

CHET

NEIGHBOURHOOD PLAN

2021-2038

A Neighbourhood Plan for Loddon and Chedgrave



Adopted Version
January 2025



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Introduction

The parishes of Loddon and Chedgrave

1. Together Loddon and Chedgrave have a special character. They still have the feel of an old market town, with a strong community at its heart, but benefit from the many services and facilities on offer to residents and visitors.
2. The centres of Loddon and Chedgrave are within easy walking distance, only a few hundred yards apart. Each parish has a nucleus of housing, shops, businesses, and other buildings. They are surrounded by gently undulating countryside, much of which is given over to agriculture. While the communities are separated by the River Chet, an attractive visual feature and important in leisure and tourism, and each has an independent parish council, the two work closely together in areas of mutual interest (e.g., in running the Jubilee Hall and Loddon & Chedgrave Playing Field and in the production of this Chet Neighbourhood Plan).
3. The Census 2021 states the total population is 4,300 for Loddon (3,200) and Chedgrave (1,100)¹. This is an increase from the estimated population in 2019, which was 3,005 for Loddon and 1,029 for Chedgrave. In the Census 2021, both parishes had similar proportions of under-19s (18.3% and 20.6%, respectively), but the proportion of over 70s was greater in Chedgrave (32.8%) than Loddon (17.9%). This could be related to the housing profile as there is a much higher proportion of bungalows in Chedgrave than in Loddon. Working-aged adults are employed locally, within the two parishes, or commute to places of work in adjacent settlements, including Norwich.
4. The combined population of the two parishes, together with that of surrounding villages, is sufficient to sustain an important range of services (three schools – Loddon Infant and Nursery School; Loddon Junior School; and Hobart High School, Loddon; nurseries; a medical practice and an associated dental practice; two pharmacies; two undertakers; and a Norfolk County Council library). The population also supports two Anglican church congregations, one of which links with the Methodists to form one of the oldest Local Ecumenical Partnerships in the country; several pubs, cafés and other food outlets; a wide variety of shops and other high street businesses; and light industry and commerce. Road connections to Norwich and Lowestoft via the A146 are good, and there is a regular bus service from 7am and 6pm between these major centres².
5. Loddon and Chedgrave are also the base for a large variety of leisure pursuits, including clubs and societies, many of which promote sports and other activities that support health and wellbeing.
6. As is implied in paragraph 5 above, Loddon and Chedgrave are important to surrounding communities, such as Hales, Langley with Hardley, Sisland, and Mundham, in the provision of a wide variety of services and leisure activities. Those named nearby parishes had a combined estimated population of 1,298 in mid-2019. If other local

¹ Population for Loddon and Chedgrave. Source: [Build a custom area profile - Census 2021, ONS](#)

² [Coastlink - X1|X11 & X2|X21|X22 - Norwich to Great Yarmouth & Lowestoft | First Bus](#)

parishes (Carleton St Peter, Heckingham, Norton Subcourse, Raveningham, Seething, and Stockton) are included, the total estimated surrounding population in mid-2019 was 2,875.

The Chet Neighbourhood Plan

7. The Chet Neighbourhood Plan addresses what Loddon and Chedgrave's combined community values in its environment and why. It recognises the need for development and says what will suit us in the next twenty years and what will not. It sets out a vision for future development within the context of our landscape and townscape which grows seamlessly from what we have inherited.
8. We have resolved to improve the quality of both Loddon and Chedgrave as places in which to live, work, access services and undertake leisure activities.
9. The Chet Neighbourhood Plan takes its name from our shared river, partly because other organisations (e.g., the local Anglican Church benefice – the Chet Valley Benefice) have set such a precedent but also to hint at the importance of the natural environment in our deliberations and policymaking. The Plan pays particular attention to the environment and sustainability. Working towards a net zero carbon emissions future and protecting biodiversity are overarching requirements of the Plan and all its component parts.
10. To achieve our vision, the Chet Neighbourhood Plan has seven key objectives at its heart:
 - Working towards net zero carbon emissions.
 - Ensuring homes meet local need, are of good quality, well-maintained and attractive.
 - Protecting our green spaces and providing more places where wildlife can flourish.
 - Promoting employment opportunities, local shops, and businesses.
 - Enhancing leisure and sports facilities.
 - Ensuring there is adequate infrastructure to meet community needs.
 - Protecting Loddon's and Chedgrave's built and cultural heritage, including their streetscapes and landscapes
11. This document provides a series of policies concerning the development of our parishes over the medium term. They are important standards against which both planning proposals and our resolve to protect and enhance our built and rural environment will be judged.

Neighbourhood Planning

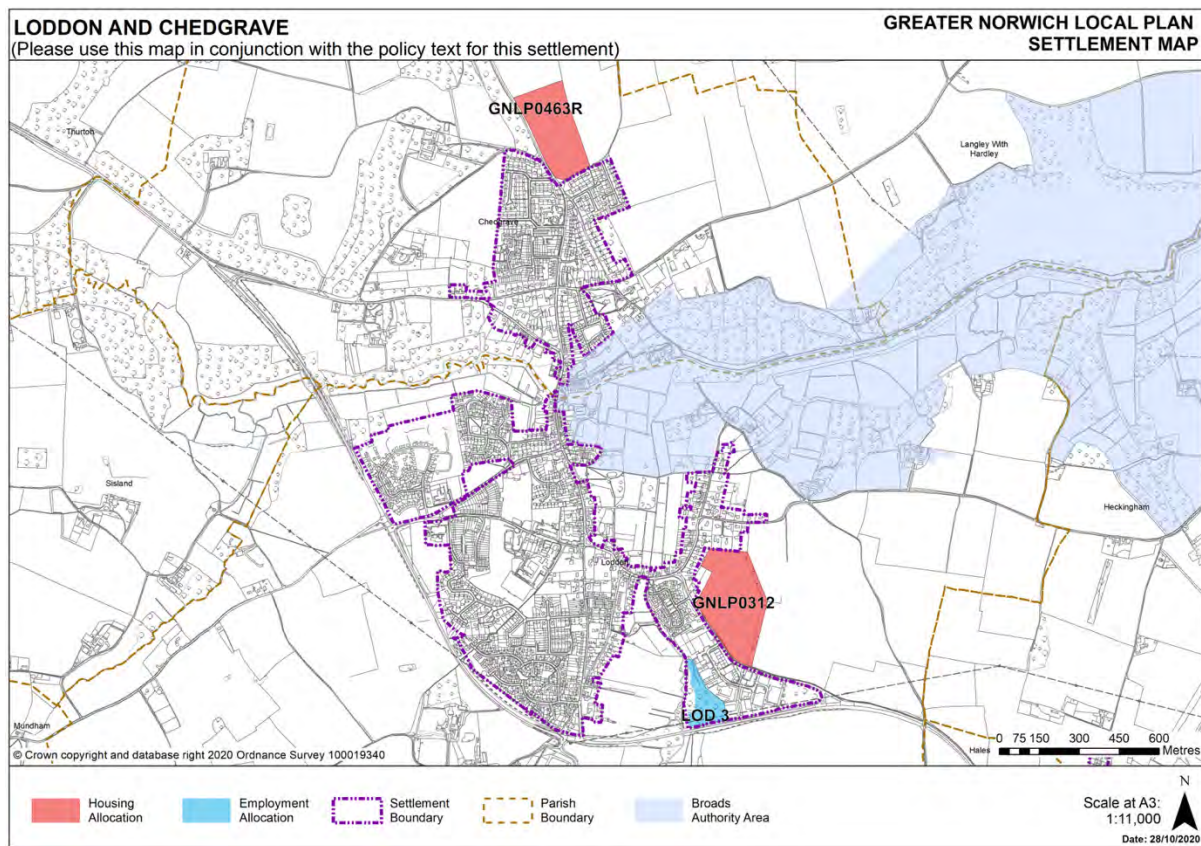
Overview of Neighbourhood Planning

12. Neighbourhood planning was introduced by the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool

that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.

13. The parishes of Loddon and Chedgrave fall on the boundary between South Norfolk Council and the Broads Authority and so their shared Chet Neighbourhood Plan sits within the context of the Broads Local Plan and South Norfolk Local Plan. The Broads Authority has the adopted 2019 Local Plan and is now reviewing it. The current South Norfolk Local Plan is made up of a number of documents with a timeframe up to 2038. This includes the Greater Norwich Local Plan (GNLP) for Broadland, Norwich, and South Norfolk (2024), Site Specific Allocations and Policies Document (2015) and Development Management Policies Document (2015). The GNLP was formally adopted by South Norfolk Council in March 2024. South Norfolk Council is also working on an emerging local plan, the South Norfolk Village Clusters Housing Allocations Plan.
14. The Chet Neighbourhood Plan is a document that sets out planning policies for the parishes of Loddon and Chedgrave and these will be used, alongside the Local Plans, to decide whether planning applications are approved or not. It is a community document, the development of which has been overseen by local people who know and love the area.
15. The Neighbourhood Plan must support the delivery of the ‘strategic policies’ contained in the South Norfolk and Broads Local Plans. Such strategic policies include the amount of new development and the distribution of that development across the district and the general protection of the environment. The Chet Neighbourhood Plan cannot promote less development than is proposed in the local plans.
16. Within the GNLP, Loddon and Chedgrave together are identified as a Key Service Centre under Policy 7.3 Key Service Centres within the GNLP area will provide for a minimum of 3,812 additional homes. Land is allocated to deliver 439 new homes in Loddon/Chedgrave, with this to be delivered between 2018 and 2038. A proportion of this has already been delivered as part of the George Lane development. The policy also sets out that additional sites may be provided in Key Service Centres by development in settlement boundaries, or as affordable rural exception sites.
17. The GNLP sets out that Loddon/Chedgrave will continue to be developed to enhance its function as a place to live alongside providing employment and services for the settlement and hinterland. **Figure 1** shows the current settlement boundary and housing allocations in the emerging local plan. The Broads Local Plan (2019) also includes two allocations for residential moorings at Loddon Marina (Policy LOD1) and Greenway Marine (Policy CHE1). Overall, these could result in a maximum of fifteen residential moorings.

Figure 1: Settlement Boundary and Allocations Map in the GNLP (Source: Greater Norwich Local Plan, 2020³)



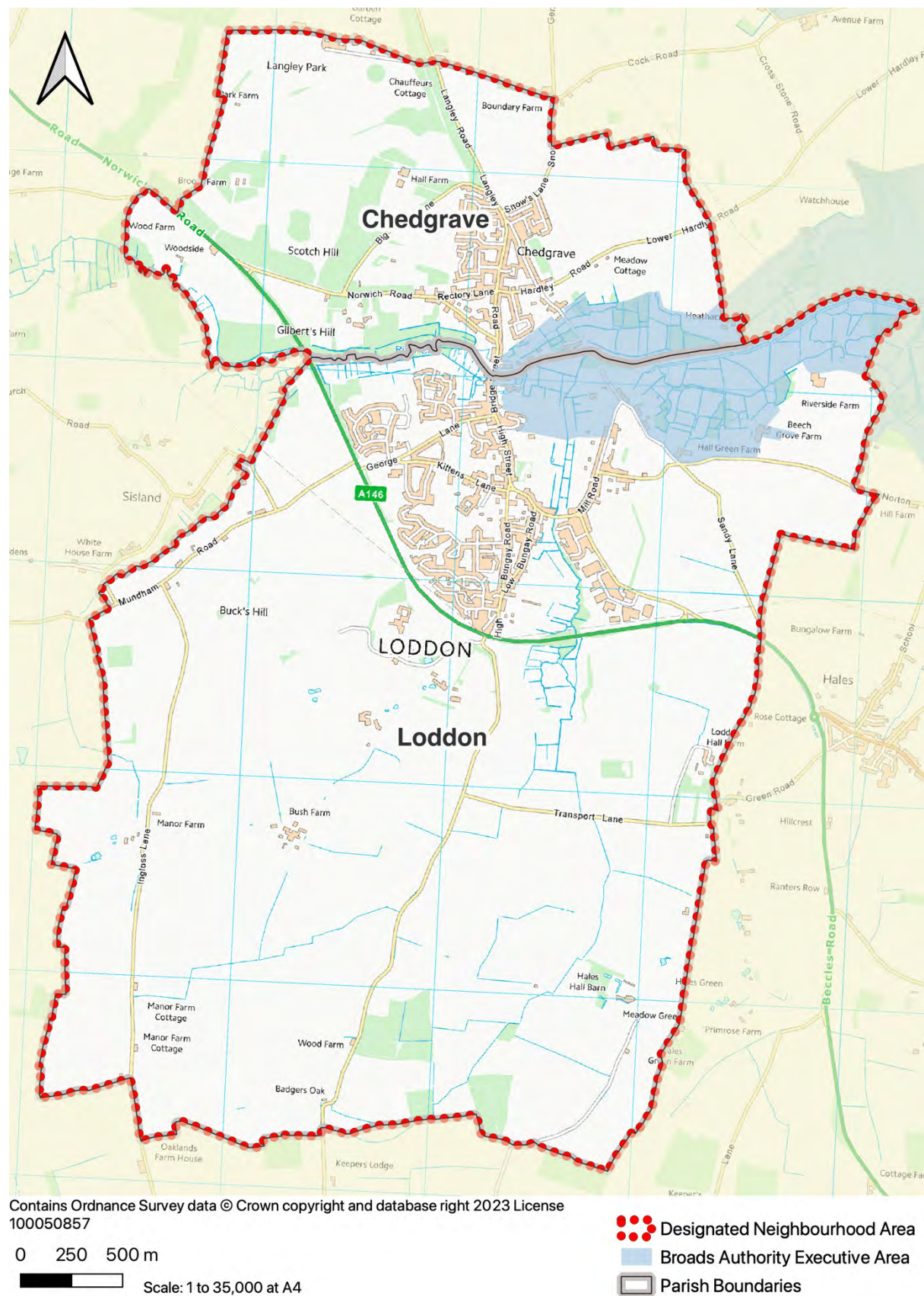
18. The Chet Neighbourhood Plan can include ‘non-strategic policies’, such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Chet Neighbourhood Plan will contribute to the achievement of sustainable development.
19. Once a neighbourhood plan has been ‘made’, following consultation with residents, examination, and a local referendum, it becomes part of the statutory development plan for Loddon/Chedgrave and will be used by South Norfolk Council and the Broads Authority in deciding on all planning applications in the Parish.

Process of developing this Neighbourhood Plan

20. The area shown in **Figure 2** was designated as the Chet Neighbourhood Plan area by South Norfolk Council and the Broads Authority in January 2022. Working on behalf of the community, the Neighbourhood Plan Steering Group has prepared this draft plan that will shape and influence future development and change across the two parishes.

³ [Loddon and Chedgrave | GNLP](#)

Figure 2: Designated Neighbourhood Area (Source: Natural England, 2022)



21. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of local green spaces, key views and heritage assets all supported by consultation activities with the community.
22. Any new development should serve both current and future residents. The policies contained within this plan will enable us to influence the design and type of any new homes being delivered in the two parishes, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.

Figure 3: Neighbourhood Plan Process for Loddon/Chedgrave



Engagement with Residents

23. Engagement with residents has continued throughout the plan's development. This has taken the form of regular updates in Chet Contact (a monthly magazine distributed to every household in both parishes and to those in certain neighbouring villages), focus group meetings and updates to both parish council meetings. In addition, a number of more formal consultation activities have taken place. They include a household survey open February to April 2022 and an open public event in July 2022.
24. The main issues and concerns raised whilst developing the plan included:
- The position of Loddon and Chedgrave on the river Chet is particularly valued, alongside access to green spaces and the countryside.

- There is concern about the level of future development and the speed at which this is being delivered, and whether local infrastructure and services can keep pace with it. Many people recognise that whilst new homes are being built little is being done to expand existing services so they can cope with future demand.
- There is strong support for new development to be more environmentally sustainable, both in terms of building practices and making use of technology like solar panels/heat pumps etc. but also in terms of incorporating green infrastructure such as trees/green space.
- There is seen to be a lack of smaller affordable housing for younger people.
- Design of new homes is important, particularly ensuring they are in keeping with the historic character of Loddon/Chedgrave, and that they are sustainable.
- There is strong support for protecting the natural environment, trees, hedgerow and green spaces and also for establishing green corridors.
- Walking and cycling facilities are important locally, with many frustrated about the ongoing closure of Wherryman's Way, and several suggestions for new/improved cycle links.
- It's important to encourage more small and medium sized businesses, with an emphasis on provision of local employment opportunities.
- Visitors/tourists are considered important to the area, though there are mixed views on the provision of more holiday accommodation locally.
- Community activities and facilities appear well used, though there is a perceived need for more activities for younger people and support for a leisure centre/swimming pool.

Vision and Objectives

Vision

The Chet Neighbourhood Plan takes account of the long history, architectural legacy, and the beauty of Loddon and Chedgrave, which are situated either side of the River Chet in the rolling South Norfolk countryside. The Plan's vision is to maintain what is good and further to improve the quality of Loddon and Chedgrave as places in which to live, work, access services and undertake leisure activities.

Objectives

The Chet Neighbourhood Plan focuses on how our communities will develop in the future, with the following seven objectives at its heart:

- Working towards net zero carbon emissions.
- Ensuring homes meet local need, are of good quality, well-maintained and attractive.
- Protecting our green spaces and providing more places where wildlife can flourish.
- Promoting employment opportunities, local shops, and businesses.
- Enhancing leisure and sports facilities.
- Ensuring there is adequate infrastructure to meet community needs.
- Protecting Loddon's and Chedgrave's built and cultural heritage, including their streetscapes and landscapes.

25. The plan is structured around these seven objectives.



Photo: View across the fields from the Holy Trinity Church towards Pyes Mill Road

Policy Context

26. There is already in place a policy framework to which planning applicants must have regard when building in Loddon/Chedgrave. They are the national and local plan policies within the South Norfolk District and Broads Authority area. As previously noted, the Broads Authority has the adopted 2019 Local Plan. The current South Norfolk Local Plan is made up of a number of documents with a timeframe up to 2038 including the Greater Norwich Local Plan for Broadland, Norwich, and South Norfolk, Site Specific Allocations and Policies Document and Development Management Policies Document. South Norfolk Council is also working on the South Norfolk Village Clusters Housing Allocations Plan.
27. One of the basic conditions this Plan must address is contributing to the achievement of sustainable development. Paragraph 8 of the NPPF (December 2023) summarises the three interdependent objectives for sustainable development which are economic, social and environmental. The Loddon & Chedgrave (Chet) Neighbourhood Plan has considered the need for sustainable development within the parishes by addressing these three overarching objectives and including policies which will add further detail to the policies in the adopted Greater Norwich Local Plan and The Broads Local Plan. The policies in this Plan reflect the presumption in favour of sustainable development to ensure that, in addition to economic and growth considerations within the Plan area, environmental and social considerations are fully considered.
28. The adopted local plans contain the strategic policies for the area, and the policies in this Neighbourhood Plan will be in general conformity with them. As well as being in general conformity with the Local Plan, the Chet Neighbourhood Plan must also have due regard to the national planning policy, which is set out in the National Planning Policy Framework (NPPF).
29. There is no need to repeat the planning policy framework already in place within the Chet Neighbourhood Plan. Instead, the plan contains non-strategic policies to support and add further local detail to the policies already adopted. The policies in this plan specifically relate to the designated neighbourhood area of Loddon and Chedgrave parishes. As an example, national and local plan policy covers the protection and enhancement of the natural environment and habitat, but the neighbourhood plan adds further local detail by identifying and designating local green spaces within the neighbourhood area. The explanations that go alongside the different policy areas in this plan try to set out what is already covered by the wider policy framework.
30. Where there are policy details missing that are important for Loddon/Chedgrave or where it was felt that a slightly different policy approach is needed, then new policies have been developed for the Chet Neighbourhood Plan.
31. The policies are intended to meet the vision and objectives set out in Section 3, above. They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals should have regard

to all the planning policies in the Chet Neighbourhood Plan, and also, of course, to those in the Local Plans and to national policy.

Working towards net zero carbon emissions

32. Working towards net zero emissions was identified as a top priority for residents when considering how Loddon/Chedgrave would develop in the future, and a key area where the Chet Neighbourhood Plan should have influence.
33. This aligns with national priorities. The UK government has committed to reach net zero emissions by 2050 and, alongside this, building 300,000 new homes a year by the mid-2020s. Given that existing homes are already responsible for 16% of the UK's greenhouse gas emissions, the residential sector has a critical role to play to reduce emissions and help achieve net zero ambitions.
34. Additionally, there is already legislation and policy to bring about carbon reduction and adaptation to climate change. The Future Homes Standard set minimum environmental standards for all new housing, including a commitment to removing traditional fossil fuel heating systems from 2025. Homes built from 2025 will have to meet further improved standards based on results of a consultation process that is underway. Once the legislation is passed, from 2025, all new homes will have to be built according to the standards. Currently, an interim step is proposed to cut carbon emissions in new homes by a third; therefore, homes will need to comply with the following expected update to legislation:
- Improved Building Regulations for new homes (changes to Part L and Part F of the Building Regulations for new dwellings);
 - Promoting use of new technologies such as air source heat pumps and latest generation solar panels;
 - Continued development of building fabric, such as wall insulation and heating;
 - Potential changes to the energy efficiency standards for non-domestic buildings;
 - Likely further improved Building Regulations for new homes;
 - Potential further changes to ventilation and efficiency requirements (e.g., significant improvements to insulation and airtightness);
 - Potential mandatory space for hot water storage, elimination of new combi-boilers and heating systems to run at lower temperatures, enabling heat pumps to work effectively; and
 - Potentially changing the role of the council to get the best energy standards from developers.
35. Over 300, local councils across the UK have declared a Climate Emergency. The Broads Authority have declared a climate emergency⁴, though South Norfolk Council has not. South Norfolk Council has an Environmental Strategy⁵ which sets key targets including reducing per capita emissions against 2017 levels, implementing carbon offset measures including solar generation and tree planting, and engaging with local residents and businesses to support energy generation.

