	Para 8.13	The allocation of a site of <del>2.2</del> 2.47ha for up to 50 dwellings allows for ...
	VC BRO1	<del>2.2</del> 2.47ha of land is allocated for up to 50 dwellings.
Bunwell	VC BUN1	<ul style="list-style-type: none"> <li>Early engagement with Anglian Water to identify possible infrastructure crossing the site, and the capacity to connect to the current vacuum sewer system, as well as the need to determine the capacity of the receiving Water Recycling Centre (WRC), and the consequent potential need to phase the site until capacity is available.</li> </ul>
	Para 9.15	An area of <del>4</del> 0.85ha of land is allocated for approximately 20 dwellings.
	VC BUN2	<del>4</del> 0.85ha of land is allocated for approximately 20 dwellings.
	VC BUN2	<ul style="list-style-type: none"> <li>Site layout and design includes an area of open space to the south-east of the site to protect the residential amenities of existing and future occupiers, and to retain some long views across the site to the north and north-east</li> </ul>
	VC BUN2	<ul style="list-style-type: none"> <li>Site layout and design to respond appropriately to the designated heritage assets to the north-west of the site (Bunwell Manor Hotel and The Cottage) including through the use of appropriate materials, landscaping and boundary treatments.</li> </ul>

Section/ Cluster	January 2023 Regulation 19 Para/Policy Number	Proposed Change
	VC BUN2	<ul style="list-style-type: none"> <li>Early engagement with Anglian Water (AW) to identify possible infrastructure crossing the site and regarding the capacity to connect to the current vacuum sewer system, as well as the need to determine the capacity of the receiving Water Recycling Centre (WRC), and the consequent potential need to phase the site until capacity is available.</li> </ul>
Carleton Rode	VC CAR1	<del>0.3</del> 0.19 hectares is allocated for housing and associated infrastructure for approximately 3 dwellings.
Kirby Cane and Ellingham	Para 22.10	The allocation of <del>4.87</del> 1.63ha of land for approximately 25 dwellings is reasonable ...
	VC ELL1	<del>4.87</del> 1.63ha of land is allocated for approximately 25 dwellings.
Little Melton	Para 23.13	Although the site is <del>3.00</del> 3.80ha ...
	VC LM1	<del>3.00</del> 3.80ha of land is allocated for approximately 35 dwellings.
	VC LM1	<ul style="list-style-type: none"> <li><del>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whittingham Water Recycling Centre.</del></li> </ul>
Needham, Brockdish, Starston and Wortwell	VC WOR1	<ul style="list-style-type: none"> <li>The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the Stage 2 VC Strategic Flood Risk Assessment. Specifically, this will need to address the concerns over meeting the requirements of part b) of the exception test for the land south of High Road;</li> </ul>
	VC WOR2	<del>0.4</del> 0.52 hectares of land is allocated for housing and associated infrastructure for approximately 5 dwellings.
Thurlton and Norton Subcourse	Para 40.13	The site is allocated for at least 12 dwellings on an area of <del>0.57</del> 0.78ha ...
	VC THU1	<del>0.57</del> 0.78ha of land is allocated for at least 12 dwellings.

Section/ Cluster	January 2023 Regulation 19 Para/Policy Number	Proposed Change
	Para 40.17	The Lead Local Flood Authority has identified a surface water flow path adjacent to the site. Whilst it does not impact on development of the site its presence should be noted in the preparation of a planning application. <b>The Stage 2 VC Strategic Flood Risk Assessment also identified a limited area of surface water ponding in the southern part of the site. As such the developer of the site will need to prepare a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site.</b>
	VC THU2	<ul style="list-style-type: none"> <li><b>The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the Stage 2 VC Strategic Flood Risk Assessment;</b></li> </ul>
Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter	VC HAD1	<b>3.04 3.13</b> hectares of land is allocated for up to 35 dwellings.
	VC HAD1	<ul style="list-style-type: none"> <li><b>Early engagement with Anglian Water regarding connecting to the local water recycling network the capacity of the receiving WRC and the requisitioning to new sewers and any consequent need to phase the delivery of the site.</b></li> </ul>
	VC HAD1	<ul style="list-style-type: none"> <li><b>Appropriate landscaping of the site to reflect its sensitive location, including the retention, protection and reinforcement of the existing trees and hedgerows to the east and west boundaries of the site and the introduction of an appropriate boundary to the south of the site, which both visually contains the site and reflects the rural nature of the location, plus protection of the TPO trees on the A143 (northern) boundary;</b></li> </ul>
Winfarthing & Shelfhanger	VC WIN1	<ul style="list-style-type: none"> <li><b>Early engagement with Anglian Water regarding connecting to the local water recycling network.</b></li> </ul>
	VC WIN2	<ul style="list-style-type: none"> <li><b>Early engagement with Anglian Water regarding connecting to the local water recycling network.</b></li> </ul>

