

Sprowston with Beeston St Andrew

Joint Neighbourhood Plan



2024-2040

Submission DRAFT, August 2026

Contents

	Page
Preface	3
1. Introduction	5
2. National and local planning policy context	9
3. Sprowston parish	17
4. Beeston St Andrew parish	26
5. How the Plan was prepared	33
6. Vision, objectives and policies	38
7. POLICIES: Built and natural environment	44
8. POLICIES: Housing	62
9. POLICIES: Business and employment	67
10. POLICIES: Community and quality of life	71
11. POLICIES: Sprowston specific	80
12. POLICIES: Beeston St Andrew specific	87
13. Implementation and monitoring	92
Appendix	95
A. Neighbourhood Plan Steering Group members	
B. Sprowston Design Guidance and Codes	
C. Beeston St Andrew Design Guidance and Codes	
D. Justification for Local Green Spaces	
E. Glossary	
F. Policies map	

Preface

The existing Sprowston Neighbourhood Plan was ‘made’ (adopted) in May 2014 following an 88% YES vote at a referendum held in March 2014. The Plan was prepared over the course of 2012 and 2013 and was informed by community consultation with local residents and stakeholders.

The existing Sprowston Neighbourhood Plan covers the period up to 2026 and therefore required review. Sprowston Town Council instigated a review of the Neighbourhood Plan in Autumn 2024 with a new Plan period looking ahead to 2040.

The Greater Norwich Local Plan (GNLP), adopted in March 2024, makes two significant housing allocations in the parish of Sprowston. Approximately 1200 homes are identified at White House Farm (phases 2 and 3) and a further 2,000 homes to the northwest of the parish as part of the wider Beeston Park development. The proposed development known as Beeston Park will extend into the neighbouring parishes of Old Catton and Beeston St Andrew and comprises 3,500 new homes in total.

Given the development straddles the parish boundary it is considered sensible that Sprowston Town Council works closely with the Parish Meeting of Beeston St Andrew to produce a Joint Neighbourhood Plan – covering both parishes. This joint Plan includes detailed policy guidance to enable a comprehensive and cohesive development. Beeston St Andrew currently does not have a Parish Council.

but it is anticipated that this may change in the future as a result of the proposed levels of development.

The policies within the Sprowston with Beeston St Andrew Joint Neighbourhood Plan include some from the existing Sprowston Neighbourhood Plan, together with updated and new policies for Sprowston and brand-new policies for Beeston St Andrew.

It is hoped that the Joint Neighbourhood Plan will be in a strong position to influence the future development of both parishes and to ensure that community benefits from new development are realised for both communities.

The result of that collaboration is this document, the Submission Version of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan. Its content has been shaped by the Pre-Submission Consultation responses together with empirical evidence and responses from the community to the Sprowston Household Survey, carried out in March 2025, and the Beeston St Andrew Household Survey in September 2025. The Plan provides a robust policy framework for managing new development as it comes forward.



Figure 1: Agricultural land in Beeston St Andrew parish.

1. Introduction

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan. Such Plans can establish general planning policies for the development and use of land within the neighbourhood. Neighbourhood Plans, when complete, become part of the legal planning policy framework for the designated area. There is no formal requirement to produce a Neighbourhood Plan. It is a power open to Town and Parish Councils to use, should they so wish.
- 1.2 Sprowston Town Council used this power in 2012 to produce the Sprowston Neighbourhood Plan which was 'made' (adopted) in 2014. The time period for the Plan was up to 2026 and therefore required review. As described in the Preface, in reviewing the existing Plan and taking into account the Beeston Park development which straddles the parish boundary, it has been considered sensible for Sprowston Town Council to work closely with neighbouring Beeston St Andrew Parish Meeting to produce a Joint Neighbourhood Plan which covers both parishes, with a Plan period up to 2040.
- 1.3 The policies in the existing Sprowston Neighbourhood Plan have been reviewed and updated as necessary and where appropriate are included in this Joint Neighbourhood Plan. There are also a number of new policies covering Sprowston parish and new policies for Beeston St Andrew parish.
- 1.4 Once this Plan is 'made' and comes in to force it will be used by Broadland District Council (or any successor authority) to determine planning applications in the Joint Neighbourhood Area – Sprowston and Beeston St Andrew. The Town Council and Parish Meeting will also use it to respond to consultations on planning applications.
- 1.5 Neighbourhood Plans can provide clarity on what will be expected from proposals for new development in the parish. They are statutory documents and therefore there are formal regulations which govern how they are produced. Neighbourhood Plans are required to manage development proactively to ensure it meets local needs and the policies within them must be positively prepared and recognise that there will continue to be development in the area in the future. Neighbourhood Plans are not a mechanism for stopping development, they are there to ensure it takes place in a way that is appropriate for the parish. In practice, the Local Plan cannot feasibly deal with all of the issues particular to every town and village across the district and therefore Neighbourhood Plans can provide additional details which reflect specific local circumstances and conditions.
- 1.6 This Neighbourhood Plan is strongly influenced by the views of the community and relevant stakeholders, as expressed through public consultation exercises.

- 1.7 This Joint Neighbourhood Plan (JNP) has been prepared by a Steering Group (figure 2) in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). Figure 3 shows the extent of the Neighbourhood Area (Sprowston and Beeston St Andrew parishes).



Figure 2: Steering Group workshop day to start the review process for Sprowston Town Council, December 2024.

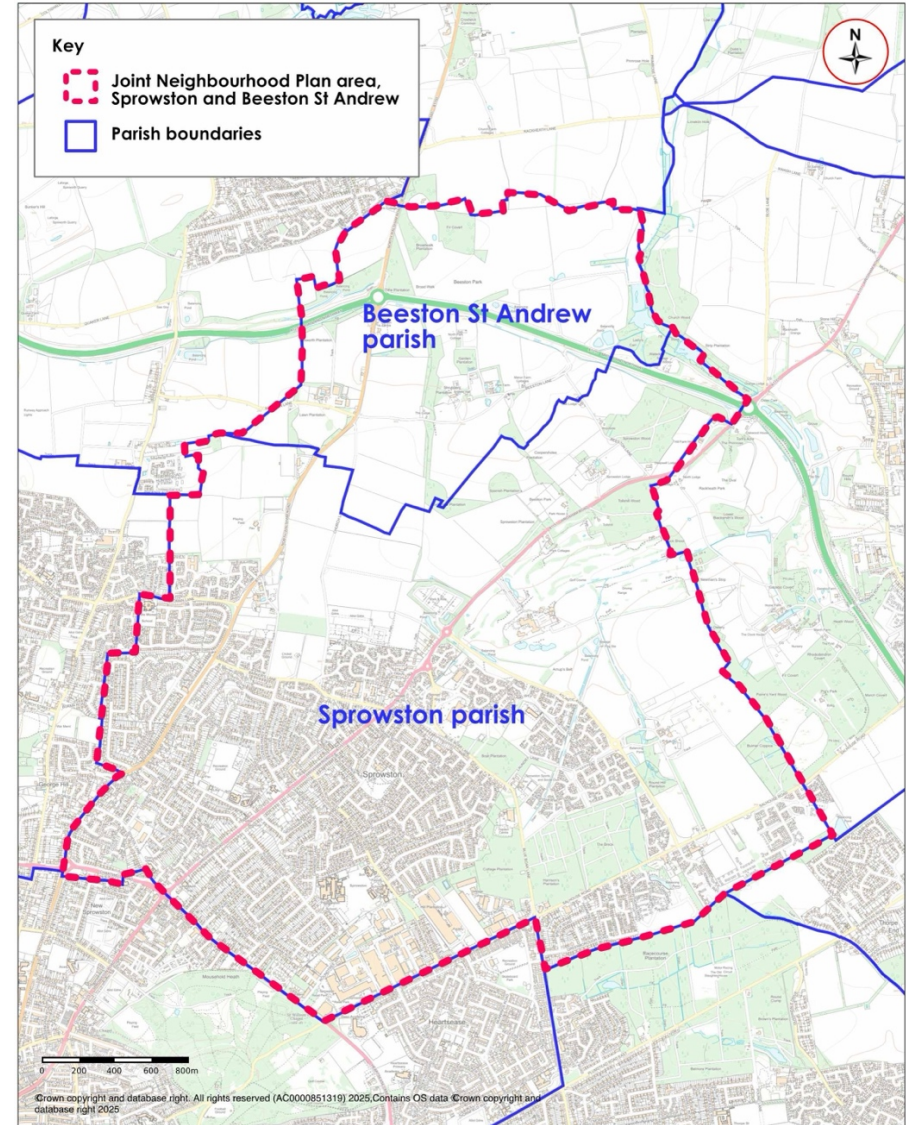


Figure 3: Joint Neighbourhood Area, Sprowston and Beeston St Andrew (source: Parish Online, with own annotations).

Supporting documents

- 1.8 The Joint Neighbourhood Plan is supported by the following documents which provide the evidence base to support the Plan's policies:

Sprowston

- Sprowston Data Profile (January 2025) – baseline factual and descriptive data providing the background to the parish.
- Sprowston Housing Needs Assessment (May 2025) – produced by consultants AECOM using Locality Technical Support, which looks at the size, type and tenure of new housing required during the Plan period.
- Sprowston Design Guidance and Codes (September 2025) – produced by consultant AECOM using Locality Technical support, a set of illustrative design codes and design guidelines for the parish.

Beeston St Andrew

- Beeston St Andrew Data Profile (October 2025) – baseline factual and descriptive data providing the background to the parish
- Beeston St Andrew Design Guidance and Codes (December 2025) – a set of design guidelines for the parish.

Pre-submission consultation (Regulation 14) – February 2026

- 1.9 Pre-submission consultation on the draft Plan took place with the local community, businesses and

statutory agencies for six weeks between 21st March and 8th May 2026. All response from that consultation have been analysed and amendments made to the Plan as appropriate. The amended Plan will be submitted to Broadland District Council by September 2026. The District Council will undertake a checking process to ensure all regulations have been met and then will embark upon a further public consultation of 6 weeks. At the end of that consultation period, the Plan will be the subject of independent Examination. Depending upon the outcome of the Examination the Joint Neighbourhood Plan may be the subject of a Referendum.

Figure 4: Beeston Hall, Beeston St
Andrew.



2. National and local planning policy context

- 2.1 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’ as set out in Section 55 of the Town and Country Planning Act 1990. Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the ‘Development Plan’ unless material considerations indicate otherwise’. The ‘Development Plan’ for the Neighbourhood Area is set out below.

National planning policy

- 2.2 Neighbourhood Plans are prepared in the context of the existing national and local planning policy that is in force at the time that the Neighbourhood Plan is being prepared. National planning policy is found in the National Planning Policy Framework (NPPF)¹. The NPPF is in force in the early stages of the preparation of this

Joint Neighbourhood Plan was published in December 2024. This sets out the government’s broad intentions in terms of the purposes of the planning system and their expectations in terms of the delivery of sustainable development. A revised version of the NPPF was published in August 2026, just prior to the expected submission of this Plan and this has also been taken into account in preparing the Plan.

- 2.3 National Planning policy is not part of the ‘development plan’ that is used to determine planning applications but is a material consideration which is given due weight depending upon the age of the various components of the development plan in force for the area. Local planning policies are required to be in general conformity with national planning policies as set out in the NPPF.

Local planning policy

- 2.4 Every local planning authority in England is required to prepare a Local Plan. Local Plans include all of the local planning policies for the district’s area and identifies how land is used, determining what will be built and where. Broadland District Council is part of the trio of Greater Norwich Authorities who worked together initially to produce a Joint Core Strategy (JCS) adopted in 2014 and its replacement, the Greater Norwich Local Plan (GNLP) which was adopted in March 2024.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

2.5 Currently, the statutory development plan for the area consists of:

- The Greater Norwich Local Plan (GNLP).
- The Broadland Development Management Development Plan Document (DMDPD) adopted in August 2015.
- The Growth Triangle Area Action Plan (GTAAP) adopted in July 2016.
- The Sprowston Neighbourhood Plan adopted in May 2014.
- The Norfolk Minerals and Waste Local Plan (NW&WLP) adopted in May 2025.

2.6 The GNLP is to be reviewed to 2045. Formal preparation on the new Local Plan is to begin in October 2026, and a first Call for Sites has been undertaken with a second call initiated in June 2026.

2.7 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan will (once complete) replace the existing 'made' Sprowston Neighbourhood Plan and future planning applications for new development will be determined using the policies in chapters 7 to 12.

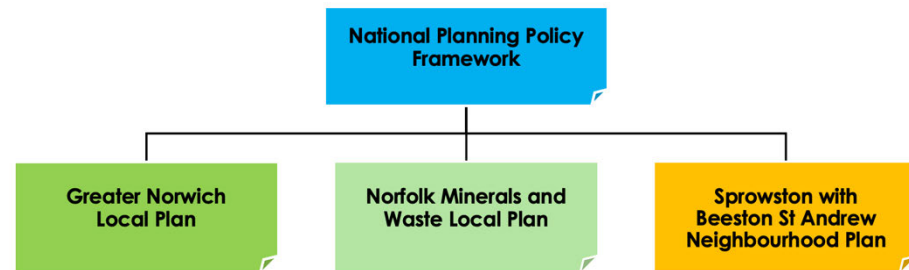


Figure 5: Policy structure.

Policy framework for Sprowston and Beeston St Andrew Joint Neighbourhood Plan

2.8 Sprowston and Beeston St Andrew both fall within the 'Growth Triangle' which is an area of strategic growth to the north east of Norwich comprising Old Catton, Rackheath, Sprowston and Thorpe St Andrew. The GNLP identifies a commitment of 10,119 new homes in the triangle between 2018 and 2038.

2.9 The Growth Triangle Area Action Plan (GTAAP), contained the following policies and allocations relevant to the Neighbourhood Area:

- GT2: Public Green Infrastructure
- GT4: Home Farm (complete) 290 dwellings
- GT5: White House Farm (South-West) (mostly complete) 1233 dwellings
- GT12: North Sprowston and Old Catton (in progress)(also known as Beeston Park) 3520 dwellings

- GT7: (south of Salhouse Road (substantially complete) 1400 dwellings
- GT20: Mixed use allocation (yet to commence) 460 dwellings

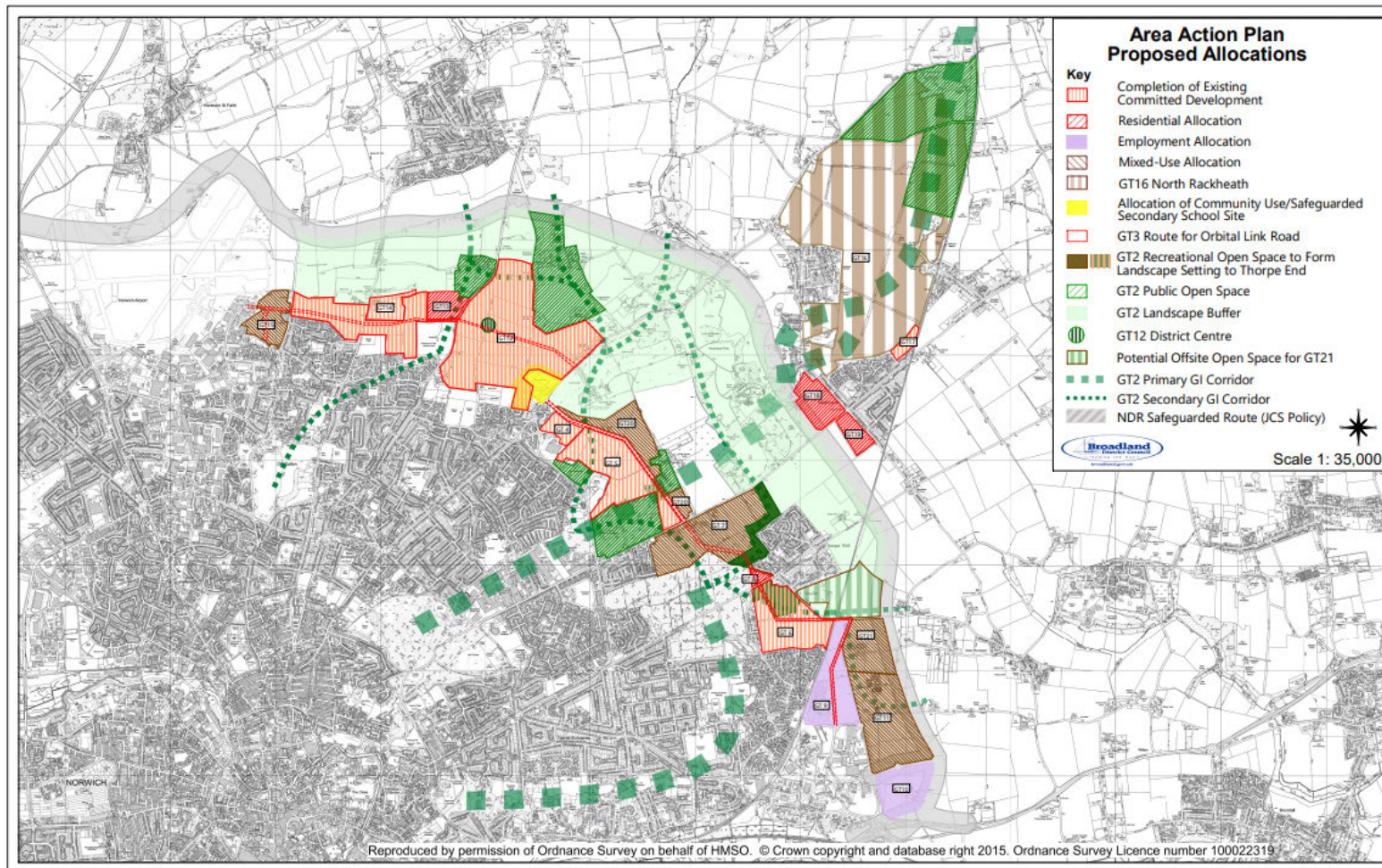


Figure 6: Growth Triangle Area Action Plan Proposed Allocations and Area Action Plan Proposed Allocations (source: Growth Triangle Area Action Plan).

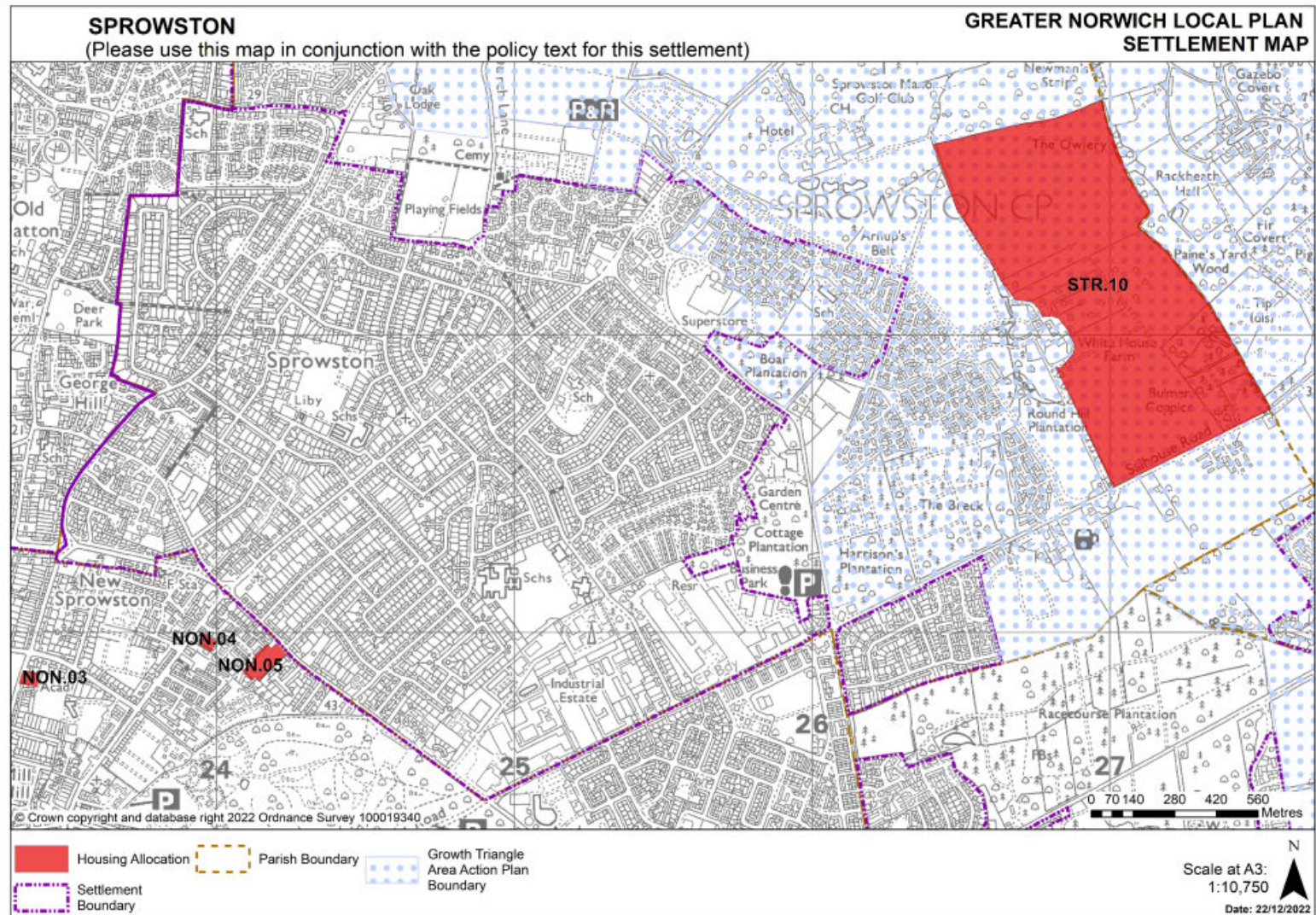


Figure 7: Greater Norwich Local Plan Settlement map (source: Greater Norwich Local Plan). (see 2.10)

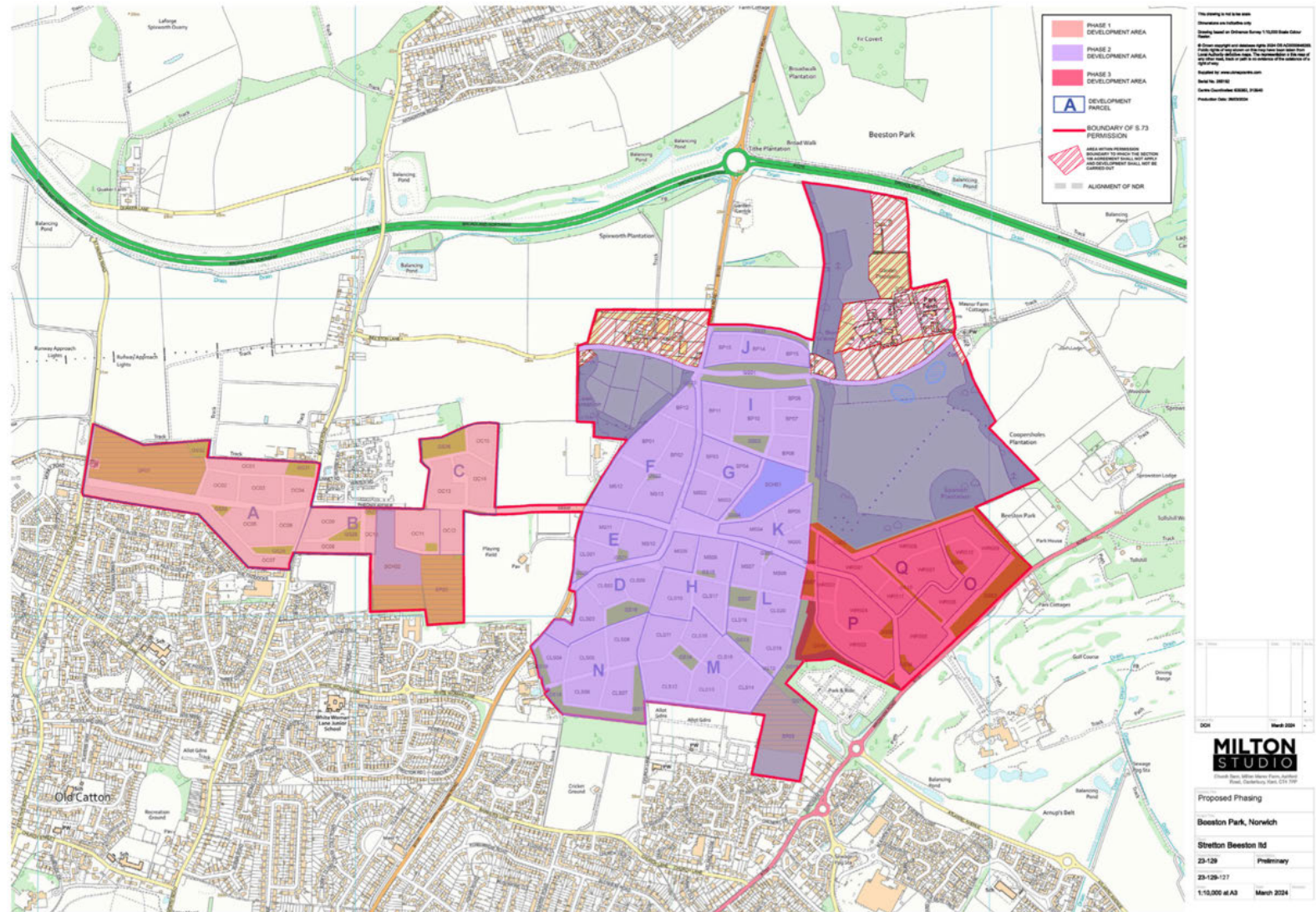


Figure 8: Beeston Park proposal (source: Planning Application 2024/3170).

2.10 The GTAAP has not been superseded following the adoption of the Greater Norwich Local Plan and is to be carried forward and used in conjunction with the adopted plan. The GNLP itself makes a further allocation in the Neighbourhood Area as follows:

- Policy STR.10 - Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. An area of 66.78 ha is allocated for residential development. The site is expected to accommodate approximately 1,000 – 1,200 homes, open space and, if required, land for a new high school (figure 8). (See Figure 7).

2.11 Outline planning permission has been granted for 'Beeston Park', a development of 3,500 new homes and supporting jobs and infrastructure. The latest published and approved documentation related to the Beeston Park development is available on the South Norfolk and Broadland District Council website under planning application 2024/3170. The developer is currently working on the details for Phase 2 and as yet, the number of homes within Beeston St Andrew parish is unknown. The following maps are within the latest published and approved documentation related to Planning Application 2024/3170. (See Figure 8).

2.12 Due to the level of new housing growth already identified in the Neighbourhood Area through the GTAAP and the GNLP, the Sprowston and Beeston St Andrew Neighbourhood Plan is not proposing to specifically allocate further sites for housing development. Instead, its proposed policies will focus

on managing the impacts of the proposed growth and ensuring that the community benefits are realised.