⁴ [Climate change \(broads-authority.gov.uk\)](https://climatechange.broads-authority.gov.uk/)

⁵ <https://www.southnorfolkandbroadland.gov.uk/downloads/file/2851/south-norfolk-council-environmental-strategy-document>

36. This plan aims to support the transition to net zero emissions in Loddon and Chedgrave.

Low Carbon Technologies

37. The housing stock across the neighbourhood area is generally old, and as a result fairly energy inefficient. This means that to achieve a low carbon community there is a need to ensure that new homes are very energy efficient, redressing the balance. Per household carbon emissions are higher in Loddon (17.6t CO₂) and Chedgrave (17.2t CO₂) than the England (13.1t CO₂) average, mainly due to the level of consumption of goods and services, and housing. In Loddon, road transport is the greatest emitter (32%), followed by housing (26%), whilst in Chedgrave it is housing (33%), followed by road transport (30%). We recognise the increasing importance nationally of moving towards net-zero and believe it is essential to future-proof the Chet Neighbourhood Plan in relation to this. To achieve the objective of working towards net zero carbon emissions across the Chet Neighbourhood Plan area, any new buildings should be designed to be net-zero compliant from day one. Without this commitment to incorporate behavioural change and aspire for more sustainable buildings, new development will be adding to the size of the problem, rather than helping to solve it.
38. There is strong support for new development to incorporate low carbon design and follow a design guide. Over 90% of respondents agreed or strongly agreed that new housing should be environmentally sustainable in response to the survey. There is, however, some concern that integrating sustainable features will make homes more expensive to buy, which will be unaffordable to local people.
39. In relation to environmental considerations for new development, there were many suggestions about integrating energy/water saving technology into the design of new homes, such as solar panels, but also about better integrating green infrastructure, gardens, ponds, trees etc, with this having an impact on our ability to adapt to climate change. It is critical that we design out energy use in new development, rather than new homes adding to energy consumption. Examples of technologies to achieve this can be seen in **Figure 4**. Green infrastructure is covered in more detail in **Section 7**.
40. Considering ways individuals could meet their energy need include installing as standard rooftop solar PV with battery storage, which has the potential to generate 100% of the electricity requirement for new housing developments on-site. Buying and installing solar PV, batteries and heat pumps in bulk will also dramatically reduce the cost compared to individual households opting to install them later. Over the last five years, only a small number of housing schemes in Loddon/Chedgrave have been delivered that incorporate low carbon technology in the form of solar panels. This includes 6 new dwellings at the junction of Hardley Road and Pits Lane and new houses on Norwich Road in Chedgrave⁶. Current practice by developers, therefore, even in large-scale housing developments, where economies of scale are possible, is not sufficient to achieve the shift to zero carbon. Much more needs to be done.

⁶ Example: [Ceatta Woods - Norwich Road - Chedgrave NR14 - Ingram Homes \(ingram-homes.co.uk\)](https://www.ingram-homes.co.uk/)

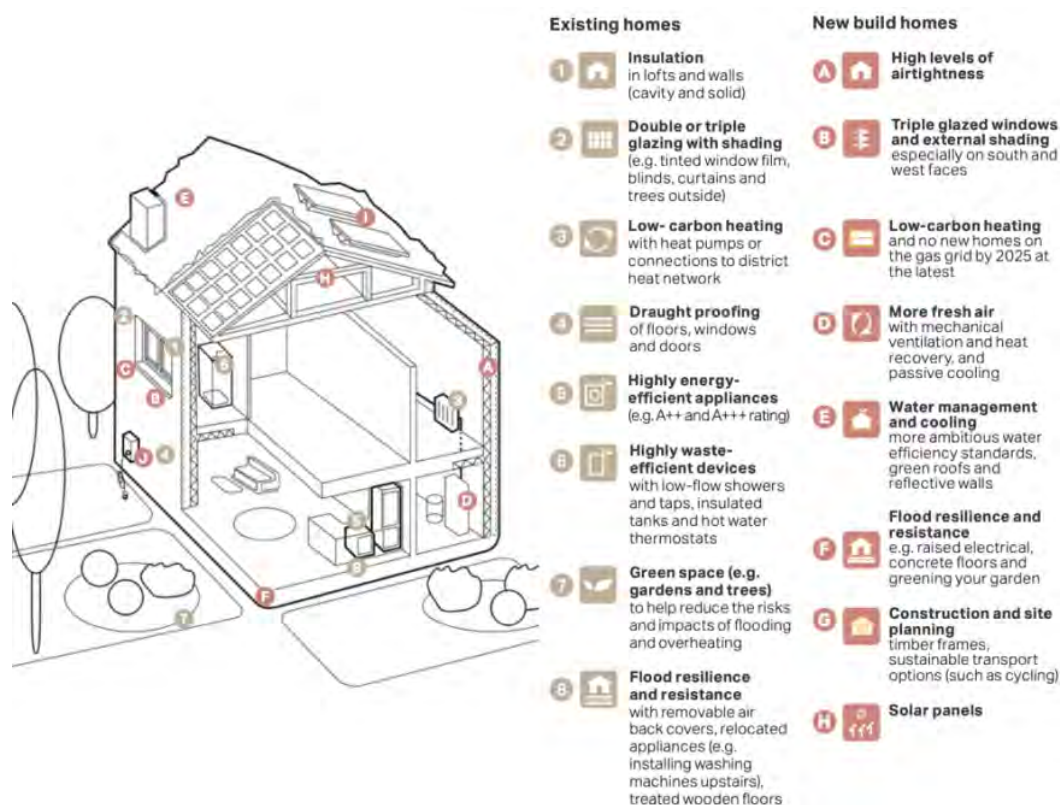
41. Building energy efficient homes with renewable generation and minimal running costs is no longer a niche or costly exercise. A UK Green Building Council study reveals there are significant carbon reductions that can be achieved across residential developments at little cost⁷.

Photo of Development with Solar Panels in Church View, Chedgrave



Figure 4: Examples of Energy Efficient Technologies (Source: AECOM Design Codes and Guide Document, 2022)

⁷ [UK Green Building Council](#), Building the Case for Net Zero: A case study for low-rise residential developments, February 2022.



42. **Figure 4** is taken from the Loddon and Chedgrave Design Codes and illustrates the energy efficient technologies that could be incorporated into buildings. It is useful as it includes a broader spectrum of measures than just solar or ground source heat pumps.
43. The NPPF sets out that the planning system should support the transition to a low carbon future in a changing climate. This includes shaping places to contribute to a radical reduction in greenhouse gas emissions, encouraging reuse of existing resources, and supporting renewable and low carbon technology.
44. The journey to low carbon technology is also supported in the local plans:
- Policy DM9 of the Broads Local Plan sets out a climate smart checklist, whereby, development proposals that result in new build, replacement, change of use or an increase in floor space must demonstrate how climate change has been considered. The checklist should be submitted with the application.
 - The need for electric vehicle charging points in new developments is required as part of building regulations as of 2022.
 - The GNLP Policy 2 has regard to the provision of electric vehicles as well as promoting safe and suitable access through sustainable travel (active travel, public transport).
 - Policy DM14 in the Broads Local Plan requires major developments (10+ homes) to meet or reduce 10% of their energy requirements – and be subject to an energy statement.
 - Policy DM15 is supportive of renewable energy schemes, subject to not impacting on the distinctive landscape.
 - The South Norfolk Local Plan (DM1.4) encourages onsite communal-scale energy generation measures.
45. It is not currently possible to set energy efficiency requirements/targets that exceed the standards of building regulations in neighbourhood plans, as it is in local plans. For

this reason, in **Policy 1**, the Chet Neighbourhood Plan focuses on encouraging high standards of design and construction to achieve energy efficiency, ensuring developers consider and justify the decisions they make in relation to sustainable design and construction options. The policy encourages proposals for new buildings follow the energy hierarchy, as set out in the National Design Guide⁸. This includes:

- Reducing the need for energy through passive measures including form, orientation and fabric.
- Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights.
- Maximising renewable energy especially through decentralized sources, including on-site generation and community-led initiatives.

46. These measures ensure that contributions of natural resources such as sun, ground, wind, and vegetation are maximized. They also make use of potential for renewable energy infrastructure, including photovoltaic arrays, heat pumps and district heating systems, to reduce demand for non-sustainable energy sources.

47. To meet the first paragraph of **Policy 1** applicants are encouraged to submit a statement demonstrating how they have maximised environmental sustainability and considered each of the five bullet points. The statement should be proportionate to the application, setting out how:

- Proposals have been designed with the right orientation and layout to take advantage of solar gain and passive cooling, which improves the energy performance of buildings.
- Proposals have incorporated or set out why it has not been possible to incorporate renewable energy technologies such as solar PV and ground source heat pumps.
- Proposals have made best use of local materials rather than those which need to be shipped or transported in from elsewhere, and how existing materials already on site, such as bricks, hardcore, tiles and slates, will be reused.
- Water efficiency through a fittings-based approach has been considered, including consideration of meeting the higher standard of 110l of water per person per day. Norfolk is identified as seriously water stressed, and Anglian Water encourages planning proposals to include measures that improve water efficiency through water efficient fixtures and fittings such as rainwater/storm water harvesting and reuse, and greywater recycling. This is also something the Chet Design Guidelines and Codes document Code 4.4.2 encourages, with examples given in Figure 93 of the design document. The Greater Norwich Local Plan (GNLP) requires new development to meet the optional higher standard of 110 litres per person per day.
- Innovative measures have been considered. Schemes such as district heating and modular homes, which could help to achieve low carbon solutions that are more affordable for smaller/lower cost homes, are encouraged. Good developments minimise the cost of running buildings and are easy and affordable for occupants to

8

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

use and manage. This approach aims to address concerns raised by residents in relation to new technologies coming at a premium and therefore unaffordable for many. There could also be potential to explore community ownership of energy generation, either in relation to renewables on community assets, or through partnership opportunities with developers.

48. To demonstrate a commitment to achieving net zero carbon design standards, **Policy 1** allows for self-build proposals of less than 10 units that are within or adjacent the settlement boundary. This is subject to homes being net zero carbon and meeting or contributing towards meeting a local need, which should be demonstrated as part of the application. This only applies to proposals located within the South Norfolk planning authority area and not the Broads Authority.
49. **Policy 1** supports measures to incorporate energy efficiency measures into existing buildings, including those of historic value or within the Conservation Areas. This is in recognition that most of the housing stock in Loddon and Chedgrave will predate the requirements around low carbon technologies required for new homes. The legislation that exists to avoid harmful interventions to buildings which are listed or in conservation areas should guide, rather than hinder, efficiency improvements. This reflects the findings of Historic England's review into carbon reduction scenarios in the built historic environment⁹.
50. In addition, proposals that relate to alterations to existing buildings, such as extensions, should show that they have considered energy reduction as part of the proposal. This could be set out in a Design and Access or Planning Statement.

Policy 1: Sustainable Design and Building Practices

New Buildings

All new housing development should maximise its environmental sustainability by following the energy hierarchy in line with the National Design Guide and:

- **Making the most of solar gain and passive cooling through the orientation, layout, and design of the development.**
- **Incorporating the production and consumption of renewable energy.**
- **Promoting efficient use of natural resources, the re-use and recycling of existing resources (such as existing bricks, tiles, slates), and making use of locally sourced materials.**
- **Considering water efficiency, with proposals meeting the standard of 110 litres per person per day, where relevant.**

⁹ Carbon reduction scenarios in the built historic environment: Final Report. Organ, Wood, Drewniak and Lamond. Prepared for Historic England, September 2020.

<https://historicengland.org.uk/content/docs/research/carbon-reduction-scenarios-built-historic-environment/>

- Incorporating shared heating systems, such as District Heating, where possible.

Within the South Norfolk Planning Area, proposals for non-major (less than 10 units) self-build proposals adjacent to the settlement boundary will be supported in principle where they are net zero carbon homes and meet or contribute to the meeting of an identified and demonstrable local need. Within The Broads Authority Planning Area, self-build proposals will be assessed in the context of the relevant policies in the adopted Local Plan for The Broads.

Community-led initiatives for renewable and low carbon energy will be supported where they meet local needs and provide a positive local benefit.

Retrofitting Existing Buildings

Proposals that improve the energy efficiency of heritage properties or assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, provided it safeguards historic characteristics.

Alterations to existing buildings which require planning permission should be designed with energy reduction in mind.

All proposals should include a Design and Access Statement (DAS) or Planning Statement which demonstrates how the proposals are addressing and securing energy reduction and energy efficiency.

51. In general, new development should cater for electric vehicles (EVs) with on-road and off-road parking spaces. The Church Plain car park already provides charging stations in a public location. Infrastructure required for EVs will be increasingly required within residential areas and new developments. Buildings Regulations will provide the technical standards for EV charging points. **Policy 2** sets other requirements in relation to design/location of such infrastructure.

Photos: Electric Vehicle Charging Points at Church Plain in Loddon



Policy 2: Electric Vehicle Charging Points

Mounted charging points and associated services should be carefully integrated into the design of new developments so that they are unobtrusive. Cluttered elevations, especially main facades, and front elevations should be avoided.

EV charging points should be located to maintain a street scene that does not negatively impact on pedestrians or road users. Where charging points are located on the footway or other public right of way, a clear footway width of 1.5m is required next to the charging point, for a wheelchair and a pedestrian to pass side-by-side.

The most up to date Norfolk County Council Parking Guidelines for EV charging standards should be adhered to in any proposal.

Managing flood risk in a changing climate

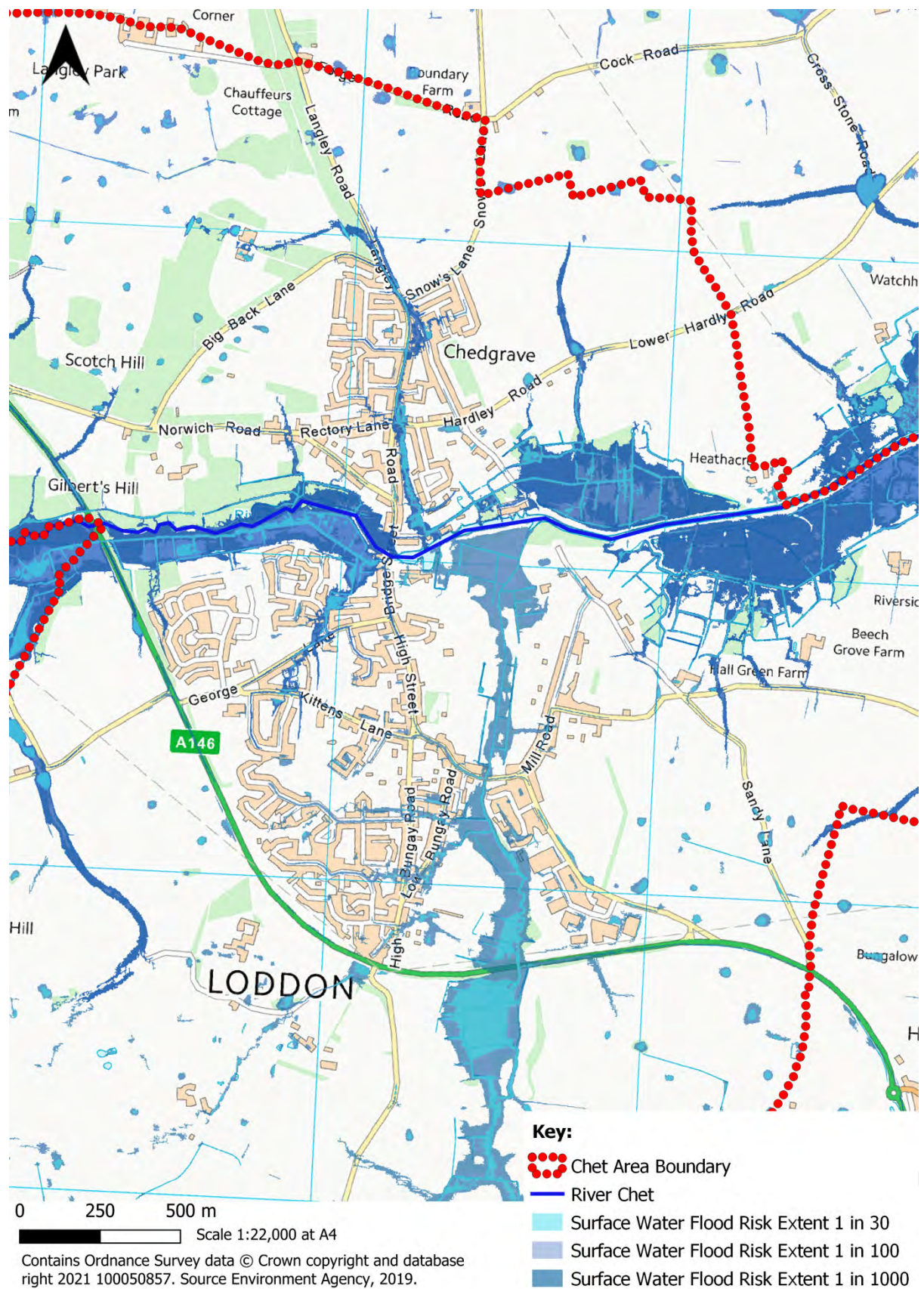
- 52.** According to Environment Agency and the Greater Norwich Area Strategic Flood Risk Assessment, fluvial flood risk is an issue in parts of Loddon and Chedgrave close to the River Chet and the Broads. This area is within Flood Zone 3. The rest of the neighbourhood area falls within Flood Zone 1.
- 53.** Environment Agency future flood risk modelling shows that there are large areas of high and medium risk from surface water flooding, particularly surrounding the Chet and its river networks. The Agency's map generally shows lower areas of ground where water may pond during storm events and identifies areas which receive subsequent runoff from surrounding land during heavy rainfall. This clearly impacts part of the highway network, but also private gardens in some areas. Environment Agency modelling does not account for blocked drains or very heavy rainfall, so sites

in a low-risk flood zone may still experience flooding. **Figure 5** shows the areas at risk from surface water flooding according to Environment Agency mapping. In the main this affects the highway, but in some areas flood risk is identified to affect property. Further maps can be viewed in the evidence base.

54. According to the Lead Local Flood Authority (LLFA) datasets (extending from 2011 to present day) there are 9 records of internal flooding and 11 records of external/anecdotal flooding in the Parishes of Loddon and Chedgrave¹⁰. Looking at the flood investigation reports from the Lead Local Flood Authority (LLFA) there are 3 reports of internal flooding which have been investigated in Loddon, on Kittens Lane and Beccles Road. This was during 2017. There have been no reports of internal flooding in Chedgrave. In the LLFA preliminary flood risk assessment, updated in 2017, Loddon was ranked in the 5th at risk banding (out of 6) for surface water flooding, with just over 150 properties at risk from flooding in a 1 in 100-year rainfall event.

¹⁰ Information provided at Regulation 14 Consultation

Figure 5: Areas at risk of surface water flooding



Source: Environment Agency Mapping, January 2023

55. Surface water and sewer flooding is often a result of high intensity storm events which exceed the capacity of the sewers, thus causing them to surcharge and flood. Poorly maintained sewer networks and blockages can also exacerbate the potential for sewer flooding.
56. Flood risk from rivers is covered comprehensively in the NPPF (Chapter 14). The NPPF also considers the approach to surface water management, with a focus on Sustainable Drainage Systems.
57. Flood risk is also covered in the relevant local plans:
- In the South Norfolk Local Plan Development Management Policies DM4.2 has regard to sustainable drainage and water management. It includes minimizing the risk of flooding on the development site; all developments should include a sewerage capacity assessment and must have a neutral or positive impact on reducing surface water flooding and should include drainage features that will slow the movement of water through the drainage system, amongst other requirements.
 - The Broads Local Plan requires proposals to incorporate Sustainable Drainage Systems (SuDS). DM2 of the Broads Local Plan requires development to demonstrate there is adequate sewage treatment provision.
 - In the GNLP, Policy 2 supports efficient water management and development must protect water quality, surface, and groundwater.
58. It is the Government's intention to implement Schedule Three of The Flood and Water Management Act (2010) to make SuDS mandatory in all new developments in England in 2024. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increase the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration. In April 2015 Norfolk County Council as the LLFA became a statutory consultee for all major planning applications with respect to surface water drainage. Planning policies and decisions relating to major development are required to ensure that SuDS are used for the management of surface water¹¹.
59. **Policy 3** focuses on maximising the use of porous surfaces and natural SuDS features which manage flood risk but also provide benefits such as contributing to the character of an area and providing wildlife habitat. SuDS schemes that consist of underground plastic/concrete boxes to store rainwater, although recognised to reduce flood risk by releasing rainwater more slowly will not deliver the additional

¹¹ Information shared by Norfolk County Council at Regulation 14. Source: Norfolk County Council – Information for developers. Accessed: [Information for developers - Norfolk County Council](#)

benefits. Further information for developers on planning guidance can be found on the LLFA's website¹².

Policy 3: Managing Surface Water Flood Risk

New development must seek to reduce flood risk overall through creation of multifunctional green and blue infrastructure and include sustainable drainage systems (SuDS). It is essential to demonstrate that the development will be safe and flood risk is not increased locally or elsewhere.

Multifunctional benefits should be maximised, including planting, which is good for biodiversity as well as improving visual amenity in line with the four pillars set out for sustainable drainage systems (SuDS)¹³.

The siting of any areas of open water within a public location should be considered carefully to ensure they meet safety standards¹⁴ and are visually accessible to the public. Attenuation ponds cannot be considered as meeting the open space requirement of a development.

New development should demonstrate how the aesthetic value of surface water in the environment, alongside long term environmental, biological, and social factors in the context of climate change, has been considered.