Section/ Cluster	January 2023 Regulation 19 Para/Policy Number	Proposed Change
Wreningham, Ashwellthorpe & Fundenhall	Para 48.11	However, a site-specific Flood Risk Assessment (FRA) will be required for the site and will need to have regard to the matters raised in the Stage 2 SFRA, <b>with particular reference to access and egress for emergency vehicles along New Road during AEP flood events.</b>
	Para 48.14	An area of <del>0.89</del> <b>1.09</b> ha is allocated for up to 15 dwellings ...
	VC ASH1	<del>0.89</del> <b>1.09</b> ha of land is allocated for up to 15 dwellings.
	VC ASH1	<ul style="list-style-type: none"> <li>Retention and protection of the Priority Habitats and mature trees along the west and south site boundaries <b>and within the site</b> to minimise the visual impact of the development. <del>and the</del> Enhancement of the existing vegetation along the north boundary to protect the amenities of future and existing residents.</li> </ul>
Appendix C	Housing Trajectory	<i>See tracked changes update below.</i>
Throughout	Various	Minor factual updates to reflect issues such as the latest position on the Evidence Base studies, the publication of an updated NPPF in December 2023, the adoption of the Diss and District Neighbourhood Plan in October 2023 and the GNLP in March 2024.

Table at paragraph 1A.10:

Source	Dwellings
New Village Cluster Plan Allocations	<del>1,102</del> <b>1,204</b>
Carried Forward 2015 Allocations	Net Gain of 4
2015 Allocations not carried forward	Loss of 13
Neighbourhood Plan Allocations	135
<b>Total</b>	<del>1,228</del> <b>1,330</b>

**Appendix C: Housing Trajectory**

	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
South Norfolk Village Clusters Housing Allocation Plan Housing Trajectory											80	120	140	140	140	140	140	120	100	80	1,200
South Norfolk Village Clusters Housing Allocation Plan Housing Trajectory								13	32	55	64	61	75	128	146	192	231	167	40	0	1,330*
Greater Norwich Local Plan Housing Trajectory	2,182	2,182	2,182	2,182	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	42,616

**\*Yearly totals only include new or uplifted site allocations included in the VCHAP or Diss and District Neighbourhood Plan. The overall total has been adjusted by -9 to reflect the small loss resulting from sites not carried forward into the VCHAP.**

## Glossary

### Accessible

In the case of community facilities and services (such as healthcare), easy to travel to or use. With reference to buildings or public transport, easy to enter and use by all.

### Affordable housing

Housing provided for sale or rent at prices below the current market rate, which people in housing need are able to afford. Affordable housing tenures are defined in government guidance, as set out in Annex 2 of the National Planning Policy Framework.

### Allocated

Land which has been identified for a specific use in the current Development Plan.

### Area Action Plan (AAP)

A development plan document within the local plan that establishes a set of development proposals and policies for a specific area. In South Norfolk Area Action Plans have been written for Long Stratton and Wymondham.

### Biodiversity

The variety of different types of plant and animal life in a region.

### Biodiversity net gain

Refers to development having a positive impact on biodiversity, leaving it in a better state than before development occurred.

### Brownfield land, brownfield site

Land or site that has been subject to previous development.

### Brownfield Register

Brownfield land registers provide up-to-date information about sites that local authorities consider to be appropriate for residential development having regard to the relevant legislation.

### Built environment

The man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighbourhoods to the large-scale civic surroundings.

### Business use

Land use class covering light industry, offices, research and development.

### Climate Change Mitigation

Actions taken to limit the magnitude or rate of global warming and its associated effects, usually involving a reduction in human emissions of greenhouse gases.

### Commitments

Development proposals which already have planning permission or are allocated in adopted development plans.

### Community facilities

Services that meet the day-to-day needs of a community such as village halls, post offices, doctors' and dentists' surgeries, play areas, recycling facilities, libraries and places of worship.

### Community Infrastructure Levy (CIL)

A financial charge on new development introduced by the Planning Act 2008 as a tool for Local Authorities to help deliver infrastructure to support growth and development in their area. Within the Greater Norwich area the CIL 123 List sets out which infrastructure items may be funded by CIL payments.

### Conservation Area

Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.

### County Wildlife Site (CWS)

Wildlife habitat identified and designated as being of particular local interest or importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest. A CWS does not benefit from statutory protection but does have some protection in the planning system.