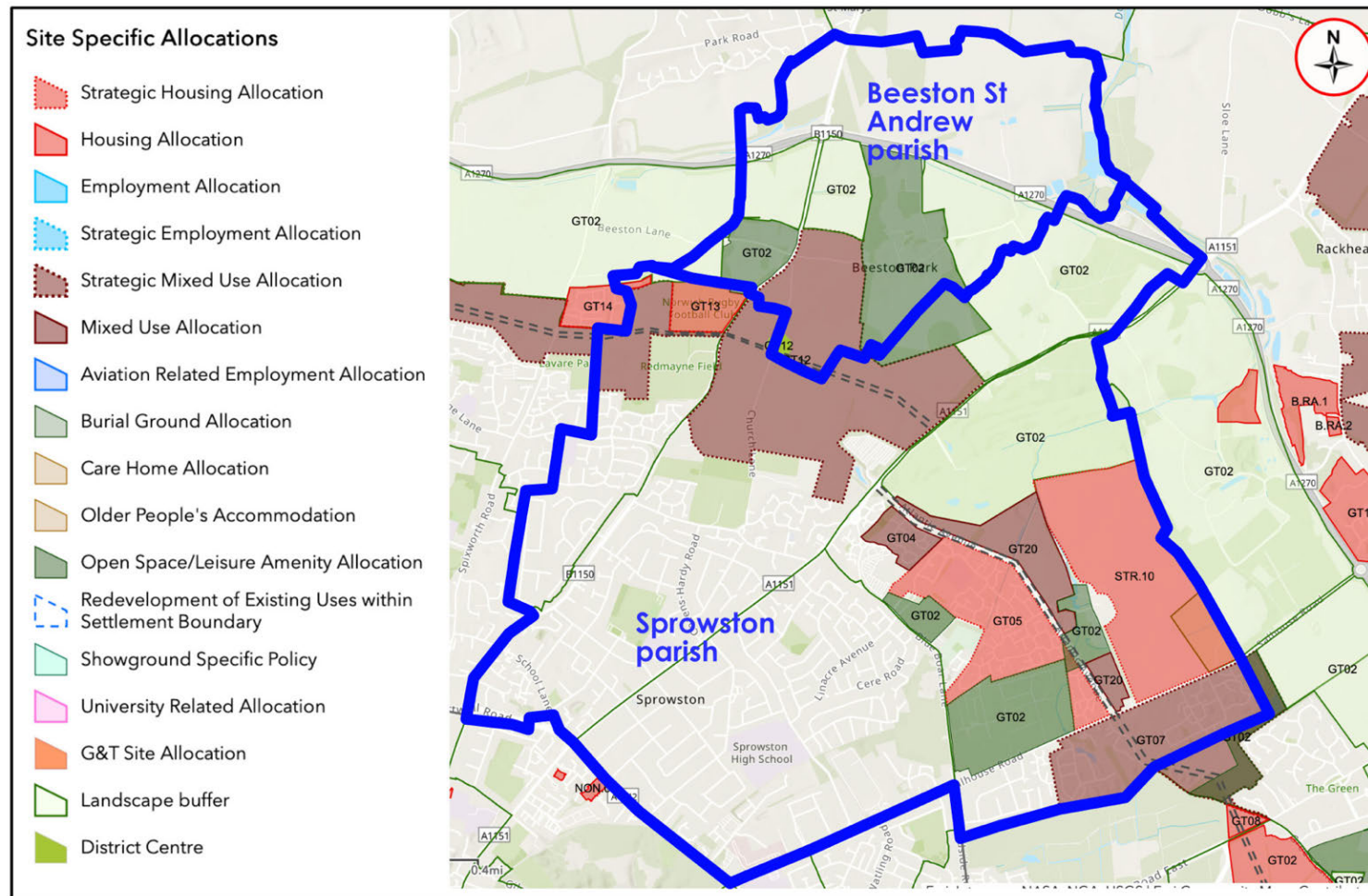


Figure 9: Greater Norwich Local Plan Site Specific Allocations (source: Greater Norwich Site Allocations Interactive Map, December 2025, with own annotations).² Blue line added denotes parish boundary.

2

<https://norfolkcc.maps.arcgis.com/apps/webappviewer/index.html?id=6d5de3a7eca44bd090c27e24b3207056>



Figure 10: Crossing point
outside Sprowston High School

3. Sprowston parish

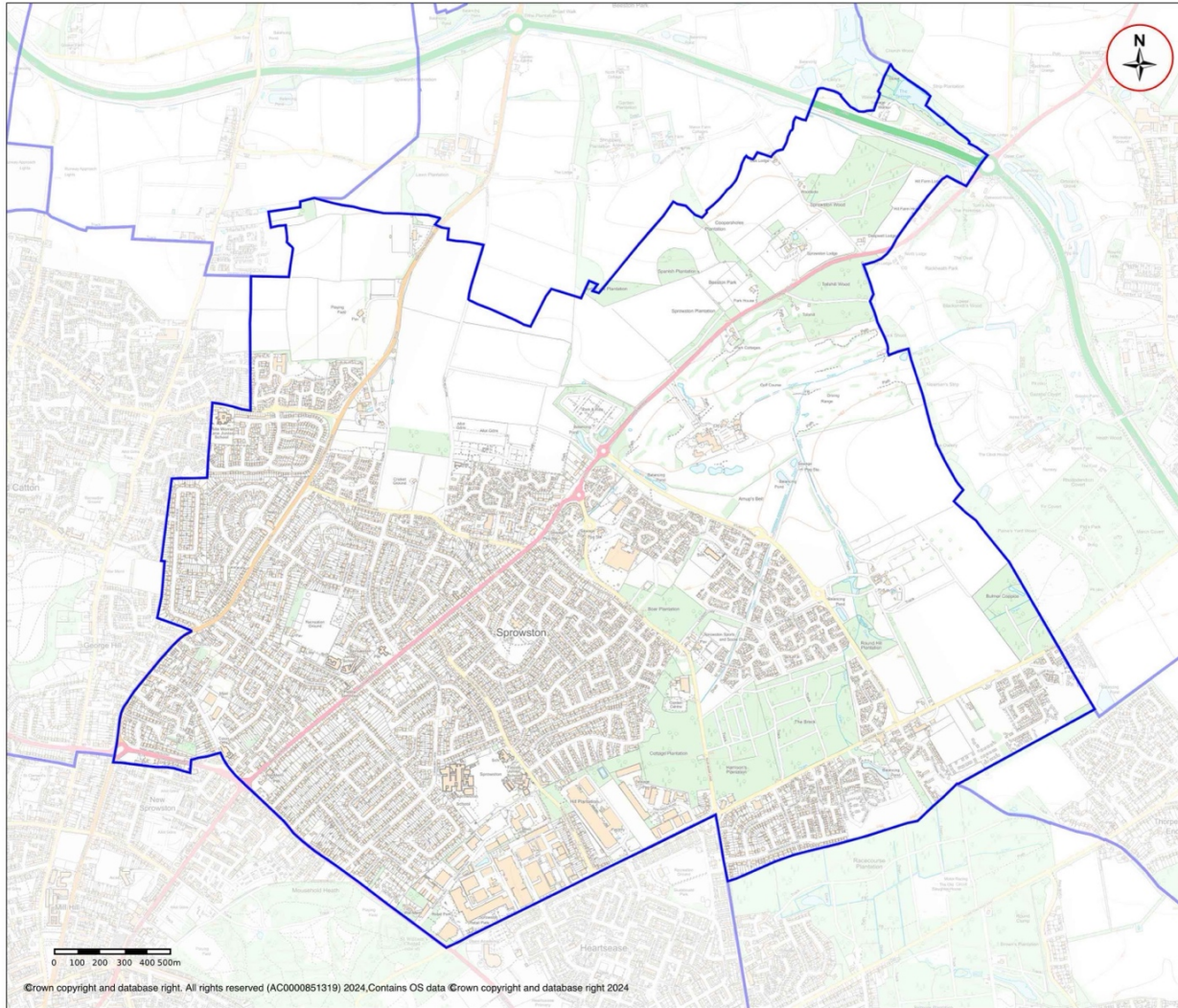


Figure 11: Parish of Sprowston (source: Parish Online, with own annotations). Blue line denotes parish boundary.

3.1 Sprowston is a major suburb to the north of the city of Norwich. It is predominantly an 'urban fringe' parish consisting of mainly 20th century residential development on large housing estates with a large proportion of bungalows. The south-east corner of the parish consists of light industrial and retail. There are large scale employment sites and a large retail warehouse park off Salhouse Road.

3.2 Within the main built-up area there are a number of small-scale retail/commercial areas together with a large-scale commercial area/retail park at Sprowston Retail Park. There is a large Tesco superstore to the north of the parish at Blue Boar Lane which acts as a focus for convenience retail shopping for the surrounding expanding residential areas. Recent development in this area required the re-aligning of Blue Boar Lane, an important east-west route in the parish. Since the existing plan was adopted a new east-west link road between the Park and Ride at Wroxham Road and Salhouse Road has been constructed which is named Atlantic Avenue.

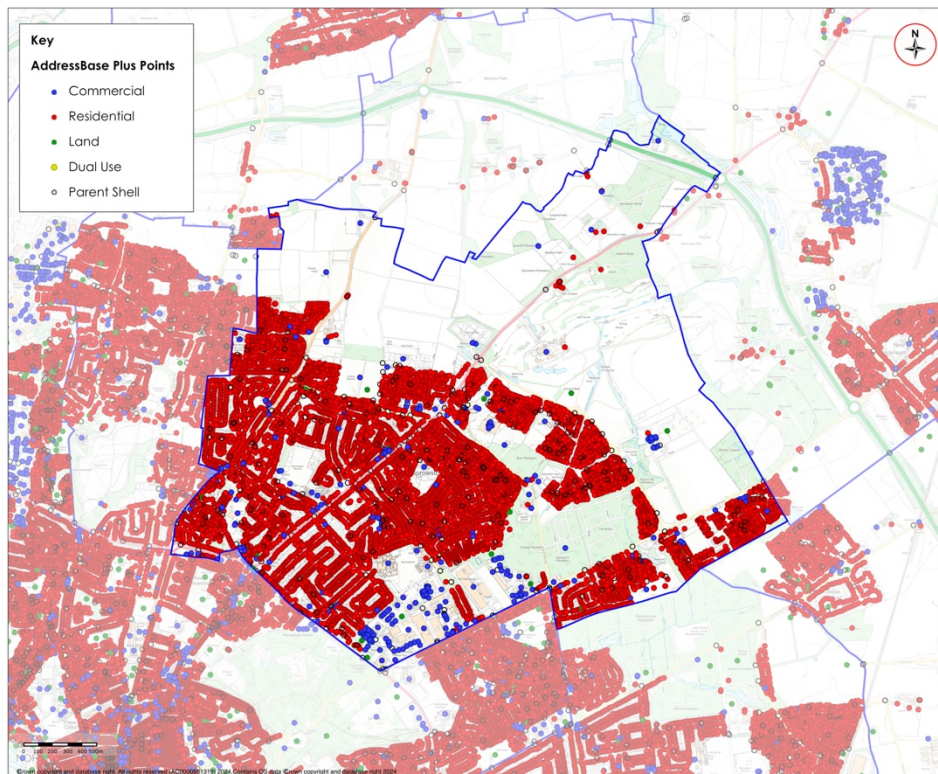


Figure 12: Address points in Sprowston (source: Parish Online, with own annotations). Blue line denotes parish boundary.



Figure 13: Atlantic Avenue area (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 3.3 The Northern Distributor Road (the Broadland Northway A1270) has been constructed which cuts through the very northern tip of the parish and has had a considerable impact upon traffic flow and direction in the area more generally.

Open Space and Green Infrastructure

- 3.4 The main centre of open space and recreation in the parish is the Recreation Ground which provides a range of facilities such as informal amenity areas, formal football and cricket pitches, bowling green, tennis courts, cycle track and children's play area. Sparhawk Park on Sparhawk Avenue provides a range of children's play areas and informal setting and amenity areas. Other facilities include a Skate Park/mini football pitch, playing field at Avocet Rise and the MUGA on Mallard Way. There is also a play area at Windsor Park Gardens which provides swings, multi-use area, basketball hoop and seating. There are also new spaces within the White House Farm development. Examples of informal spaces in the parish include Barkers Lane and the Millennium Wood off Church Lane, and green space at Cottage Plantation off Blue Boar Lane, which the Town Council leases and maintains. There are also play areas at Wilks Farm Drive, Cranes Croft and Hall Wood Road. There is a large area of woodland known as Harrison's Wood which is soon to be taken into the ownership of the Town Council. Sprowston cemetery is located off Church Lane.

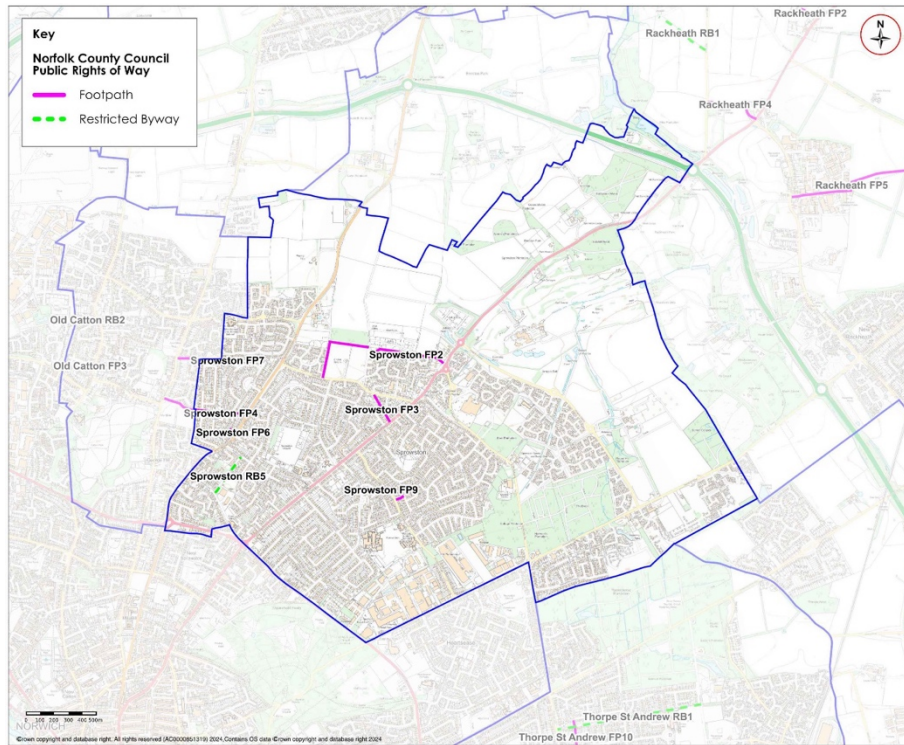


Figure 14: Public Rights of Way in Sprowston (source: Norfolk County Council via Parish Online, with own annotations). Blue line denotes parish boundary.

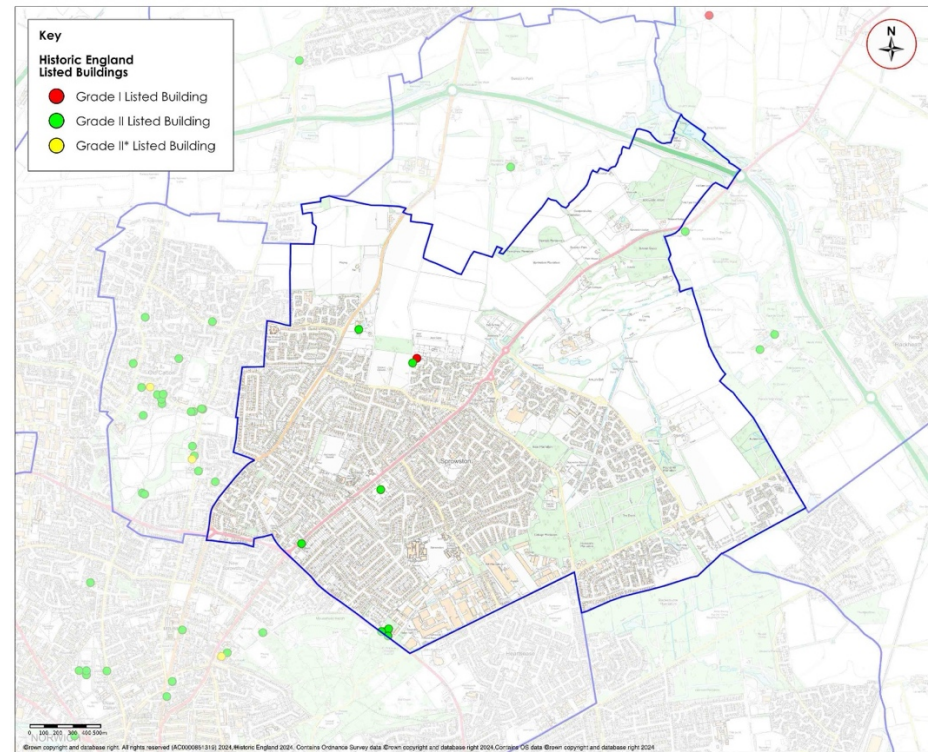


Figure 15: Listed Buildings in Sprowston (source: Historic England via Parish Online, with own annotations). Blue line denotes parish boundary

Historic Environment

- 3.5 Historic England lists seven entries in Sprowston parish. One Grade I listing which is the parish church of St Mary and St Margaret, and six Grade II listings which include a row of WWII Memorial Cottages on Mousehold Lane and the War memorial at St

Cuthbert's Church. Other assets of historic interest include a portion of Beeston Park and Boar Plantation.

Demographics³

- 3.6 Between 2011 and 2021, the population of Sprowston rose from 14,691 to 17,125. The number of households (which is a good indicator of the overall number of houses), rose from 6,536 to 7,717 over the same period. Both population and household figures will have increased further since that time as the permitted housing sites are built out. It is anticipated that the number of households in the parish is now in the region of 8,500 and the population would be in the region of 20,000.
- 3.7 In 2011, almost 83% of the population owned part or all of their own home whereas by 2021 this had fallen to 78%, and at the same time the percentage of both private and social rented accommodation had risen.
- 3.8 In 2011, 60% of Sprowston's population were of working age (e.g. between 16-64), by 2021 this had fallen slightly to 59%. The number of children increased between 2011 and 2021 and the number of people over 65 dropped slightly from 25% to 24%. The increase in the number of children is likely to be a reflection of the types of housing being constructed in the parish over the same period which has delivered a high number of family homes.

³ See the Joint Neighbourhood Plan Sprowston and Beeston St Andrew Data Profiles for more details.

- 3.9 In terms of the health of the Sprowston population, levels of good and very good health are consistent with those of Broadland and Norfolk, whilst the levels of bad or very bad health are lower than both Broadland and Norfolk, presenting a picture of a relatively healthy overall population for the parish.

Natural Environment

- 3.10 Despite the suburban feel to the parish, there are sites and habitats which are important for nature conservation. Part of Ladies Wood, Church Carr & Springs County Wildlife Site (CWS) falls within the parish boundary. There are also several areas of priority habitat. Furthermore, there is a Roadside Nature Reserve at Sprowston Park and Ride (No 129), a County Wildlife Site at Tolshill Wood and 3 areas of Ancient Woodland at Bulmer Coppice, Sprowston Wood and Tolshill Wood. There are no nationally or internationally designated sites in the parish, but the parish is well treed with significant areas of woodland including a significant area at Harrison's Wood and Cottage Plantation located north of Salhouse Road, and therefore the level of tree canopy in the parish is higher than would be expected in such a suburban location.

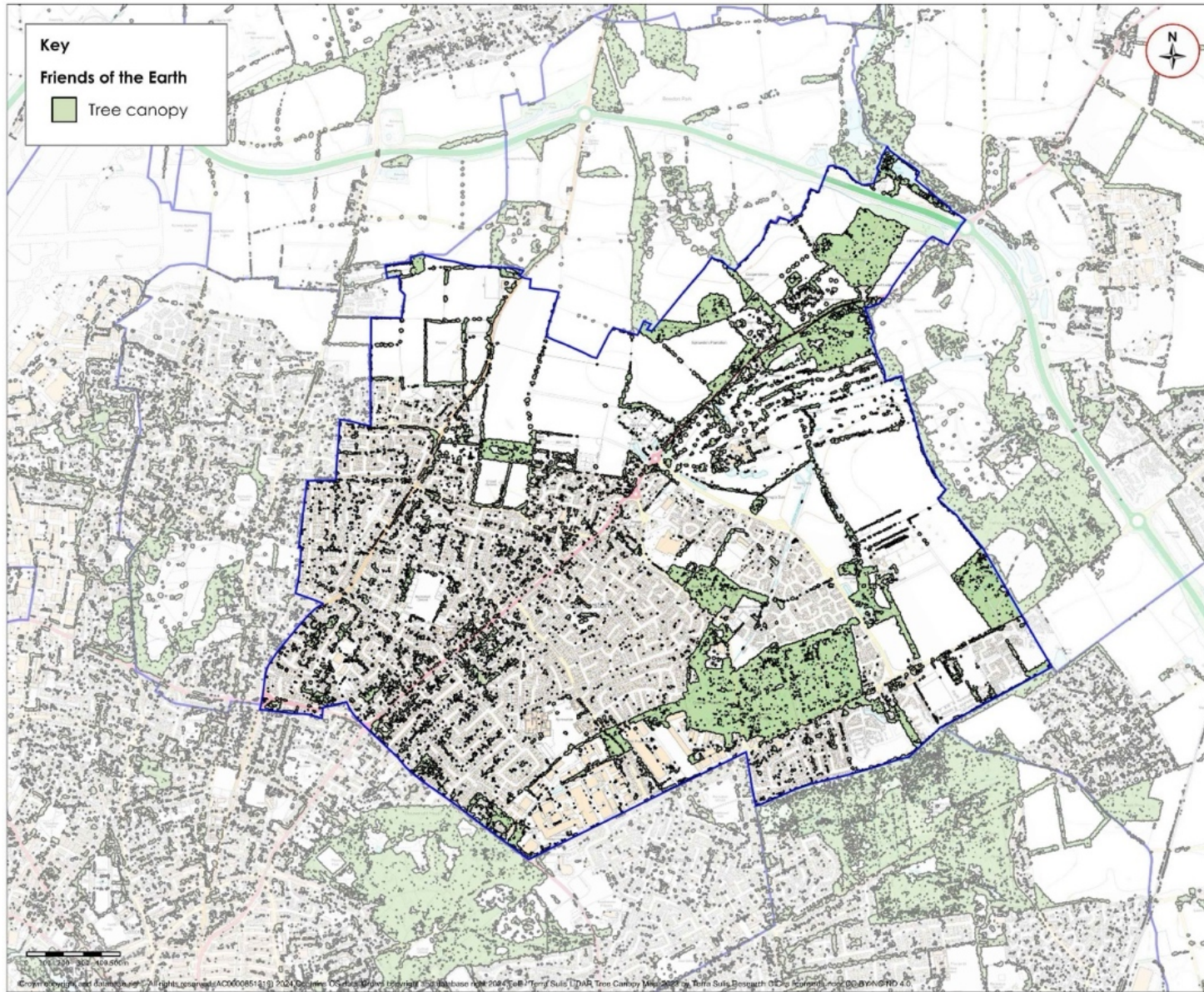


Figure 16: Tree Canopy in Sprowston (source: Friends of the Earth via Parish Online, with own annotations). Blue line denotes parish boundary.

Economy and Employment

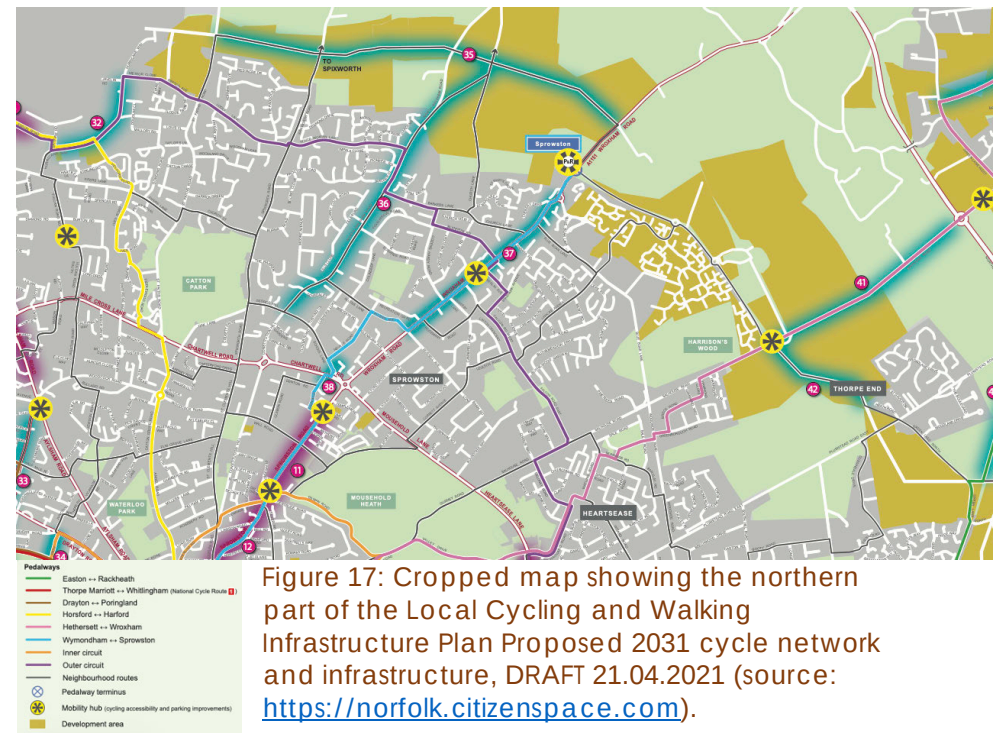
- 3.11 Data from the 2021 Census indicates that 60% of Sprowston residents are economically active including full-time students. This is higher than 58.7% for Broadland and 55.7% for England. The profile of occupations held by Sprowston mirrors that of both Broadland and Norfolk with Professional Occupations at 16% and Technical Occupations at 13% being the highest categories.
- 3.12 Major employers in the parish include Sprowston Retail Park, which is 177,290 sq ft across 14 retail units let to a range of retail uses including, furniture, carpets, pets and kitchen. Other centres of employment include Salhouse Road Industrial Estate, Pinetrees Road Industrial Estate, offices at Sapphire House off Roundtree Way, the Post Office Sorting Office and the Tesco Superstore on Blue Boar Lane.

Transport

- 3.13 Public transport in the area is relatively good, and the Park and Ride site is located on Wroxham Road . City and rural bus services operate on the radial routes through Sprowston. Opportunities to improve bus services are limited by peak hour congestion on the main radial routes into and out of Norwich. Bus services do operate within the new development and form orbital routes around the parish. The levels of growth in and around Sprowston (including Beeston Park, Rackheath, Salhouse and Wroxham, Coltishall and

North Walsham) are likely to lead to more traffic using the roads through Sprowston in the future.

- 3.14 There is still significant through traffic heading to and from the city centre since the existing Neighbourhood Plan was 'made' despite the construction of the Broadland Northway and the link at Atlantic Avenue.
- 3.15 The area is also relatively well served by cycle routes with a number of cycleways in and around the Broadland Northway and also the Blue Pedalway route directly into Norwich.