New build properties should contribute to sustainable drainage by avoiding impermeable surfacing within private gardens and driveways and by installing domestic-scale sustainable drainage systems (SuDS) which can include planters and rain gardens. Water harvesting, re-use and recycling should be incorporated into scheme design

¹² Norfolk County Council. Lead Local Flood Authority (LLFA) Statutory consultee for planning guidance document. Source: [Information for developers - Norfolk County Council](#)

¹³ Four pillars are: Quantity, Quality, Amenity and Biodiversity. Source: Anglian Water. Sustainable drainage systems (SuDS) adoption manual. [aw_suds_manual_aw_fp_web.pdf \(anglianwater.co.uk\)](#)

¹⁴ The British Standards Institution in its role as the UK National Standards Body, published in 2020 [BS 8680:2020 Water quality. Water Safety Plans. Code of practice](#). This code of practice meets guidance for Water Safety Planning to help ensure public health and safety. SuDS health and safety risk management should be considered at the start with the [Construction \(Design and Management\) Regulations 2015](#) in mind when appointing a designer/contractor. Source: CIRIA RP992 The SuDS Manual Update: Paper RP992/1 7. Accessed: [paper_rp992_17_health_and_safety_principles.pdf \(susdrain.org\)](#)

wherever feasible such as the inclusion of water butts in new properties¹⁵.

¹⁵ Further examples can be found in the Loddon and Chedgrave Design Guide Code 4.2.6 Sustainable Drainage in Streets and 4.4.5 Rainwater Harvesting.

Ensuring Homes meet local need, are good quality, well maintained and attractive

Meeting local need through housing growth

- 60. Over the last 10 years (2012-2022) planning permission has been granted for 319 new dwellings in Loddon and 20 in Chedgrave. Of these, 289 new homes have been built. This includes the allocation at George Lane for 200 new homes in the current South Norfolk Local Plan.
- 61. The Greater Norwich Local Plan (GNLP) allocates at least 240 homes in Loddon/Chedgrave. This includes site GNLP0312 in Loddon (at least 180 dwellings) and GNLP0463R in Chedgrave (at least 60 homes); these are shown on **Figure 1**. Planning applications have been submitted for both sites and outline permission has been granted in respect of GNLP0463R in Chedgrave, for 76 dwellings. Future housing may also come from windfall permissions, most likely to occur within the settlement boundary.
- 62. Respondents to the survey were generally against future development over and above that already allocated in the local plans. There is no pressure to allocate a site for housing as part of the Chet Neighbourhood Plan as the projected housing requirement for it (set by the District Council) is zero. Based on this, and community feedback, a decision has been made not to allocate.

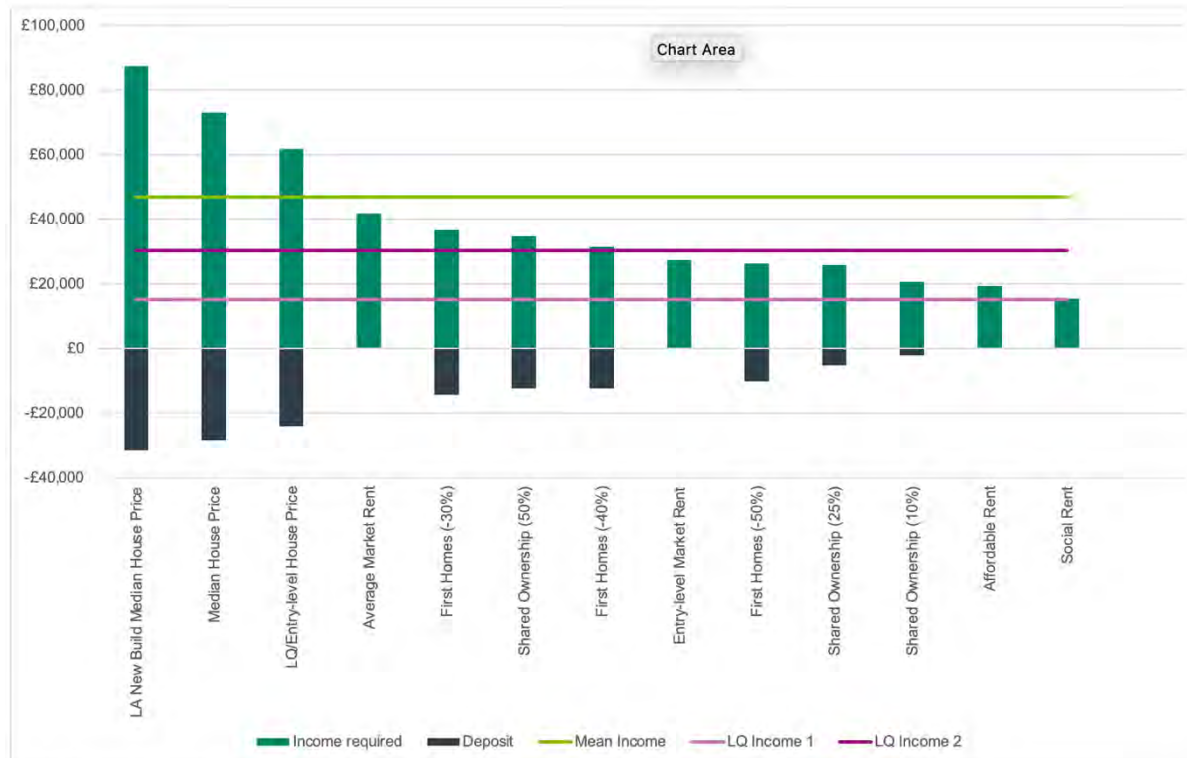
Affordable Housing

- 63. Affordability is a worsening challenge in Loddon/Chedgrave that must be addressed by housing policy. House prices provide an indication of the level of demand for homes within an area, and the relationship between house prices and incomes determines whether housing is affordable to local households. As with many other areas locally, house prices have risen significantly over the last 10 years. The Housing Needs Assessment (HNA) shows that mean house prices in the area increased by 67% between 2012 and 2021 from around £202k to £338k. The greatest level of increase has been for detached homes (95% increase), followed by flats (85% increase). These prices and their continuing inflation will make Loddon/Chedgrave unaffordable to people on lower incomes. Indeed, the HNA asserts that market housing, even for those with the benefit of a higher-than-average income is likely to remain out of reach to most. To purchase an average (median) priced home would require an annual income 55% higher than the current average.
- 64. **Figure 6**, taken from the HNA, provides an indication of the level of income required for different housing tenures. Average household incomes across the plan area are currently £46,900, making the average priced new build and entry-level market sale homes unaffordable. The term entry-level is used to describe housing at the lower end of the market, smaller and therefore lower cost. Private renting is generally more affordable to the average earner. The last four tenure types are Affordable Housing products.

65. The HNA indicates there is a much larger group of households in Loddon/Chedgrave who may be able to afford to rent privately but cannot afford home ownership. This group of households typically earn between £27,520 and £61,000 per year and may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

Figure 6: Affordability Thresholds in Loddon/Chedgrave (Source: AECOM, Loddon and Chedgrave Housing Needs Assessment, 2022)

Tenure	Cost of Purchase	Annual Rent	Annual Income Required
Median new build price	£306,000	-	£87,429
Median house price	£255,600	-	£73,029
Entry-level house price	£216,450	-	£61,843
Average market rent	-	£12,504	£41,680
Entry-level market rent	-	£8,256	£27,520
First Homes (30% discount)	£128,970	-	£36,849
Shared ownership (50%)	£92,121	-	£34,850
Affordable rent	-	£5,836	£19,434
Social rent	-	£4,651	£15,487



Source: AECOM Calculations

66. It is important to note that Affordable Housing as defined in the NPPF (December 2023) is 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 local key workers). Examples of these will be housing that is discounted at least 20% below market value¹⁶. There is currently a new Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to

¹⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop the allowance of renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites. However, it is noted that currently there is no Section 106 obligation¹⁷ for First Homes in Greater Norwich.

67. It is possible for neighbourhood planning groups to set local eligibility criteria for First Homes as set out in the Planning Practice Guidance¹⁸. The local eligibility criteria can include a local connection test to allow first homes to go to people in the local area. The criteria set out in **Policy 4** reflects the examples presented in the PPG Para 008¹⁹ and will apply for a maximum of 3 months from when a home is first marketed. Regarding the number of years, the resident or employee should have a connection with Loddon or Chedgrave, for a minimum of 3 years. This is considered to be a reasonable time for one to have a medium to long-standing commitment to the area. Flexibility should be given to this depending on demand, personal situation and the case presented. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base. It should be noted that local connection criteria do not need to apply to those meeting the national Armed Forces criteria.
68. Feedback from residents at the consultation day was that there is a need for more Affordable Housing. The survey results also indicated this, with First Homes, Affordable Housing and family homes identified most from a predetermined list of potential housing options. Over three-quarters of respondents were supportive of First Homes. In the recent past there have been some speculative planning applications – including that on High Bungay Road for Affordable Housing, which have not been widely supported by residents. These were referenced by some people at the consultation day.
69. Data from the District Council (June 2022) indicates there are currently 279 Affordable Homes for rent and 20 to buy in Loddon and 81 and 9, respectively, in Chedgrave. In terms of demand, there are 34 individuals/families on the housing register²⁰ awaiting housing in the two communities. Interestingly, almost half of these requests are for 1-bedroomed homes.
70. Policy in the GNLP requires 33% of all new housing to be affordable. Over the last decade Affordable Housing has made up 30% of new housing in Loddon and Chedgrave, according to South Norfolk completion figures. The overall proportion of housing that must be affordable is not an area of policy that the Chet Neighbourhood Plan can usually influence, but every effort can be made to maximise delivery and ensure the tenure meets local need.

¹⁷ Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under [section 106 of the Town and Country Planning Act 1990](#). Source: [Planning obligations - GOV.UK \(www.gov.uk\)](#)

¹⁸ First Homes Paragraph: 004 Reference ID: 70-004-20210524 Source: First Homes - GOV.UK ([www.gov.uk](#))

¹⁹ First Homes Paragraph: 008 Reference ID: 70-008-20210524 Source: First Homes - GOV.UK ([www.gov.uk](#))

²⁰ Source: South Norfolk Council April 2022

71. Current NPPF (December 2023) policy requires 10% of all homes to be delivered for affordable home ownership. For this to be achieved in South Norfolk, where 33% of all housing should be affordable, 30% of Affordable Housing should be for affordable ownership. It is worth highlighting that the emerging local plan does not provide a firm tenure split. The Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes. This new minimum may have the effect of displacing other products in any established tenure mix. As recognised previously, there is currently no S106 obligation for First Homes in Greater Norwich, though this could change through the life of this plan.
72. The HNA sets out that the expected level of delivery from the local plan allocations does not meet the overall quantity of demand identified in the estimates of the need for Affordable Housing. This is 183 dwellings (comprising 149 affordable home ownership and 34 households currently on the local authority register waiting for affordable rent) over the plan period. If the GNLP target of 33% were achieved on every site, up to around 79 affordable homes might be expected in the neighbourhood plan area. The two sites allocated in the GNLP would be expected to deliver Affordable Housing at this proportion. Other windfall development coming forward is unlikely to meet the threshold of 10 homes that is required for Affordable Housing to be delivered. For this reason, it would be encouraging to see smaller schemes try and tackle some of the affordable housing need in the area.
73. The HNA proposes an indicative Affordable Housing tenure mix as set out in **Figure 7**. It must be noted that ‘rent to buy’ is not currently delivered in South Norfolk by any housing association so this % may not be achievable. The indicative housing mix is a response to the fact that Loddon/Chedgrave is expecting a significant volume of development in the plan period and potentially very high demand for affordable home ownership products. It is not advisable to limit affordable rented or ownership provision entirely in case circumstances change, such as rising interest rates, and because there are currently households on the waiting list for affordable rented accommodation. However, there is scope to boost the provision of tenures by providing an affordable route to ownership, which this analysis has found to be broadly affordable to local people on average and below-average incomes.

Figure 7: Indicative Affordable Housing Tenure Split (Source: AECOM, Loddon and Chedgrave Housing Needs Assessment, 2022)

Tenure	Indicative Mix
Routes to home ownership, of which:	70%
First Homes	25%
Shared ownership	25%
Rent to Buy	20%
Affordable Housing for rent	30%

74. The HNA provides evidence that First Homes with a 30% discount level would be sufficient to bring entry-level housing within reach of the average earning

household. A discount of 50% would make them affordable for dual lower-income households.

75. It is noted that the design of the recent George Lane development in Loddon clusters Affordable Housing provision in one location, adjacent the A146, in effect creating a buffer between the main road and the rest of the development. This is not seen locally as positive planning or good for social integration and cohesion. Scheme design, including Affordable Housing, is covered in more detail in the section on achieving good quality homes.

Policy 4: Affordable Housing

Affordable Housing will be delivered in the Plan area, in accordance with national policy requirements and the adopted policies and strategies of South Norfolk Council for the provision of Affordable Housing in the district. The Affordable Housing tenure mix will reflect those policy requirements, also taking into account the findings of the Loddon and Chedgrave Housing Needs Assessment (HNA) (August 2022) and any other more recent assessments of housing need in the Plan area.

In addition to the national eligibility criteria, the following local eligibility criteria, which aim to establish a local connection as a preference, will be applied to First Homes, with the requirement to meet at least one of these:

- a) Current residents of Loddon/Chedgrave who are renting or living with other family members.**
- b) Ex-residents of the Loddon/Chedgrave who are renting or living with other family members and who have moved away within the last three years.**
- c) People who are renting or living with other family members outside of the parishes but who have caring responsibilities in Loddon/Chedgrave.**
- d) People who are working in Loddon/Chedgrave.**

Influencing housing mix

76. The NPPF (December 2023) para 63 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families, young people, etc. This provides an opportunity to include a policy in the Chet Neighbourhood Plan that sets out the housing mix that is expected from new residential developments. This is important locally, and there is strong feeling from residents that any new housing should meet local need, rather than developer requirements in terms of maximising profit.

77. As part of developing this Chet Neighbourhood Plan a Housing Needs Assessment (HNA)²¹ for Loddon and Chedgrave was undertaken by AECOM. This reviews the evidence relating to current housing stock and population characteristics to determine what sort of housing (type and size) would be appropriate in future. According to 2021 Valuation Office Agency (VOA) data, semi-detached homes are most prevalent across the plan area, compared to South Norfolk, where detached units have the highest representation. There is also a much greater proportion of bungalows than the district average, almost 20% of the overall housing stock. Bungalows can represent an appealing offer for older people and those with mobility challenges, though this is obviously not a given. In terms of property sizes, 3-bedroom homes are most common and, in comparison, to South Norfolk, there is a low share of 4+ bed homes.
78. In 2011 the greatest proportion of the population was aged 45-64 at 27.5%. The direction of travel in population changes between 2011 and 2020 is towards ageing, the largest proportional change is seen in the 65-84 age band, whereas the largest proportional change is seen in the 85 and over age band, which increased by 20%. The 45-64 age band remains the largest single age band in Loddon and Chedgrave, increasing by 9.9% between 2011 and 2020. The population is generally older than the county and national averages.
79. Household composition is an important factor in the size of housing needed over the neighbourhood plan period. Loddon and Chedgrave have a higher proportion of one person households than the district or country. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. Across the area 79% of people lived in a home with at least one extra bedroom in 2011, with 43% living in a home with two or more extra bedrooms. Extreme under-occupancy is correlated with age, with older age groups much more likely to under-occupy their homes.
80. The Chet HNA (2022) recommends the following dwelling mix is required over the plan period to meet population needs:
- 0% 1 bedroom
 - 29% 2 bed
 - 40% 3 bed
 - 25% 4 bed
 - 6% 5+ bed
81. This is slightly at odds with data provided by South Norfolk Council (2022), which shows that the greatest need for affordable housing, as reflected in the housing register waiting list was for 1 and 2 bedrooms, as below (further detail in the evidence base). This indicates that there needs to be an element of flexibility around the size of homes moving forward.
- 15 people- 1 bed
 - 9 people- 2 bed
 - 2 people- 3 bed

²¹Chet HNA 2022 can be viewed here: [Chet Neighbourhood Plan | Documents \(chetnp.info\)](https://chetnp.info/Documents/Chet%20Neighbourhood%20Plan%20Documents)

- 2 people- 4+ bed
 - 6 people- Sheltered
82. The need for more three-bedroomed homes aligns with the Central Norfolk Strategic Housing Market Assessment (SHMA) 2017, which highlights that the majority of housing required across South Norfolk is for three-bedroom properties. The South Norfolk Local Plan requires a mix of dwelling type and bed spaces to meet the current Strategic Housing Market Assessment.
83. In terms of resident perceptions, smaller unit homes are most supported, with many indicating during consultation exercises that these would meet the needs of younger people. Smaller homes are also considered to be more affordable. There is least support locally for more larger 5+ bed homes. There is strongest support for semi-detached homes and bungalows. Apartments or flats received the least support during consultation.
84. The South Norfolk local plan includes a policy relating to care/nursing home provision, which may meet the needs of an ageing population. There is already some provision within Loddon and Chedgrave, including Beauchamp House assisted living facility in Chedgrave, Saxon House which is extra care accommodation (independent living with on-site 24-hour care available) and Davy Place housing with support, both in Loddon.
85. As described above the area has an ageing population. This is a challenge for housing policy, and unsuitable housing can have a significant impact on health and wellbeing, particularly of older people. As well as this, having an ageing population can put pressure on existing healthcare services such as the need for ambulances and their nationally set blue light response times. Ideally, housing should be designed to accommodate people's changing circumstances and needs over their lifetimes, including an increased likelihood of deteriorating health as people age. This needs to be delivered alongside specialist and retirement housing. Policy DM41 of the Broads Local Plan also supports elderly or specialist needs housing within the development boundary in line with set criteria. Specialist housing for older people is supported in Policy 5. This is considered important to ensure that local people can remain living independently in Loddon and Chedgrave. The area is also considered a sustainable location for older people to move to, given the mix of local services available.

Policy 5: Housing Mix

Proposals for new residential development in the Plan area should include an appropriate housing mix that reflects the identified local housing needs in the Plan area up to 2038, taking account of the Loddon and Chedgrave Housing Needs Assessment (HNA) (August 2022), as summarised at paragraphs 77-80 above.

Proposals for new housing that are designed to maximise accessibility and be adaptable to the changing needs of older people or those with other requirements will be supported.

Ensuring homes are good quality and attractive

86. There is a precedent of excellence in design in Loddon and Chedgrave, particularly the award-winning Tayler and Green²² developments commissioned by Loddon Rural District Council. They include those at Davy Place, High Bungay Road, Kittens Lane, Crossway Terrace, Hobart Road, and Drury Lane in Loddon and The Rise in Chedgrave. These schemes are very significant locally, to the wider area, and even of national importance.



Photos of the Tayler and Green Developments

87. The design of some recent developments is out of character, both in terms of design and scale, with the rest of the settlement. Many comments about design were received at the consultation day in July 2022, indicating this is a key factor of importance for new housing. Feedback from residents includes the importance of new homes better reflecting the current settlement character, with some residents perceiving that recent development has been bland and lifted from elsewhere, rather than specifically designed to fit with the existing character of the parishes. There were also many comments about inadequate parking provision, with some indicating that off-road parking provision at recent developments has not been sufficient. Residents would also like to see more sustainable developments.
88. Loddon/Chedgrave will grow by around 15% through the Greater Norwich Local Plan allocations and it is important that this development seeks to conserve or enhance the character of the area.
89. NPPF Chapter 12 requires plans to have design policies that have community support and that reflect the defining characteristics of an area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies²³, and encourages neighbourhood plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports

²² Elain Harwood, Alan Powers. Tayler and Green, Architects 1938-1973: The Spirit of Place in Modern Housing. The Prince of Wales's Institute of Architecture (5 Nov. 1998). Paperback. ISBN-10: 1898465215

²³ National Planning Policy Framework (2021), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future.

90. Local policy also requires a high standard of design is achieved through new development:

- Policy 2 of the Greater Norwich Local Plan (GNLP) requires development proposals to create beautiful, well-designed places and buildings. It also requires that development is high quality and respects the local character, considering the landscape/historic character assessments, design guides and codes, etc. Major development applications will need to be accompanied by a sustainability statement demonstrating compliance with Policy 2 and how the scheme has considered the National Design Guide.
- In the South Norfolk Local Plan Development Management Policies (2015), DM3.8 has regard to design principles and there is a South Norfolk Design Guide to adhere to.
- In the Broads Local Plan Policy DM43 “*expects all development to be of high-quality design. Development should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate*”. It sets out several matters to consider including layout, density, materials, accessibility, flood risk, biodiversity, and landscaping. The Chet Neighbourhood Plan supports the terms of this policy and expects them to be applied throughout both parishes, even in those areas not falling within the compass of the Broads Local Plan.
- The Broads Authority has a number of planning guides²⁴ which can be used to help with different elements of design such as the Biodiversity Enhancements Guide, Dark Sky Standard and Sustainability Guide. The Authority is also producing a Design Guide which will need to be considered in due course.