### Cross-subsidy housing

The provision of a limited amount of market housing on a development site to ensure that the provision of affordable housing on the same site is equitable

### Custom-Build

A form of self-build home that is, in some form, supported by a developer through a more hands off approach than a traditional self-build would entail.

### Decentralised and renewable or low-carbon energy sources

Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.

### Development

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.

### Development Boundary

See Settlement Limit.

### Development brief

A document describing and leading the form and layout of development in a prescribed area.

### Development Plan

A set of plans guiding future development in the area. The Development Plan consists of the locally prepared Development Plan documents, including Neighbourhood Plans approved at referendum.

### Development Plan Document

Locally prepared document on a specific topic which forms part of the Development Plan and which subject to independent examination before adoption, (also commonly referred to as DPDs.)

### Environmental Impact Assessment (EIA), Environmental Statement (ES)

Written assessment, submitted with certain kinds of planning application, which sets out the anticipated effects of the proposed development. Such statements deal with the full environment effects of development proposals and include any mitigation measures needed under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018

### Exception site

A small site to be used specifically for affordable housing that would not normally be acceptable for housing as it would be subject to policies of restraint. These sites are generally located at the edge of existing settlements.

### Five-year housing land supply

A requirement by Government for Local Planning Authorities to ensure that there is sufficient land available that is suitable, available and deliverable for housing development. The amount of land available should be sufficient to fulfil the housing requirement for the next five years.

### Geodiversity

The variety of different types of geology, landforms, soils and physical processes in a particular region.

### Greater Norwich Growth Board (GNGB)

A partnership between Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and New Anglia Local Enterprise Partnership (LEP) to provide homes, jobs and infrastructure. It also provides strategic direction, monitoring and co-ordination of the Greater Norwich City Deal.

### Green infrastructure

A network of multi-functional green space which delivers benefits to both the environment and the local community. Green infrastructure includes natural green



spaces colonised by plants and animals and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space. These spaces may include allotments, urban parks and designed historic landscapes as well as their many interconnections such as footpaths, cycleways, green corridors and waterways.

#### [Greenfield land, greenfield site](#)

Land which has not previously been built on, including land in use for agriculture or forestry. Greenfield land does not include residential garden land.

#### [Habitat Regulations Assessment \(HRA\)](#)

An HRA identifies any aspect of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 sites or sites protected by European designations (Special Areas of Conservation, Special Protection Areas, Ramsar sites) either in isolation or cumulatively, and to identify appropriate avoidance and mitigation strategies where impacts are identified.

#### [Heritage Asset](#)

A building, monument, site, place, area or landscape with historic interest that provides a material record of history or meaning for a community. Heritage assets may be either 'designated' or 'non-designated' and have a degree of significance that merits consideration in planning decisions.

#### [Historic environment](#)

Aspects of the environment which result from the interactions between people and places through time.

#### [Housing Delivery Test](#)

Measures net additional dwellings provided in a local authority area against the numbers of homes required using national statistics and local authority data. The Housing Delivery Test data is published annually by the Secretary of State.

#### [Inclusive Growth](#)

A form of economic growth that aims to improve opportunities for everyone in the local community.

#### [Index of Multiple Deprivation](#)

A ward-level index made up from six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services)

#### [Infill development](#)

Small-scale development filling a gap within an otherwise built up area.

#### [Infrastructure](#)

The network of services to which it is usual for most buildings or activities to be connected. Infrastructure includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also

includes networks of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure.

#### Joint Core Strategy (JCS)

A key planning policy document for the Greater Norwich Area produced in partnership between Broadland, Norwich and South Norfolk that sets out the long-term vision for the area up until 2026. The JCS has a considerable impact on the Greater Norwich Local Plan (GNLP) which in turn determines growth up until 2038 and will supersede the JCS when adopted.

#### Local Nature Reserve (LNR)

Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

#### Local centre

A group of shops or services forming a centre of purely local significance.

#### Local housing need

An assessment of the need for housing at a local level using the standard methodology set out by the Government.

#### Low-carbon

To minimise carbon dioxide emissions from a human activity.

#### Major development

For housing, development where 10 or more dwellings are to be provided or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000m<sup>2</sup> or more or a site of 1 hectare or more.

#### Market Housing

Housing that is for sale on the open market without restrictions on the pricing or tenure.

#### Masterplan

A long term planning document that provides a conceptual framework to guide future growth and development.

#### Mineral Safeguarding Area

An area designated by minerals planning authorities (in the GNLP area being Norfolk County Council) which covers known areas of minerals deposits that are to be safeguarded from non-mineral development

#### National Planning Policy Framework (NPPF)

A document which sets out the Government's economic, environmental and social planning policies for England and how they should be applied. It provides a baseline structure from which locally-prepared plans (such as the GNLP) can be produced and it is a material consideration in planning decisions.