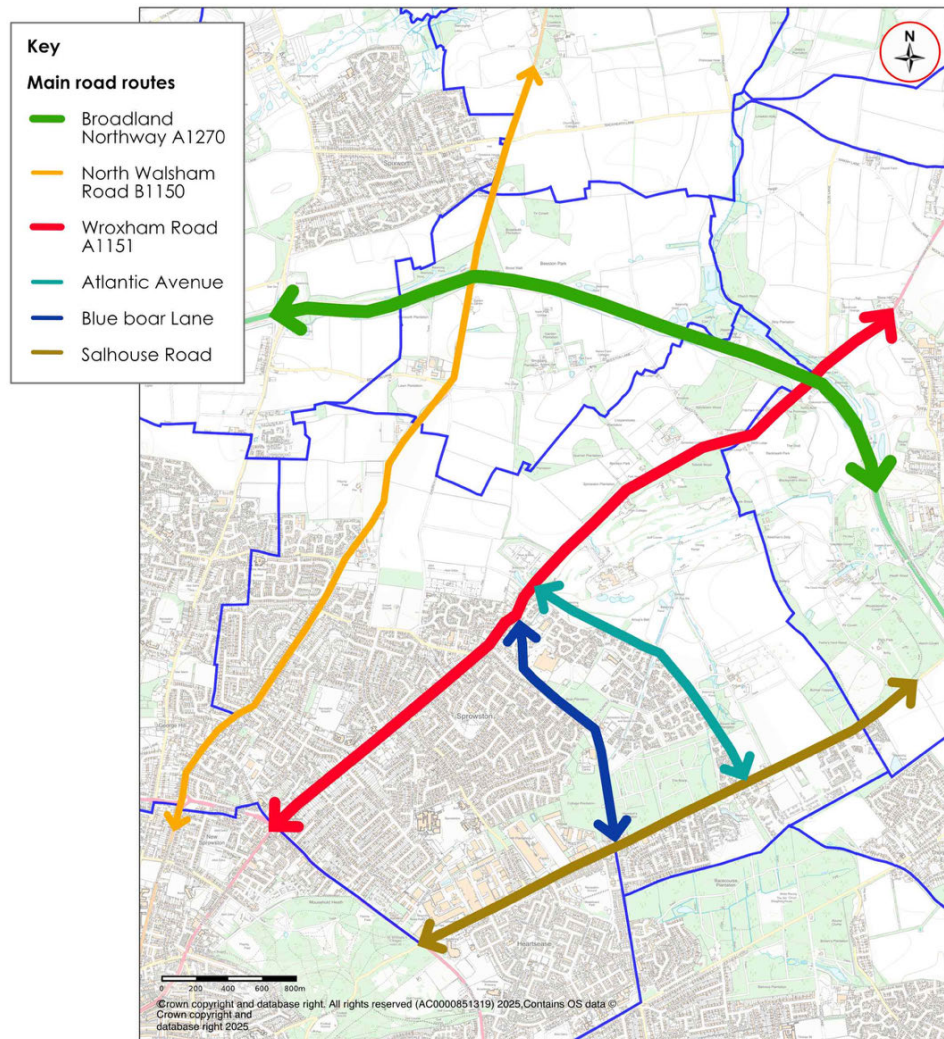


Figure 18: Main road routes (source: Parish Online, with own annotations). Blue line denotes parish boundary.



Figure 19: Beeston St Andrew parkland.

4. Beeston St Andrew parish

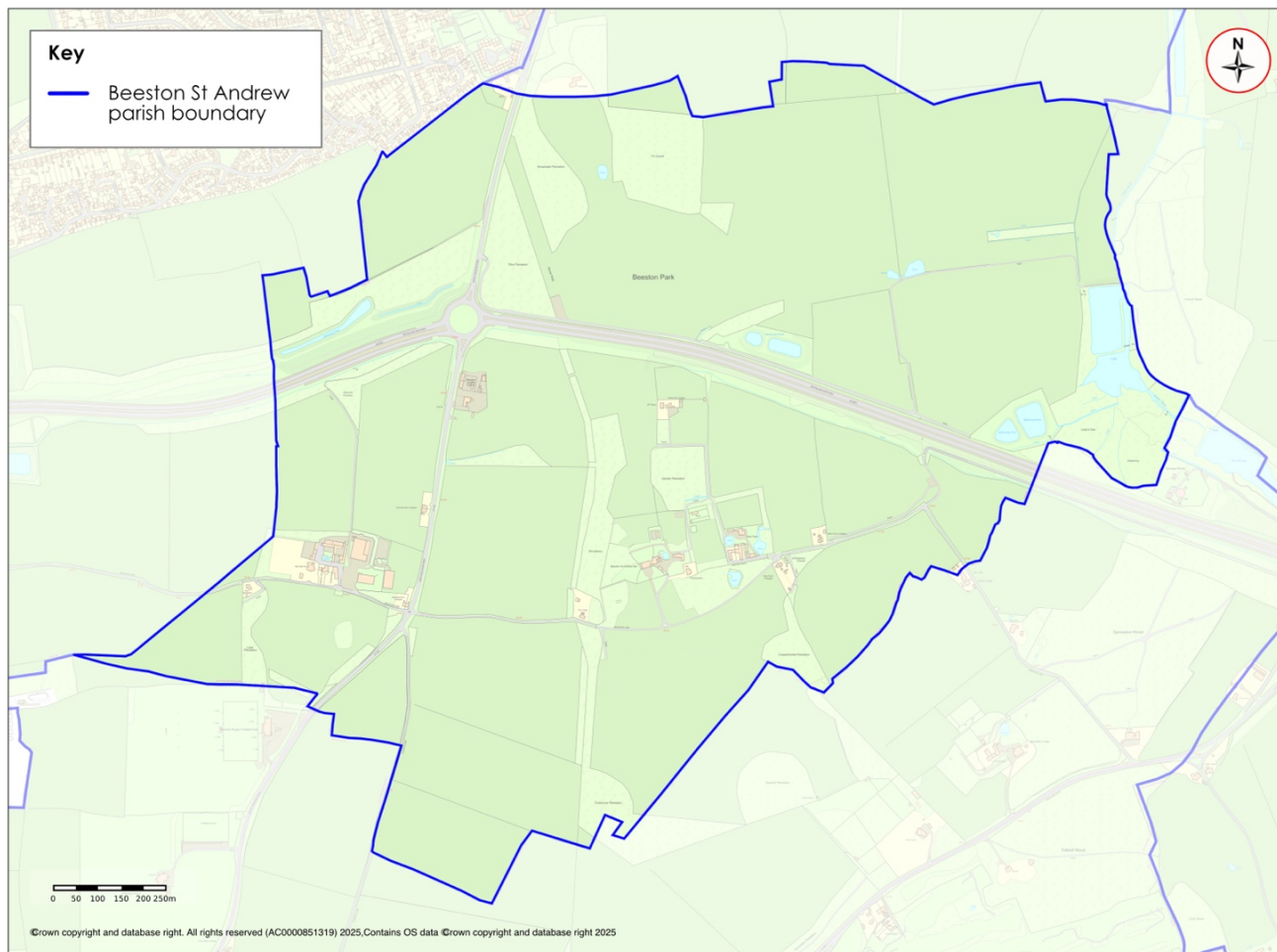


Figure 20: Parish of Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 4.1 Beeston St Andrew is a civil parish north of Norwich in the Broadland district of Norfolk and is sandwiched between the parishes of Sprowston to the south and Crostwick to the north.

Origins and history

- 4.2 Its name comes from Old English for a farmstead where bent grass grows. The St Andrew part of its name comes from the old church, which is mentioned in the Domesday Book of 1086. The parish is one of a ring of medieval settlements around Norwich that were abandoned by the end of the 16th century as the rural population increasingly moved to the city.
- 4.3 The earliest evidence of human activity in the parish comes in the form of flint tools. Aerial photography has revealed a ring ditch (a possibly Bronze Age burial mound, now ploughed flat). Medieval pottery and metal objects have been found in the parish but the buildings of the period have disappeared, as has St Andrew's church. The village and church were abandoned in the first half of the 16th century.
- 4.4 Notable buildings recorded in the parish include:
- Red Hall, a 19th century brick mansion, stands on the site of Beeston Old Hall which dated to the early 17th century.
 - Dairy Farm, dated to the 17th century, but was demolished in the 1970s.
 - Beeston St Andrew Hall rebuilt in 1897, but some of its garden walls are 17th century.

- Hydraulic pumping station, said to have provided water for Rackheath Hall in the adjoining parish, although now disused. This was still in good condition in 1980.
- The Walls to the South of Beeston Hall are Grade II Listed. There are no other listings in Beeston St Andrew parish.

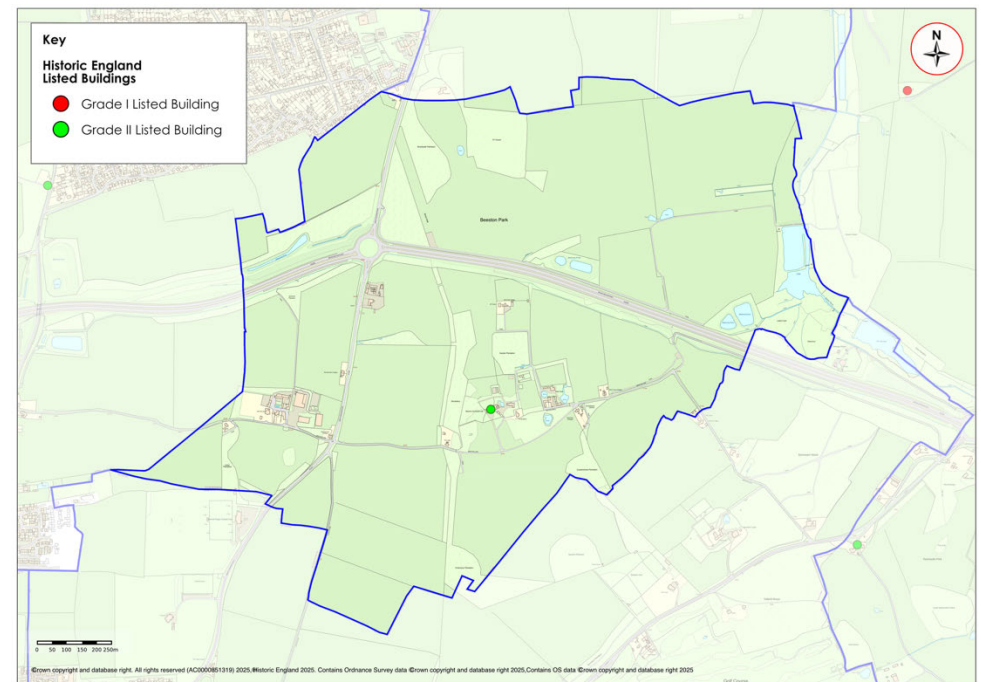


Figure 21: Listed buildings (source: Parish Online, with own annotations). Blue line denotes parish boundary. Blue line denotes parish boundary.

Population and demographics

- 4.5 The population of Beeston St Andrew was below 100 and was included within the parish of Spixworth at the 2001 and 2011 census. The usual resident population of Beeston St Andrew parish was 37 on Census day 2021. 48.6% of usual residents were females and 51.4% of usual residents were males.

Housing

- 4.6 The 2021 Census reveals 13 households in Beeston St Andrew Parish. Information from Broadland District Council shows that there have been three net completions in the past ten years and there are six net commitments.
- 4.7 Information from Broadland District Council, July 2025, shows there have been zero Affordable Housing completions in Beeston St Andrew in the last ten years. Housing list data in July 2025 from Broadland District Council shows there are no applicants on the Housing Register List from Beeston St Andrew and therefore no local housing need to report.

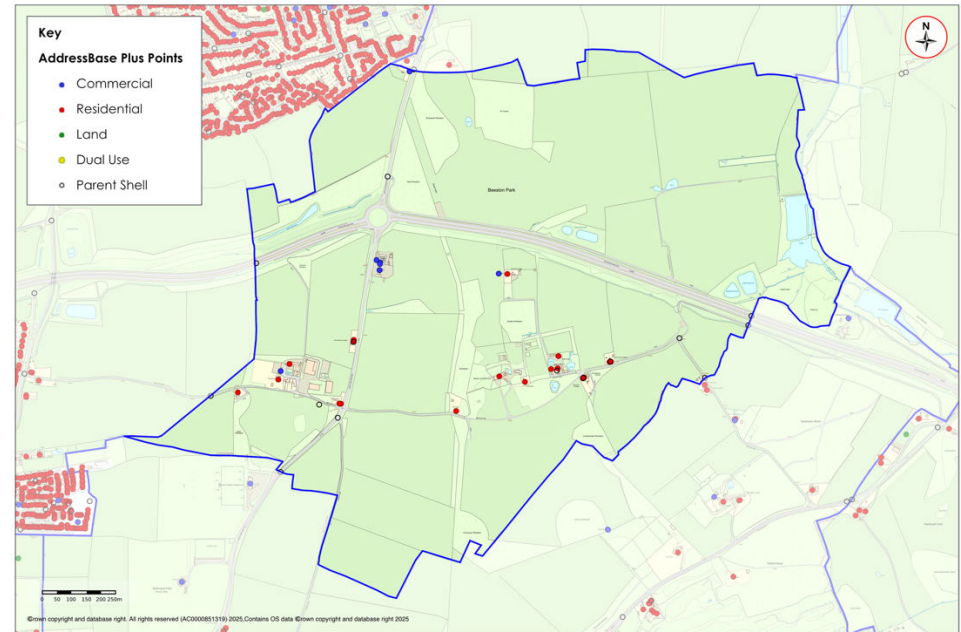


Figure 22: Address points in Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Community and services

- 4.8 Information from Norfolk County Council shows pupils from Beeston St Andrew attend schools in Sprowston, Spixworth and Norwich.
- 4.9 The only community building in Beeston St Andrew parish is an unused and derelict chapel.



Figure 23: Beeston St Andrew chapel.

Transport

- 4.10 Beeston St Andrew is served by the X55 North Walsham/Coltishall/Norwich service provided by Sanders Coaches. The bus stops are located adjacent and opposite the garden centre.

Environment

- 4.11 The Broadland Landscape Character Assessment Supplementary Planning Document (September 2013),⁴ identifies the Landscape Character of Beeston St Andrew parish as Wooded Estatelands.
- 4.12 There are no nationally designated nature conservation sites in the parish but it is covered by Site of Special Scientific Interest (SSSI) Risk Impact Zones.

⁴ <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/lca-spd-adopted-final-part-1.pdf>

The Site of Special Impact Risk Zones (IRZs) are a mapping tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.

- 4.13 There are some nationally important Priority Habitat Inventory habitats in the parish (figure 24). This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

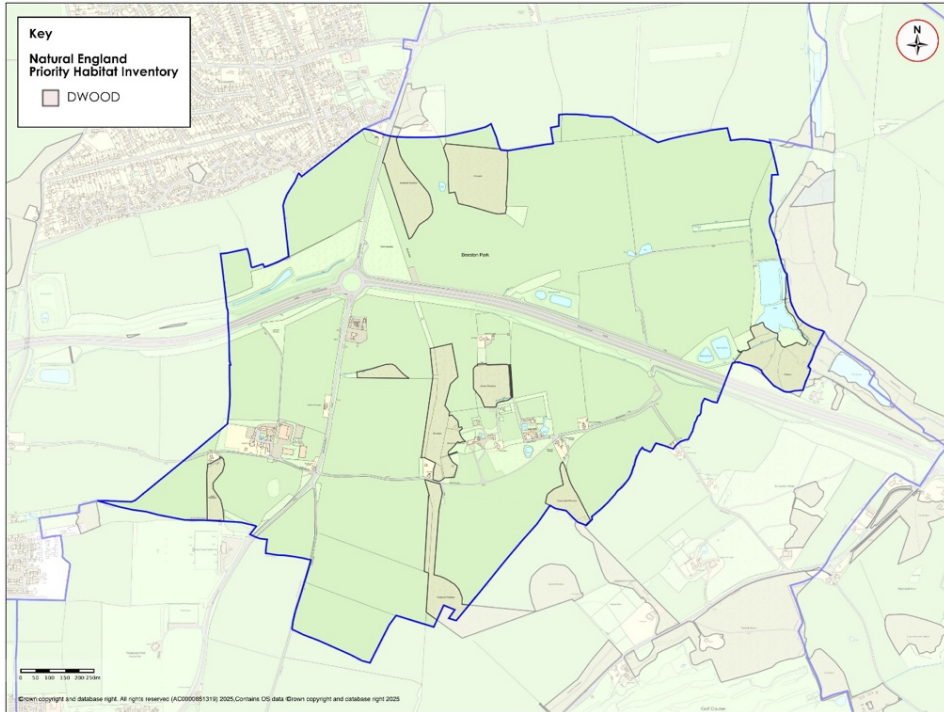


Figure 24: Priority Habitat Inventory in Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary. DWOOD: Deciduous woodland

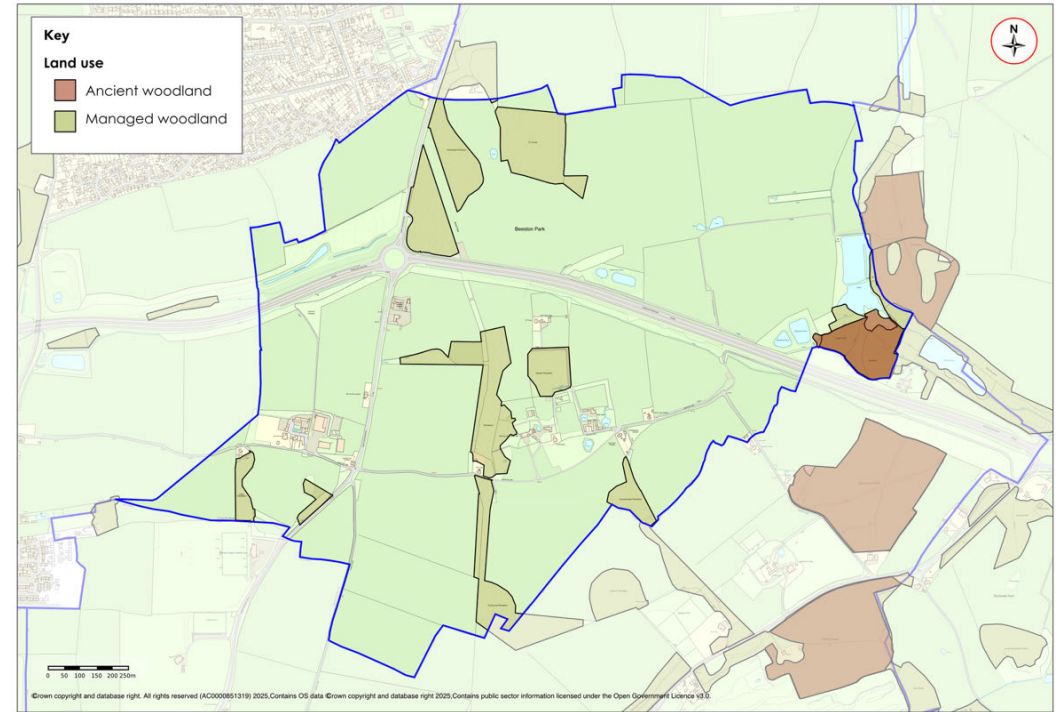


Figure 25: Woodland in Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Flood risk

- 4.14 The majority of the parish is in Flood Zone 1, although there are areas of Flood Zones 2 and 3 which mean there are some areas at risk of flooding.

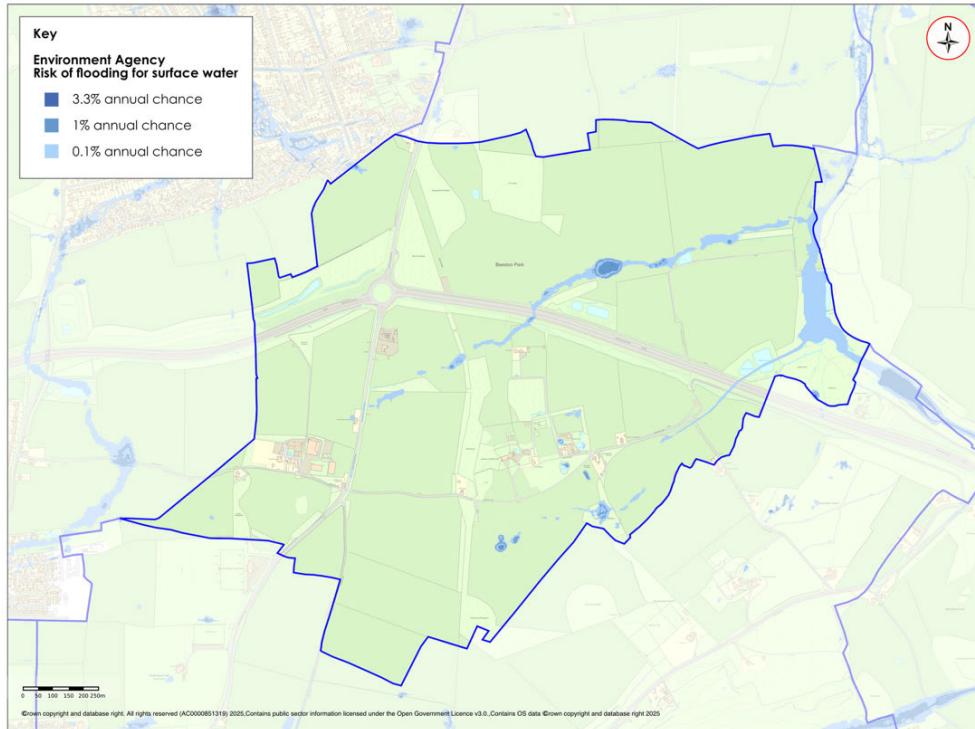


Figure 26: Floodrisk zones in Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Economy

- 4.15 The principal businesses in the parish are the Beeston Garden Centre and Farm Shop, which is located on North Walsham Road, and also farming which is operated by the Estate.



Figure 27: Housing and open space, Sprowston.

5. How the Plan was prepared

5.1 The Neighbourhood Plan Steering Group has prepared the Joint Neighbourhood Plan with support from a team of independent consultants (see Appendix A). The process began in Autumn 2024.

5.2 The Plan has been commissioned by Sprowston Town Council working with Beeston St Andrew Parish Meeting. Funding has come from a central government Locality grant, a Broadland District Council grant and Sprowston Town Council's own funds.

Community engagement and consultation

5.3 The process of preparing the Sprowston with Beeston St Andrew Joint Neighbourhood Plan (shown in figure 28) has been undertaken with community engagement and consultation and began with a Sprowston Household Survey in March 2025 followed by a Beeston St Andrew Household Survey in September 2025.

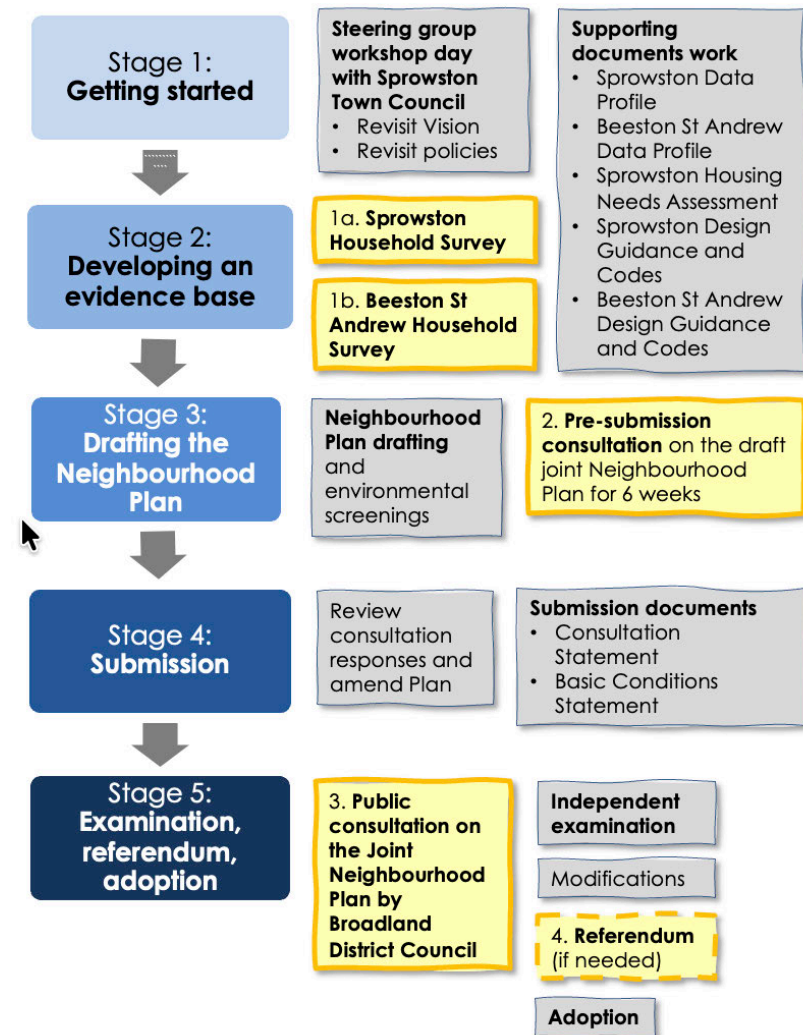


Figure 28: Process of producing the Joint Neighbourhood Plan.

Stages of consultation on the Joint Neighbourhood Plan

1a.	Sprowston Household Survey (March 2025) 906 households responded, a return rate of 11.7%. - Surveys were delivered to every household with a pre-paid envelope and available online. - The survey focused on planning matters and covered housing need, design aspirations, ideas for connections and integration of new development, localised flooding, ideas for the protection of green spaces, preference for climate change measures, new outdoor open space, community facilities, street lighting preferences and a preference for the types of businesses to be encouraged in Sprowston. The results were used to shape policy drafting.
1b.	Beeston St Andrew Household Survey (September/October 2025) 5 households responded, a return rate of 39%. - Surveys were delivered to every household and available online. - The survey focused on planning matters and covered housing need, design aspirations, localised flooding, ideas for the protection of green spaces, preference for climate change measures, new outdoor open space, and community facilities in Beeston St Andrew.
2.	Pre-submission consultation (Reg 14) (August 2026) - Following approval from Sprowston Town Council and the Beeston St Andrew Parish Meeting in February 2026, the draft Neighbourhood Plan was published for pre-submission consultation (from 21st March to 8th May 2026). It was sent to statutory agencies and available for residents to comment on. - The consultation was launched with exhibitions in the following locations*: - Saturday, 21st March, 10am to 2pm at the Viking Centre, Tills Road, NR6 7QZ. - Tuesday, 24th March, 10am to 1pm at the Sports & Social Club, Blue Boar Lane, NR7 8RJ. - Tuesday, 24th March, 3pm to 8pm at the Diamond Centre, School Lane, NR7 8TR. *Note, there is no community building in Beeston St Andrew suitable for an event. - The documents and response forms were available in hard copy at Sprowston Town Council, Recreation



Figure 29: Sprowston Household Survey and Beeston St Andrew Household survey.