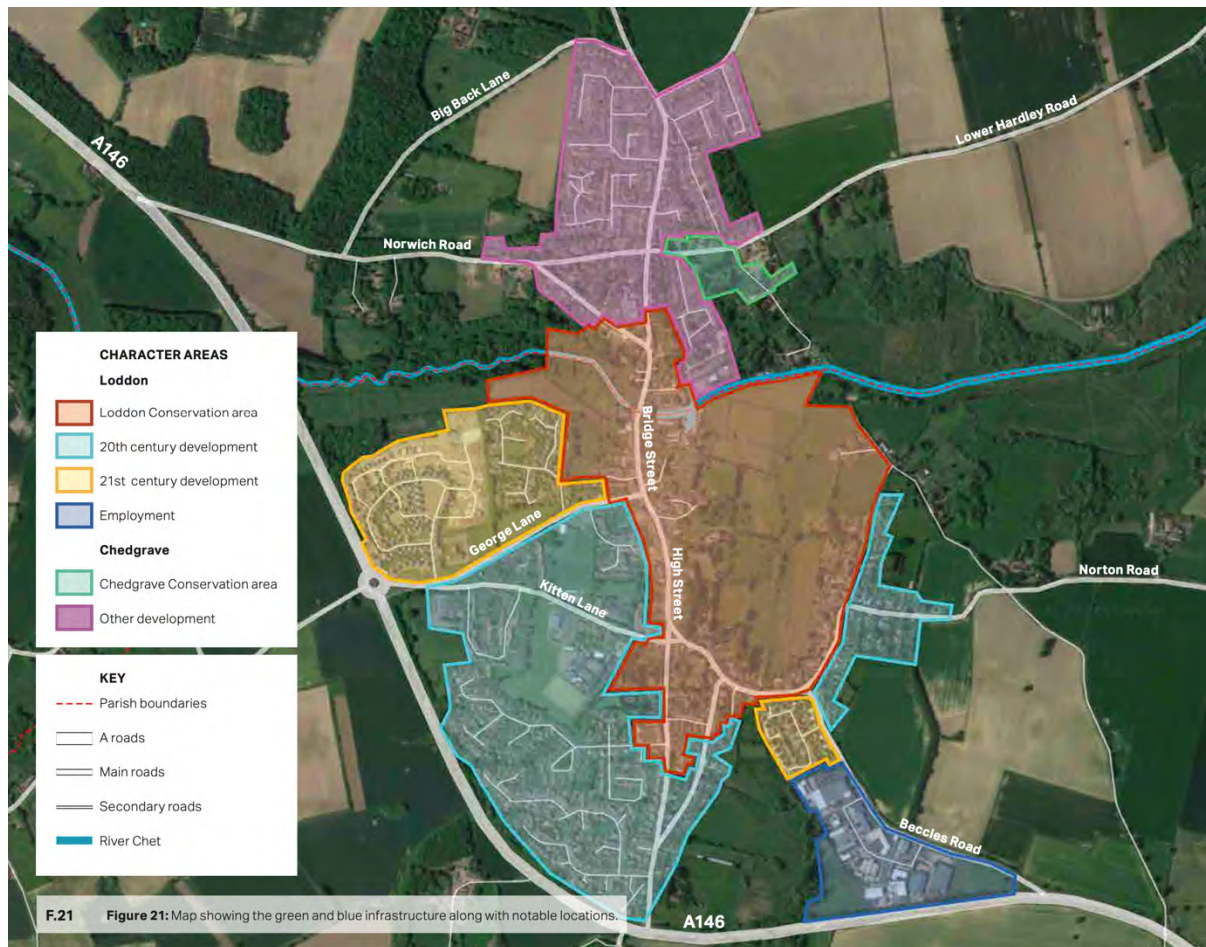
91. It is important that any future development coming forward in Loddon and Chedgrave respects existing design, with a view to retaining the local rural character and ensuring that it is not diluted through new development. Innovative design, bold even, is supported, so long as the design quality is to a high standard and sympathetic to its surroundings. Whilst there is already a considerable amount of general detail in existing policy on design principles which can be used, the Chet Neighbourhood Plan wishes to go beyond this and have a policy based on more specific design codes for the parishes. AECOM has produced the Loddon and Chedgrave Design Guidance and Codes (referred to as Design Guide from now on). This provides a baseline assessment of local character, views, and natural infrastructure.

92. The Design Guide identifies six unique character areas, four in Loddon and two in Chedgrave, that offer a distinct style. Two comprise the existing Conservation Areas (one in each parish), one involves the existing and proposed employment land in Loddon, a further two are formed within Loddon owing to their age of development, and the final area comprises other development in Chedgrave that lies outside of

²⁴ [Broads planning guides \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/broads-planning-guides)

the Conservation Area. This character area is most varied with housing from different periods. **Figure 8** provides a map of the six-character areas.

Figure 8: Character Areas (Source: AECOM Design Codes and Guidance Document, 2022)



93. The Design Guide provides a valuable tool for securing context-driven, high-quality development in Loddon and Chedgrave. It provides more certainty to both developers and the community in securing developments that are designed to meet the aspirations of the community.

Loddon and Chedgrave Character Areas

Loddon Conservation Area

This was originally designated in 1975 and contains 95 listed buildings. It includes the historic core around Church Plain that provides rich architectural features. Heights are typically two to three storeys with a higher density on the main shopping street and heights between one and two storeys in residential areas. Development has a linear format. On the High Street shops line either side of the street sometimes forming a continuous frontage though more commonly with gaps interspersed. The layout does not cater for private vehicles, with buildings close to the carriageway. The majority of houses are red brick Georgian Style. However, as detailed in the design guide and codes document some buildings have impressive architectural features, including decorative gables, flint walls, Jacobean style detailing and Victorian Gothic style doors and windows.



Figure 24: Example of a 2 storey building on the High Street forming part of a consistent roofline.

20th Century Development

This area is largely residential and there is a mix of styles, though similarities with respect to street layout and building types. Many parts retain a rural feel, especially those by Tayler and Green. Small tertiary streets and cul-de-sacs connect to larger main roads, creating quiet neighbourhoods with a dispersed form and low densities. Streets tend to meander, with roads having a 5-6m carriage with footways on either

side of the road. Building heights are predominantly 1-2 storeys. Streets have a varied roofline, and properties have a front garden. Many buildings include materials that are common in the area including clay pantile roofs and red brick or rendered facades.



Figure 32: 2 storey terraced housing designed by Tayler and Green.

21st Century Development

This comprises recent housing developments, each with its own distinct style. The area is residential with dwellings formed on quiet streets. Dwellings in some of the more recent developments are large in scale. Streets are curved, but with fewer cul-de-sacs, and there are fewer open spaces as detailed in the design guide and codes document. Streets are 5-6m wide and bordered by footways on each side. There are few verges but shallow front gardens. Buildings are designed in line with modern urban design principles, heights are between 1 and 2 storeys and there is little variation in materials.



Figure 38: Photo of an open space provided in the new St Georges Park development.

Employment

This includes an area of established employment and adjacent plots allocated for such. The area is dispersed with larger building plots and densities. The layout and style are mostly functional, with the area formed along Little Money Road, which forms as an arc off Beccles Road, allowing through traffic. Plots are spacious with large warehouses. Buildings tend to remain within 2 storeys and roofs are low-pitched. Streets mostly have a 6m carriageway with at least one footway. Green verges are a common feature, and a significant proportion of buildings are made with red brick, white render or metal cladding. There is a lack of public green space, with no provision of outdoor space for workers.



Figure 44: Photo of a building with a red brick facade and metal cladding.

Chedgrave Conservation Area

This centres around the Church of All Saints and has a distinct character with more open space and a natural setting. There is also a greater presence of trees. Building heights are predominantly 1 to 2 storeys and rooflines are not consistent owing to dispersed plots. Streets tend to be single carriageway, bordered by verges or front gardens, and there is a lack of footways. Buildings have a strong character largely comprising red brick facades, clay pantile roofs and brown architectural detailing.



Figure 48: Photo of the All Saints Church in Chedgrave. Photo by Evelyn Simak sourced from Geograph.

Other Development

This character area includes all development in Chedgrave that falls outside of the Conservation Area. There is a mix of styles though some materials such as red brick and clay pantile roofs are common features. Some streets contain mostly bungalows while others provide a mix of building heights up to 2 storeys. Streets are varied in this area owing to the collection of housing developments from



Figure 54: Photo of a 2 storey dwelling in Chedgrave.

different periods. There are some raised green verges which provide a more rural character. Older developments provide a more generous front garden with more recent housing schemes having dwellings close to the carriageway.

All images taken from the Loddon and Chedgrave Design Guidance and Codes, AECOM, 2022

Policy 6: Design

All development, including extensions, will be expected to be in general conformity with the Loddon and Chedgrave Design Guidance and Codes, and should take account of the design guidance and specific details set out within that document.

The Design Codes will be used to help assess all planning applications to determine their acceptability. The following design considerations are especially important to the area:

- a) The rural character of the area should be reinforced by incorporating the right tree in the right place and shrubs to create green developments.
- b) Any development at the settlement edge should typically be of a lesser density than the rest of the settlement area to achieve a soft graduated transition into the wider landscape. It should be possible to glimpse the surrounding landscape through gaps in buildings.
- c) Access to the surrounding landscape should be designed into future development, connecting to the network of existing footpaths.
- d) Boundary treatments should comprise high-quality materials such as brick, hedgerows, ironmongery, planting, or a combination of them to bring cohesion and visual interest. The boundaries should, like the buildings, be sympathetic to the surroundings and in scale with them.
- e) Boundaries on new built developments should be designed in such a way to not obscure the surrounding landscape.
- f) Development of both traditional and contemporary architecture style must reflect the existing character of Loddon and Chedgrave. Materials and colours should be used where possible which respect the local vernacular and are in keeping with its character. Examples include, but are not exclusive, red brick, white/gault brick, off-white render, and painted weatherboarding.
- g) Innovative and bold design is supported so long as the design quality is of a high standard and sympathetic to its surroundings.

Affordable housing should be tenure blind and well-integrated in a sensitive manner with market housing regarding its external appearance, in relation to architecture, landscape,

access, car parking, waste storage or other design features. The expectation is that affordable dwellings should be distributed around development sites, or well-integrated small clusters of dwellings, may be appropriate on larger sites.

All development proposals within the Plan area should conform to the 'Secured by Design' principles, in order to improve community safety and reduce the prospects of crime.

Protecting our green spaces and providing more places where wildlife can flourish

94. The Broads and the River Chet are important natural features that run through the heart of the two communities, and there are many green open spaces. They are an important part of the area's character and highly valued by residents and visitors alike. They are also critical to enabling wildlife to flourish in the area.
95. While no statutory designated sites are located within the parish boundaries of Loddon and Chedgrave, the Broads and Hardley Flood are Site of Special Scientific Interest (SSSI), which is a component site of the Broads SAC and located adjacent to the ward boundary to the east. There are also five County Wildlife Sites, including Chedgrave Common and Marshes, Loddon Common, part of Hales Green, Hales Hall Wood and Hare's Grove. In addition, Natural England identifies that there are or is potential for important habitat networks across much of the area. Parts of the parish contain Habitats of Principal Importance for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population.
96. There is strong support from residents for protecting green spaces, existing trees, hedgerows and creating wildlife corridors within and across the two parishes. 95% of respondents to the neighbourhood plan survey agreed that trees and hedgerows should be protected.
97. Hedgerows are an important feature of the landscape in Loddon and Chedgrave. They should already be protected where they meet criteria relating to length, location, and importance²⁵. For example, a hedgerow is considered important if it is at least 30 years old, marks a parish boundary, marks the boundary of an estate or manor, is part of a field system or contains protected species. Residents have a real concern about hedgerows being removed to accommodate development, and the impact this has on wildlife. Whilst removal of short stretch of hedgerow on a small site may have limited impact in isolation, when considered cumulatively across the area, it has an urbanising impact and can significantly affect habitat for wildlife.
98. The Chet Valley B-Line is an ambitious local project to help stop pollinator decline by creating a 3km-wide pollinator-friendly corridor along the River Chet to join the national B-Line network at the Yare. It is working to improve habitats for bees, hoverflies, butterflies, and other pollinating insects along a 17km stretch of the Chet from its source in Poringland to Hardley, where it meets the River Yare. A key aim is to engage with public bodies on planting trees and grass cutting practice and also to encourage wildlife gardening among the public. The project overall has provided advice to over 25 landowners on how to have wild areas, planted 1,375 hedging plants, 500 bluebell bulbs, an acre of pollinator friendly wildflower and distributed over 1kg of wildflower seed. In particular, it has encouraged native species to the area such as having RHS bee friendly plants which maximise the flowering period. There is strong community support for the B-Line in Loddon and Chedgrave. Many

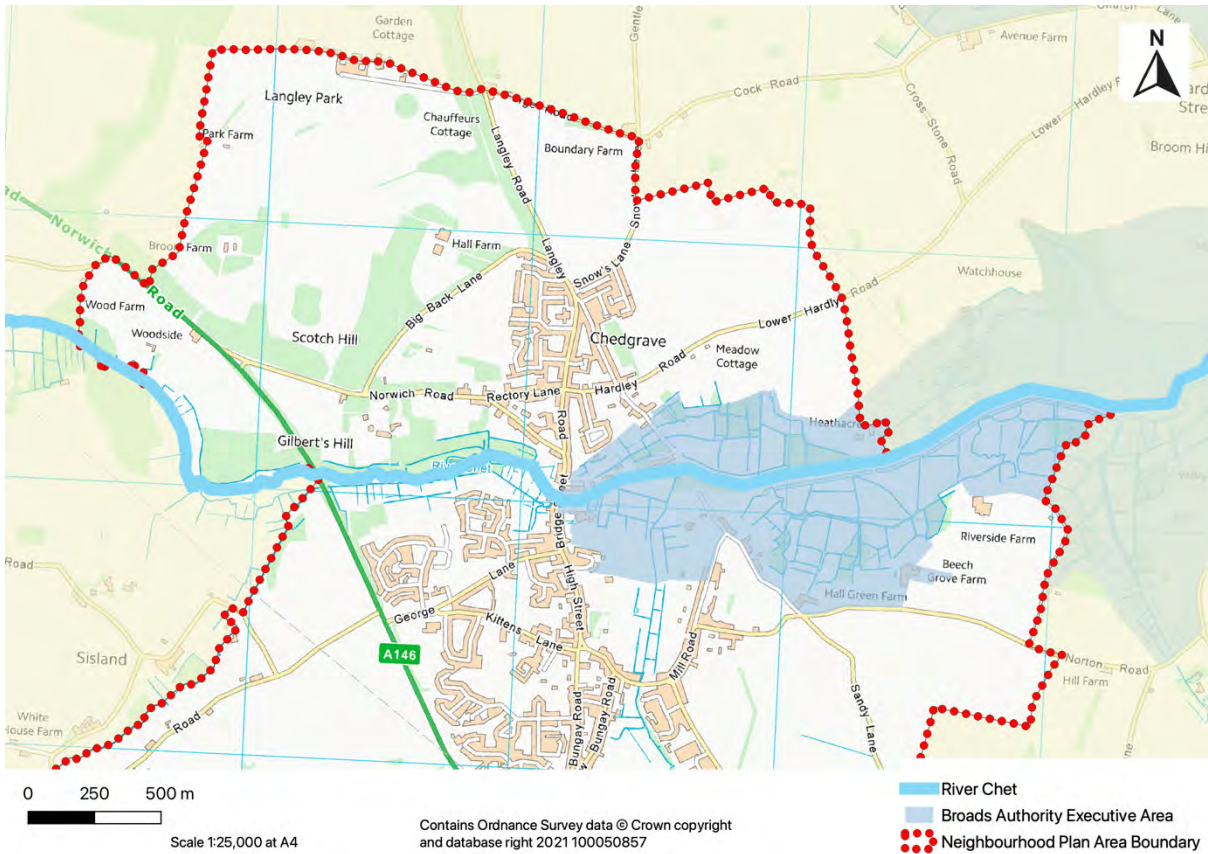
²⁵ <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

households have bought into this and display Chet B-Line roundels on gates, fences, etc. These small projects are important in the overall scheme.



Photos that reflect community efforts to encourage more pollinating insects, including bees, as part of the B-Line

Figure 9: Location of the River Chet (Source: Natural England, 2022)



99. Legislation and the NPPF (December 2023) (Chapter 15) affords considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This includes the need for biodiversity net gains in developments, including through green infrastructure networks. Paragraph 185 supports the mapping of ecological assets and networks, including for enhancement and creation. Trees are recognised to make an important contribution to character and quality, and support climate change mitigation. Opportunities should be taken to incorporate trees in developments, with existing trees retained, new native trees planted, and streets should be tree-lined. Native species from local sources and stock should be planted reflecting the local character of the area. Furthermore, paragraphs 103-107 of the NPPF (December 2023) cover protection of existing green open spaces and creation of new ones. Of critical importance in achieving this is ensuring the ‘right tree in the right place’. It is not as simple as planting trees in any space available, careful design and planning to get the right species in the right place will create a positive impact and where possible new planting should be targeted where there are existing trees and hedges.
100. The Environment Act (2021)²⁷ Schedule 14 sets the requirement for mandatory biodiversity net gain (BNG) of at least 10% on development proposals. The small sites metric is coming forward in April 2024 and major sites from November 2023. There will be three ways to deliver BNG, onsite within the red line, off-site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within South Norfolk.
101. Local policy requirements in relation to biodiversity include:
- DM1.4 of the South Norfolk Local Plan sets out how the council will work with developers to promote and achieve high quality and positive environmental improvement from all development. It requires development to take opportunities to enhance things including biodiversity net gain, green infrastructure and protect environmental/water resources.
 - Strategic Policy SSLGS in the Broads Local Plan protects or enhances allocated local green spaces. Chedgrave Common is identified as a local green space in this respect.
 - The Broads Local Plan policy SP6 requires biodiversity gains wherever possible, paying attention to habitats and species.
 - Policy DM8 covers green infrastructure.
 - The emerging Greater Norwich Local Plan Policy 3 requires a 10% net gain in biodiversity and for all residential development to address potential visitor pressure on designated sites through a standard contribution.

²⁷ [Environment Act 2021 \(legislation.gov.uk\)](https://legislation.gov.uk)

Biodiversity Improvement and Green Corridors

102. The vision is to create greater ecological connectivity within the two parishes, linking habitat created as part of development with existing green corridors or nature-rich sites and preventing fragmented habitats. Corridors of native habitat which are joined together provide opportunity for wildlife to move and are more resilient to a changing climate.
103. As part of developing the neighbourhood plan Green and Blue Corridors have been identified to connect areas of wildlife habitat across the two parishes. Each corridor will be a focus for landowners and community groups to increase biodiversity and connectivity, for example, by planting more native trees and hedges, by allowing grassland areas to grow wilder, and by encouraging the installation of features like bird and bat boxes through planning consent. These should also be a target for BNG where developers are not able to deliver improvements on site.
104. The Green and Blue Corridors identified in **Figure 11** and shown on the **Policies Map in Appendix A** have been identified according to the following principles:
- The location of sites which are designated for their wildlife importance including The Broads and Chedgrave Common.
 - Between these designated sites, to enable high quality core habitats to be connected by corridors of habitat.
 - The route of the River Chet, its floodplain and the Chet Valley B-Line which is linked to it.
 - In other locations where existing Priority Habitats or habitats such as woodland and hedges can be connected and augmented.
105. The Green and Blue Corridors link the key blocks of habitat in the neighbourhood area, identifying where there is likely to be best opportunity for improving ecological connectivity. The maps in **Figure 12** identify examples of the evidence gathered to make the green corridors. Green and Blue Corridors benefit wildlife and people. Mammal species such as hedgehogs and bats, many species of birds including barn owls and numerous insect and plant species require continuous habitat features to thrive. Many wildlife species have reduced in abundance because of habitat destruction and fragmentation, and Green and Blue Corridors will go some way to reduce, perhaps reverse, this trend. The corridors encourage natural regeneration, which is the process where trees and shrubs self-seed and spread either by wind, animals or water, allowing for higher chances of reproduction on sites²⁸.
106. In addition to wildlife benefits, Green and Blue Corridors can be combined with other uses, such as footpaths and waterways for boating, which means there would also be important and diverse benefits for residents and visitors to the area. Spending time close to nature is good for mental and physical wellbeing, and these Green and Blue Corridors would increase the opportunity for people to do this, either through recreation on publicly accessible land or through assisting with

²⁸ [Natural Regeneration: Expanding Tree Cover - Woodland Trust](#)

conservation activities. There is also evidence that Green Corridors can mitigate flooding by intercepting and slowing run-off in high rainfall events²⁹.

107. As set out in **Policy 7** new development proposals must recognise the identified blue and green corridors and deliver measurable net gains, enhancing where possible the function of corridors. Examples of biodiversity enhancement or protection could include:

- The use of green hay on sites or specific seed mixes depending on the soil type of the areas connected or adjacent to green corridors. Green hay is formed from harvested wildflowers and grasses and considered to be taken from a species rich site and transported and spread instantly on a recipient site that is low on plant species this can be helpful for grassland restoration or recreation³⁰.
- Using buffers between development and any adjacent County Wildlife Sites (CWS) which is set aside for wildlife.
- Siting any new woodlands next to existing conservation features such as ponds, meadows, woodland, or scrub³¹.
- Encouraging the restoration of any lost 'ghost ponds' within the proximity of development proposals³² when assessing the history of the landscape. Ghost ponds are common in Norfolk and known as former ponds that have been filled in over the last 100 years for agricultural reasons such as a lack of grazing or from vegetation overgrowth. The function of these ponds has been lost but many projects are underway to restore ghost ponds³³.

108. Development proposals should mitigate any significant harm to the movement of wildlife through the corridors by not creating barriers such as housing, roads, hard landscaping and artificial lighting, the re-direction of water sources or water courses, or the insensitive management of habitats e.g., hedge cutting in the bird breeding season. This provides an opportunity to create better corridors than already present.

109. There is also an opportunity for offsite biodiversity net gain measures to be pooled to create bigger and better areas of habitat that reduce edge effect, which can disrupt continuity. Edge effects can be defined as ecological alterations linked with development of sudden, artificial edges (Didham et al, 1998³⁴) and are breaks in the continuity of neighbouring habitats that can cause changes in the habitats biological and environmental attributes. Reducing this will allow wildlife to move more freely through different areas.