### National Planning Practice Guidance (NPPG)

A web-based resource which brings together planning guidance on various topics into one easily accessible place. The guidance supports the NPPF but is not government policy.

### Neighbourhood Plan

A plan prepared by a parish/town council or neighbourhood forum for a designated neighbourhood area. Once made by the Local Planning Authority it becomes part of the Development Plan for the area.

### Non-strategic policies

Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

### Norwich fringe

Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. In South Norfolk this area includes Colney, Costessey, Cringleford and Trowse.

### Open Space

Areas of land that usually come forward as part of a development site which remain undeveloped but can generally be used for either formal or informal recreation purposes.

### Permission in Principle

A form of planning permission which establishes the suitability of a site for a specific amount of housing-led development. The site must subsequently obtain consent for the technical details before development can proceed.

### Planning conditions

A condition imposed on a grant of planning permission which can either require additional details to be agreed or restrict the use of the site.

### Planning obligations

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 obligations. The term legal agreements may embrace S106.

### Previously developed land

See Brownfield land.

### Protected species

Any species which, because of its rarity or threatened status is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc) Regulations 1994).

### Ramsar site

A European designation that protects areas of wetland.

### Recreational Impact Avoidance and Mitigation Strategy (RAMS)

A strategy facilitating residential development, whilst at the same time adequately protecting wildlife sites from harm that comes with growth in rural areas from increased recreation pressure.

### Renewable energy

Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

### Rights of Way, Public Rights of Way

Public footpaths and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.

### Scheduled Ancient Monument

Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.

### Section 106 Agreement (S106)

See planning obligations

### Settlement Hierarchy

A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.

### Settlement Limit

A boundary line defining the extent of the consolidated built-up area of a settlement. Further development will normally be acceptable within defined Settlement Limits, subject to site specific constraints or considerations. Sometimes also called development boundaries, settlement boundaries or village envelopes.

### Shared equity, Shared ownership

Arrangements whereby home buyers may pay only part of the initial cost of buying their home. Shared equity means topping up a small deposit with an equity loan and acquiring the rest of the home with a mortgage. Shared ownership involves buying a stake in a home with the remaining proportion being owned by (typically) a housing association.

### Site Allocation DPD

A document used to identify sites to accommodate the range of land uses necessary to implement the objectives of the local plan. South Norfolk adopted a site allocations document in 2015.

### Site of Special Scientific Interest (SSSI)

Site or area designated as being of national importance because of its wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

### Special Area of Conservation (SAC)

Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.

### Special Protection Areas (SPAs)

Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which was amended in 2009 (Directive 2009/147/EC). They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

### Starter homes

New build properties built exclusively for first time buyers aged between 23 and 40 years. A number of criteria must be met for a dwelling to be considered as a starter home.

### Strategic policies

Policies and site allocations which address strategic priorities in line with Section 19 of the Planning and Compulsory Purchase Act 2004.

### Street furniture

Collective term for permanent structures installed within the highway, including footways and pedestrian areas. Includes street lighting columns, signs, seats, litter bins, telephone kiosks, post boxes etc.

### Suitable Alternative Natural Green Space (SANGS)

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

### Supplementary Planning Document (SPD)

Guidance published by the local planning authorities to provide further detailed information on how local plan policies are to be applied or interpreted. SPDs may be prepared jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPDs may be concerned with a particular issue, or may provide more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.

### Sustainability Appraisal (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

### Sustainable development

A term mostly derived from the 1987 Brundtland Report. Interpretation varies but typically the term means meeting economic and social goals without undermining the environment, as well as meeting needs of the present without compromising the environment for future generations. In 2015 the United Nations agreed 17 Sustainable Development Goals to be reached by 2030. The UK is amongst the countries leading the delivery of the Sustainable Development Goals.

### Sustainable drainage system (SuDS)

Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

### Travel Plan

A long term management plan/ strategy that seeks to deliver sustainable transport objectives and is regularly reviewed.

### Use classes order

The Town and Country Planning (Use Classes) Order, 1987 (as amended), a statutory order made under planning legislation, which groups land uses into different categories (called use classes). Change of within a use class and some changes between classes do not require planning permission.

### Village cluster

A group of villages that share services and facilities, for example a primary school.

### Water stress

Water stress occurs when the demand for water exceeds the available amount of water, or when poor water quality restricts its use.

### Windfall site

Site on which planning permission for housing development is granted during the plan period but which has not previously been identified in the plan for housing development