Ground Road, NR7 8EW, and on the Town Council website, www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan .

HAVE YOUR SAY ON THE DRAFT

Sprowston with Beeston St Andrew
Joint Neighbourhood Plan

Drop-in exhibitions
Saturday, 21st March, 10am to 2pm,
Viking Centre, Tills Road, NR6 7QZ
Tuesday, 24th March, 10am to 1pm,
Sports & Social Club, Blue Boar Lane, NR7 8RJ
Tuesday, 24th March, 3pm to 8pm,
Diamond Centre, School Lane, NR7 8TR

Read a copy of the Plan
from 21st March to 8th May read a physical copy of the Neighbourhood Plan at Sprowston Town Council, Recreation Ground Road, NR7 8EW. Or at www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan

Consultation closes for comments on 8th May 2026.

Written by local volunteers and Town Councillors, the Sprowston with Beeston St Andrew Joint Neighbourhood Plan (2024-2040) sets out planning policies to ensure development is well-designed, sustainable and supported by infrastructure, while protecting green spaces, improving transport and facilities, supporting local jobs, and respecting the distinct character of both parishes.

This consultation is your opportunity to have your say before the Plan is finalised.

Above: the draft Neighbourhood Plan document, accompanied by Design Codes and Guidance document for each parish.

Next steps: after this consultation, the Neighbourhood Plan will be updated and submitted to Broadland District Council for independent examination and a decision on a local referendum. Once adopted, it will become a legal planning document guiding development in Sprowston and Beeston St Andrew.

Figure 30: Flyer sent to every household regarding the pre-submission consultation on the draft Neighbourhood Plan.

3 Public consultation the Joint Neighbourhood Plan by Broadland District Council

- Responses to the public consultation were received from all of the major statutory consultees and 36 members of the public. Over 340 individual comments were received.
- All comments have been analysed by the Steering Group and amendments have been made to the Plan.
- It is anticipated the Joint Neighbourhood Plan will be submitted to Broadland District Council by September 2026.
- Following submission, it will be checked for compliance with statutory regulations, and a period of further public consultation will be undertaken by Broadland District Council.
- Once the consultation has been concluded, all representations received will be passed to the Independent Examiner.



Figure 31: Exhibitions for the pre-submission consultation launch.

4. Referendum (if needed)

- The Independent Examiner will examine the Joint Neighbourhood Plan against the statutory tests and also determine if the proposed changes contained in the Modified Neighbourhood Plan are significant and whether a referendum is required.
- If a referendum is required, the referendum will ask the question, '*Do you want Broadland District Council to use the Neighbourhood Plan for Sprowston and Beeston St Andrew to help them decide planning applications in the neighbourhood area?*'



Figure 32: Sprowston housing.

6. Vision, objectives and policies

- 6.1 In order to set the direction of a Neighbourhood Plan it is important to have a vision which describes what the Neighbourhood Area should be like at the end of the plan period. The vision should be developed with local people and refined and adapted through consultation. A simple statement which sums up the community's aim for the future of the parishes is the most effective way of capturing this and setting the direction of the Plan.
- 6.2 In the case of this Joint Neighbourhood Plan because of the wide differences between the two parishes, it has been considered appropriate that each parish has its own vision statement although there is clear common ground between them.

A vision for Sprowston

- 6.3 The existing Neighbourhood Plan for Sprowston has a clear vision which looks to 2026. This has been reviewed and slightly updated although the broad overarching direction of travel remains the same.

Sprowston *updated* Vision

By 2040 Sprowston will be a distinct planned community, with well-designed sustainable development. There will be good community infrastructure, services and access to job opportunities. Sprowston will have good connectivity within the area and beyond. The natural environment and green spaces will be valued, protected and enhanced. Sprowston will be a place where people want to continue to live and work into the future.

A vision for Beeston St Andrew

- 6.4 The vision for Beeston St Andrew has been influenced by the current physical and environmental characteristics of the parish.

Beeston St Andrew Vision

By 2040, Beeston St Andrew will be a place with high-quality housing design achieved through a landscape led approach inspired by the distinctive parkland character of Beeston Park. Tree-lined roads will enhance the local character supplemented by biodiversity enhancements including native tree and wildflower planting, wildlife corridors, bird boxes and hedgehog highways.

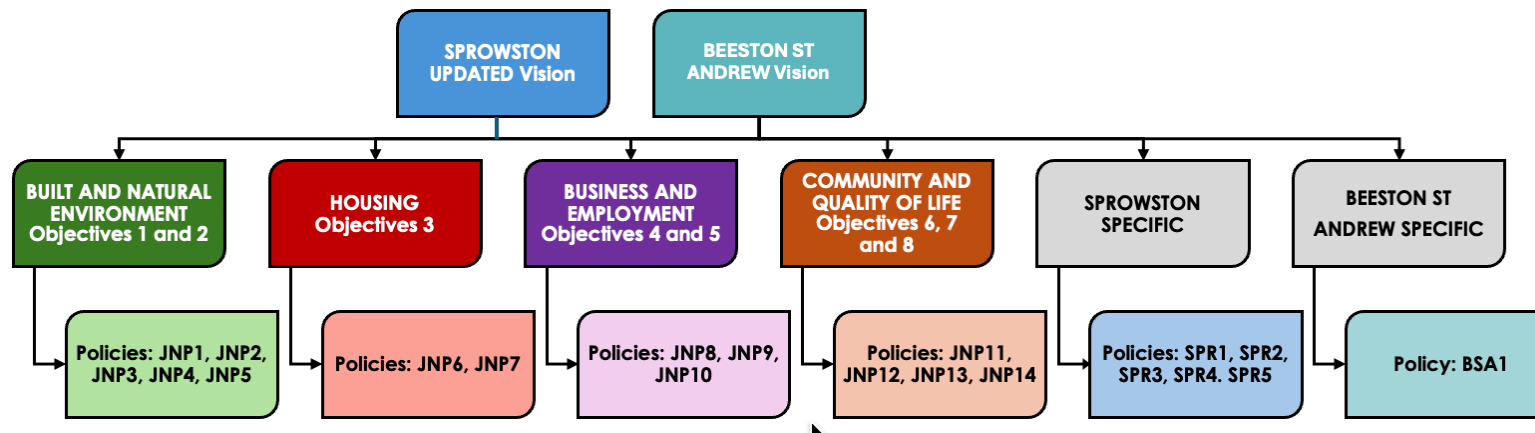


Figure 33: Structure of the Neighbourhood Plan. Colours of the diagram correspond with the colours used for the Neighbourhood Plan visions, objectives and policies in the Neighbourhood Plan.

Objectives

- 6.5 From the overarching vision, flow a number of themed objectives which help to provide more detail on how the vision will be achieved and which issues need to be addressed by policy.
- 6.6 The existing Sprowston Plan identified a number of key objectives, and these have been revisited as part of the Neighbourhood Plan review process. In addition the original objectives have also been reviewed and updated as necessary. The revised objectives reflect the current priorities of the Neighbourhood Area and are shown below.

- 6.7 There are clear common overlaps in the objectives for both parishes, and these have been combined into shared neighbourhood area wide objectives.

Objectives	
1	To protect, manage and enhance the natural, built and historic environment, including key parkland landscapes, natural resources and areas of natural habitat or nature conservation value.
2	To minimise the contribution to climate change and address its impact.
3	To allocate enough land for housing, and affordable housing, to meet the existing and future needs of the parish and to retain a mixed and balanced community.

Objectives	
4	To promote economic growth and diversity and provide a wide range of jobs.
5	To promote regeneration and reuse of underused sites.
6	To ensure that the health and educational facilities provided in the area support the needs of the growing population and make sure people have ready access to high-quality services.
7	To enhance transport provision to meet the needs of existing and future populations whilst reducing travel need and impact, whilst encouraging the development of healthy and active lifestyles.
8	To ensure that existing facilities which enhance the individual character and culture of the area are protected.

Joint Neighbourhood Plan policies

- 6.8 The process of reviewing the existing Sprowston Neighbourhood Plan policies has resulted in the deletion of some existing policies (where they are either achieved or no longer relevant), the re-wording of others where matters have changed and they require bringing into line with current national and local policy and also some new policies where gaps in the policy coverage have been identified.
- 6.9 As there is no current Neighbourhood Plan in force for Beeston St Andrew all specific policies relating to that parish are therefore new.

6.10 The table below identifies the relationship between the existing policies in the 'made' Sprowston Neighbourhood Plan and those in this Joint Neighbourhood Plan.

2014 Sprowston Neighbourhood Plan Policy	2025 Sprowston with Beeston St Andrew Joint Neighbourhood Plan
Policy 1: Addressing climate change and protecting environmental Assets	Now Policy JNP1: Reconfigured to address the protection of environmental assets only with a focus on biodiversity enhancement. Addressing climate change moved to JNP4.
New Policy	Policy JNP2: Trees and Woodlands
Policy 2: Promoting good and appropriate design	Now Policy JNP3: Policy direction unchanged but with more detail and supported by the Design Code.
New policy : Green Spaces	Policy JNP4: Green Spaces. Identifies a number of existing spaces for Local Green Space designation and sets out requirements for new green spaces provided as a consequence of new development.
New policy: Minimising climate change	Policy JNP5: Formerly part of Policy 1 with a focus on climate change and achieving net zero.
Policy 3: Housing Development	Policy JNP6: New Housing. Slightly more detail added to policy, but direction remains unchanged.

2014 Sprowston Neighbourhood Plan Policy	2025 Sprowston with Beeston St Andrew Joint Neighbourhood Plan
New policy: Housing Mix	Policy JNP7: Provides more detail on the size, type and tenure of new housing required in the parish. Supported by the Housing Needs Assessment (HNA).
Policy 4: Business and Employment	Policy JNP8: Local centres. Reconfigured to place emphasis on local centres meeting day to day needs.
Policy 5: Adaptation and reuse of vacant buildings	Policy JNP9: Vacant buildings. Policy largely unchanged.
Policy 6: Local employment opportunities	Policy JNP10: Local employment. Policy largely unchanged.
Policy 7: Fast broadband connections	Deleted.
Policy 8: Diversity and quality of life	Deleted.
Policy 9: Health provision at Aslake Close	Policy JNP11: Health provision. Broadened to have wider reference to health provision across the neighbourhood area.
New policy : Education Provision	Policy JNP12: New policy covering the potential for additional education provision.
Policy 10: Healthy lifestyles	Policy JNP13: Healthy lifestyles, walking and cycling. More detail

2014 Sprowston Neighbourhood Plan Policy	2025 Sprowston with Beeston St Andrew Joint Neighbourhood Plan
	added on accessibility and connections.
Policy 11: Wider community use of schools	Deleted but some wording moved to JNP12.
Policy 12: Cultural assets and leisure facilities	Policy JNP14: Community, cultural and leisure provision. Policy broadened to include community facilities
Sprowston Policies	
Policy 13: Park and Ride Site	Policy SPR1: Updated to reflect latest position.
Policy 14: Wroxham Road Local centre	Policy SPR2: Updated to reflect latest position.
Policy 15: Tree planting at Wroxham Road	Deleted. The expected reduction in traffic flow along Wroxham Road following the opening of the Northern Distributor Road has not happened.
Policy 16: Harrison's plantation	Policy SPR3: Harrison's Park. Reconfigured and merged with former policy 17 to create one policy on the creation of the Woodland Park.
Policy 17: Sprowston Woodland Park	Merged with former Policy 16 to create single comprehensive policy renamed Harrison's Park.

2014 Sprowston Neighbourhood Plan Policy	2025 Sprowston with Beeston St Andrew Joint Neighbourhood Plan
Policy 18: School Lane	Policy SPR4: School Lane. Updated with additional detail.
Policy 19: Sprowston Diamond Centre	Deleted as development achieved.
Policy 20: School Lane traffic management	Deleted and text relocated to SPR4.
Policy 21: Green Heart	Policy SPR5: The Green Heart. Additional detail and focus on green linkages.
Policy 22: Burial Ground extension	Action completed so policy no longer required. Delete policy.
Beeston St Andrew Policies	
New policy	New Policy BSA1: Parkland landscape and heritage assets

6.11 The Joint Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from evidence and the results of consultation, which provide the justification and evidence base for their selection.

6.12 The Joint Neighbourhood Plan policies follow the government's guidance. They exist to:

- Set out locally led requirements in advance for new development in the parish.
- Inform and guide decisions on planning applications.

- Ensure that individual decisions contribute to a coherent vision for the area as a whole

6.13 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, and national and local policy context, including reference to strategic plans and published guidance where appropriate. This is set out before each of the policies.

6.14 Where there is a legislative or statutory backing to require something the policy will use '*must*' in its wording. Where it is preferential to achieve something and there is guidance or evidence to support it, the word '*should*' is used. Where there is no formal requirement or evidence to support a policy intention, but it is considered to be important to the community then the words '*encouraged*' or '*supported*' may be used.



Figure 34: Open space
Sprowston

7. POLICIES: Built and natural environment

Objective 1: To protect, manage and enhance the natural, and built environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value.

- 7.1 National planning policy requires the planning system to contribute to and enhance the natural and local environment. This includes protecting and enhancing valued landscapes, minimising impacts on biodiversity and providing net gains in biodiversity.
- 7.2 Sprowston is characterised by an extensive range of open spaces, municipal parks and gardens, wildlife sites and large tracts of plantation woodland. The results of the household survey indicate that these existing areas are enjoyed and valued by the Sprowston community. Beeston St Andrew is also heavily wooded with a dominant formal parkland character which is appreciated by its existing residents.
- 7.3 Consequently this Joint Neighbourhood Plan seeks to ensure that new development in the Neighbourhood Area provides environmental gains through improved

and enhanced green infrastructure whilst protecting biodiversity species and habitats and locally distinctive landscapes. Linkages between habitats will be promoted helping to enable adaptation to climate change and suitable sustainable access will be promoted.

- 7.4 Whilst internationally and nationally designated sites are protected through national planning policy in the NPPF, there is often less protection for locally designated sites or non-designated local sites or habitats which have a biodiversity value. Within the Joint Neighbourhood Area this includes the large areas of plantation woodland in Sprowston and the important parkland of Beeston St Andrew, the Road Side Nature Reserves and County Wildlife Sites. Policy JNP1 below seeks to protect these locally identified sites and features from development that would damage their value to wildlife but also the community.

Biodiversity Net Gain

- 7.5 Since the 2014 Sprowston Neighbourhood Plan was 'made', there have been significant changes in national policy and legislation in relation to biodiversity, principally through the introduction of the Environment Act 2021 and the concept of Biodiversity Net Gain(BNG). A 10% Net Gain in biodiversity is now mandatory on all development sites with a few exceptions.⁵

⁵ Householder developments, works which are permitted development and certain changes of use.

7.6 In simple terms, BNG is an approach to development which aims to leave the natural environment in a measurably better state than it was beforehand. Planning policy that seeks to protect and enhance biodiversity is not new, but this latest approach focuses in more on the measurability aspect. Planning applications are now required to quantify the different habitat types on site both before and after the proposed development using the latest Biodiversity Metric. Whilst the 10% is a mandatory requirement this Neighbourhood Plan would be supportive of an aspiration to increase this to 20% over the Joint Neighbourhood Plan period.

mapping for Sprowston and Beeston St Andrew is shown in figure 36.

7.9 This Joint Neighbourhood Plan seeks to protect and enhance the biodiversity of the Neighbourhood Area. This can be achieved for example through the enhancement of existing biodiversity features, such as wildlife corridors, tree belts, areas of woodland, hedgerows, ponds etc or the creation of new features. Where possible, opportunities to join up existing fragmented habitats or corridors in the Neighbourhood Area should be taken and Policy JNP1 below reflects this approach.

Local Nature Recovery Strategies

7.7 The Levelling up and Regeneration Act 2023 provisions enacted in March 2026 place a legal duty on Neighbourhood Plans so far as the qualifying body consider appropriate, to ensure the Plan is designed to take account of any Local Nature Recovery Strategy (LNRS) that relates to all or part of the Neighbourhood Area.

7.8 The Norfolk Local Nature Recovery Strategy was published in Autumn 2025 with the aim of restoring important habitats, supporting priority species and boosting biodiversity. The Local Habitat Map which is part of the Strategy identifies Areas of Particular Importance for Biodiversity (APIB), (these tend to be designated sites) and Areas that Could Become of Importance to Biodiversity (ACB). The relevant

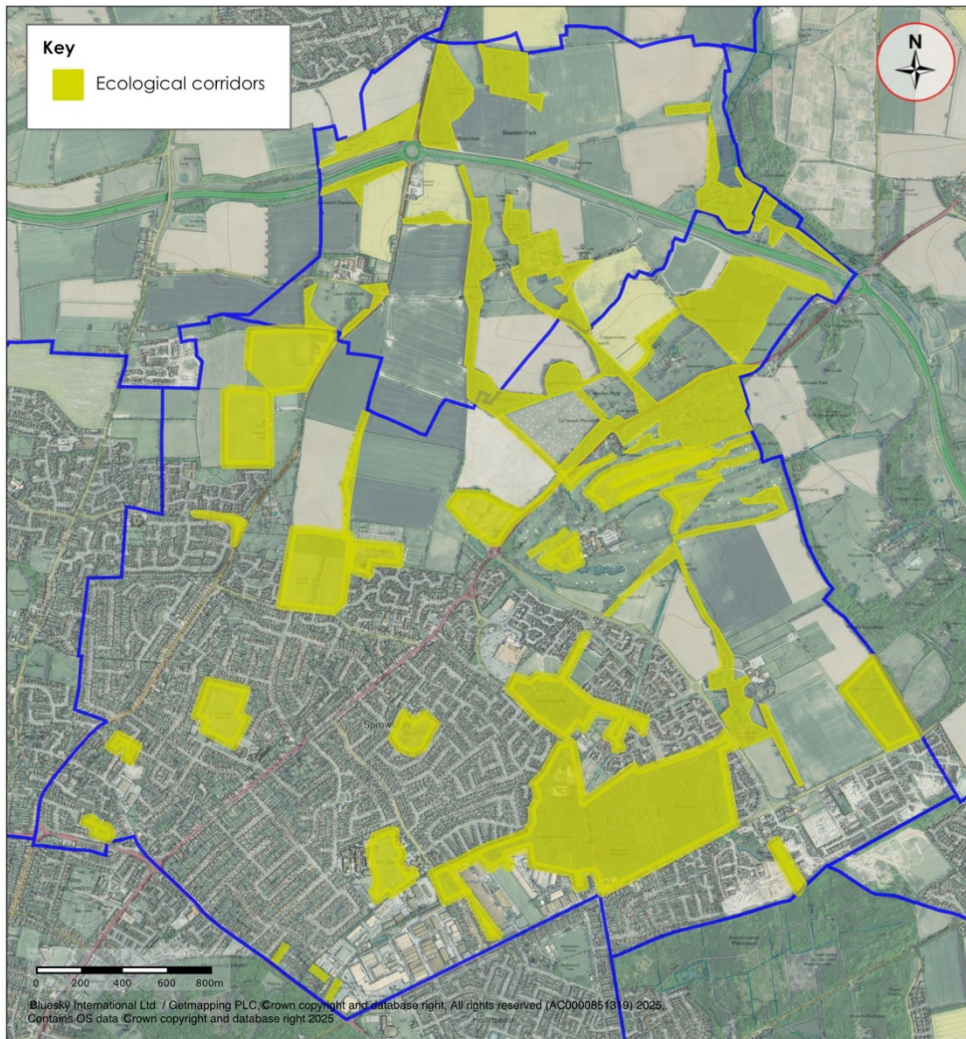


Figure 35: Ecological corridors in Sprowston and Beeston St Andrew parishes (source: Parish Online, with own annotations). Blue line denotes parish boundary.

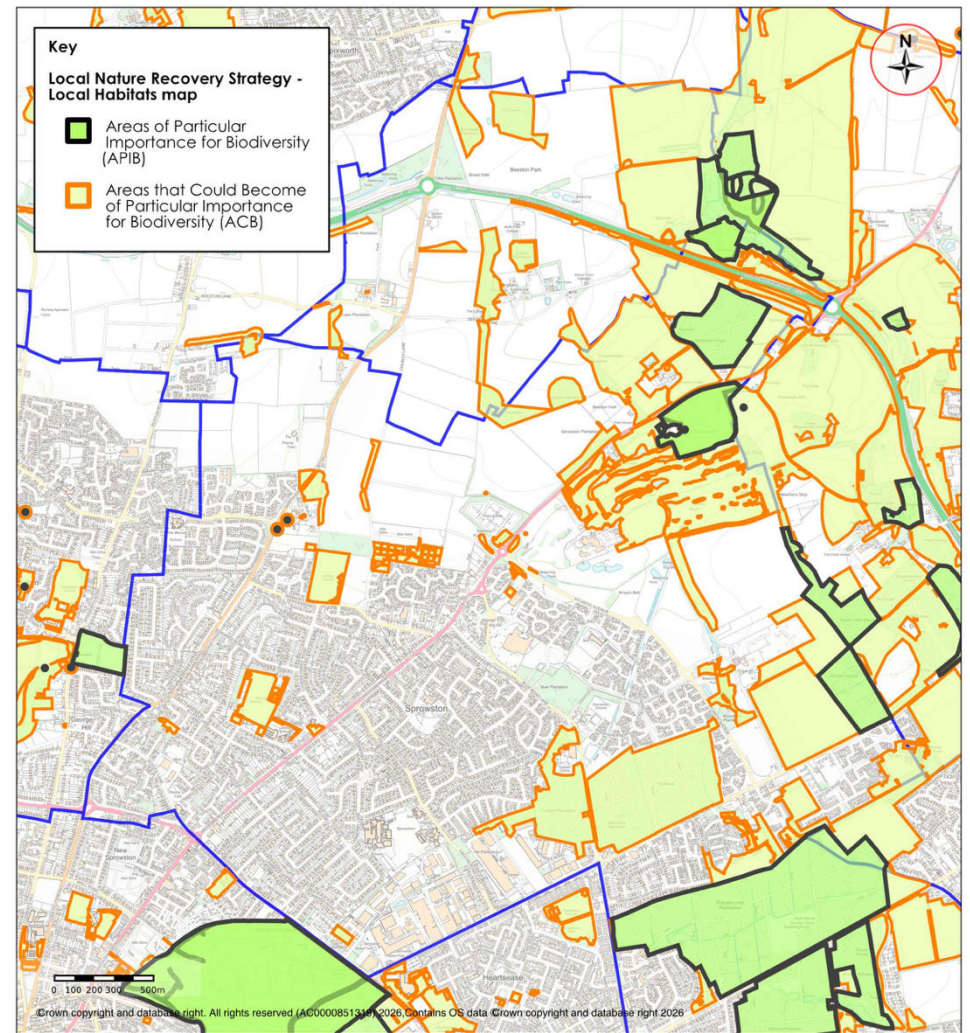


Figure 36: Ecological corridors in Sprowston and Beeston St Andrew parishes (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Enhancing Biodiversity

- 7.10 There is also a role for future development in providing benefits to wildlife through the incorporation of wildlife friendly features into new buildings – not just residential but commercial and community buildings also. Domestic gardens can be designed to improve the position for wildlife through their layout, orientation landscaping and planting.
- 7.11 Policy JNP1 below seeks to address these issues and will be applied proportionately to the size of development proposed.

POLICY JNP1: Environmental Assets

Within the Neighbourhood Area, development proposals will be expected to protect and enhance existing Areas of Particular Importance for Biodiversity (APIB) and Areas that Could Become of Particular Importance for Biodiversity (ACB) as identified in the Norfolk Local Nature Recovery Strategy (figure 36). Opportunities afforded by development will be taken in order to increase their benefits both for residents and for wildlife.

Biodiversity Enhancement

Proposals for new development (which qualifies for providing net gain) will be expected to protect, improve and enhance existing ecological networks in the joint neighbourhood area and using national policy guidance

and DEFRA metrics, will be expected to provide a minimum of 10% net gain in biodiversity.

Net gains should be achieved through the creation of new, and the restoration and enhancement of existing natural habitats through the planting of additional trees and hedgerows, the restoration, connection and repair of existing fragmented biodiversity networks and the creation of new wildlife corridors and habitat areas such as the Primary and Secondary Green Infrastructure Corridors identified in the Adopted Growth Triangle Area Action Plan.

Net gain should preferentially be achieved on site. Where off-site net gain can be justified in line with national policy, it should be located preferentially elsewhere in the relevant parish, followed sequentially by elsewhere in the joint neighbourhood area and consistent with the Norfolk Nature Recovery Strategy.

Wildlife measures

Unless it can be demonstrated why it is not possible to, proposals for new buildings (including non-residential development) should incorporate measures to protect and enhance wildlife species including the incorporation of integrated wildlife friendly measures such as swift bricks, signed hedgehog access gaps and insect bricks. The addition of green roofs and/or green walls to new buildings should be used, where possible and as appropriate.

In residential developments where gardens are to be provided, consideration should be given to new garden hedgerows and trees which include a variety of native species and nectar and pollen producing plants which are

in flower across the seasons. Where gardens are to be provided, fruit trees should be included.

Trees and Woodlands

- 7.12 Given the amount of tree and woodland cover in the Neighbourhood Area, both in terms of the plantations in Sprowston and the parkland in Beeston St Andrew, it is important to recognise the contribution these make to the character of the area. It is important not only to protect existing trees but also to ensure that this important, treed characteristic continues into the future. New developments will be expected to deliver new areas of green infrastructure and where new trees are to be planted, consideration should be given to ensuring their longevity and care. New developments are required to consider their tree planting proposals carefully with particular attention paid to climate change and the selection of tree species in terms of future size, future health and future maintenance, with an ambition to ensure there is no overall loss in tree coverage in the Joint Neighbourhood Area.
- 7.13 Care should be taken in respect to the planting of new trees to ensure they are located in the right place e.g. a location which takes into account the future growth of the tree. Furthermore new tree planting must take account of underground utility assets such as water

mains and sewer pipes. Guidance can be found in Trees in Hard Landscapes; A Guide to Delivery⁶.

POLICY JNP2: Trees and Woodlands

Development should seek to safeguard and resist the loss of, or damage to, veteran and/or ancient trees, ancient woodland, and notable trees (trees with veteran features but not yet veteran). Proposals should be accompanied by submitted arboricultural information which demonstrates that there are no adverse implications.

Where loss or damage is unavoidable, the benefits of the development must clearly outweigh the impacts, and the development shall provide for mitigation in the form of equivalent or better replacement or replanting or appropriate natural feature on site before offsetting elsewhere within the relevant parish, (for example enhancing an existing green space or woodland plantation), or sequentially elsewhere in the joint neighbourhood area, will be considered.

Where trees are lost they should be replaced at a ratio of 1:2 or 1:3. Off-site biodiversity enhancements involving tree planting should be directed to areas identified within the Joint Neighbourhood Area which are identified in the Norfolk Local Nature Recovery Strategy.