²⁹ https://www.north-norfolk.gov.uk/media/5037/norfolk-green-infrastructure-mapping-project-july_18_v4.pdf

³⁰ [Green hay and wildflower meadow generation | Heart of England Forest](#)

³¹ [woodlands-for-wildlife \(norfolkwildlifetrust.org.uk\)](http://woodlands-for-wildlife.norfolkwildlifetrust.org.uk)

³² [norfolk-wildlife-trust-community-guide-to-landscap \(norfolkwildlifetrust.org.uk\)](http://norfolk-wildlife-trust-community-guide-to-landscap.norfolkwildlifetrust.org.uk)

³³ Sources: [What is a ghost pond? | Ghost Ponds : Resurrecting lost ponds and species to assist aquatic biodiversity conservation \(wordpress.com\)](#), [Conserving Norfolk's Ponds – Restoring, resurrecting and conserving Norfolk's ponds. \(norfolkponds.org\)](#) and [Ponds and pingos - Norfolk Wildlife Trust](#)

³⁴ [Edge Effects - an overview | ScienceDirect Topics](#)

Policy 7: Biodiversity and Blue / Green Corridors

The importance of the area for wildlife will be safeguarded and habitats enhanced through positive action as part of the development process.

New development proposals must recognise the identified Blue and Green Corridors (see Figure 11 and the Policies Map in Appendix A) and address the following matters:

- a. All qualifying built development within the extent of a Blue or Green Corridor is encouraged to deliver measurable net gains in biodiversity, which if appropriate exceed national policy requirements.
- b. Proposals adjacent to the extent of Green Corridors must maintain and where possible enhance the function of the corridor and demonstrate how they will mitigate any significant harm to the wildlife using it. Harm is likely to be caused by the introduction of barriers, such as housing, roads, hard landscaping and artificial lighting, the re-direction of water sources or water courses, or the insensitive management of habitats e.g., hedge cutting in the bird breeding season.
- c. Proposals that support improvement to the ecological function of a Blue or Green Corridor, or delivers wider community benefits by connecting people with nature along corridors, where appropriate, will be looked upon positively.
- d. In the Plan area, if a proposed development, following through the metric related to Biodiversity Net Gain as required by the Environment Act 2021, needs to deliver the net gain off-site, then the first preference should be to deliver this net gain in an area adjacent to the site including, where appropriate, within the extent of the Green Blue Corridors, with the second preference being within reasonable proximity to the development site.

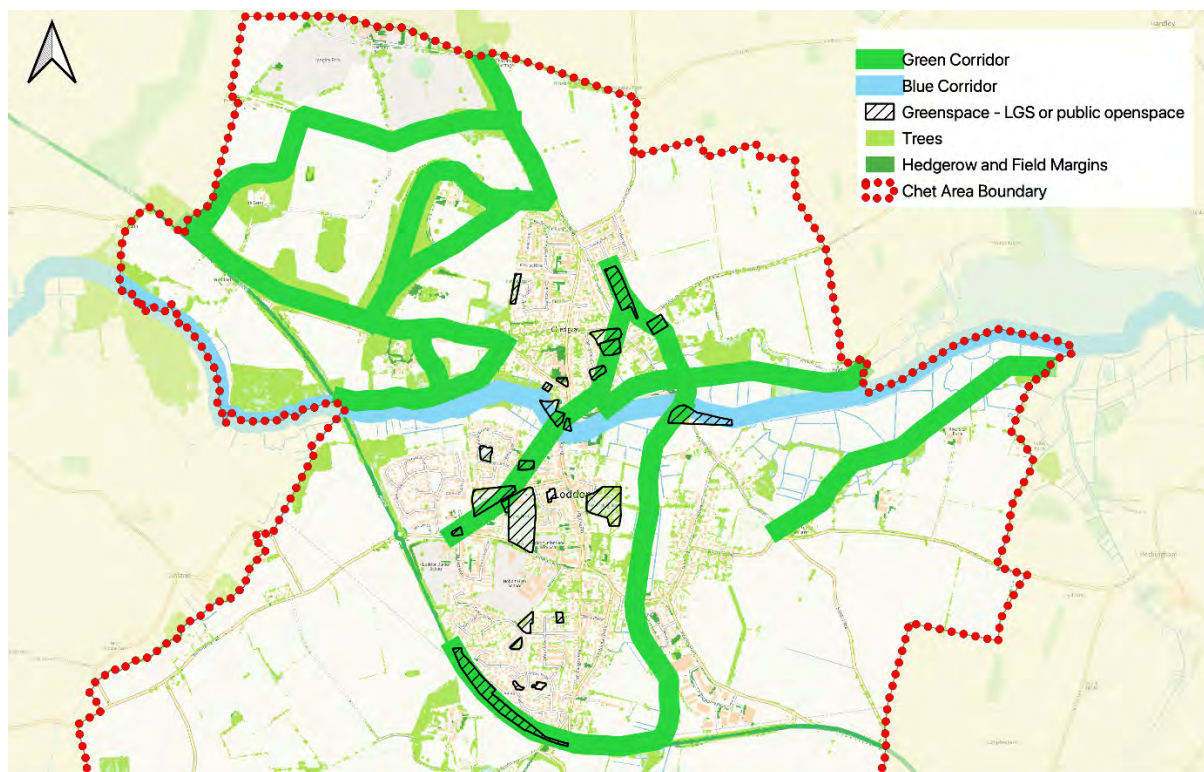
There is a presumption of hedgerow and trees being protected and incorporated into schemes. Any loss of trees or hedgerow must be compensated for by adequate replacement provision. An Arboricultural Impact Assessment, conducted by a suitably qualified person, should be submitted with planning applications to establish the quality of trees and hedgerows on

the site and identify a suitable management plan³⁵. Any assessment should be proportionate to the scale of the proposal and the tree(s)/hedgerow affected.

Buffer zones should be considered and encouraged around sensitive sites, for example, around the County Wildlife Sites, where appropriate, and where this will provide ecological benefits. The addition of green roofs and/or green walls to any new buildings should be used, where possible and as appropriate.

³⁵ This in the app form [L2630Form004_england_en.pdf \(planningportal.co.uk\)](#)) prepared in accordance with the BS 5837 and where appropriate the Hedgerow Regulations 1997.

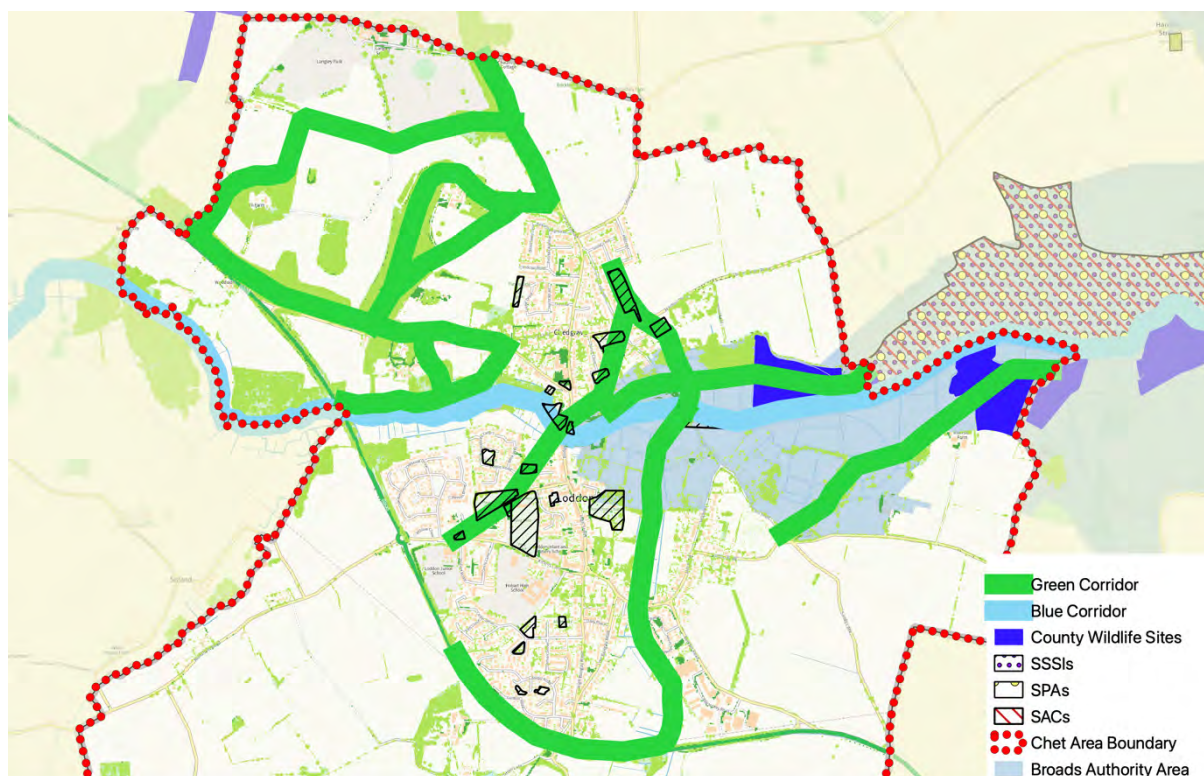
Figure 11: Blue and Green Corridors



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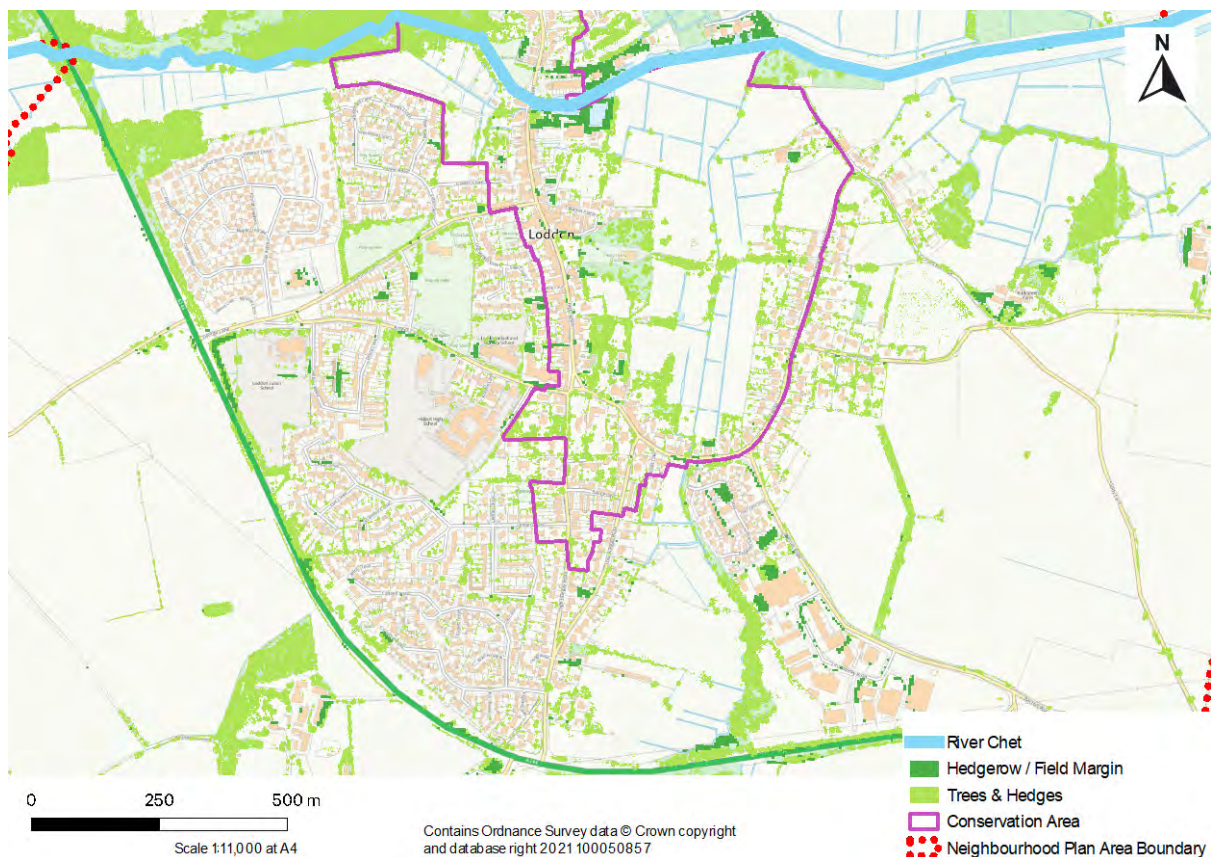


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Figure 12: Evidence that informed identification of the corridors (Source: Natural England, 2022; Norfolk County Council, 2022; Historic England, 2022)



Local Green Space

110. The NPPF sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and 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 and help define what makes that specific settlement what it is.
111. The LGS designation should only be used where the green space is in accordance with NPPF (December 2023) Para 106:
- a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and have 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 is not an extensive tract of land.*
112. A robust process has been followed to determine which green spaces in Loddon and Chedgrave should be designated:
- Initial ideas were suggested by residents as part of consultation activities. This included asking people to identify important green spaces on a large map at the consultation day.
 - These suggestions were reviewed by the steering group and a focus group for the environment, with potential LGS visited as part of a series of walks around the neighbourhood area.
 - Detailed information on each of the potential LGS was gathered, including information from Norfolk Biodiversity Information Service and Norfolk Wildlife Trust
 - An assessment against the national criteria for LGS was made for each of the potential spaces.
 - Landowners were contacted to make them aware that their land was being considered for LGS designation and to invite them to make representations.
 - A final decision was made by the steering group as to which green spaces to designate.
113. The Chet Neighbourhood Plan designates 15 LGS for protection. They are identified in **Figure 13**, and on the **Policies Map in Appendix A**. These LGSs are important not only for the wildlife they support, but also by providing significant quality of life benefits to residents, for example through encouraging recreation. Justification for each LGS is found in **Chet Neighbourhood Plan Local Green Space Assessment**.



Loddon Allotments, Bridge Street,
Chedgrave



The green spaces within the Gunton Road
and Cannell Road estate



Millennium Garden



The Old Hockey Field, George Lane



White Horse Plain



The Pits, Chedgrave



Open space at the corner of Garden Court

Photos of some of the Local Green Spaces in Loddon and Chedgrave

Figure 13: Designated Local Green Spaces 1-15

Figure 13 (1)



Figure 13 (2)



Figure 13 (3)

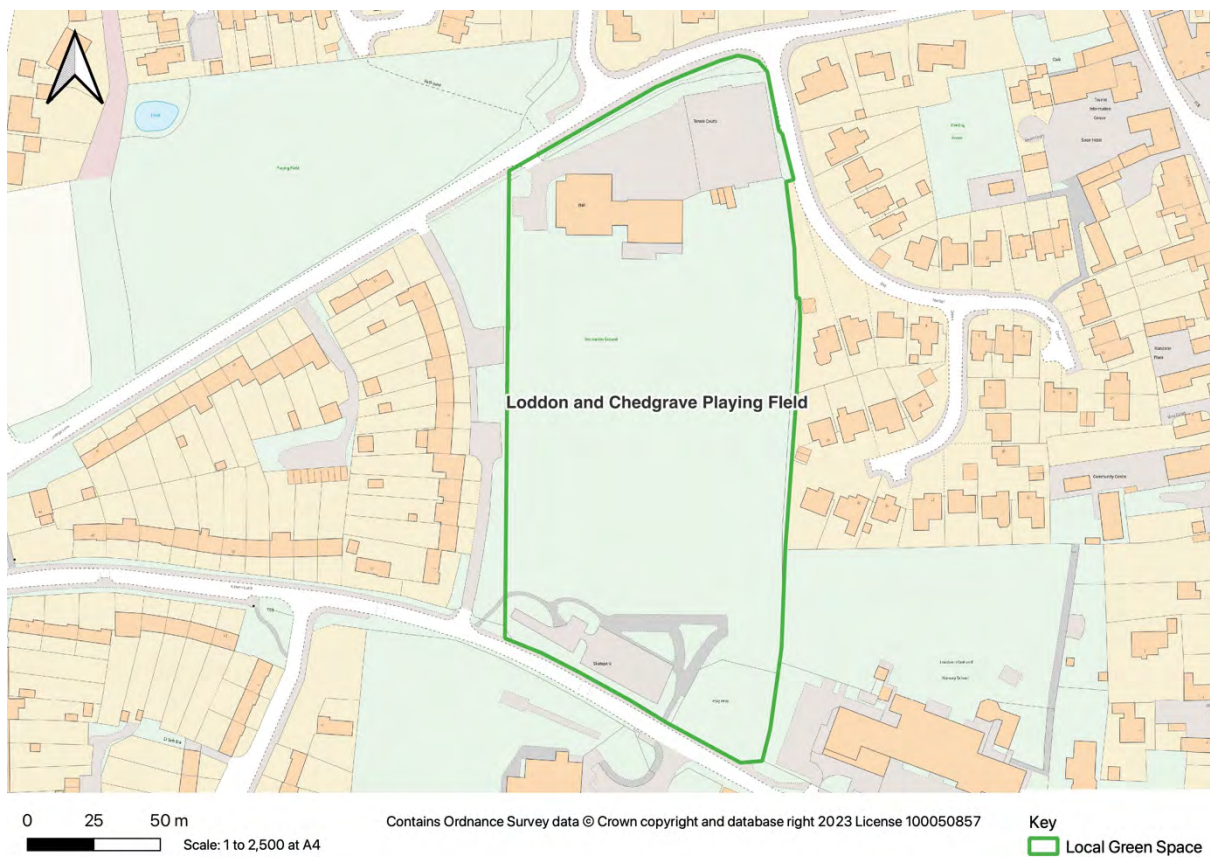


Figure 13 (4)

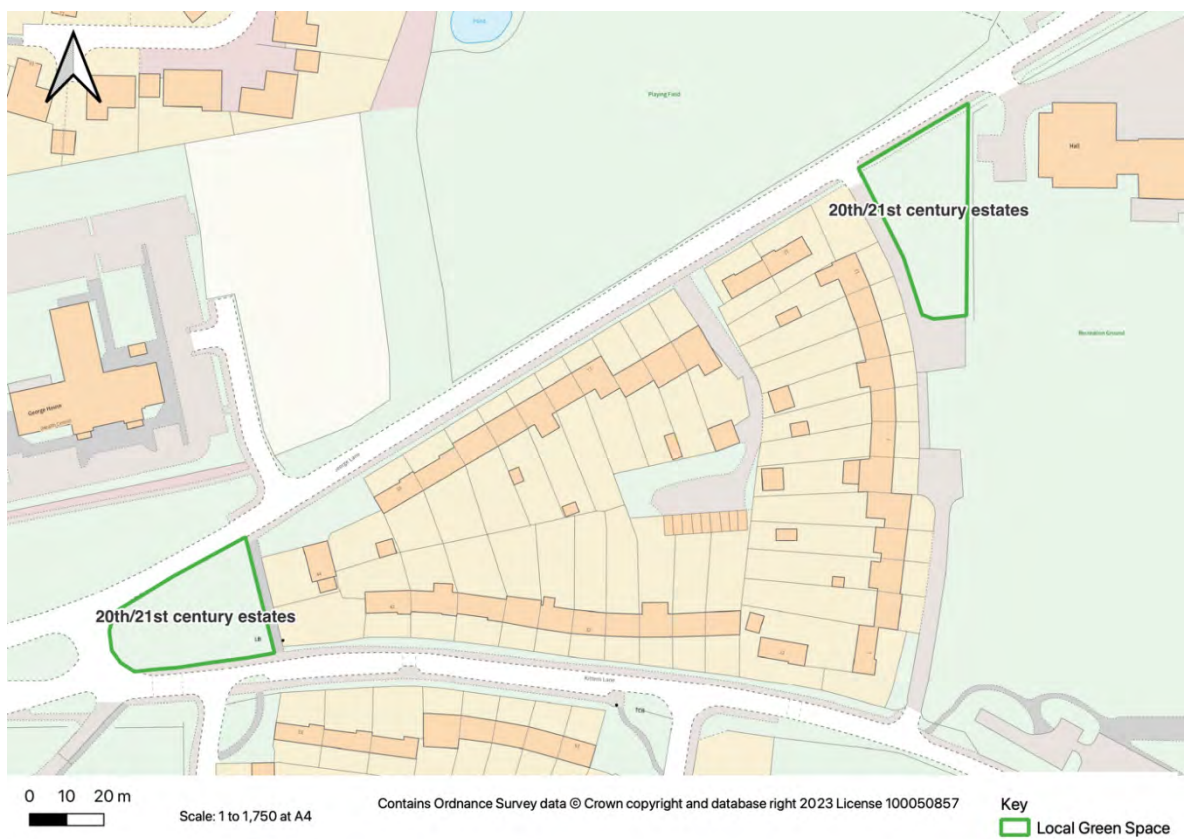


Figure 13 (5)



Figure 13 (6)



Figure 13 (7)



Figure 13 (8)