Where new estate roads and entrances to developments are to be created these should incorporate tree planting

⁶ https://treenet.org/wp-content/uploads/2021/10/TDAG_Trees-in-Hard-Landscapes.pdf

to provide 'tree lined streets' which provide a green character to the development. New tree planting should be of a scale, location and type which adds value, and with a view to optimising benefits to wildlife with long-term management plans included within proposals.

Planting plans should take account of the expected eventual size of the tree including future shading, water requirements, the impact of root growth, and leaf fall on surrounding features such as buildings, pavements and car parking areas and the relationship with surrounding buildings.

Tree species selection should take into account the changing climate and tree disease and seek to include a mix of native and climate resilient species whilst avoiding invasive species.

The design of new development

- 7.14 New development being well designed to fit in with the local area and contributing to a strong sense of place was an important theme for the 2014 Sprowston Plan and remains so for this Joint Neighbourhood Plan.
- 7.15 Since that Plan was made Government guidance has placed considerable emphasis on creating high quality, beautiful and sustainable places. Good design is fundamental to what the planning and development

process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Developers should use design to prevent respiratory, cardiovascular and mental health issues i.e. through avoiding designs which will lead to conditions such as damp and mould.

- 7.16 Visual tools such as design codes and guides should be used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals. It also makes clear that the level of detail and degree of prescription within design codes and guides should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety where this would be justified.
- 7.17 Design coding is one tool available to define and deliver design quality. A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area. National guidance comes in the form of the National Design Code⁷ and the National Model Design Code.⁸ Broadland District Council (working with

⁷ <https://www.gov.uk/government/publications/national-design-guide>

⁸ <https://www.gov.uk/government/publications/national-model-design-code>

South Norfolk Council) in May 2026, adopted a District Wide Design Code Supplementary Planning Document⁹ which takes its lead from the national guidance

- 7.18 However, as design is such a localised issue and that no one place is exactly like another, the more localised the design guidance can be, the more effective it is. Sprowston Town Council commissioned a specific Design Code using the Locality Technical Support. Consultants AECOM completed the work in August 2025, and the work is an Appendix to the Neighbourhood Plan (Appendix B and C). In addition a separate Design Guidance and Codes has been prepared for Beeston St Andrew.



Figure 37: Sprowston Design Guidance and Codes.

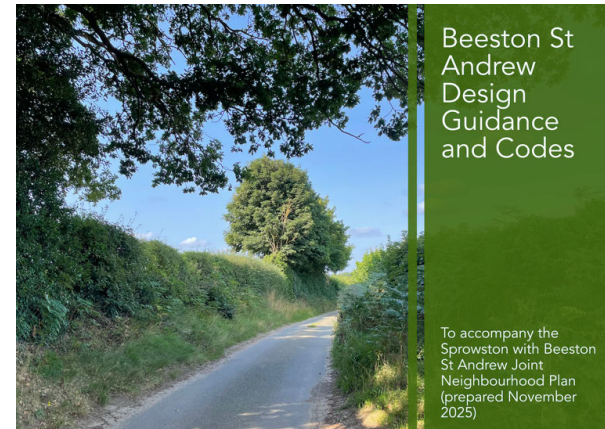


Figure 38: Beeston St Andrew Design Guidance and Codes.

Community views on design

- 7.19 The Sprowston Household survey asked the community what design features they would wish to see in new developments. The most popular responses were as follows:
- Off Street Parking (69%)
 - Trees, hedges and planting (64%)
 - Street/footway lighting (60%)
 - Bus Stops (58%)
 - Wildlife areas and ponds (57%)
 - Solar panels on roofs (52%)
 - Outdoor community space (46%)
- 7.20 There was little support for district heating systems, on street parking, 3+ storey dwellings or uniform housing styles.

⁹ <https://www.southnorfolkandbroadland.gov.uk/planning/future-development/supplementary-planning-documents/joint-supplementary->

[planning-documents-for-broadland-and-south-norfolk-councils/south-norfolk-and-broadland-design-code](https://www.southnorfolkandbroadland.gov.uk/planning/future-development/supplementary-planning-documents/joint-supplementary-planning-documents-for-broadland-and-south-norfolk-councils/south-norfolk-and-broadland-design-code)

7.21 The Beeston St Andrew Household survey asked the same question, and the results are as follows:

Most strongly supported (chosen by all 5 respondents – 100%)

- Homes no higher than 2 storeys
- Trees, hedges and planting
- Parking restrictions

Some support (chosen by 4 out of 5 respondents – 80%)

- Low carbon/energy efficient homes
- Rainwater collection
- Tree-lined streets
- Wildlife areas and ponds
- Connecting footpaths
- Off street parking
- Home electric car charging
- Outdoor community space
- Grass/planting at entrances to developments

Other features (chosen by 3 respondents – 60%)

- Variety of housing styles
- A mix of traditional and modern design
- Solar panels on roofs
- Grey water recycling
- Bus stops
- Large gardens
- Bin storage
- Wide pavements

Low support (chosen by 2 respondents – 40%)

- Traditional design

- No street/pathway lighting
- Cycleways
- Allotments
- Community buildings

7.22 Policy JNP3 below has been prepared taking into account the results of the household surveys and both Design Guidance and Codes documents. The Beeston St Andrew Design Guidance and Codes provide locally specific design expectations to ensure that new development, including the Beeston Park urban extension, respects and enhances the parish's character. This policy ensures that development proposals are assessed against those expectations, securing high-quality, sensitive design that contributes positively to the parish's identity, biodiversity, and connectivity.

POLICY JNP3: Design

The design of all new development in the Joint Neighbourhood Area should reflect its local distinctiveness and identity and seek to enhance the design quality of the built environment.

Proposals for new development, including residential and non-residential development, should be of a high standard of design and have regard to the guidance set out in the Sprowston Design Guidance and Codes 2025 and the Beeston St Andrew Design Guidance and Codes 2025, as appropriate to their location.

Design for whole Neighbourhood Area

Proposal for the layout of 'major' new residential development within the Neighbourhood Area should:

- a. Reflect the principles of 'dementia friendly design'¹⁰.
- b. Include layouts consistent with Secured by Design¹¹ and include the appropriate provision for fire hydrants.
- c. Ensure all new streets are constructed to an 'adoptable standard'.¹²
- d. Provide on-plot parking for new residential developments. Where garages, under-croft parking or car ports are to be provided, they should be of sufficient dimensions to allow access and egress from the vehicle.
- e. Ensure the quantity of residential parking is provided in accordance with Norfolk County Council Parking Guidelines 2022 (or successor documents) as a minimum.
- f. Consider the landscape setting and density of development and include sufficient landscaping at the gateways and edges of development to provide a soft transition from rural to urban.
- g. Provide a well-connected walking and cycling friendly layout which minimises vehicle speeds and encourages the use of public transport.
- h. Locate new play areas and green spaces close to community hubs such as schools.
- i. Include the planting of new street trees to retain and enhance the existing green feel of the area.

- j. Ensure that green and blue infrastructure proposals avoid risks such as bird strike, within the flight path to Norwich airport.

Sprowston Specific Design

Proposals for new development in Sprowston, including infill development should also take into account the following as appropriate to the scale and nature of the proposal:

- k. Development adjoining public open spaces and important gaps should either face onto them to improve natural surveillance or have a soft landscaped edge.
- l. Development must retain and enhance existing habitats, including hedgerows, ponds, tree belts, and woodland. New development must wherever possible conserve existing native trees and shrubs along the roads such as Church Lane.
- m. New proposed footpaths and cycleways should link up green spaces and woodlands to create a network of green walking routes which help to connect areas of green space such as the park at Windsor Park Gardens.
- n. The entrances to new estate development should include wide green grassed verges and appropriate landscaping which provide a pleasant visual gateway to new development.
- o. The design of new roofs should reflect the dominant shape and pitch of existing roofs, which are dominated by pitched roofs with gables and some hipped.

¹⁰ <https://www.rtpi.org.uk/new-from-the-rtpi/dementia-and-town-planning/>

¹¹ <https://www.securedbydesign.com/>

¹² <https://www.norfolk.gov.uk/38627>

- p. Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing settlement.
- q. New developments must demonstrate respect for existing architectural styles and utilise materials and details reflective of the character of the area as identified in the Sprowston colour palette.
- r. New lighting must integrate into the existing Sprowston Wide Management System.
- s. Proposals for infill development, should demonstrate that existing views and vistas between buildings and along view corridors have been considered and where possible retained
- t. The building line of new development should be in conformity with that of the existing surrounding buildings,
- u. Backland development and over development of plots leading to cramped developments should be avoided.
- v. The terracing of existing detached and semi-detached areas should be avoided.
- w. Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area.
- x. Front boundary treatments should be mainly low continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in Sprowston such as local bricks.

Beeston St Andrew Specific Design

Proposals for new development in Beeston St Andrew must demonstrate how they have had regard to the Beeston St

Andrew Design Guidance and Codes. In particular proposals should:

- a. Protect and enhance the distinctive rural character of the parish, respecting long views across, parkland, and woodland.
- b. Be landscape-led, incorporating native hedgerows, tree belts, and soft boundaries to integrate development into the countryside.
- c. Buildings must be predominantly no higher than two storeys, with low rooflines, and massing that reflects the scale of surrounding properties.
- d. Materials must reinforce local distinctiveness, drawing on examples such as soft red brick, variegated brick, flint, clay pantiles, and timber cladding.
- e. Development must prioritise walking and cycling, with safe, attractive, and well-connected routes linking to neighbouring parishes and the Park and Ride Site.
- f. Rural lanes must retain their hedge-lined character.
- g. Parking should be off-street, unobtrusive, and screened by planting; courtyard parking is acceptable, but in-front-of-plot parking should be avoided where it would urbanise the environment.
- h. Dark corridors adjacent to woodland must be protected to safeguard biodiversity.
- i. Street lighting should be kept to the bare minimum, only where required for safety, to protect the parish's dark skies.
- j. Be supported by appropriate infrastructure, delivered in a timely manner, and designed to integrate with the wider Beeston Park development.

Green Space

Local Green Spaces

- 7.23 Policy HC2 of the National Planning Policy Framework 2026 introduces the concept of Local Green Spaces which can be identified through neighbourhood plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 106 sets out 3 broad criteria for identifying and designating such spaces as follows.

The Local Green Space designation should only be used when the green space is:

- a. in close proximity to the community it serves.
- b. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field) tranquillity or richness of its wildlife: and
- c. local in character and not an extensive tract of land.

- 7.24 Policy HC8 of the NPPF makes it clear that development proposals for land which has been designated as Local Green Space should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land. green belts' and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used

as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above.

- 7.25 Such spaces can be viewed locally as equally important as the landscape setting of an area. Such spaces are green spaces found within the built-up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community particularly for benefits to mental and physical health and wellbeing and help define what makes that specific settlement what it is.
- 7.26 The character of existing green spaces within Sprowston and Beeston St Andrew varies considerably. Existing spaces in Sprowston are numerous but tend to be there as a consequence of deliberate design as development has evolved in the parish. Therefore spaces in Sprowston tend to be well defined informal amenity areas, blocks of plantation woodland or formal 'civic' style spaces or pitches. In Beeston St Andrew however, the green areas are few but larger and characteristic of the parkland setting which dominates the landscape of the parish. The area of parkland in Beeston St Andrew does not fit the criteria for Local Green Spaces, however, its value and the importance of its retention is captured in Policy BSA1 later in this plan.
- 7.27 A list of candidates for Local Green Space protection was drawn up and each assessed against the NPPF

criteria. The result is the 51 spaces shown in figure 39 and listed within Policy JNP3. Assessments for each one against the criteria set out in the NPPF have been carried out and these are shown in Appendix D.

New Green Spaces

- 7.28 In addition to protecting existing green spaces it is important to ensure that new development provides sufficient new green spaces to cater for the likely amenity and recreational needs of the occupiers of that new development. Given the scale of development planned for the Neighbourhood Area, and in the growth triangle more generally, this is likely to mean significant areas of new green infrastructure will be delivered in Sprowston and Beeston St Andrew. This will take the form of a significant green infrastructure network connecting to adjoining growth area as envisaged by the Growth Triangle Area Action Plan (GTAAP) but also smaller more intimate spaces within developments both including informal amenity areas and formal play areas.
- 7.29 Access to a network of high-quality green spaces and opportunities for sport and recreation is important for the health and wellbeing of communities with the additional benefits of improving nature and addressing climate change. Whilst the quantity of new open space provided is important, it is also the quality that matters to communities. The design and location of new open spaces is critical to their successful use by the community. New spaces should be overlooked by natural surveillance, feel safe and secure to users and

be conveniently located. They should take into account the diverse needs of potential users. Further guidance on the detailed design of new spaces can be found in the Sprowston Design Guidance and Codes (SG6 Green networks and SG7 Open Spaces).

- 7.30 Opportunities should be sought from new development to introduce green assets into design and contribute to biodiversity. Green grassed verges at the entrances of new developments will contribute to a visually pleasant environment.
- 7.31 Policy JNP4 identifies the existing Local Green Spaces to be protected. In addition it provides some guidance on the creation of new green space and green infrastructure networks. Where new green spaces are to be provided as part of the open space requirement for the development these should be included in the early phases of development and phased to match the pace of housebuilding.

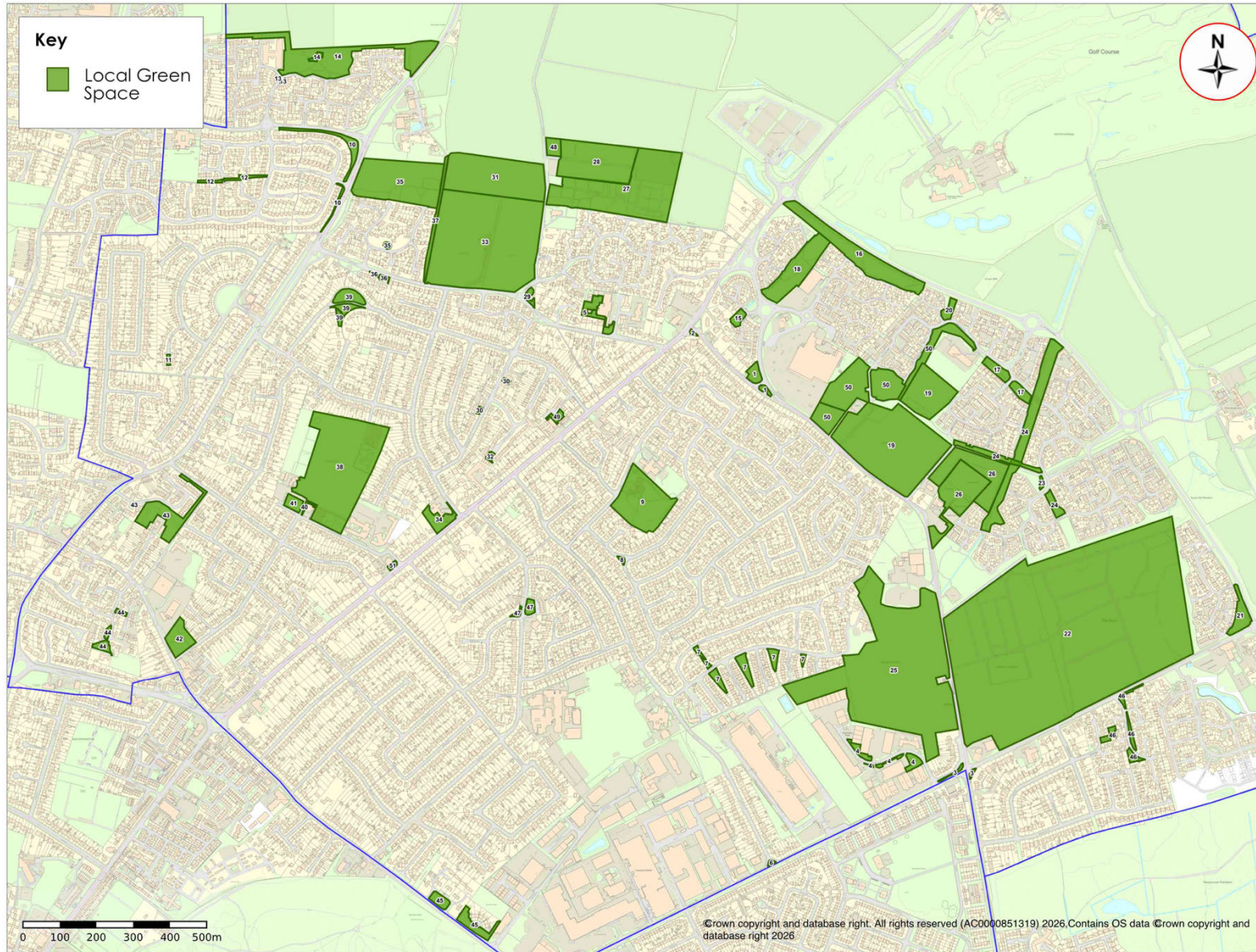


Figure 39: Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary. Note: there are individual maps for each of the Local Green Spaces in Appendix D.

POLICY JNP4: Green Spaces

The Neighbourhood Plan designates the following as Local Green Spaces (as shown in figure 39):

Sprowston

1. Green space at Junction of Blue Boar Lane near pedestrian crossing (opposite Tesco's)
2. Green space on Wroxham Road opposite the Blue Boar Public House
3. Green space at junction of Blue Boar Lane and Salhouse Road
4. Green spaces at Pine Trees Road Industrial Estate
5. Green spaces at junction of Aslake Close and Church Lane at Adult Training Centre
6. Green space at junction of Salhouse Road and Falcon Road East
7. Green spaces at Blithewood Gardens
8. Green space at Varvel Avenue junction with Tiercel Avenue
9. Sparhawk Park
10. Area between Archer Close and North Walsham Road
11. Green area at Addey Close
12. Green corridor between Impala Close and Proctor Road
13. Green area outside Redmayne View Care Home
14. Play area and amenity spaces at Windsor Park Gardens
15. Hall Wood Road Play Area and Chopynys Dole
16. Green areas along Atlantic Avenue
17. Green area at Bittern Avenue

18. Green area between Hallwood Road and Conroy Close (Blue Boar Lane Park)
19. Boar Plantation
20. Green area off Mallard Way
21. Green area at Junction of Atlantic Avenue and Salhouse Road
22. Harrisons Wood and The Breck
23. Overstrand Way Play Area
24. Sandpiper Open Spaces
25. Cottage Plantation and adjacent woodland
26. Spaces at Sprowston Sports and Social Club
27. Cemetery Extension
28. Allotments
29. Sprowston Green
30. Green areas at Stonehouse Road
31. Millennium Wood
32. Green area along Coughtrey Close
33. Sprowston Cricket Club and Barkers Lane Field
34. Community Gardens at Sprowston Methodist Church
35. Wilks Farm Drive Play and amenity areas
36. Green space near Barkers Lane flats
37. Barkers Lane and Millennium Loke
38. BMX track and Recreation Ground
39. Open area at Foxburrow Road
40. Sprowston Library Garden
41. Sprowston Bowling Green
42. Diamond Field
43. Green spaces at Dovedales
44. Clover Road Open Area
45. Green spaces in front of Memorial Cottages
46. Green spaces at Harrison's Drive
47. Green spaces at Cannerby Lane
48. Church amenity land adjacent to the cemetery

- 49. Green areas in front of Marlborough Court
- 50. White House Farm Green areas
- 51. Green space at corner of Recreation Ground Road and Wroxham Road

New green spaces

Proposals for new housing development should include an appropriate mix of formal and informal spaces including children's play areas and formal recreation spaces in accordance with quality outdoor green amenity space. Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, dog walking areas, community woodland and orchards) these should be accessible, safe, well-designed and located where they can best serve the needs of both the new development and the existing community.

Where play spaces are to be provided they should as appropriate to their scale and nature, be designed to be inclusive for children with disabilities and neurodiversity, provide outdoor exercise equipment for all ages and be designed to support community events.

The multifunctional benefits of green and blue (e.g. ponds) infrastructure should not be underestimated, and new housing development should demonstrate that green infrastructure is at the heart of its design. Green networks should link existing and newly proposed street trees, green verges, open spaces, to each other and to the wider

existing green network in the Neighbourhood Area. Existing green verges along roads should be retained and should

only be removed if it is clearly demonstrated to be part of necessary highway improvements.

Climate Change

Objective 2: To address the challenges of climate change through promoting mitigation and adaptation.

- 7.32 The ambition to promote the reduction in greenhouse gases and adapt to climate change remains a key objective of this Neighbourhood Plan. The physical dynamics of the Neighbourhood Area offer opportunities for improving walking and cycling and therefore aiding a modal shift. Zero and low carbon developments, and water efficiency are encouraged.
- 7.33 Government guidance encourages the planning system to support the transition to a low carbon future in a changing climate. Planning policies should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the re-use of existing resources, including the conversion of existing buildings and support renewable and low carbon energy.
- 7.34 Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar water heating. The

Sprowston Design Guidance and Codes indicates that new development in Sprowston should adopt a fabric first approach in line with the Government's Future Homes Standard, to attain higher standards of insulation and energy conservation. Reducing energy demand further by employing passive design principles for homes is desirable and could make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).

7.35 All homes and business properties should have solar panels incorporated; and on-site renewable energy regeneration (solar, ground source, air source and wind driven) should be maximised. New developments should consider building form and thermal efficiency: terraced, semi-detached and detached houses all have different energy efficiency profiles. This should be balanced with local design preference and character considerations to ease acceptance for development.

7.36 With change in annual rainfall now clearly evident, the issue of localised surface water flooding as a consequence of sudden heavy downpours is increasingly prominent. Whilst the majority of the Neighbourhood Area lies outside of any floodrisk from river flooding, the potential for surface water flash flooding originating from areas of hardstanding is a more significant risk. The Household Survey response identified a number of areas across the Neighbourhood Area which have experienced localised flooding. It is important therefore that new developments do not exacerbate existing or create

new areas of localised surface water flooding. The use of permeable materials in new developments is one way to reduce surface water run-off and the other is the use of Sustainable Drainage Systems (SuDS) which hold water on a development site with the aim of achieving lower than greenfield run off rates. SuDS can take up large areas of a development site and therefore the preference is for them to be designed and located to encourage multi-benefits e.g. for biodiversity or adding to the visual greening of a development. The design of new SuDS in the Neighbourhood Area needs to take account of the Norwich Airport Flightpath.

7.37 Policy JNP5 has been devised as a response to the increasing prominence of climate change, low carbon and surface water flooding issues and is applicable across the Joint Neighbourhood Area.

POLICY JNP5: Minimising climate change

Encouraging Net Zero

Proposals for new developments in the Joint Neighbourhood Area should seek to reduce greenhouse gas emissions from all development types, promote renewable and low-carbon energy and enhance climate resilience through sustainable design and nature-based solutions.

Where new development is proposed (residential, community and industrial buildings) provision should be made for the incorporation of low carbon/sustainability

measures such as encouraging ground/air source heat pumps, roof mounted solar panels and water management measures.

Where planning permission is required for the retrofitting of energy efficiency and low carbon measures to existing buildings, both residential and non-residential, these will be supported in principle.

Water Management

New development should include measures to improve water efficiency through water efficient fixtures and fittings, including rainwater/storm water harvesting and reuse, and greywater recycling. New development should as a minimum meet the highest levels of water efficiency as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations & c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems.

District Heating Systems

Proposals for appropriately located District Heating Systems will be supported provided they do not conflict with other policies in this Neighbourhood Plan, are acceptable in terms of their scale and massing and do not have detrimental impacts upon the amenity of adjoining residents or other occupiers.

Sustainable Drainage

All new development is required to use proportional and appropriate sustainable drainage methods (including SuDs and drainage lagoons), wetland and water features to prevent localised flooding, flooding from groundwater sources, protect against pollution and provide wider amenity, recreational and biodiversity benefits.

Where SUDs are proposed they should:

- i. Be well designed to ensure that they are integrated into the landscape and if located at the entrance to the development, care should be taken over their visual appearance with planting of native species to reduce flooding, where appropriate.
- ii. Be sensitively and safely located within new developments, for example away from children's play areas.
- iii. Be excluded from the open space calculation for the site, unless it can be practically and safely used for recreation in its own right.
- iv. Be designed to avoid large areas of standing water within the flightpath for Norwich Airport.



Figure 40: Beeston St Andrew house.

8. POLICIES: Housing

Objective 3: To ensure that enough land for housing, and affordable housing, is available to meet the existing and future needs of the parish and to retain a mixed and balanced community.

New housing in the Growth Triangle

- 8.1 As outlined in Chapter 2 of this Neighbourhood Plan, there is significant growth envisaged for the Neighbourhood Area. Both the Growth Triangle Area Action Plan and the Greater Norwich Local Plan make significant allocations of new housing, and these are anticipated to come forward over a lengthy period of time at least up to 2038. However as mentioned earlier the GNLP is being reviewed to 2040 and therefore it is likely that further growth will take place as a consequence of the revised Local Plan.
- 8.2 This level of new housing easily accounts for any locally derived housing need in the Joint Neighbourhood Area and therefore this Neighbourhood Plan does not make any additional new housing allocations but instead focusses its policies on managing the impacts of that growth both on the community and on the local environment.
- 8.3 Policy JNP6 below therefore makes it clear that new housing in the Joint Neighbourhood Area will come

forward either as a result of an allocation in the Greater Norwich Local Plan, the Growth Triangle Area Action Plan, or as windfall or infill development within the existing defined Sprowston settlement limits. New housing development in Beeston St Andrew will only be as a consequence of the Beeston Park allocation or very small-scale proposals which are compliant with Policy HO11 of the NPPF meaning that the development of isolated new homes in the countryside will only be supported where certain circumstances apply such as enabling development to secure the viable use of a heritage asset, the re-use of redundant or disused buildings or the sub-division of an existing residential building.

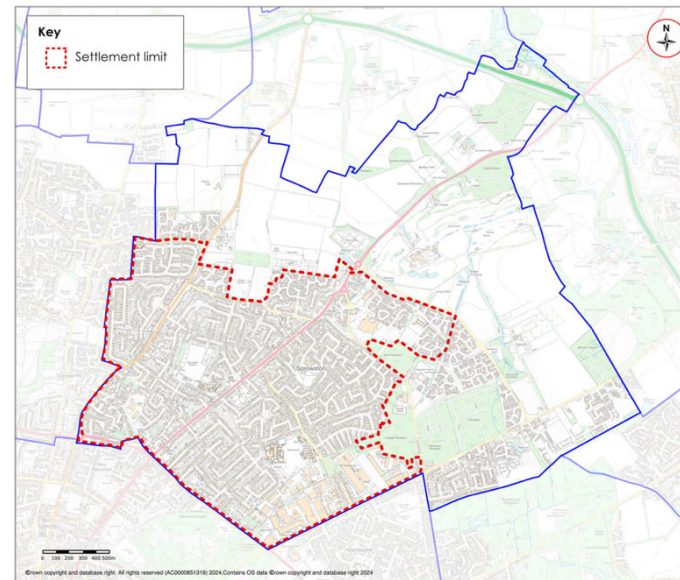


Figure 41: Existing Adopted Settlement limit for Sprowston (source: Parish Online with own annotations). Blue line denotes parish boundary.

POLICY JNP6: New housing

The focus for new housing development in the joint neighbourhood area will be the sites allocated in the Geater Norwich Local Plan and the Adopted Growth Triangle Area Action Plan or within the adopted settlement limits for Sprowston.

Smaller scale infill and windfall development inside the adopted settlement limits will be supported where it makes good use of existing underused or brownfield sites and is of a scale, layout and design compatible with Policy JNP3.

New infill housing development should be located where it can best integrate with existing development and benefit from proximity to the existing community facilities and where safe pedestrian and cycle connections to existing community facilities can be provided.

Proposals for Houses in Multiple Occupation (HMOs) will only be supported where sufficient parking can be provided for all potential occupants and the amenity of adjoining occupiers is not adversely affected.

Housing Mix

- 8.4 A mix of housing is required to provide for a balanced community and to provide for the needs of the area, including the provision of affordable housing and housing to meet specialist requirements such as for older people or for those with disabilities.

- 8.5 To contribute to the future needs of the community across the Joint Neighbourhood Area, new development will need to provide an appropriate mix of size, types and tenure of housing as well as provision for supported housing and retirement housing. The mix of housing will need to be based on the most up to date evince available at the time that an application is made and will aim to ensure a reasonable balance of housing is provided.
- 8.6 In early 2025, a Housing Needs Assessment (HNA) was commissioned for Sprowston Parish by Sprowston Town Council through the Locality Technical Support Package. The work was undertaken by consultants AECOM and completed in June 2025. The report looked at the size type and tenure of new housing that may be required in the parish over the plan period, conscious of the size and location of the proposed allocations.
- 8.7 The key findings of the HNA are as follows:

Affordability

- House prices in Sprowston are lower than those for Broadland as a whole
- Average household incomes in Sprowston are also lower than the Broadland averages
- Local households on average incomes would still struggle to afford entry level home unless they had a large deposit.
- Private renting is only really an option where a household consists of two incomes

- The First Homes maximum discount level of 50% could be justified in Sprowston
- Rent to Buy is a more attractive option for those households with little savings or deposit.
- The greatest need for affordable housing over the plan period is likely to be for social/affordable rented housing.
- This should be delivered through the proposed allocations and therefore no specific affordable housing allocations are likely to be required.

Type and Size

- The greatest proportion of Sprowston population are aged between 25-44 (26%) followed by 45-64 (25%), which is slightly younger than the figures for 2011 census.
- The increase in younger residents is likely to be as a result of the large numbers of new family housing built in the parish in recent years.
- 30% of the population are single households and 22% have dependent children.
- Changes between 2011 and 2021 census profiles indicate that whilst the number of one person households is increasing so is the number of families in the parish.
- 81% of households under occupy their dwelling i.e. they have at least one extra bedroom.
- Future housing delivery should be focused on 3-4 bedroomed dwellings although the supply of 1-2-bedroom dwellings should also continue to be delivered over the plan period

Specialist housing for older people

- There are approximately 95 units of specialist accommodation in Sprowston
- 60% of these are available for social rent
- In 2021 there were just over 2100 residents aged 75+ in the parish; this is expected to increase significantly by 54% by the end of the plan period to a figure of 3330 and will account for 17% of the population rather than 12%.
- The greatest unmet need is likely to be for open market sheltered housing
- One way of addressing this is to ensure that new housing is fully adaptable and accessible for people with lower support needs.
- Specialist housing for older people should be provided in sustainable, accessible locations, with cost-effectiveness and economies of scale as important factors to consider. Sprowston would therefore be an appropriate location for specialist accommodation.
- Based on an expected increase of 1,172 individuals aged 75+ between 2021 and 2040, it is estimated that in 2040 there would be a need for approximately 77 residential care beds and 53 nursing care beds in the Neighbourhood Area to meet the needs of this increase in older population.
- However, some of the need for care home beds might be met by independent housing accommodation and vice versa.

8.8 The HNA findings are broadly consistent with the results of the Household Survey in which Sprowston residents

indicated that there was greatest interest in new 2, 3 and 4 bedroomed houses and 3 and 4 bedroomed bungalows. Whilst a high majority (86%) expressed a desire to buy on the open market, from the comments, it was clear that not all expected it to be possible, and therefore some interest in affordable routes to home ownership such as discounted market housing and first homes was expressed. The results of the Beeston St Andrew Household Survey indicated that most residents were interested in buying houses on the open market should they wish to move.

- 8.9 Policy JNP7 below sets out a preferred mix for new housing for the Joint Neighbourhood Area. It is principally aimed at the large-scale allocated sites in Sprowston and Beeston St Andrew recognising that infill development will be smaller scale and therefore the policy will need to be applied proportionately.

POLICY JNP7: Housing Mix

Proposals for major new housing in the joint neighbourhood area should seek to meet identified local needs (both current and future), ensure the creation of a mixed and balanced community and enable social diversity through providing a mix of housing in terms of size, type and tenure.

Size

Where new housing is to be provided, the focus should be on maintaining a range of size of dwellings to be available to meet the needs of existing and new residents. Proposals

should therefore include 1-2 bedroomed properties and 3-4 bedroomed dwellings to ensure this mix is achieved.

Affordable Housing

Where affordable housing is to be provided, this should be delivered as a minimum of 1/3 of the total units on the site or in line with the relevant Adopted Local Plan policy. The Affordable units should be fully integrated with the open market housing and distributed in small clusters around the site.

The mix of affordable housing should be provided in line with the recommendations of the Sprowston Housing Needs Assessment (or successor document) which recommends the following mix:

- 60% as social/affordable rent
- 40% affordable routes to home ownership

Specialist housing

New development should provide for a mix of accessible housing types including those that can be adapted to meet the needs of people with disabilities or limited mobility such as bungalows. The design of homes should meet Lifetime Homes and wheelchair accessibility standards and Building Regulation Part M4, Cat 2 (Accessible and Adaptable dwellings).

Where specialist Housing for Older People is to be provided (including sheltered housing, housing with care, and care homes) this should be provided in locations which are accessible by a range of means of transport and are well located close to existing community facilities.

Figure 42: Business Unit at White House Farm.



9. POLICIES: Business and employment

Objective 4: To promote economic growth and diversity and provide a wide range of jobs.

Local centres

- 9.1 Although the identified growth for the Joint Neighbourhood Area is predominantly housing development, there are opportunities for new employment, retail and business growth to provide jobs for people and to enable people to live, shop and work in close proximity to where they live should they so wish.
- 9.2 Within the existing built-up area of Sprowston there are local centres at Cannerby Lane, Tills Road, Corbet Avenue, White House Farm, Dixon Fold and Wroxham Road. A local centre refers to a small group of shops and possibly limited service outlets that serve a small catchment area, often serving as a focal point for the community. Local centres play a crucial role in providing essential services and amenities to residents and visitors alike, contributing to the vitality of the surrounding area.

- 9.3 The existing 2014 Sprowston Neighbourhood Plan contained a policy aimed at reinforcing the important role of local centres within Sprowston. The policy has been updated to reflect the fact that with the scale of new growth proposed across the Joint Neighbourhood Area, there is potential for new local centres to be created within those developments. Where new local centres are proposed to serve the day-to-day needs of residents they should be easily accessible by pedestrians and cyclists as most visitors will be making short, local journeys, but also for those who may have a mobility impairment, where a short trip to a local shop is preferred to more extensive journeys.
- 9.4 Policy JNP8 below recognises the importance that local centres have both to existing and new communities.

POLICY JNP8: Local Centres

Small scale businesses which fulfil the day-to-day needs of local residents will be encouraged at the Local Centres at Cannerby Lane, Tills Road, Corbet Avenue, White House Farm, Dixon Fold and Wroxham Road provided they are compatible with the character of the area and do not have an adverse impact upon the amenity of local residents or adjoining occupiers.

The provision of new local centres within new developments which contain a range of retail and community uses which would benefit local residents is encouraged. Such centres should be easily accessible by

pedestrians, cyclists and those with a mobility impairment and make provision for secure cycle parking.

See also Policy SPR2 relating to Wroxham Road.

Objective 5: To promote regeneration and reuse of underused sites.

Re-use of brown field land and buildings

- 9.5 The built-up area of Sprowston provides potential opportunities for re-using or developing existing brownfield sites. The difficulty with brownfield sites (or previously developed land) is that by its very nature it is difficult to predict when it might become available, either because it is in an active use that later changes, or because there are significant costs associated with redeveloping such sites in terms of contamination, demolition or clearance. They may also have historic issues or constraints relating to access or amenity issues.
- 9.6 The 2014, Sprowston Neighbourhood Plan contained support for the re-use of such sites particularly where they could be used for new retail or business premises. This policy is retained in the Joint Neighbourhood Plan as Policy JNP9.

POLICY JNP9: Vacant Buildings

Proposals which would result in the adaptation, re-use and conversion of vacant and underused buildings to create new retail and business units will be supported. subject to compliance with other policies in this plan.

Small scale local employment

- 9.7 The 2014 Sprowston Neighbourhood Plan contained a policy aimed at supporting new local small-scale business. This included in principle support for businesses run from domestic dwellings provided that they did not compromise the amenity of adjacent residents. Since the COVID-19 pandemic, the incidence of people working from home, either full time or hybrid working, has increased. There is a difference between someone working principally from a home office and someone who is running a business from a domestic dwelling which may result in customers and deliveries attending the premises, for example dog grooming or hair and beauty services.
- 9.8 The existing policy is retained and its emphasis on ensuring that working from home is supported, provided that the amenity of adjoining residents is not detrimentally impacted. This is captured in Policy JNP10 and is applicable across the Joint Neighbourhood Area.

POLICY JNP10: Small scale local employment

Proposals for the appropriate development (including change of use) of new or expanded businesses will be supported provided these are compatible with the character of the area, and the amenity of surrounding occupiers.

Proposals which would enable home working such as the change of use or conversion of part of a dwelling or existing curtilage building or the erection of a specific new building within the residential curtilage will be supported provided that this remains ancillary to the main use of the dwelling and this does not adversely impact the residential amenity of adjoining residents.

Large scale commercial/industrial facilities such as Data Centres, factories or Distribution Warehouses should not be built in locations where they would cause nuisance or disturbance to residents.



Figure 43: Established
Sprowston street.

10. POLICIES: Community and quality of life

Objective 6: To ensure that the health and educational facilities provided in the area support the needs of the growing population and make sure people have ready access to high-quality services.

Health Provision

- 10.1 Where large-scale new growth is planned; this should be delivered in tandem with the essential services required by those new communities to support that growth. Enhancing the quality of life for the existing and extended communities will require close co-operation between a range of service and infrastructure providers, developers and local authorities (including Sprowston Town Council and Beeston St Andrew Parish Meeting) . Developers must demonstrate that they are working within these expectations. Forward planning and joint working should facilitate the timely and early provision of required infrastructure.
- 10.2 The 2014 Sprowston Plan contained a policy on health provision which was largely focused on the existing

primary care centre at Aslake Close. This facility has been expanded since the Neighbourhood Plan was adopted and therefore the policy has been broadened to focus on the potential for further new medical facilities and clinics including dentistry which will be required to support the future planned growth in the Joint Neighbourhood Area over the plan period.

- 10.3 Policy JNP11 below provides support for new and improved medical facilities in the Joint Neighbourhood Area and recognises the need for them to be accessible by a range of means of transport, but with adequate parking, acknowledgement that patients may not always be able to travel sustainably. The policy, which is applicable Neighbourhood Area wide, also encourages a flexible style of provision which can be adapted over time to meet changing needs and that locating health and medical service in close proximity to other activities and services is advantageous.

POLICY JNP11: Health provision

Proposals for new buildings which would provide new medical, pharmacy, clinics and dental services to accommodate the planned growth in the joint Neighbourhood Area, will be supported. New health provision should be delivered at the earliest possible phases of new development to ensure that the needs of new residents are met.

Such proposals should:

- a. be accessible by a range of modes of transport including pedestrians and cyclists,
- b. have sufficient car parking for staff, visitors and other users taking into account that some users may have specific car parking requirements.
- c. be designed to ensure that there is room for future expansion should the need arise
- d. be designed to provide flexible spaces to meet changing needs or practitioners and the community
- e. where possible be easily accessible to a large part of the Joint Neighbourhood Area or located or in the identified local centres.

preferred option is to locate any new secondary school which may be required in Rackheath. However this is still to be determined and therefore provision could be made in Sprowston if required.

- 10.5 The 2014 Sprowston Neighbourhood Plan contained a policy promoting the dual use of school facilities for both formal education and community use. This is still an ambition. The levels of growth planned across the Joint Neighbourhood Area means that there is a need for further primary and pre-school provision to be made. Such proposals will be supported and would be best delivered in the early phases of new development to ensure that the schools are delivered in tandem with the population growth. Opportunities for providing new schools where they can be co-located within or in close proximity to local centres providing for retail, cultural or leisure services should be considered. Where new pre-school or school facilities are to be provided consideration should also be given to the potential for future expansion and to make sure that land is available to support this.

Education

- 10.4 The need for additional secondary school provision is identified in the Growth Triangle Area Action Plan although whether this is to be located in Sprowston or Rackheath is yet to be determined. At the time of writing it appears that Norfolk County Council's

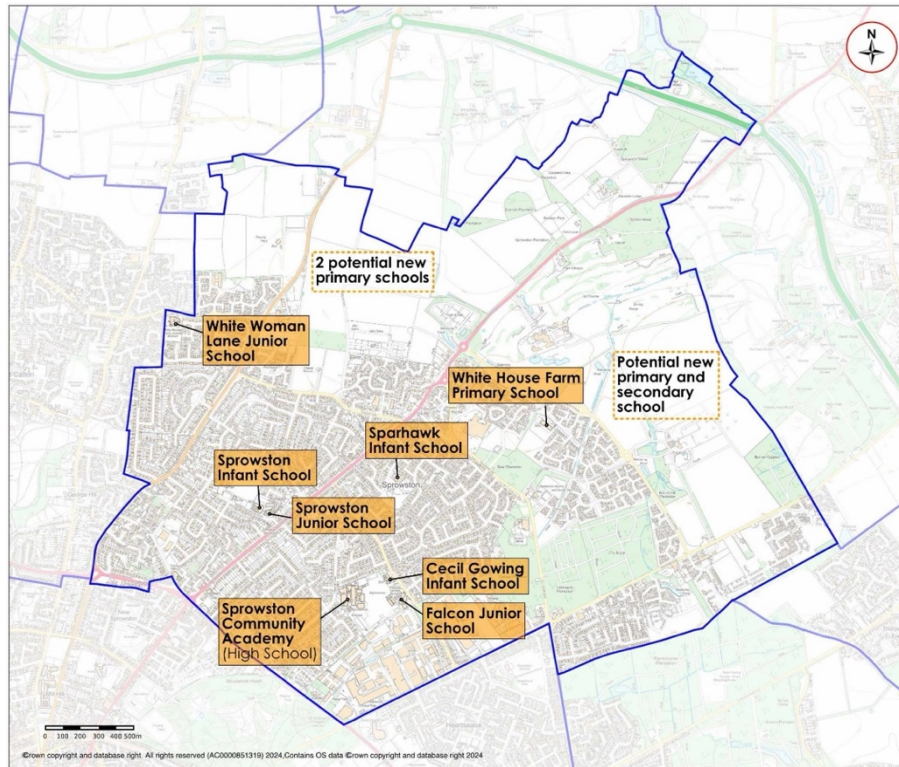


Figure 44: Schools in Sprowston (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY JNP12: Education provision

Proposals for new school and pre-school provision to support the planned growth in the Neighbourhood Area will be supported.

New educational facilities should be included in the early phases of new development to ensure that these facilities are able to be delivered in time to meet the increased local need. Sufficient land to cater for future expansion should also be included. Such facilities should preferentially be linked via active travel routes with local centres providing sports, leisure and other facilities and the community use of education facilities is encouraged.

Such facilities should include provision of adequate parking and drop off facilities for use at peak times together with safe and convenient footpaths and cycle connections to residential areas.

Objective 7: To enhance transport provision to meet the needs of existing and future populations whilst reducing travel need and impact, whilst encouraging the development of healthy and active lifestyles.

Accessibility and connectivity

- 10.6 Government guidance encourages development proposals to provide for high-quality walking and cycling networks and supporting facilities such as cycle

parking. Such networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can realistically be used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure, and attractive, and respond to the character of the area and any relevant design standards.

- 10.7 New development should seek to promote healthier lifestyles by maximising access by walking and cycling and providing opportunities for social interaction and access to green spaces, woodlands and the wider countryside. The Neighbourhood Plan is keen to provide a basis for improving pedestrian links to the countryside and surrounding parishes. By providing improved links it is hoped that more residents will access the surrounding landscape and that this will help to improve their understanding of their local environment and deliver health and wellbeing benefits.
- 10.8 Government guidance in respect of plan making and transport issues tends to focus on promoting sustainable transport e.g. public transport, walking and cycling, rather than addressing issues of speeding and traffic congestion. Plans are urged to consider at an early stage the impacts of development on transport networks, realise opportunities for improvement, promote walking and cycling and public transport use and ensure that any adverse impacts of traffic are

mitigated. It is also acknowledged that the pattern of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high-quality places.

- 10.9 New developments should as appropriate, include wayfinding and signage for health services to help residents navigate via routes other than car as well as considering emergency vehicle access and routes for ambulance services. There should be space for emergency vehicles to move between streets and areas for turning.
- 10.10 The Sprowston Household Survey asked a question about connectivity and integrating new development. The results of the survey revealed that good access and safe and direct links to schools, green spaces, to services and between new developments were considered to be important by local residents. It was also felt that routes should make connections with other parishes and therefore if a new secondary school is to be located in Rackheath, which children from new development in Sprowston and Beeston St Andrew will attend, then consideration needs to be given to safe, direct and easy routes to school for children. Policy JNP13 below is applicable throughout the Joint Neighbourhood Area.

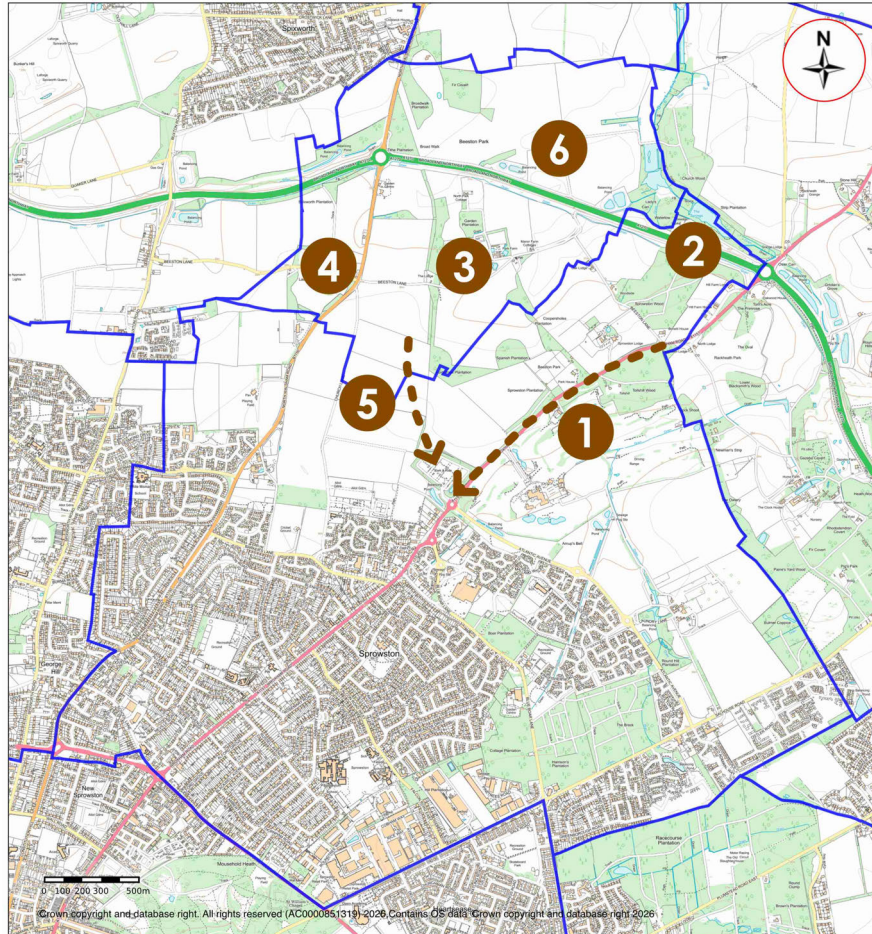


Figure 45: Indicative pedestrian and cycle routes and areas for routes. Numbers refer to the list in Policy JNP13 (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY JNP13: Healthy lifestyles, walking and cycling

New development should encourage sustainable transport and improve the health and well-being of residents throughout the Joint Neighbourhood Area.

The provision of new routes should be proportional to the scale of the development proposed and should be achieved through:

- a. The provision of safe, attractive and convenient footpaths and cycle ways which follow direct logical routes which link with potential destinations, particularly bus stops, schools, employment areas, shops, community facilities, medical facilities and the wider countryside.
- b. The surfaces of new pedestrian and cycle routes should be constructed of materials suitable for their likely use and to suit all users.
- c. The provision of safe crossing points for passage for pedestrians and cyclists, particularly those close to schools and taking into account good sight lines.
- d. Ensuring that footpaths and cycle ways should, where possible, always be separate from roads and well overlooked.
- e. Ensuring footways, crossing points and parking bays are designed to safely accommodate the needs of people with mobility difficulties and pushchairs.
- f. Ensuring that the road design of new developments is sufficient to allow buses to pull in to bus stops without impeding the flow of traffic.
- g. The provision of convenient and safely located bus stops which serve routes in all directions.

- h. The provision of fast electric charging facilities in public locations such as community facilities.
- i. Locating major development where there is access to public transport services.
- j. Opportunities should be sought to incorporate green infrastructure into new and existing pedestrian/cycle routes, as appropriate, for example, rain gardens, water features, planters, trees and wildflowers

New pedestrian and cycle routes

The Neighbourhood Plan provides in principle support for the following new routes in the Neighbourhood Area (figure 45):

1. Pedestrian/cycle route from Salhouse/Rackheath along the Salhouse Road to join up with pedestrian/cycle routes in Sprowston.
2. Safe pedestrian and cycle routes to all schools including over the Broadland Northway to allow children to access new school provision in Rackheath.
3. Between existing development in Beeston St Andrew and the new development.
4. Between the new Beeston St Andrew Country Park and existing development
5. Between new development at Beeston Park and the Park and Ride site.
6. Between land north of the Broadland Northway and land to the south in Beeston parish.

Objective 8: To ensure that existing facilities which enhance the individual character and culture of the area are protected.

Cultural and community facilities

- 10.11 In order to provide the social, recreational and cultural facilities and services the community needs, plans should positively encourage the provision of shared spaces and community facilities (such as local shops, meeting places, sports venues, open space cultural buildings, public houses and places of worship) to enhance the sustainability of communities and residential environments.
- 10.12 The NPPF also goes on to state that development proposals should not result in the loss of key community facilities and public service infrastructure unless those services are no longer viable.
- 10.13 The Household Survey asked a question about the need for future community facilities. The response to the survey made it clear that the existing community services in Sprowston are very much valued by local residents and therefore should be protected from loss or change of use which would affect their value to the community, unless alternative provision is to be made elsewhere but in a similar accessible location.

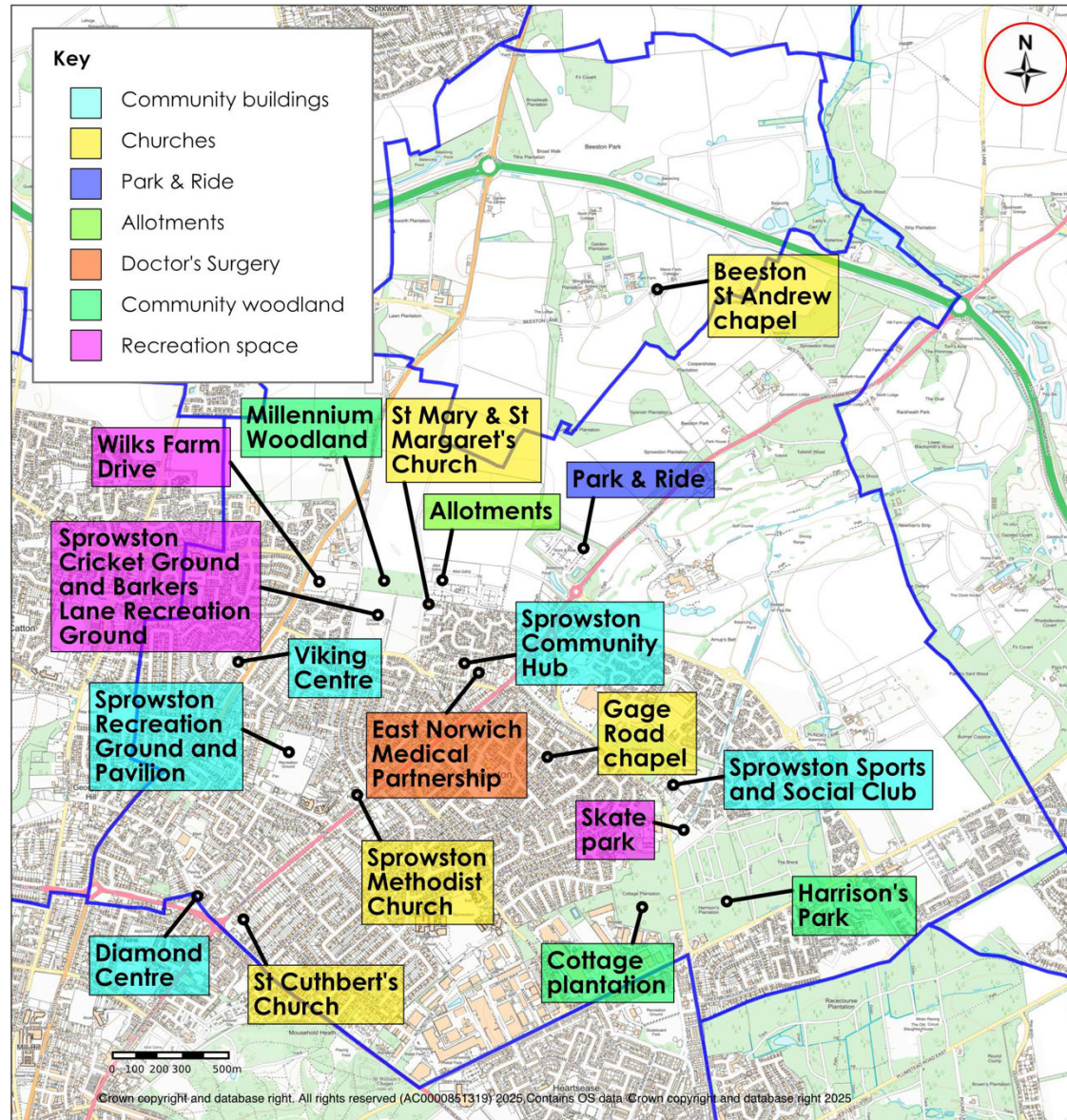


Figure 46: Community facilities in Sprowston and Beeston St Andrew (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 10.14 Sprowston has a wide range of existing community and cultural facilities (figure 44) some of which are protected in Policy JNP14. Provision in Beeston St Andrew is currently limited to the former derelict chapel which has been used as a scout hut. The proposed Beeston park development is expected to deliver a country park which will be publicly accessible, and a number of community facilities.
- 10.15 In addition to new medical and educational facilities, the Sprowston Household Survey revealed interest in nature and wildlife areas, new informal green space, outdoor seating areas, play area and community event space together with additional sports pitches and changing facilities.
- 10.16 The Beeston St Andrew survey revealed a slightly different set of priorities with health services being a common feature but with the addition of independent shops, pubs and restaurants and parking restrictions at the proposed new country park.