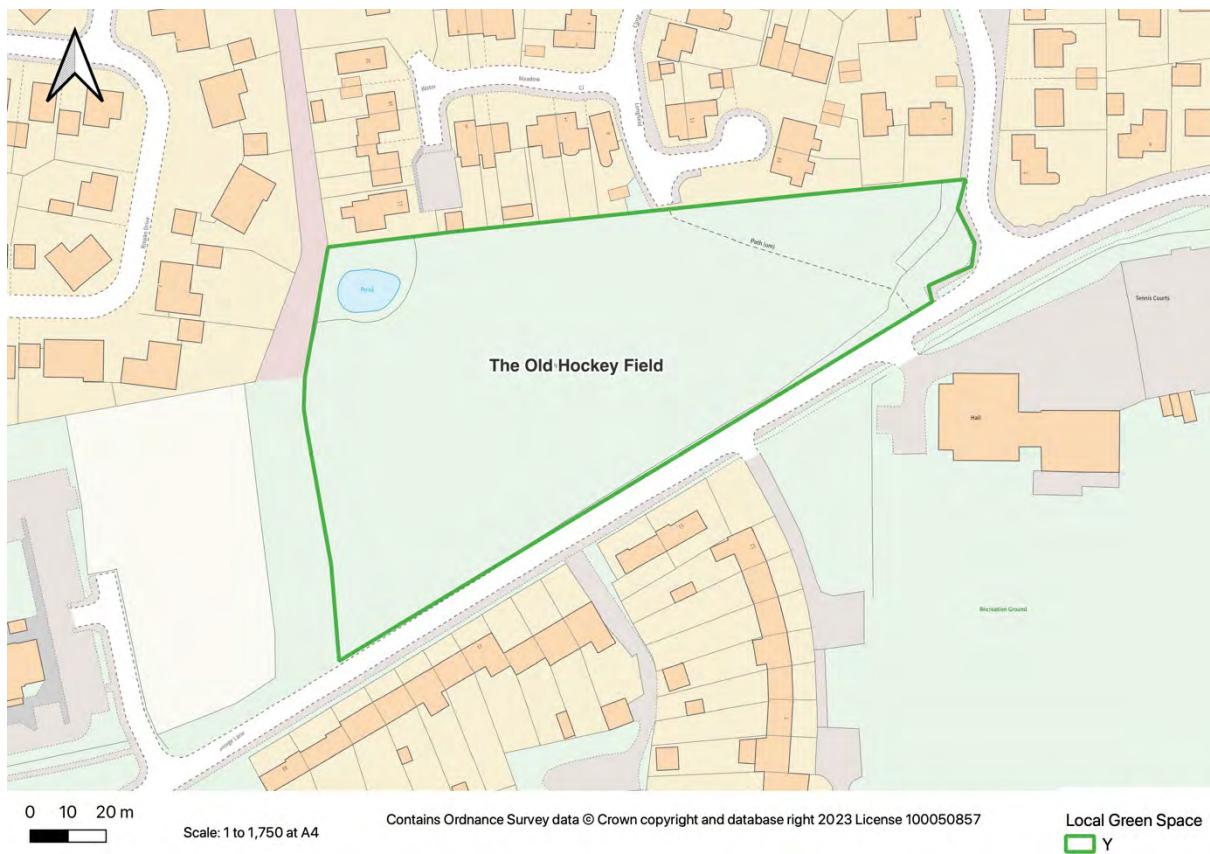


Figure 13 (9)



Figure 13 (10)

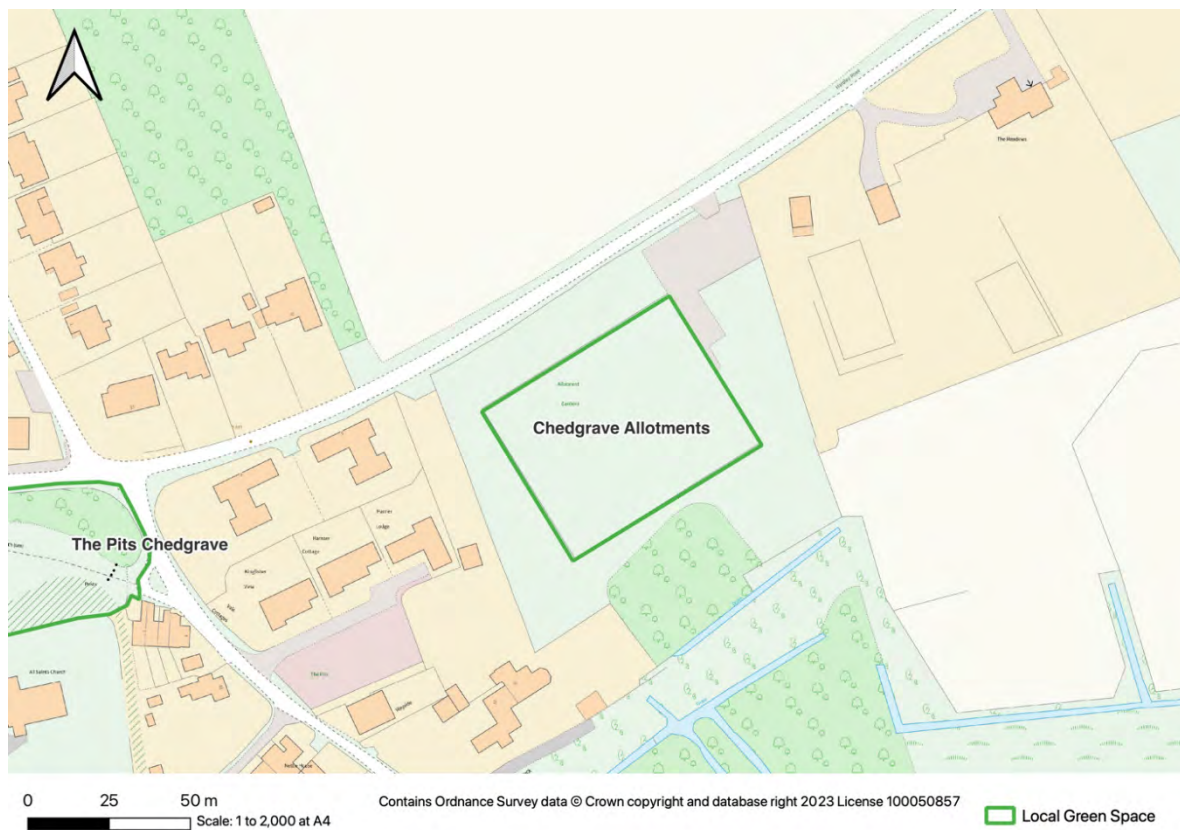


Figure 13 (11)

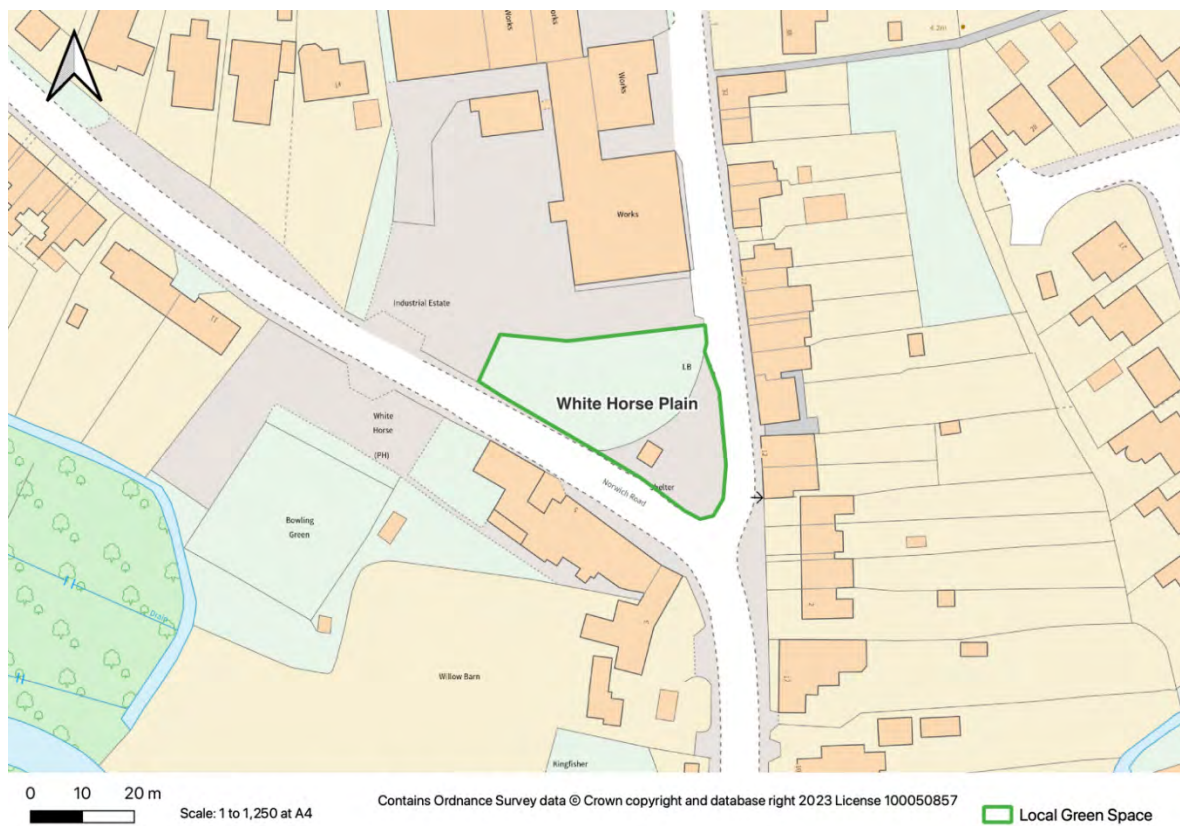


Figure 13 (12)

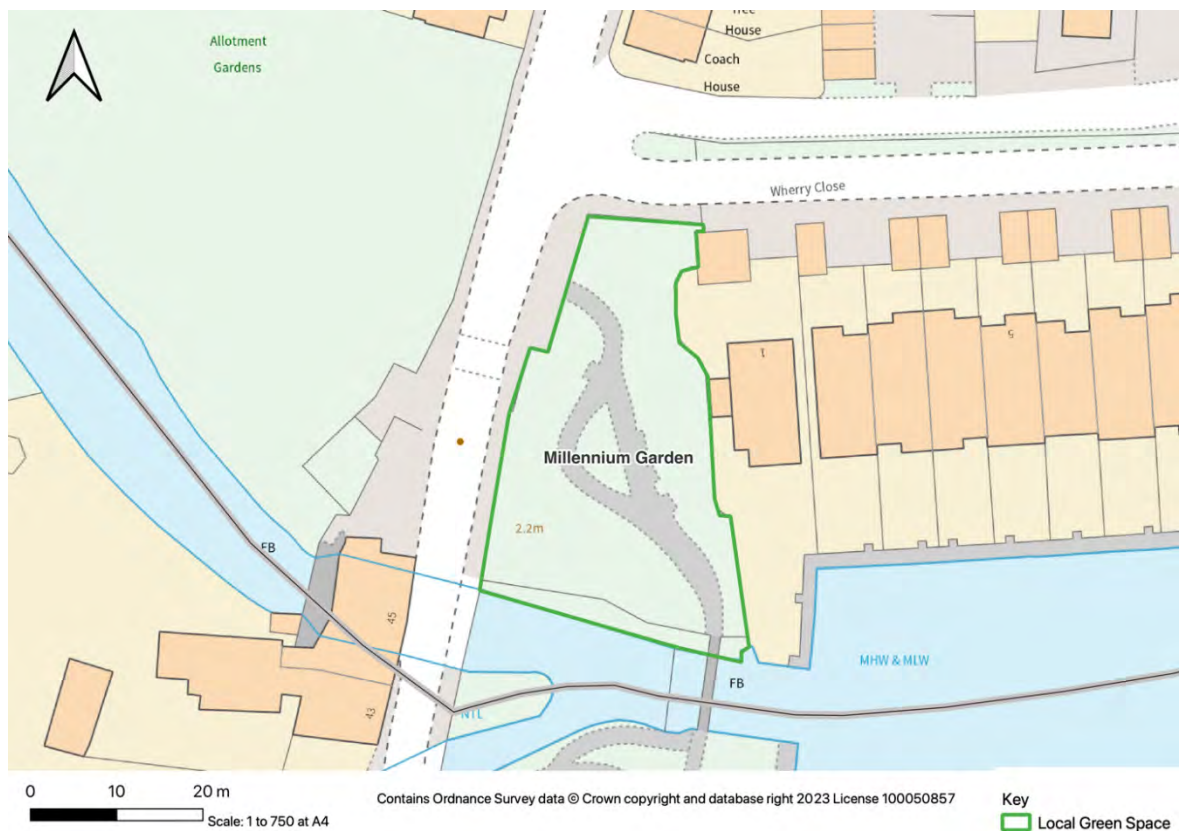


Figure 13 (13)



Figure 13 (14)

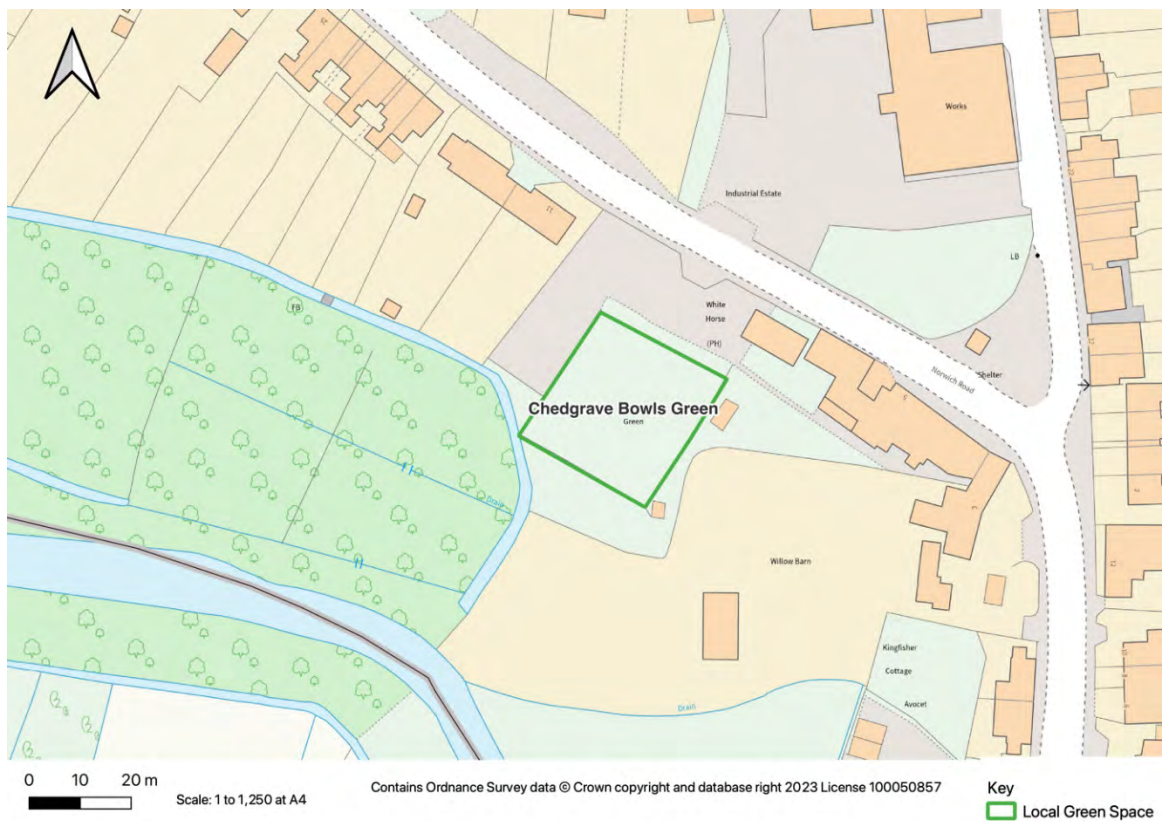


Figure 13 (15)

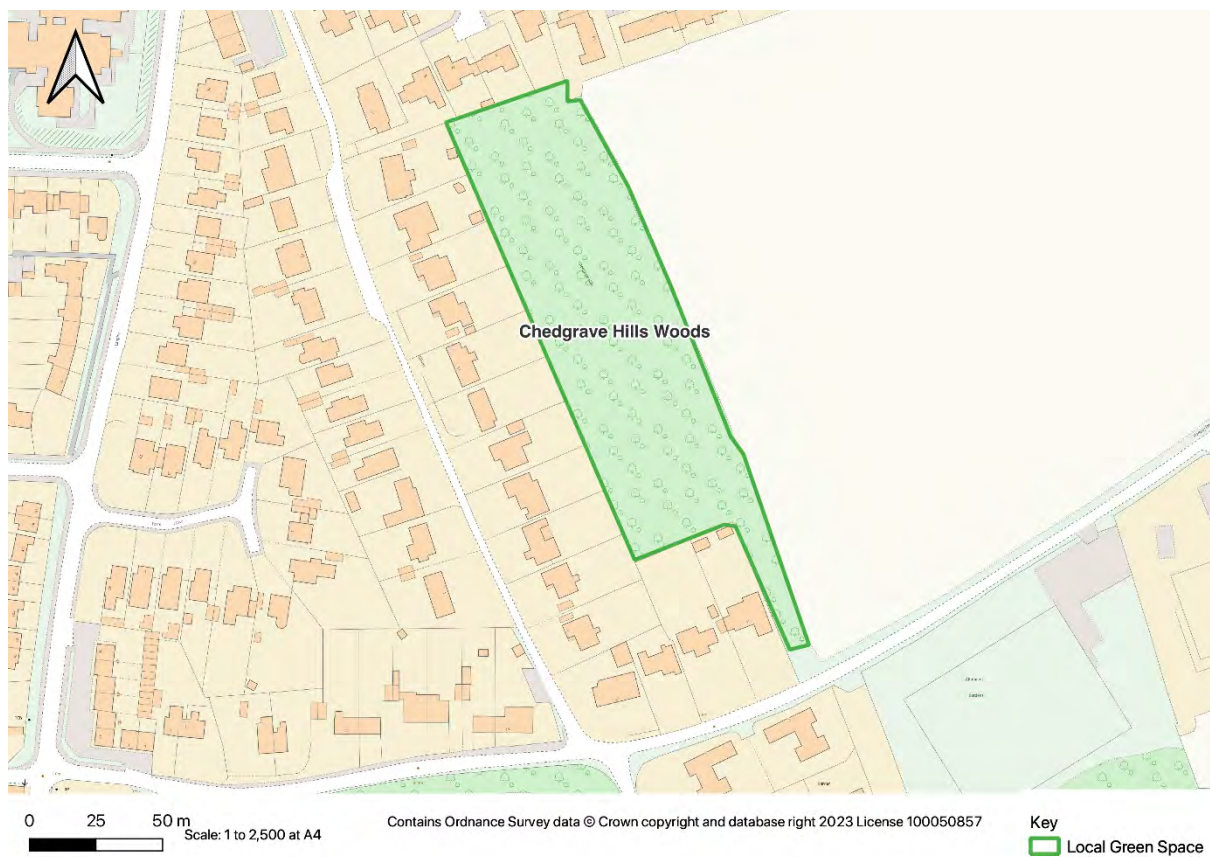
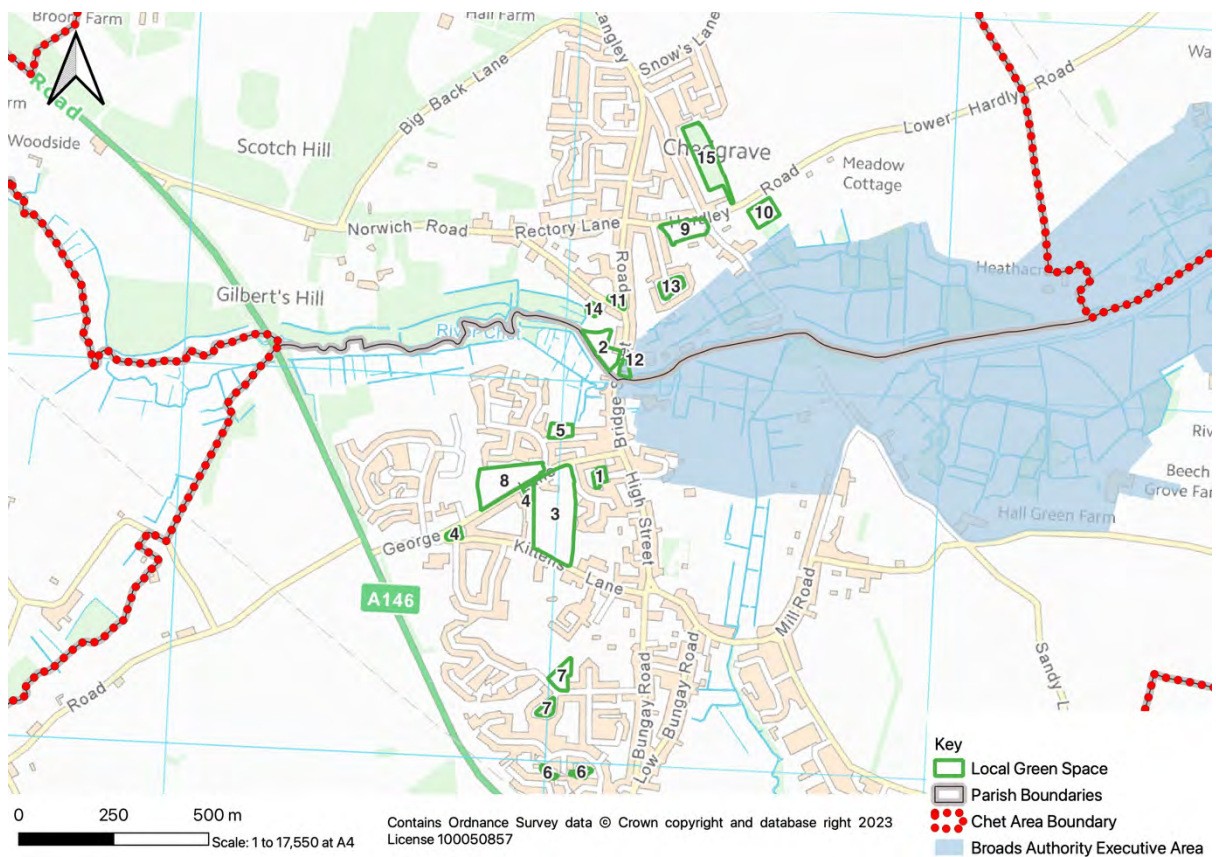


Figure 13 (All Local Green Spaces)



Policy 8: Local Green Spaces

The areas listed below and shown on Figure 13 and on the accompanying Inset Maps, are designated as Local Green Spaces:

- 1. The bowls green, Loddon**
- 2. Loddon allotments, Bridge Street, Chedgrave**
- 3. Loddon and Chedgrave Playing Field**
- 4. Small green spaces between George Lane, Kitten's Lane and the Loddon and Chedgrave Playing Field**
- 5. Open space at the corner of Garden Court, Loddon**
- 6. Green spaces with the Gunton Road and Cannell Road estate, Loddon**
- 7. Leman Grove greenspace, Loddon**
- 8. The Old Hockey field, Loddon**
- 9. The Pits, Chedgrave**
- 10. Chedgrave allotments, Hardley Road, Chedgrave**
- 11. White Horse Plain, Chedgrave**
- 12. Millennium Garden, Chedgrave**
- 13. Green space at the centre of Church Close, Chedgrave**
- 14. Bowls green, Chedgrave**
- 15. Chedgrave Hills Woods**

Development proposals in the 15 designated Local Green Spaces listed above and defined on the accompanying maps to this policy will be managed in accordance with national policy for Green Belts.