POLICY JNP14: Community, cultural and leisure provision

Existing facilities

The existing community, cultural and leisure facilities in the parish (figure 46) will be protected from development, including change of use, which would be detrimental to or adversely affect, their community, cultural or leisure value. Such proposals would not be supported unless:

- a. It can be demonstrated that the facilities are no longer needed or viable

- b. Suitable alternative provision is to be delivered by new development in an accessible and convenient location.

New facilities

The Neighbourhood Plan supports the provision of further community, cultural and leisure facilities for the parish as identified by the community through consultation.

New facilities which provide flexible spaces for a range of uses such as indoor community space and meeting spaces will be supported. New indoor meeting space or community buildings in Beeston St Andrew would be particularly supported.

Indoor and outdoor leisure facilities which cater for a wide range of age groups but particularly for teenagers, including youth meeting spaces, skate parks, recreational facilities including swimming pool, sports pitches/courts changing facilities and toilets will also be supported.

Where new buildings are to be provided, proposals should make provision for solar panels on the roof to assist with energy conservation and generation.



Figure 47: Houses facing woodland, Sprowston.

11. POLICIES: Sprowston specific

Sprowston Park and Ride

- 11.1 The 2014 Sprowston Neighbourhood Plan was prepared prior to the completion of the Norwich Northern Distributor Road, now known as the Broadland Northway (A1270). The Plan referred at that time to the potential for the relocation of the Park and Ride on Wroxham Road. It was considered important that the site did not become derelict or unused. Therefore redevelopment of the site for other uses should fit in with the locality and complement the area. This remains the current position although, it should be noted there are no known plans for the Park and Ride site to be relocated or for the existing site to be closed at the time of writing.
- 11.2 Policy SPR1 below provides some guidance on potentially suitable alternative uses for the Park and Ride site should it no longer be required for its current use and should applications for alternative uses be submitted. It is not the intention of the policy to promote or allocate the site for alternative uses, and the policy is intended to be purely reactive. Potentially suitable uses for the site could include mixed uses such as community, health, business and commercial uses. Any scheme for redevelopment would need to

consider the surrounding uses and ensure that there will be no unacceptable impacts on local amenity, that the design of any new buildings are compatible with the Design Code and that access by a range of means of transport to the site can be achieved.

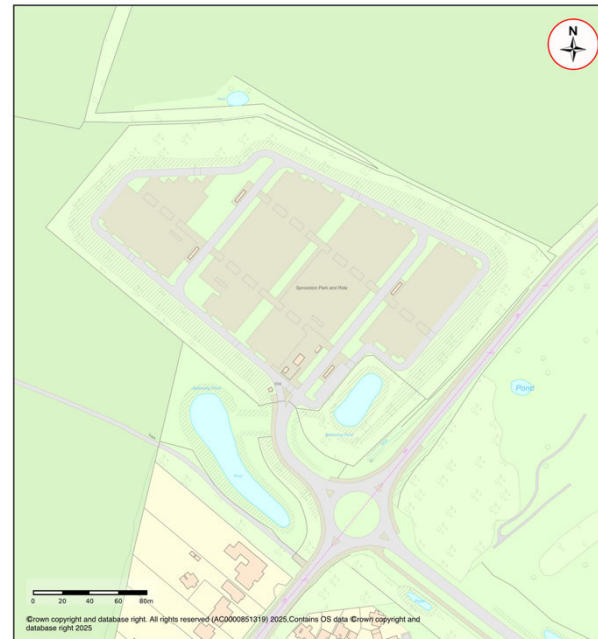


Figure 48:
Sprowston Park and
Ride site (source:
Parish Online, with
own annotations).

POLICY SPR1: Sprowston Park and Ride Site

Should the Sprowston Park and Ride site no longer be required for park and ride use, and applications for alternative uses are submitted, consideration should be given to the following criteria:

- i. Compatibility with the surrounding uses, particularly in respect of potential impacts on local amenity such as noise, dust, light or other forms of pollution.
- ii. Compatibility of the design of any new buildings when considered against Policy JNP3 and the Sprowston Design Guidance and Codes 2025.
- iii. Potential for the inclusion and installation of electric charging points/energy saving generation systems.
- iv. Potential to access the site by public transport and safe and convenient active travel.

Wroxham Road Local Centre

- 11.3 The 2014 Neighbourhood Plan contained a specific policy aimed at creating a stronger and more attractive neighbourhood and commercial centre at the local centre of shops and businesses on Wroxham Road. The policy expressed support for improvements to the public realm and shop fronts (where appropriate), the introduction of traffic management measures to manage speed and improve safety such as safe crossings and traffic calming. The direction of the policy remains the same although the wording has been slightly amended.

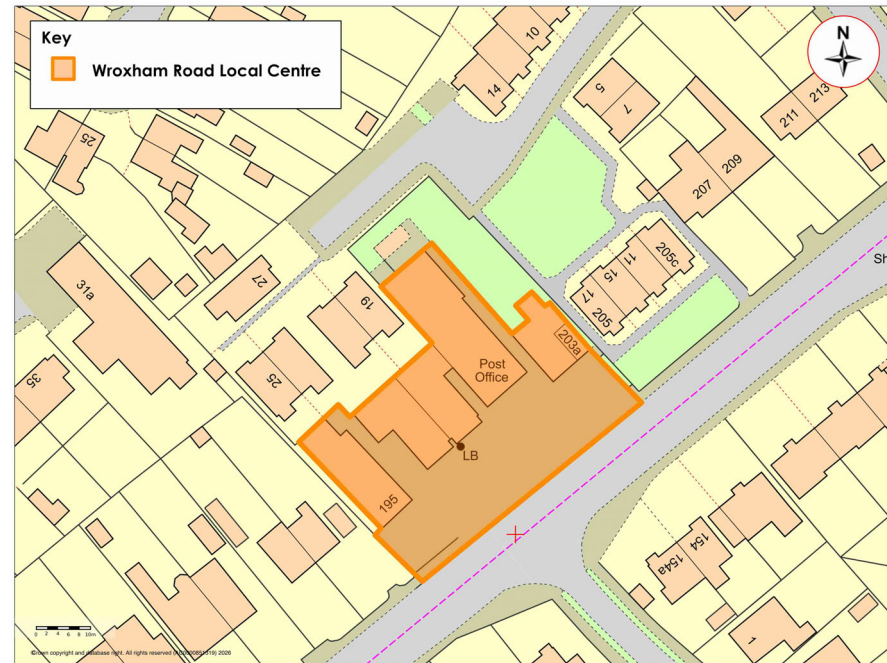


Figure 49: Wroxham Road Local Centre area (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY SPR2: Wroxham Road Local Centre

Proposals which would create a vibrant and visually more attractive local centre on Wroxham Road will be supported.

Improvements to the public realm and traffic management of the area which would result in enhanced accessibility and safety for pedestrians, cyclists and other road users whilst improving the visual appearance of the area, by

creating a high-quality built environment with a distinctive identity as a successful retail and commercial centre, will be supported.

The Neighbourhood Plan provides in principle support for the following measures:

- a. Installation of pedestrian friendly traffic calming and management measures such as safe crossings and speed restrictions to improve safety
- b. Improved parking and manoeuvring spaces
- c. Creation of pedestrian forecourt in front of the retail units
- d. Improved lay by parking for service vehicles.

Harrison's Park

11.4 Policies 16 and 17 of the 2014 Neighbourhood Plan introduced the concept of a woodland park for Sprowston based on Harrison's Plantation, east of Blue Boar Lane and including Cottage Plantation to the west. The aim was to provide a recreational resource for residents but particularly aimed at the young people of Sprowston. The ambition for such an accessible, well connected and recreational space remains although the emphasis has shifted slightly from woodland towards a recreational hub/activity park which could also include the Sprowston Sports and Social Club and associated grounds to the north, the skate park and mini football pitch.

11.5 Accessibility for pedestrians and cyclists is highly important to the area, and this could be improved with

a suitable crossing of Blue Boar Lane connecting Plantation Drive and Cottage Plantation. Policy SPR3 below captures this ambition and is a slightly amended version of the original policy, which has now been renamed as Harrison's Park.



Figure 50: Harrisons Park (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY SPR3: Harrison's Park

Proposals which would result in the creation of a substantial recreational and leisure hub and activity park in the vicinity of Blue Boar Lane and including Harrison's Wood, Cottage Plantation the Sports and Social Club grounds and The Breck will be supported.

Such proposals should include the creation of green edged pedestrian and cycle routes through the woodland, including a new connection from Plantation Drive through to Cottage Plantation with a new safe crossing of Blue Boar Lane.

School Lane redevelopment

- 11.6 Policy 18 of the 2014 Neighbourhood Plan identified land at School Lane as a possible redevelopment opportunity. The site is currently in commercial use which involves large vehicles movements, noise and congestion which are in conflict with the amenity of the largely residential area. At the time of writing, there are no known plans for redevelopment or re-use of the site for any use. The intention of the following policy is not to specifically identify, promote, endorse or allocate the site for another use, but to identify a set of criteria against which any future applications can be judged. Policy SPR4 below recognises that the current use of the site presents some amenity problems locally and seeks to provide some framework guidance to

assist with the determination of any future applications should they come forward on that site.

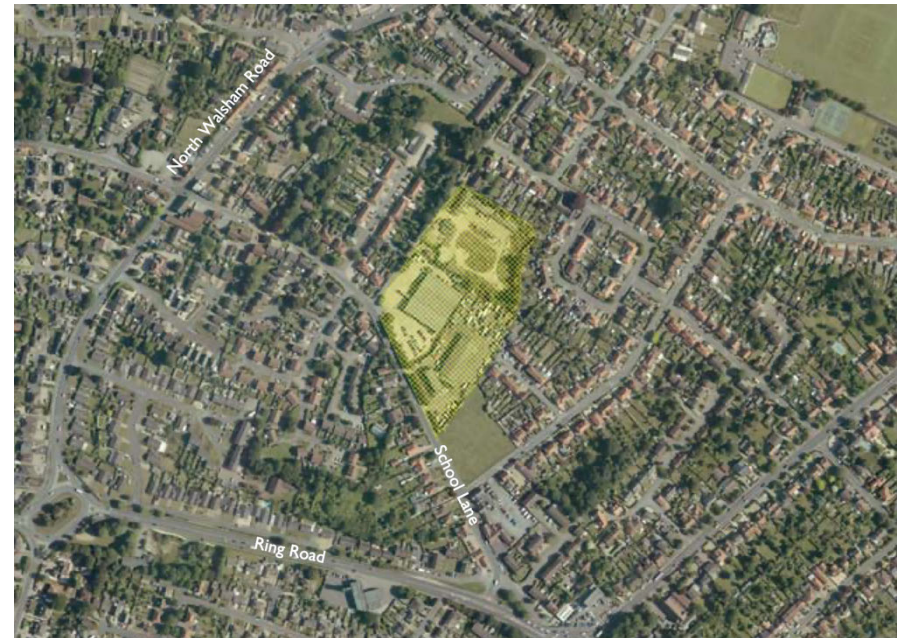


Figure 51: School Lane site (source: 2014 Sprowston Neighbourhood Plan).

POLICY SPR4: Redevelopment at School Lane

If applications for alternative uses or the redevelopment of land at School Lane are submitted including for uses such as housing, Affordable Housing or small-scale retail which utilises the road frontage, consideration should be given to the following criteria:

- a. Compatibility with the surrounding uses particularly in respect of impacts on the amenity of adjoining residents such as overlooking, noise, dust, light, or other forms of pollution
- b. Potential for new off-street parking to serve the development.
- c. Whether likely traffic movements and impacts of the proposal as well as any potential mitigatory measures have been identified .
- d. Opportunities to improve and enhance the overall visual amenity of the environment including new appropriate landscaping,
- e. Compatibility of the design of any new buildings when considered against Policy JNP3 and the Sprowston Design Guidance and Codes 2025.

Sprowston Green Heart

- 11.7 The importance of accessible greenspace in close proximity to new development for use by residents is an important factor in the creation of integrated, sustainable and healthy communities. Policy SPR5 is a new version of former Policy 21 which was developed to recognise this important element of sustainable design. The policy promotes the concept of the *Sprowston Green Heart* which is an interconnected series of green spaces and green infrastructure which is publicly accessible but also has the potential for the enhancement of biodiversity. The grouping of these spaces is to the north west of the parish and includes spaces close to Barkers Lane and Church Lane such as

the Millennium Wood, Sprowston Cricket Club (which is a Norfolk County Ground) and Wilks Farm Drive, the cemetery and the allotments.

- 11.8 Innovative enhancements to the community and biodiversity value of these areas will be sought including buffering and adjacent new development will be required to respect the sensitivities of these areas.



Figure 52: Sprowston Green Heart (source: 2014 Sprowston Neighbourhood Plan).

POLICY SPR5: Sprowston Green Heart

An area of connected green spaces and green infrastructure in the north west of the parish, is identified in the vicinity of Barkers Lane/Church Lane/The Millennium Wood and Wilks Farm Drive to be known as 'Sprowston Green Heart' (figure 52). The Sprowston Green Heart will be retained and enhanced as a corridor of integrated network of green and open spaces for use by the community including the adjoining development.

Measures to enhance the biodiversity and community use of the area will be supported. These would include the expansion or buffering of existing spaces, scrub creation to use as connectivity corridors enabling the enhancement and reinforcement of ecological corridors connecting with new development.

Figure 53: Parkland at Beeston
St Andrew.



12. POLICIES: Beeston St Andrew specific

- 12.1 As mentioned in the earlier parish chapter, Beeston St Andrew is a rural parish which is largely agricultural in character, illustrated by the distinctive parkland landscape of Beeston Hall and a small number of residential properties which were originally Beeston Estate agricultural workers' cottages, barns and farm buildings.
- 12.2 Historic sources note that the church of St Andrew was in ruins by the mid-16th century and that the village itself appears to have been deserted or significantly reduced. At the time of writing the only existing community building in Beeston St Andrew parish is a disused chapel.
- 12.3 Planning permission exists in outline for the Beeston Park development which will comprise 3,500 new homes mixed in size, type and tenure, new sporting facilities, primary schools, community buildings, health centre and a library. Approximately 82 ha (40% of the proposed site area) of greenspace is to be delivered as part the development which will include a range of formal and informal spaces such as play areas, as well as natural and semi natural spaces and a new country park (approximately 35 ha) based in the existing Beeston Hall parkland landscape.
- 12.4 Notwithstanding that the parish will change significantly as the development progresses, the defining characteristic of Beeston St Andrew is its parkland landscape centred around Beeston Hall, which although unlisted, represents a significant and imposing building which dominates its parkland. The Hall has a heritage significance of its own which is to be largely shielded from built development through the creation of the country park. The only formally designated heritage in the parish are the walls to the south of Beeston Hall which are Grade II.
- 12.5 However, there are a number of building assets, which through their collective association with the Hall, its predecessor and the agricultural heritage of the Beeston Estate more generally, have an intrinsic heritage group value. The group of traditional red brick farm buildings represents a significant element of the rural heritage and landscape character of the district. Their conservation and sensitive adaptation are essential to maintaining local distinctiveness while supporting sustainable rural development. These would include buildings located on Beeston Lane, to the east of North Walsham Road, such as the red brick and pantiled, Lodge building located at the entrance to the Hall grounds, the pair of redbrick agricultural workers cottages south of Beeston Lane and Manor Farm Cottages. Whereas to the west of North Walsham Road, these would include Red Hall Farm and Red Hall cottages. The group of traditional red brick farm buildings represents a significant element of the rural heritage and landscape character of the parish. Their

conservation and sensitive adaptation are essential to maintaining local distinctiveness and they should be respected by new development.



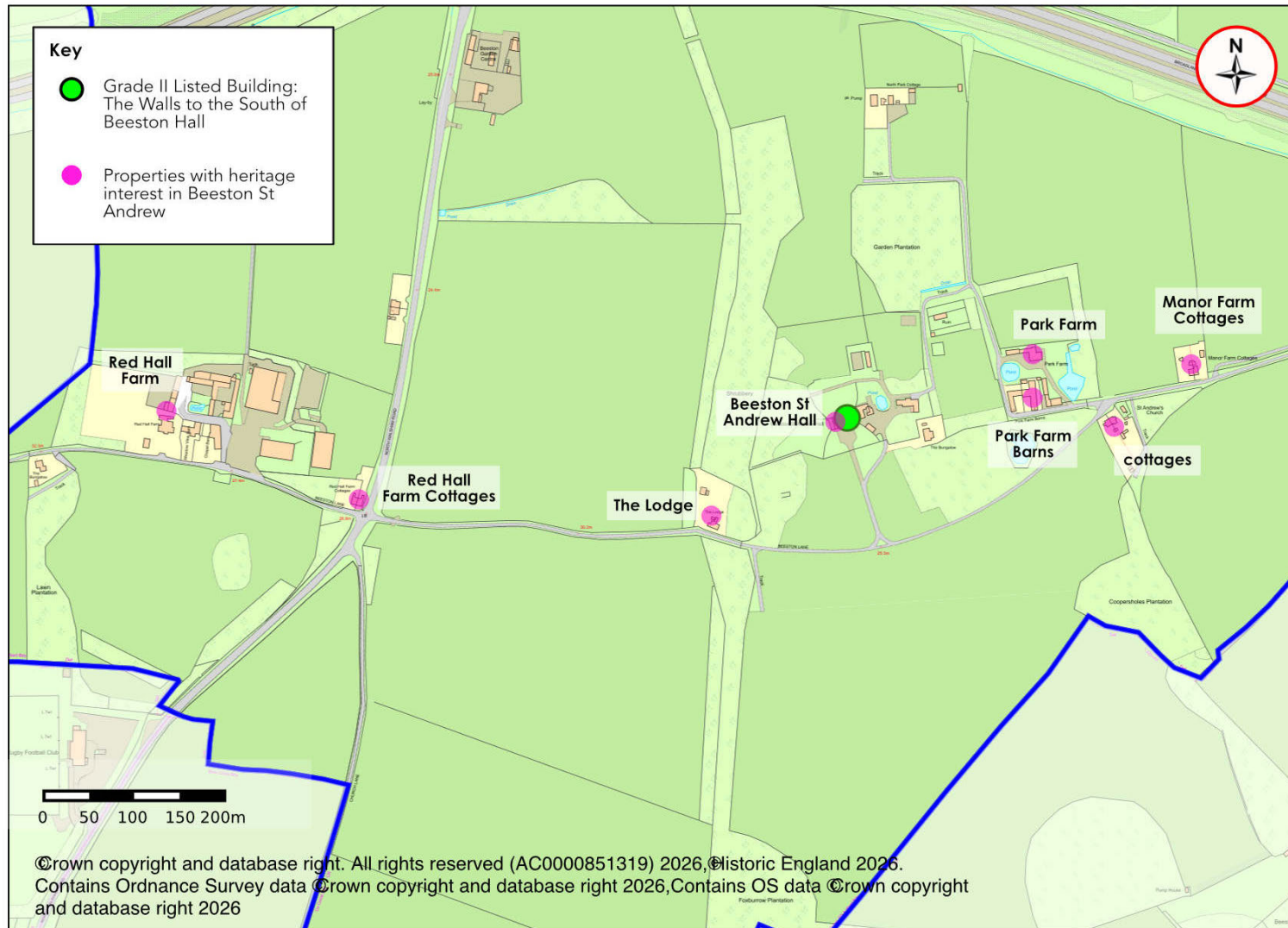
Figure 54: Beeston Hall, Beeston St Andrew.

12.6 The landscape significance of the parkland itself is important. The view from the front of the Hall from the publicly accessible Beeston Lane looking south across the parkland is to be retained via the mechanism of the country park but it should be recognised that views to and from the Hall and the other buildings along Beeston Lane are also important when considering any development which may affect them.

12.7 Policy BSA1 below seeks to ensure that the existing landscape and historic assets (both designated and undesignated) within the parish are given appropriate protection, and their preservation is given due weight in the determination of development proposals which may affect their distinctive landscape or heritage value. The policy seeks to ensure that heritage assets located within the parkland setting are appropriately recognised, conserved, and enhanced, particularly where they contribute collectively to the historic, cultural, and landscape character of the area.



Figure 55: Beeston St Andrew parkland.



POLICY BSA1: Parkland landscape and heritage assets

The existing rural character of the parish and the parkland landscape of Beeston Hall shall be retained, protected and enhanced.

New development should be landscape-led and sensitively integrated in the parkland setting. Views from the hall looking south, across the parkland should remain open and unimpeded by development which would adversely affect this view. The landscape character and important public views should be respected, particularly those towards parkland and woodland.

Field patterns should be recognised, incorporating established native hedgerows. Structural landscaping buffers should be used where the boundary of the development is directly adjacent to open countryside, agricultural land, woodland or green space. Soft site boundaries should be used in the form of hedges and/or trees.

Development in close proximity to the parkland must draw from existing examples of good design in the parish, making beneficial use of landscape features such as ponds, trees and hedges and design responsively to the topography to protect the rural feel by avoiding dominant buildings at higher elevation. Reference should be made to the relevant sections of the Beeston St Andrew Design Guidance and Codes.

Development proposals should consider the heritage significance of the existing traditional and agricultural buildings in the parish particularly where they form part of a coherent group that contributes to the character and legibility of the parkland. Proposals should respect the scale, form, materials, and setting of these assets ensuring that any collective group value is not diminished.



Figure 57: Small woodland area, Sprowston.

13. Implementation and monitoring

Implementation

- 13.1 This Joint Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2040. The implementation of the Neighbourhood Plan will require the co-ordinated input and co-operation of relevant statutory and non-statutory agencies, private sector organisations and the local community.
- 13.2 The policies in this document shape the way in which development happens within the parish. Where development is proposed, it may be required to deliver other uses on site in order for that development to be considered to be acceptable, e.g. new open space or biodiversity enhancements. Where this occurs, these will be delivered through planning obligations, often referred to as section 106 agreements, which are legal agreements negotiated between the District Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- comply with planning policy, for instance, by requiring affordable housing or public open space to be provided; and

- do not impose undue burdens on existing facilities, for instance, by requiring financial contributions to increase/improve local services such as schools, libraries or transport.

- 13.3 In order to see delivery realised, it will require the Qualifying Bodies (the Town Council and the Parish Meeting) and partner organisations to be proactive in getting the best results for the Neighbourhood Area.

Monitoring

- 13.4 There is no formal requirement or timetable for the review of neighbourhood plans. However, it is good practice to report on the use of the Neighbourhood Plan and monitor the use of its policies, through regular reporting to the Town Council. This information would be used to identify the need for any formal reviews – either partial or in full.
- 13.5 Any review process would need to be undertaken in consultation with the local community and the relevant Local Planning Authority and should be instigated by the Qualifying Bodies to ensure that the Neighbourhood Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Qualifying Bodies will monitor development in the parish along with local and national planning policy and the appropriate legislative context.
- 13.6 Paragraph 14, of the National Planning Policy Framework December 2024, emphasises the

importance of keeping Neighbourhood Plans up to date ,as the weight assigned to their policies may diminish after it has reached 5 years since it was 'made'. Furthermore an assessment of the need for review will be undertaken as new national guidance is published. It is anticipated the Joint Neighbourhood Plan will require review before it reaches the end of the Plan period and that it will be the role of the Qualifying Bodies to update the Neighbourhood Plan at the appropriate time.

Figure 58: Country lane
Béeston St Andrew



Appendix

Appendix A: Neighbourhood Plan Steering Group members

The Sprowston and Beeston St Andrew Joint Neighbourhood Plan Review Steering Group consisted of the following members:

- Bibin Baby, Sprowston Town Councillor and Broadland District Councillor (until September 2025)
- Martin Callam, Sprowston Town Councillor
- Bill Couzens, Chairman of Neighbourhood Plan Steering Group and Chairman of Sprowston Town Council.
- Brian Cunningham, Sprowston resident (involved from September 2025)
- James Dungar Sprowston Resident (involved from December 2025)
- John Leahy-Mallen, Sprowston Town Councillor
- Judy Leggett, Vice Chairman of Neighbourhood Plan Steering Group and Sprowston Town Councillor
- Jason Pye, Chairman of Beeston St Andrew Parish Meeting
- Rod Pye, Sprowston resident (involved from November 2025)
- Adrian Tipple, Sprowston Town Councillor and Broadland District Councillor

Supported by:

- Guy Ranaweera, Sprowston Town Clerk

Independent consultant team:

- Rachel Leggett, Rachel Leggett & Associates, Independent Consultant
- Andrea Long, Compasspoint Planning, Independent Consultant
- Emma Harrison, Independent Consultant

Photos taken and supplied by Steering Group members and independent consultants.

Appendix B: Sprowston Design Guidance and Codes

See attached document.

Appendix C: Beeston St Andrew Design Guidance and Codes

See attached document.

Appendix D: Justification for Local Green Spaces

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on Policy HC2 of the National Planning Policy Framework as follows.