Important Views

114. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside.
115. There are some specific views and vistas within Loddon and Chedgrave that are of particular importance to the local community. Building on national and local planning policy, the Chet Neighbourhood Plan identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.
116. Residents were asked to identify particularly special views as part of the neighbourhood plan consultation in early 2022. Respondents listed a range of views, including:
- Loddon High Street
 - Loddon Marshes and Pyes Mill
 - All Saints Church
 - Wherryman's Way along to Chedgrave Common
 - The Pits.
117. All views were reviewed by the steering group and the environment focus group, when further evidence and photos were gathered to determine whether they should be included. Many of the views depict a sense of place, important to the local area, or are of iconic scenes which have remained largely unchanged over the centuries.
118. Overall, 12 views are identified for protection under **Policy 9**. The evidence to support their inclusion is contained within the **Chet Neighbourhood Plan Views Assessment Document**. The views are identified in **Figure 14**.

L1: Views across the fields from Holy Trinity Church towards Mill Road and across the marshes towards Pyes Mill



L2: View from footpath by the vicarage gardens towards the River Chet



L3: View down the River Chet from Bridge Street



L4: View of Loddon Staithe and towards Loddon Mill



L5: View of Bridge Street



L6: Views from Church Plain and Holy Trinity Church in many directions



L7: View along Loddon Beck and across open land from Napp's Bridge



L8: Views to the north of Sandy Lane



C1: Views from Snows Lane over open land towards Hales



C2: Views of the trees along Big Back Lane



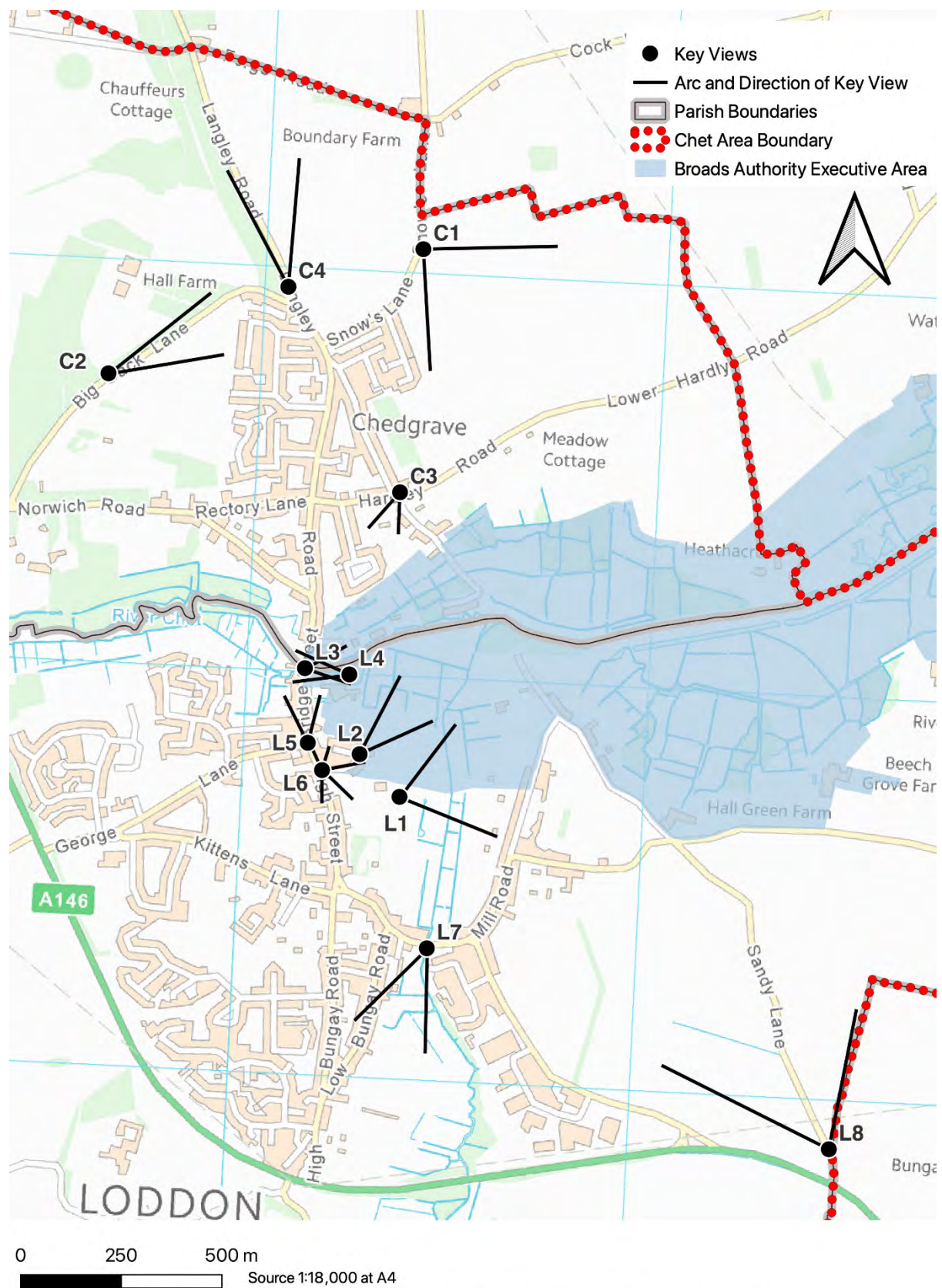
C3: Views towards All Saints Church from along Hardley Road / Pits Lane



C4: Views along Langley Road from beyond Big Back Lane



Figure 14: Key Views



Policy 9: Protection of Key Views

The views identified in Figure 14 and in the Policies Map in Appendix A and described in Chet Neighbourhood Plan Views Assessment Document are important public local views in Loddon and Chedgrave.

Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the key views and setting of the Broads.

Promoting Employment, Business and Local Shops

119. Due to its proximity to the A146, enabling good road connectivity to Norwich and Lowestoft, the area has developed a strong employment and commercial base. This includes the industrial estate, just south of Loddon town centre, which continues to develop and attract new industries. There is also a good mix of shops running through the centre, along the High Street and Bridge Street and in Chedgrave including the Langley Road Trading Estate. It is possible to meet all your basic shopping needs within Loddon and Chedgrave, and indeed many older people do just this, rather than travelling elsewhere.

Employment and Business

120. **Figure 15** highlights the key employment locations. The main employment area in Loddon is formed along Little Money Road industrial area and includes Halesbury Homes, a number of high-tech industries, Panel Graphics, large exporting companies. There is also employment and business located along the High Street. There is space for further development on the industrial estate. The current South Norfolk Local Plan includes two allocations for employment use, including:

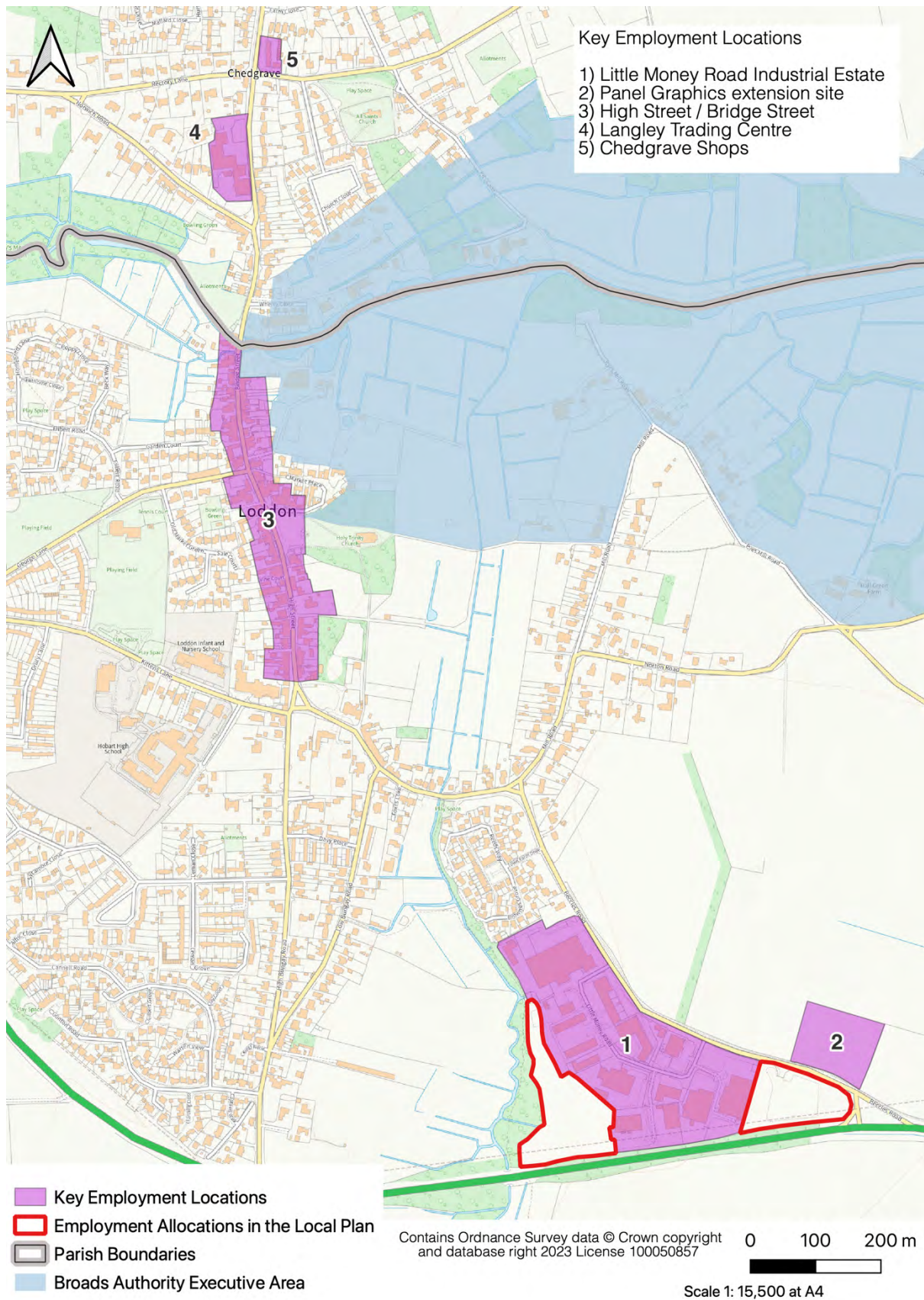
- **Policy LOD2:** Land at Beccles Road/A146 junction (1.1ha employment uses B1/B2)
- **Policy LOD3:** Land adjacent to Loddon industrial estate, Little Money Road (1.84ha employment uses B1/B2/B8). However, the GNLP is only carrying forward Policy LOD3.

121. Chedgrave has a much smaller business centre, but there are shops, workshops, and other businesses, principally the Langley Road Trading Estate and on the corner of Langley Road / Hardley Road. They include an electronics company, tanning salon, dance school and computer company.

Photo of Langley Road Trading Estate



Figure 15-Key Employment Locations (Source: South Norfolk Council Local Plan, 2015; Natural England, 2022)



122. Chapter 6 of the NPPF focuses on building a strong, competitive economy and creating the right conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity. Planning policies should set a clear economic vision and strategy which proactively encourage sustainable economic growth. Growth of the rural economy, through diversification, tourism and leisure developments, and retention of local services and community facilities are also a priority.
123. Policy 6 of the Greater Norwich Local Plan (GNLP) identifies Loddon as a larger village / district centre, where development of new retailing, services, offices, and other town centre uses will be encouraged at an appropriate scale. The town/village centre is also defined in the South Norfolk Local Plan. More generally, Policy 6 of the GNLP supports sustainable growth of the local economy and promotes jobs in tourism, leisure, environmental and cultural industries. Also, the rural economy and diversification are supported (e.g., promotion of farmers markets, etc.).
124. Within the South Norfolk Local Plan:
- DM2.1 supports development proposals which create or assist new employment opportunities in line with set criteria.
 - DM2.2 safeguards buildings/sites allocated for business class and other employment uses.
 - DM2.3 supports working at home.
 - DM2.5 encourages development proposals for shopping, food and drink and leisure uses in town centre areas. It references particular use classes, though these have since been updated nationally.
125. The Broads Local Plan supports proposals that contribute towards sustainable economic growth, subject to no adverse impacts on the special qualities of the Broads. This includes the promotion of waterside sites, home-based business, and support for new/extension of existing premises subject to a range of criteria.
126. Most respondents to the survey (87%) felt that it was important to encourage small and medium sized business premises in Loddon and Chedgrave. There is support for growing the existing industrial estates and supporting small shops, cafés, and businesses along the High Street and Bridge Street and adjacent to the crossroads in Chedgrave. In terms of business growth within the centre, parking is a key consideration due to the constraints of off-street parking. This was identified at the consultation day as a concern for local residents, particularly those who live within the centre and have little off-street parking themselves.
127. **Policy 10** aims to support development of proposals that fall under Use Class E, so long as the activity is appropriate to its location. A broad range of activities fall into this category, including an artist's studio, bank, barbers, building societies, cafés, dry cleaners, employment agencies, hairdressers, and travel agency.

Policy 10: Employment Growth

Proposals for new commercial or employment developments and the extension of existing premises for commercial or employment uses, which fall within Class E of the Use Classes Order 1987 (as amended), will be supported subject to:

- a) Their being located within the development boundary, within or adjacent to existing employment sites or in a building with current employment use;**
- b) Proposals do not have an adverse impact on landscape character, designated sites and biodiversity or the historic environment;**
- c) Sufficient consideration has been given to transport links and parking provision, with proposals within the town centre taking opportunity, wherever possible, to provide parking on site; and**
- d) Design in accordance with the relevant codes identified within the Loddon and Chedgrave Design Guidance and Codes.**
- e) The proposals do not have any adverse impacts upon the amenities of neighbouring uses, including any residential uses.**

128. Many residents work locally for businesses based in Loddon and Chedgrave. Their ongoing presence helps make the area an attractive and vibrant place to live and is critical for maintaining sustainable rural communities. Every effort should be made to protect employment sites and resist their change of use to non-employment. There is pressure locally to develop employment sites for alternative uses, including residential. Residents are concerned about the longevity of key employment locations in Chedgrave, as the shops/flats on the corner of Langley Road and Hardley Road are currently for sale and there has also been discussion about the Langley Road Trading Site coming up for sale.

129. The prevailing local plans already provide protection of employment sites. The South Norfolk Local Plan safeguards land/buildings in employment use unless re-use or redeveloping the site for alternative business purposes has been fully explored, or there would be overriding economic, environmental or community benefit from redevelopment. The Broads Local Plan requires re-use, or subject to demonstrating that such uses are unviable, proposals for community facilities are supported in the first instance.

130. The requirements of **Policy 11** are specific to the key employment locations identified in **Figure 15**. It ensures that the potential for re-use / retention of a site has been fully explored prior to permission being given for alternative uses such as residential, which is like Policy DM26 in the Broads Local Plan. The key employment locations set out in the Chet Neighbourhood Plan are not within the Broads Authority Executive Area. However, the Chet Neighbourhood Plan follows the same justification in Policy DM26 with regard to applications being accompanied by a statement which provides evidence that employment uses are not viable, and this is why alternative uses have been explored

Policy 11: Protecting Key Employment Sites

Sites identified as key employment locations in Figure 15 will be protected for future employment uses with alternative uses only supported where the proposal demonstrates how the possibility of retaining, re-using, or developing the site for similar or acceptable alternative business uses has been fully explored.

Proposals for commercial and employment developments falling within Class E of the Use Classes Order 1987 (as amended) on the employment land allocations as shown in Figure 15, and which are in accordance with other policies in this Plan and the adopted Greater Norwich Local Plan, will be supported.

All applications should be accompanied by a statement that clearly provides evidence that alternative uses have been explored as a result of employment uses not being viable, providing an assessment of the current and future demand for the site, and details of attempts made to market it at a reasonable price for a sustained period of 12 months. Other mechanisms which should be demonstrated in the statement include:

- a) Demonstration that all available opportunities for grant funding and financial support to help retain the employment use have been fully explored and that none are viable;
- b) Evidence is provided to show that interventions to improve the attractiveness of the site for employment uses are not feasible; and
- c) Any development should not compromise the operation of remaining employment uses adjacent to the site.

The Main Retail Route through Loddon and Chedgrave

131. The main retail route through Loddon and Chedgrave runs along the High Street, Loddon down Bridge Street, Church Plain, along part of Norwich Road, Chedgrave and Langley Road, as defined on **Figure 16**. It includes a good retail offering, a medium-sized supermarket, corner store, butchers, pharmacy, post office, cafes, hardware store and garden centre, charity shops, and two undertakers, among others. These shops and services are valued enormously by residents and visitors to the area.

132. According to the latest Norfolk Market Town Centre Report³⁶ in 2021 there were 37 town centre business premises in Loddon, with no vacant units. At the time it was the only Norfolk market town not to have any vacant units. There have been some changes since this study was undertaken. The largest proportion of units in the High Street are leisure services, making up 35% of units, which is higher than the Norfolk average.
133. **Figure 16** also includes the defined ‘Village Centre’ as identified in the South Norfolk Local Plan. Policy DM 2.4 sets out that the development of new or improved retailing, services, offices, and other main town centre uses will be encouraged at an appropriate scale within this location. South Norfolk Local Plan Policy DM 2.5 does not permit a change of use from Class E if the future attractiveness and vitality of the centre is harmed to an unacceptable degree, or changes will create a concentration of non-class A1 uses that will unacceptably harm the future attractiveness and vitality of the centre. Class A1 includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors, and internet cafes.

Photos of part of Chedgrave’s Shopping Strip

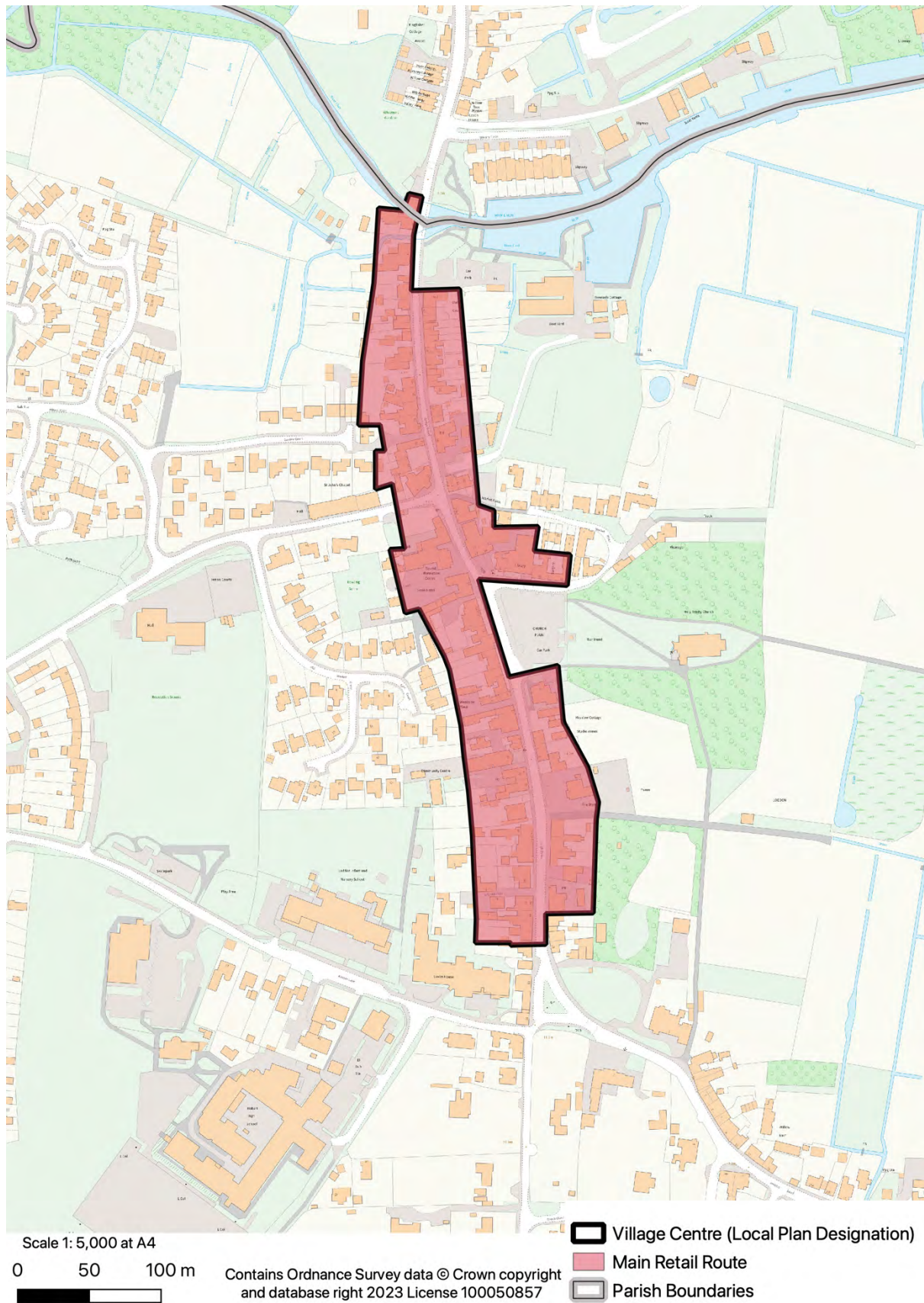


³⁶ <https://www.norfolk.gov.uk/-/media/norfolk/downloads/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/monitoring-land-use/market-towns-report.pdf>

Photos of different services within Loddon's Shopping Strip



Figure 16- The Defined Village Centre of Loddon



Policy 12: Supporting the Village Centre

Proposals for new retail and leisure uses will be supported within the designated Village Centre of Loddon, as defined on Figure 16.