The Local Green Space designation should only be used where the green space is:

- a. in close proximity to the community it serves.*
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- c. local in character and is not an extensive tract of land.*

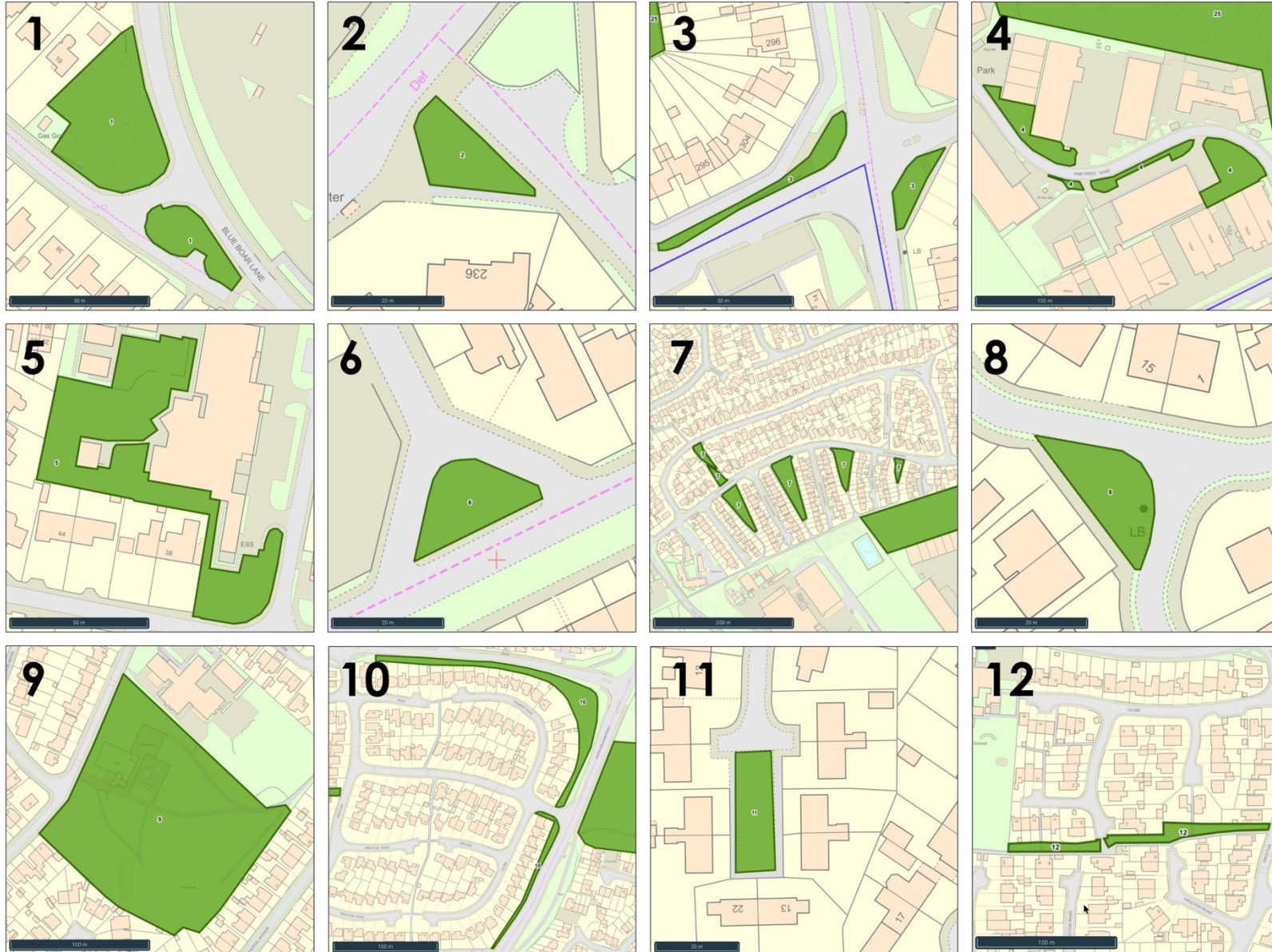


Figure 59:
Individual Local
Green Space
maps (source:
Parish Online, with
own annotations).
Blue line denotes
parish boundary.
Note: scales vary.



Figure 60:
Individual Local
Green Space
maps (source:
Parish Online, with
own annotations).
Blue line denotes
parish boundary.
Note: scales vary.



Figure 61:
Individual Local
Green Space
maps (source:
Parish Online,
with own
annotations).
Blue line denotes
parish boundary.
Note: scales
vary.

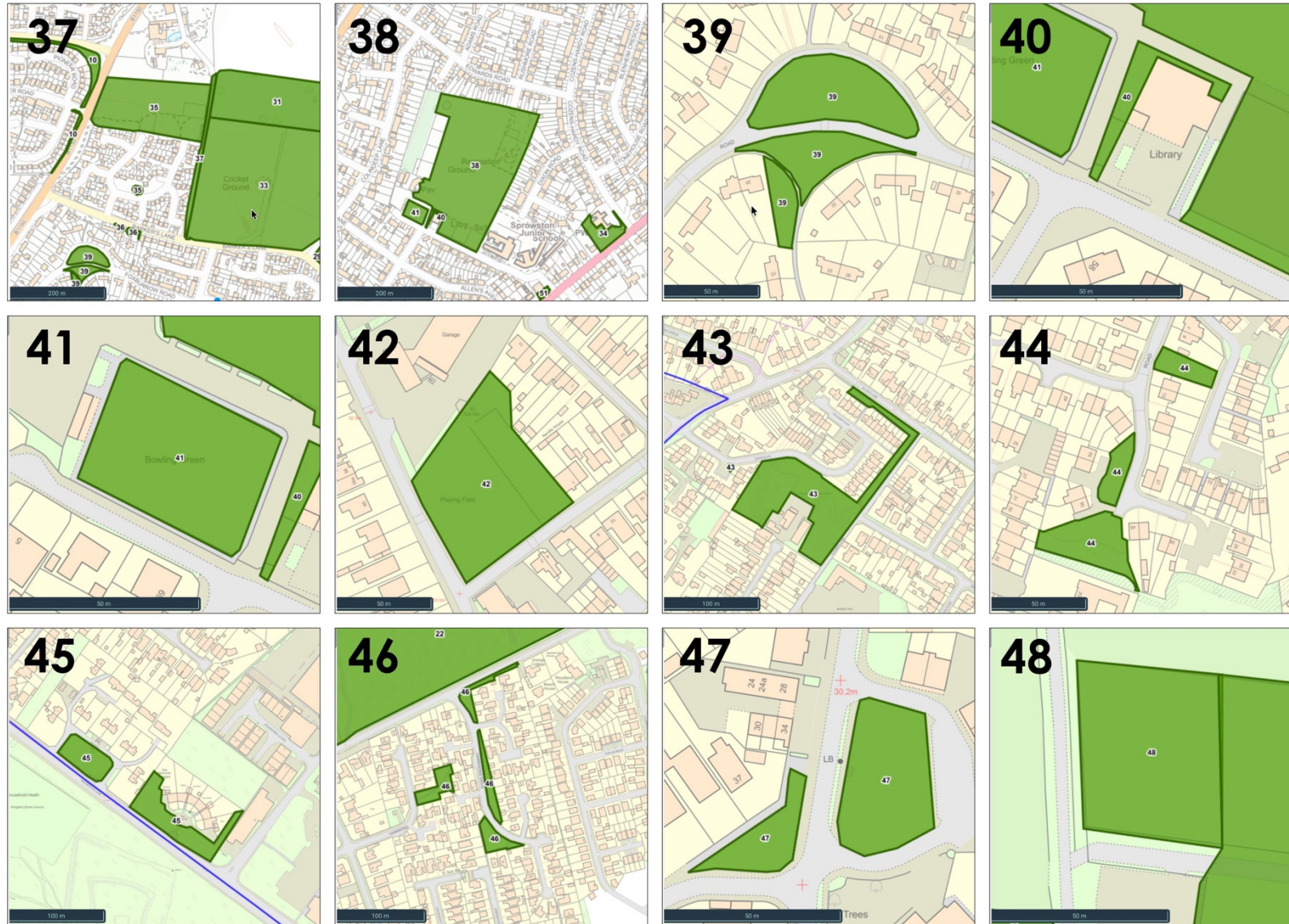


Figure 62:
Individual Local
Green Space
maps (source:
Parish Online,
with own
annotations).
Blue line denotes
parish boundary.
Note: scales vary.

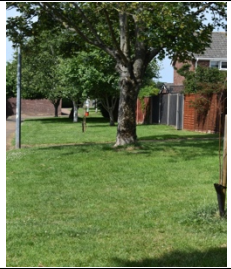


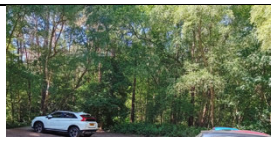
Figure 63: Individual Local Green Space maps (source: Parish Online, with own annotations). Blue line denotes parish boundary. Note: scales vary.

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
1	Green space at Junction of Blue Boar Lane near pedestrian crossing (opposite Tesco's)	Green amenity areas with some trees.	Yes. Residential development opposite.	Collection of small green spaces on Blue Boar Lane junction and contributes to the green visual character of the area.	Areas of 0.13 ha and 0.03 ha respectively.	
2	Green space on Wroxham Road opposite the Blue Boar Public House	Open green space fenced in near to Anglian Water pumping station.	Yes. Surrounded by development.	Area covers one of Sprowston Town signs. Provides a green amenity area amongst the wider development.	Area of 0.015 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
3	Green space at junction of Blue Boar Lane and Salhouse Road	As above.	Yes, surrounded by development.	A limited example in the area of open green space. Provides a green buffer between the busy road and the housing development.	Area of 0.024 ha.	
4	Green spaces at Pine Trees Road Industrial Estate	Extensive green open verges around high industrialized location with limited residential spaces.	Yes, residents in flats on industrial site.	A rare green open space on an industrial estate provides visual amenity.	Areas of 0.09 ha.	
5	Green spaces at junction of Aslake Close and Church Lane at Adult Training Centre	Open green amenity space with mature trees; area at the adult training centre is used for garden.	Within main built-up area and surrounded by development.	Again a rare example of an open green space within the built environment, acts to visually green the junction.	Areas of 0.05 ha.	
6	Green space at junction of Salhouse Road and Falcon Road East	Extensive green open albeit fenced in and not accessible to general public.	Yes, surrounded by development.	Green amenity area at the junction hosting mature and prominent tree.	Areas of 0.0203 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
7	Green spaces at Blithewood Gardens	Series of open green space with mature trees.	Yes, surrounded by residential development.	Series of informal amenity area interspersed between residential development. Green areas with tree planting provide informal amenity value.	Range between 0.03 ha and 0.179 ha.	
8	Green space at Varvel Avenue junction with Tiercel Avenue	Extensive green open albeit fenced in and not accessible to general public.	Yes , surrounded by residential development.	Well treed green amenity space within the residential development.	Areas of 0.025 ha.	
9	Sparhawk Park	Open green space with mature trees , playground and park areas at Sparkhawk Avenue.	Yes within the built-up area and surrounded by development.	Large green amenity space with a pay ground, areas of parkland and tree planting. Important recreation area and amenity space for the surrounding residents.	Approximately area of 1.65 ha which in the overall context of Sprowston is not a large tract of land. It has easily definable boundaries and does not extend into open countryside.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
10	Area between Archer Close and North Walsham Road	Informal green area.	Yes within the built-up area and development immediately adjacent.	Small green area which help to provide a greener character of the surrounding development.	Areas of 0.091 ha.	
11	Green area at Addey Close	Small green informal area at the end of the close.	Yes within the built-up area and surrounded by development.	Small green area which helps to provide a greener character of the surrounding development.	Areas of 0.0261 ha.	
12	Green corridor between Impala Close and Proctor Road	Two small green informal areas linking to form a corridor.	Yes within the built-up area and surrounded by development.	Small green areas which link through the development to form a green corridor.	Areas of 0.041 ha and 0.082 ha.	
13	Green areas outside Redmayne View Care Home	Informal open green areas.	Yes within the built-up area and surrounded by development.	Small green areas which provide a greening entrance to the development.	Areas of 0.061 and 0.083 ha respectively.	
14	Play area and amenity spaces at Windsor Park Gardens	Formal play space.	Yes within the built-up area and surrounded by development.	Children's play space located within the Windsor Park Development. Has recreational and amenity value.	Areas of 0.054 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
15	Hall Wood Road Play Area and Chopyns Dole	Formal play area provided as part of the new development.	Yes within the built-up area and surrounded by development.	Play area with recreational and informal amenity value to the surrounding community.	Areas of 0.52 ha.	
16	Green areas along Atlantic Avenue	Series of green areas at the edge of the new development.	Yes within the built-up area and surrounded by development.	Provides a physical and visual buffer between the new development and Atlantic Avenue.	Range from 0.5 to 0.8 ha.	
17	Green area at Bittern Avenue	Two green areas at the edge of the new development	Yes within the built-up area and surrounded by development	Informal green open areas provided as part of the new development. Has informal recreation and amenity value to local residents.	Areas of 0.19 and 0.16 ha respectively.	 
18	Green area between Hallwood Road and Conroy Close (Blue Boar Lane Park)	Green areas at the edge of the new development.	Yes within the built-up area and surrounded by development.	Informal green open area provided as part of the new development. Has informal recreation and amenity value to local residents.	Areas of 1.14 ha.	
19	Boar Plantation	Green areas at the edge of the new development.	Yes within the built-up area and surrounded by development.	Area of formal plantation, widely used by local people for informal recreation and has an amenity value.	Areas of 4.6 ha, which in the context of the overall area of Sprowston is not extensive. Has defined boundaries and does not	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
					extend into open countryside.	
20	Green area off Mallard Way	Green areas at the edge of the new development.	Yes within the built-up area and surrounded by development.	Area of amenity space provided as part of the new development. Has informal recreation and amenity value to local residents.	Areas of 0.0954 ha.	
21	Green area at Junction of Atlantic Avenue and Salhouse Road	Green area at the edge of the new development.	Yes within the built-up area and surrounded by development.	Area of amenity space provided as part of the new development. Has informal recreation and amenity value to local residents and marks the entrance to development.	Areas of 0.32 ha.	
22	Harrisons Wood and The Breck	Two areas of publicly accessible woodland.	Yes within the built-up area and with development adjacent.	Woodland and its tracks are popular with local residents who use it for informal recreation and amenity.	Areas of approximately 11 ha in total although not an extensive tract of land in the context of the overall size of Sprowston. Woodland has clearly defined edges and does not extend into open countryside. Located within	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
					the built-up area.	
23	Overstrand Way Play Area	Play Area within new development.	Yes within the built-up area and with development adjacent.	Green area and play space within new development. Used by surrounding residents for informal recreation and amenity.	Areas of 0.1821 ha.	
24	Sandpiper Open Spaces	Open space within new development.	Yes within the built-up area and with development adjacent.	Play space within new development. Used by surrounding residents for informal recreation and amenity.	Areas of 0.024 ha.	
25	Cottage Plantation and adjacent woodland	Areas of formal publicly accessible plantation.	Yes within the built-up area and with development adjacent.	Popular with local residents for informal recreation and amenity.	Areas of approximately 9 ha although not an extensive tract of land in the context of the overall size of Sprowston. Plantation has clearly defined edges and does not extend into open countryside. Located within the built-up area.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
26	Spaces at Sprowston Sports and Social Club	Collection of formal recreation spaces.	Yes within the built-up area and with development adjacent.	Spaces include recreation area, informal amenity areas, football pitch and play space for use by local residents. Has a community and recreational value.	Collection of smaller spaces of approximately 1.2ha, 1 ha, 0.2 ha and 0.19ha.	
27	Cemetery Extension	Extension to original Sprowston Cemetery.	On the edge of the built-up area with development adjacent.	Cemetery use. Has community value through its active use as a cemetery.	Areas of approximately 3 ha.	 
28	Allotments	Sprowston allotments.	On the edge of the built-up area with development adjacent.	Allotment use. Has community value through its active use for allotments.	Areas of approximately 2.2 ha, in the overall context of the wider Sprowston is not extensive. Allotments have clearly defined boundaries and do not extend into open countryside.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
29	Sprowston Green	Sprowston Green (an original green).	Located within the built-up area with development adjacent.	One of the older greens in the parish. Located in an older part of the parish at Church Lane. Green has an historic and community value through its visual appearance and amenity value.	Areas of 0.06 ha.	 
30	Green areas at Stonehouse Road	Green amenity areas.	Within the built-up area with development surrounding.	Two amenity grassed areas provided to serve the adjacent residential areas. Has informal recreation and amenity value to local residents.	Both approximately 0.19 ha.	
31	Millennium Wood	Woodland, publicly accessible.	On the edge of the built-up area, accessible to the public.	Woodland area, acquired to celebrate the millennium. Provides informal recreation and community value for the local community.	Areas of approximately 2.19 ha.	 
32	Green area along Dougherty Close	Grassed amenity area.	Located within the built-up area and surrounded by residential development.	Informal green area provided as part of the residential development. Space has informal and community value to the local residents.	Areas of 0.05 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
						
33	Sprowston Cricket Club and Barkers Lane Field	Grassed cricket pitch and adjacent amenity area.	Located within the built-up area and surrounded by residential development.	Formal sports area used for cricket. Has a recreational and community value by virtue of its active sports use.	Areas of approximately 6.7 ha which comprises the practice areas, wicket and outfield.	
34	Community gardens at Sprowston Methodist Church	Community garden.	Located within the built-up area and surrounded by residential development.	Green and garden area attached to the Methodist Church. Has a community and amenity value to the community.	Areas of 0.20 ha.	
35	Wilks Farm Drive Play and amenity areas	Play area.	Located within the built-up area and surrounded by residential development.	Play area provided to support the new development at Wilks Farm Drive. Space has a recreational and community value.	Areas of 0.02 hectares.	 
36	Green space at Barkers Lane Flats	Green amenity area in front of flats.	Located within the built-up area and surrounded by residential development.	Green amenity areas with substantial trees located between highway and the flat	Areas of approximately 0.025 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
				development. Provides informal amenity and visual amenity for local residents.		
37	Barkers Lane and Millennium Loke	Green corridor and footpath.	Located within the built-up area with residential development adjacent.	Green corridor and footpath which provides access to the Millennium Wood. Has a community and amenity value.	Areas of approximately 300m in length.	
38	BMX Track and Recreation Ground	BMX Track and community recreation ground.	Located within the built-up area with residential development adjacent.	Widely used recreation area including BMX track which provides recreation value to younger Sprowston Residents.	Areas of 0.33 ha.	 
39	Open area at Foxburrow Road	Amenity areas.	Located within the built-up area with residential development immediately adjacent.	Three informal recreation areas which provide a greening visual appearance to the character of the area . Value to community is amenity and visual appearance.	Areas range from 0.26 ha to 0.05 ha.	 

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
40	Sprowston Library Garden	Amenity area/garden.	Located within the built-up area with development immediately adjacent.	Informal amenity area associated with the library. Value is community and informal amenity.	Areas of approximately 0.03 ha.	
41	Sprowston Bowling Green	Bowling green.	Located within the built-up area with development immediately adjacent.	Formal bowling green in active use. Space has recreational and community value.	Areas of approximately 0.15 ha.	
42	Diamond Field	Amenity field associated with the Diamond Jubilee of Queen Elizabeth II.	Located within the built-up area with development surrounding.	Recreational space for community use, in association with the adjacent Diamond Centre. Space has a community, amenity and recreational value.	Areas of approximately 0.15 ha.	
43	Green spaces at Dovedales	Series of informal green spaces.	Located within the built-up area with development surrounding.	Informal green space serving the Dovedales development. Space has informal recreation, amenity and community value.	Areas of approximately 0.75 ha.	
44	Clover Road Open Areas	Informal green spaces.	Located within the built-up area with development surrounding.	Collection of informal green spaces serving the development. Spaces have informal recreation, amenity and community value.	Spaces range between 0.06 and 0.03 ha.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
						
45	Green spaces in front of Memorial Cottages	Amenity grassed areas.	Located within the built-up area with development surrounding.	Two small amenity areas provided as part of the setting of the Memorial Cottages. Has historic and visual value to the community. Well known and highly visible location.	Areas of approximately 0.13 ha and 0.23 ha respectively.	
46	Green spaces at Harrison's Drive	Green areas at Harrison's Drive.	Located within the built-up area with development surrounding.	The only green spaces on this development. The residents regard it as a home for wildlife, and this was demonstrated when the hedge was cut back by Broadland and needed about 3 years to recover. The larger area could be used for ball games or seating as a path goes off that area to connect to Greenwood Way.	Spaces range from 0.071, 0.099, 0.085 and 0.04 ha respectively.	 

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
47	Green spaces at Cannerby Lane	Green amenity areas within built development.	Located within the built-up area with development surrounding.	Area of green space located which contributes to the greening of the character of the area and provides informal amenity value to local residents.	Areas of 0.043 and 0.089 ha respectively.	
48	Church amenity land adjacent to the cemetery	Green informal amenity and recreation area adjacent to the cemetery.	Located on the edge of the built-up area next to the cemetery and close to the allotments.	Green amenity area used informally for recreation by those visiting cemetery and allotments.	Areas of 0.16 ha.	
49	Green areas in front of Marlborough Court	Informal green amenity areas at Marlborough Court.	Located within the built-up area with development surrounding.	Area of informal amenity space which provides a greening of the development and an informal amenity area.	Areas of approximately 0.057 ha.	
50	White House Farm Green areas	Series of green areas throughout the White House Farm development.	Located within the built-up area with development surrounding.	Areas of open space located within the development which contributes to the greening of the character of the area	Spaces range from 1.06 ha, 0.39 ha, 0.53 ha and 0.59 ha respectively.	

Local Green Space		Description	(a) close proximity	(b) demonstrably special	(c) local in character	Photograph
				and provides informal amenity and visual value to local residents.		
51	Green space at Sprowston Senior citizens club	Green area located on corner of Recreation Ground Road and Wroxham Road – used by Senior citizen's club.	Located in the built-up area and surrounded by development.	Provides an amenity area and visual value to local residents.	Approximately 0.0324 ha.	

Appendix E: Glossary

Definitions from the NPPF August 2026 ANNEX2 unless otherwise stated*.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b. **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- c. **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification (ALC). ALC is graded from 1 to 5 and based on yield, range and versatility of use, and need for input

Brownfield land: See Previously developed land.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community facilities: Meeting places, public houses, places of worship, cultural venues, youth centres, allotments,

cemeteries and burial grounds, and facilities for play, sport and informal recreation.

Conservation/conserve (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy: Local renewable and local low carbon energy sources.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical

development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Early years: the provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

It includes parks and gardens, green spaces, green corridors such as rivers and canals, sustainable drainage systems, features for species, street trees and community orchards.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of

State will publish the Housing Delivery Test results for each local authority in England annually.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in Annex D of the NPPF 2026.

Local Nature Partnership*: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Recovery Strategies: A system of spatial strategies for nature and environmental improvement required by law under s.104 of the Environment Act 2021.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district

council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or nonstrategic policies, or a combination of the two.

Local Wildlife Sites: A term used to describe non-statutory areas identified by local authorities in the development plan for their biodiversity value. There are a number of different terms in use locally to describe these sites, including Sites of Importance for Nature Conservation (SINCs) and Sites of Nature Conservation Importance (SNCIs) and County Wildlife Sites (CWS).

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means

additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Medium development: A sub-set of major development, comprising housing development where 10-49 homes (inclusive) will be provided, and the site has an area of up to 2.5 hectares. Policies in this Framework which relate to major development involving the provision of housing also apply to medium development, whereas policies which apply exclusively to medium development do not apply to larger scales of development

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife- rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Policies Map: A map prepared and maintained by a local planning authority, illustrating policies across all parts of the development plan.

Post-16: Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.

Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published

by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Reasonable walking distance: For the purpose of policies S5, L3, GB7 (relating to land around well-connected stations), this should be considered to be around 800 metres, or around 10 minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking from up to 800 metres away. For the purpose of policy HC5 (hot food takeaways) it should be considered to be around 400 metres, or around five minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking up to 400 metres. Where a reasonable walking distance is required to be calculated when applying policies S5(1)(h), L3(2)(c) and GB7(1)(h), and only part of the site falls within the reasonable walking distance, those sub-paragraphs of policies S5, L3 and GB7 only apply to the area of the site within that reasonable walking distance.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to which specific safeguarding provisions apply.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural,

artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Stepping stones*: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that considers and sets out transport issues relating to

a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Wheeling: The use of wheelchairs, mobility scooters and similar mobility aids as a means of travel.

Wildlife corridor*: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Appendix F: Policies map

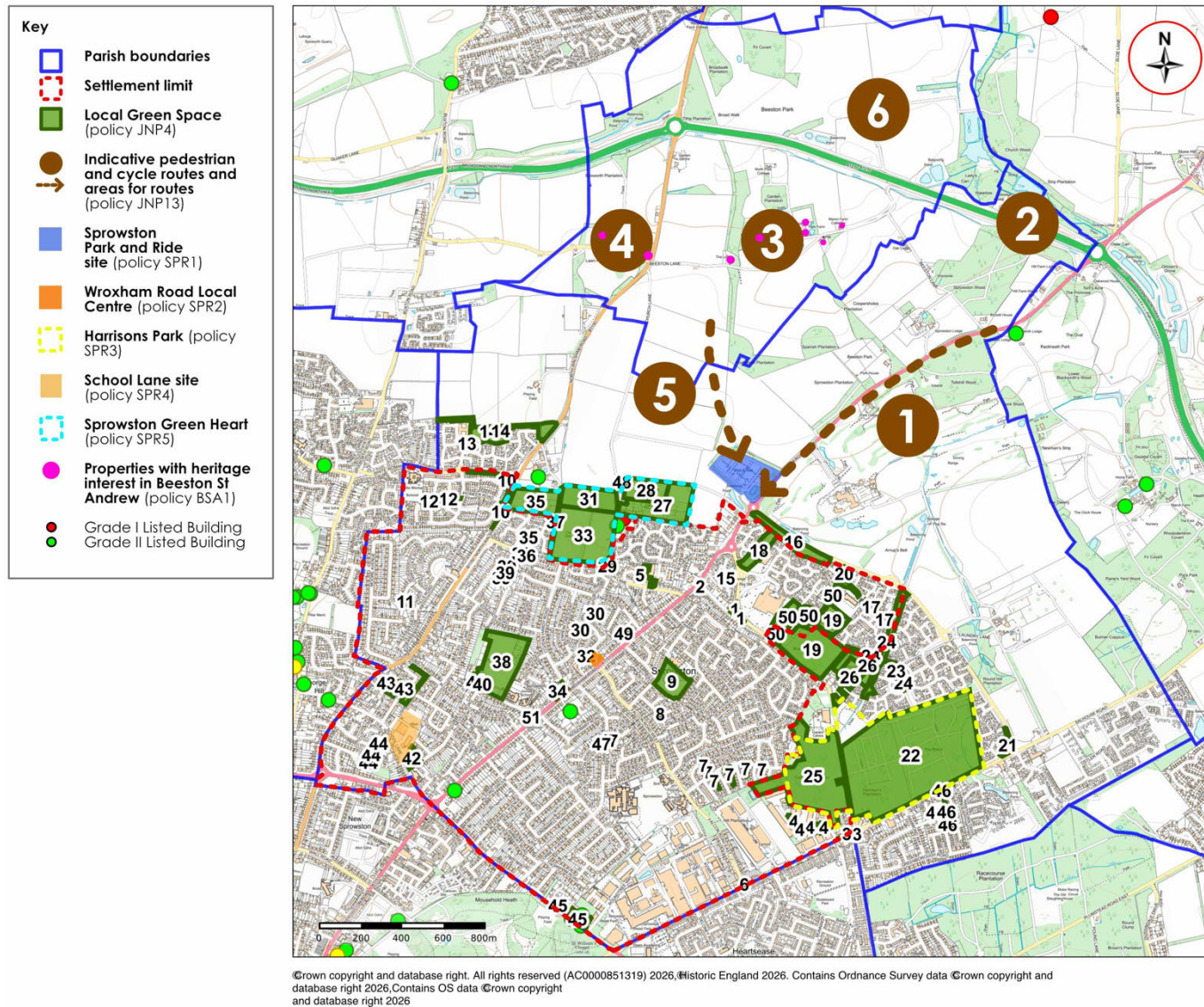


Figure 64: Policies map (source: Parish Online, with own annotations). Blue line denotes parish boundary.



Sproston with
Beeston St Andrew
Joint Neighbourhood Plan