Development proposals that help retain existing retail and leisure uses within the Village Centre will be supported.

Proposals that result in the enhancement of the Village Centre and surrounding areas, including creating an attractive public realm and the creation of informal meeting spaces for residents and visitors, will be supported subject to compliance with other relevant policies.

The retention of adequate car parking spaces on Church Plain and at Loddon Staithe to support retail activity will be supported.

Recreation

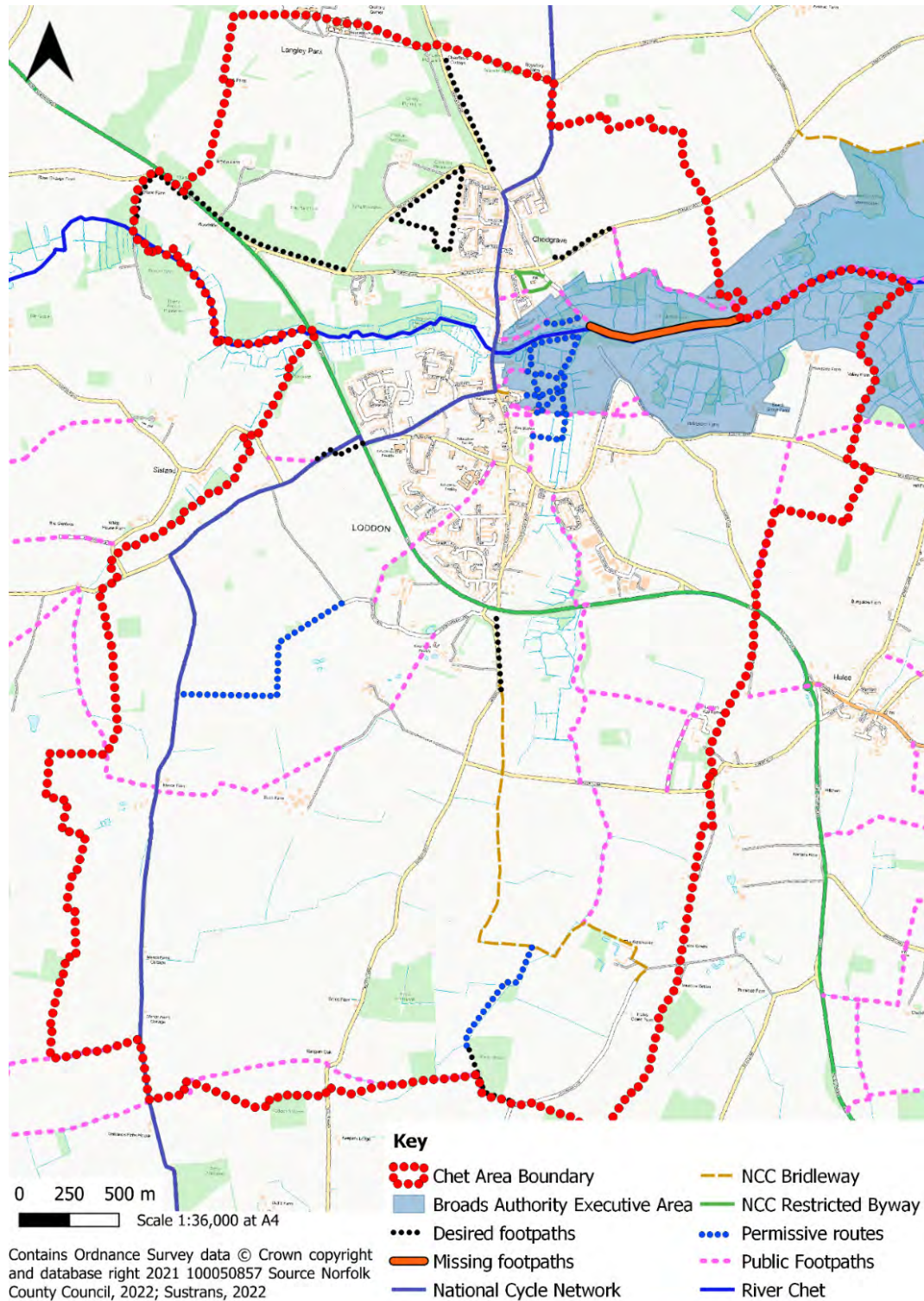
Walking, Cycling & Boating

134. The area is popular with walkers, cyclists, and boaters. Many residents take advantage of the routes and facilities available for recreational purposes and during the consultation exercises it was often cited as being one of the best things about living in Loddon/Chedgrave. Such activities also attract visitors to the area, especially during the summer months, some of whom stay overnight on boats or in local holiday accommodation.
135. There is a good number of walking routes via Public Rights of Way and permissive paths, see **Figure 17**, though these are a little fragmented in places, with no circular walks that do not involve using roads. Wherryman's Way long distance path runs through the plan area. Walks along this are popular and provide beautiful views over Hardley Flood and the river Chet, with plenty of opportunities to spot wildlife. Part of the path is firm and level, making it accessible to wheelchair users and those with buggies. However, part of the route is currently closed and has been for some time. There are plans to reinstate it in sections, the first (to the bird hide) in the Spring of 2024.
136. Norfolk County Council has recently established the Chet River Circular Route, a Jubilee Trail, from Loddon Staithe around to Chedgrave Common, which is signposted. The initiative, one of four in Norfolk to celebrate the late Queen's Platinum Jubilee, was in partnership with the Parish/Town Councils, who helped decide on the final route³⁷.
137. The area is popular with cyclists, and the National Cycle Network Route 1 goes through it, linking Loddon and Chedgrave with Norwich and other villages/towns on the Broads. It is a common occurrence to see groups of cyclists riding through or bikes lined up outside the various cafes.
138. As part of developing the Chet Neighbourhood Plan, members of the steering group led 8 community walks around the area, taking in many of the public footpaths and permissive routes. These walks have been both informative, helping to understand the area's history and gather evidence in relation to key views and green spaces, but also a way to engage the wider community. Indeed, they proved so popular that they have continued as the informal Chet Walkers Group, which meets once a month to explore local lanes and footpaths for recreation.
139. There are several locations to access the waterways/Broads for recreational activities such as boating and paddleboarding. For visitors to the area, it is possible to moor at Loddon Staithe, Pyes Mill or Chedgrave Common and walk the short distance to the centre.
140. Continuing to promote the area and improve facilities for walkers, cyclists and boaters is a key priority. More can be done to promote and encourage the use of local services, such as cafés/shops, by visitors to the area. Feedback during the consultation was that present signage can be a bit fragmented, facilities (such as

³⁷ [Platinum Jubilee walking and cycling trails launched in tribute to late Queen - Norfolk County Council](#)

toilets, showers, and the laundrette) are not always advertised and links between walk/cycle routes and the town/village centres are missing. Residents also raised concerns about the maintenance of some footpaths and the current condition of Loddon's Millennium Garden, particularly the bridge between it and the Staithe, which has fallen into disrepair and is currently closed to the public.

Figure 17: Map of footpaths and the cycle network (Source: Norfolk County Council 2022; Sustrans, 2022; Natural England, 2022)



141. South Norfolk Council are currently working on a plan to promote market towns, including Loddon. This will include development of a new 'visit Loddon' website, promotion of cycling to businesses, additional signage, and visitor information. Their aim is to draw together activities that are happening across a range of agencies and locally, to establish Loddon as a key destination for walking, cycling, and boating.
142. The Broads Local Plan contains a range of policies that promotes improvement and access for walkers, cyclists, and boaters:
- SP8 and SP9 support improvement to the waterside by the introduction of new footpaths and cycleways. SP9 aims to protect recreational access to the water's edge.
 - Policy DM31 of the Broads Local Plan supports improved access to the waterways for recreational use and SP14 encourages additional short term visitor moorings.
143. Likewise, the South Norfolk Local Plan DM2.9 is supportive of proposals for new recreational and leisure attractions in the countryside.

Policy 13: Protection and Enhancement of Public Rights of Way

Development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes that are convenient for users should be provided at the expense of the developer.

In agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Enhancement works would include new routes, turning permissive paths to public rights of way, improving linkages, upgraded surfaces or signage.

Ensuring there is adequate infrastructure to meet community needs

Community Facilities

144. Loddon and Chedgrave are comparatively well-served by community facilities, which include:

- Various sports/playing fields
- Tennis courts
- Playgrounds
- Skatepark
- The Jubilee Hall which is a large community centre, with space for indoor sports activities and events
- The Hollies meeting space/community centre
- The Old School House (which includes the Library- Norfolk County Council Library Service)
- The Community Gym
- Bowls greens in Loddon and Chedgrave
- Allotments in Loddon and Chedgrave
- Public gardens and picnic areas
- A swimming pool at Hobart High School which is used for lessons
- Public toilets and showers available at the Staithe Car Park
- Brian Clarke Rooms, including a MUGA
- The St John's Lecture Hall part of St John's Chapel, Loddon
- Church Rooms at Chedgrave Church Centre
- Seats and benches in public spaces in a variety of locations
- Loddon Town Council offices

145. These play a significant role in building social capital within the two communities by facilitating a wide range of social activities, clubs, and societies. Residents have told us that they participate in a wide variety of activities: 30 different activities were identified by people completing the survey, including Funky Feet (dancing), tennis, photography club, local exercise classes, band, art group, community gym, WI, book club and badminton. Some people suggested that community facilities and activities could be better promoted, though the Chet Contact provides a comprehensive listing of many activities and events that take place.

146. In relation to these facilities, the community is keen to see an improvement to the area around the Staithe. This includes encouraging smaller businesses; improving the bridge, which has fallen into disrepair and is currently closed; connecting the staithe car park to the Millennium Garden; improving access to the river and nearby facilities, picnic tables and public slipway. This was identified by many respondents to the survey as being something that would enhance the character of the area.

147. **The footbridge** enabled people to walk between Loddon Staithe and the Millennium Gardens without having to walk along the narrow path over the road bridge. The current structure dates to the 1960/70s, though there is evidence of a footbridge on the 1906/7 OS maps. An inspection was undertaken of the bridge in December 2020 and found that it had suffered from a lack of planned maintenance over many years and that it was entirely unsafe for pedestrian access. At this point the bridge was closed to the public. Policy 13 supports proposals that enable the footbridge to reopen to the public.
148. **The Jubilee Hall** is used for a range of sporting activities. This includes Loddon Football Club, the tennis club and various other activities and exercise classes in the main hall. The hall has changing facilities, which although adequate, could benefit from upgrading. At present there is one garage and one container that are used by the Jubilee Hall and one container by the LLUFC Juniors football club. These could be incorporated into an extension of the hall. The car park for the hall is not large enough to accommodate the hall and sports club users. Proposals that would further develop the role of the Jubilee Hall and grounds as a centre for sporting and other social activities are encouraged and supported.
149. **The Old School house** is grade II listed and currently houses the Community Gym, Town Council Office, and Library. It is owned by Norfolk County Council, although long term it would ideal if this building was owned by the community. It is an excellent facility with computers available for public use, a disabled toilet, and various arranged activities for younger and older people, which continue to keep visitor numbers steady. During the winter of 2022/2023, when family heating costs were very high, the library was open as a warm space for those who needed it. The library annexe is used as the Town Council office and the rear hall is now used as a community gym.
150. **The Hollies** is a former Methodist Chapel owned by the Loddon Buildings Preservation Trust. It has a small complex at the rear which is leased by the Nursery School and the hall is also rented by the Loddon Christadelphian, the Tuesday Market, and a few other groups. Proposals that would result in the sensitive regeneration of The Hollies building and the Methodist Hall for community use will be supported. **Policy 14** supports proposals that would result in sensitive regeneration of the Hollies building and the Methodist Hall for community use. This would be an investment priority for Loddon and Chedgrave and will be supported subject to compliance with other relevant policies. Some residents currently feel that the area lacks a high-quality community hall, and some travel outside of the area to hire attractive community spaces with a high standard of facilities.
151. **The St John's Lecture Hall** on George Lane is very well used by the community. There is a stage that can be used for performances and the Cinema Club meet there once a month. It is well run by a group of church volunteers. Proposals that would result in the sensitive regeneration of the building for continued community use will be supported.
152. **The Brian Clarke Rooms** were built as part of the housing development in this part of Chedgrave and is used primarily by the Loddon and Chedgrave Day Centre

who provide lunches twice weekly for elderly residents. The hall is also available for hire.

153. The **Chedgrave Church Rooms** at Chedgrave Church Centre were built as an annex to the church. The facility includes two meeting rooms, which are available to hire, and a small kitchen and adjacent WC.
154. Both Loddon and Chedgrave have **allotments**. Loddon allotment gardens are owned by Loddon Town Council. They are now situated in Chedgrave and are located just north of Loddon Mill and the River Chet. They contain more than 40 plots of various sizes, which are available for hire. The Chedgrave allotments are on privately owned land along Hardley Road and are administered by the Chedgrave Parish Council. The area includes 16 plots and a small apple orchard, planted by the Parish Council. The surrounding hedge was planted with grant funding from South Norfolk Council and is managed for wildlife. The Chet Valley B-Line has given advice on leaving certain areas of grass to be mown to a specific regime.
155. There is a **public toilet and shower block** at the Staithe car park in Loddon. The building is considered to be of some significance as it was designed by the architects Tayler and Green, a locally active and nationally significant practice whose work is synonymous with South Norfolk generally and the Loddon area specifically. And although the specific date the toilets were built is not known, we believe it to approx. 1950-60's. Loddon Town Council entered into a Lease with South Norfolk Council to operate the Staithe Toilets in 2016, due to the threat of closure. The facilities offer a disabled toilet, a shower, men's, and women's toilets. They are a well-used facility often visited by cyclists, boaters, and walkers, which encourage tourists to visit the town. In 2022 a charging scheme was introduced to the toilet facilities to help share the cost of the facility between the users and the local residents.
156. The scale of future development will give rise to the need for additional community facilities, including open space. These facilities will provide an important focal point in new developments, giving valuable opportunities for social interaction and inclusion. As identified above, there is a good range of facilities that are well used by the community. Any new development should look to achieve connectivity with existing facilities.
157. Policy DM3.17 of the South Norfolk Local Plan and SP16 and DM44 of the Broads Local Plan resist development proposals that would lead to the loss of community facilities. DM3.16 defines important local community services and facilities as buildings in use as or last used as a primary school, local convenience shop, bank, post office, public house, rural petrol filling station, community hall, indoor sports hall, theatre, cinema, cultural facility, and small-scale health facilities. Focus is on maintaining opportunities for similar uses, or facilities to continue. Loss will only be accepted where it is established that there is no reasonable prospect of future use because of a lack of need, demand, or future viability. Policy 14 identifies a range of facilities that are of critical importance to the community and should be protected under this local policy framework. It does not include all those listed above, but considers factors such as public access, current use, and potential for change over the life of this plan.

Policy 14: Community Facilities

New developments should be designed to ensure there is good connectivity, especially by walking and cycling, to existing community facilities within the area.

The following facilities are important to the community and should be protected from inappropriate development or changes of use:

- Jubilee Hall, Loddon
- The Hollies, Loddon
- The Old School House - Loddon Library
- The St John's Lecture Hall, Loddon
- Public toilet and shower block at the Staithe Car Park, Loddon
- Millennium Garden and pedestrian footbridge, Chedgrave
- Brian Clarke Rooms, Chedgrave
- Chedgrave Church Rooms, Chedgrave Church Centre
- Loddon and Chedgrave allotments.

Schemes that enhance the energy efficiency of these important community buildings will be supported and encouraged, particularly where it can be demonstrated that they:

- a) Will support longer term sustainability of the community asset;**
- b) Will reduce energy consumption; and**
- c) Can be incorporated in a sensitive way that fits with the age and nature of the building.**

Improvements and enhancements to existing community facilities, and the development of any new facilities that are identified as being necessary within the Plan area, will be supported, subject to securing the necessary approvals and appropriate funding sources are identified.

Transport Infrastructure

158. Loddon and Chedgrave are situated between Norwich and Beccles. Road connections using the A146 are generally good; Norwich should take around 20 minutes by car, though journey times can be unpredictable. The new roundabout at the top of George Lane has established a safer access point onto the A146, especially for those travelling in the Norwich direction.

159. Although the bypass has taken the majority of through traffic away from Loddon and Chedgrave, there remains a considerable amount of traffic passing through the two communities, particularly related to the school run, and this is likely to increase

with new housing developments. Parking along the west side of the High Street opposite Church Plain as far as the fire station to the south does reduce the width of the road to one lane. This holds up traffic at busy times, especially as the route is used by large vehicles such as buses and delivery vehicles. If the bypass is closed by an accident, the roads through the two parishes, especially Loddon, can be severely compromised.

160. Church Plain car park in Loddon is well-used, especially for short term parking; up to 2 hours is available free of charge. Coop fund a second free hour. There are six Electric Vehicle charging points in this car park. There is also a public car park at the Staithe and users can park at the Jubilee Hall in Loddon. A small area of land in Chedgrave, known as White Horse Plain, is used for uncontrolled parking. Although this is not a particularly attractive use of the land, nearby residences, such as the former alms houses, have little availability of on/off street parking in close proximity. On street parking is permitted in most locations, though there are some controls in place along the High Street in Loddon.
161. In terms of public transport, Loddon and Chedgrave are served by First Bus, the X2/X22 route which runs 7 days a week. The frequency is one bus per 30 minutes through the daytime, although less in the evenings and on Sundays. This is the Norwich to Lowestoft bus, which operates every 15 minutes, though only alternate services come into Loddon/Chedgrave. The bus service calls at a number of stops on its way into Norwich before terminating at the Bus Station. Those wishing to travel onward, for example using rail services, would need to catch a connecting bus in both peak/off peak hours.
162. There is also an on-demand bus service, provided by Bungay Area Community Transport. This provides transport for people living in the Waveney and South Norfolk area for whom other forms of transport are not easily available. Services are open to all ages, with the majority of journeys undertaken transport passengers to medical services and day centres. The service can also be used for shopping and family visits. It is provided by volunteer drivers, either in their own vehicles or a wheel-chair accessible minibus.
163. It is common to see cyclists in Loddon and Chedgrave, though many of them are recreational cyclists (see section on [walking, cycling and boating](#)), rather than those cycling to access jobs and services. Infrastructure for cycling is limited in terms of dedicated cycle routes, partly because the historic streets are often narrow, though there is provision for cycle parking in key locations including at the Jubilee Hall, outside the Co-op and at the car parks. Accessing Loddon by bike from surrounding communities is very difficult as there are no crossing points over the A146.

Photos of cycle parking in Loddon Staithe (left) and Church Plain, Loddon (right)



164. Local services and facilities are within walking distance for many residents. These are all accessible by walking on footways, though many of the footways are narrow, with breaks or are just along one side of the road. Where narrow or missing, the other side of the road usually has reasonable provision.

165. Residents and visitors were asked for their views on transport improvements as part of the NDP survey. Comments around improving and creating new walking/cycle links have been addressed in **Policy 15**. Some of the comments received were not planning issues, such as speed enforcement. Instead, these can be the focus of community projects, to be taken forward with appropriate bodies during the development period. Feedback included the need for:

- Better lighting on some footways
- Improvements to accessibility/width of some footways
- Improved cycle routes and parking
- A new bus stop at the George Lane roundabout and improved frequency to Norwich
- Improved parking enforcement along the High Street in Loddon
- Better enforcement of the 20mph speed limit
- New cycle links - from Chedgrave onto the bypass as far as Nursery Lane; from Loddon to Thurton; down the side of Jubilee Hall Field; and upgrades of the footpath alongside Hobart High School to accommodate cyclists
- Upgrade to the footpath from the Church to Beccles Road
- A new pedestrian crossing near the Co-op or outside the Post Office

166. Access and transport are important considerations in planning decisions. National and local plan policy requires development to be located where the need to travel will be minimized and for the use of sustainable transport to be maximized. This includes, but not limited to, Chapter 9 of the NPPF and in the local plans, Policies 1, 2 and 6 of the Joint Core Strategy, DM3.10 of the South Norfolk Local Plan and SP8 and DM23 of the Broads Local Plan. Highway safety is also a key consideration, with development proposals required to ensure that highway safety and the satisfactory functioning of the highway network is maintained.

167. The local authorities are currently working to establish improved walking and cycling networks across Norfolk, with Local Cycling and Walking Infrastructure Plans being developed to help prioritise funding for infrastructure improvements. The aim is to make walking and cycling the natural travel choice. At present the Greater Norwich Local Cycling Walking Infrastructure Plan (LCWIP) does not cover Loddon/Chedgrave. However, the Broads Authority have an integrated access strategy which was developed in 2019 and is going to be reviewed in due course; the long-term aim is to upgrade and improve networks of access points/routes that are lined to visitor facilities to ensure easier access to all³⁸.

Policy 15: Walking and Cycling Improvements

In order to promote Active Travel opportunities within the Plan area, and encourage walking and cycling as natural travel choices, all new development sites should have good connectivity to the existing walking and cycling network that is safe, convenient and accessible for all users.

Development proposals will need to demonstrate how they will promote cycling for new residents, workers, or visitors, including the provision of dedicated well-designed and well-located cycle parking.

Development proposals must demonstrate safe walking links to local services and into the wider countryside. Opportunities should be taken to connect with the Green Corridors identified in Figure 11.

Opportunities to create a green walking and cycling network, with planting that offers habitat opportunities to local wildlife, should be taken, and will be seen as a planning benefit.

Access to Public Services

168. There is a good range of key public services located in Loddon, including a medical centre and dental surgery, nursery, and infant, junior and high schools. Additional housing could support the ongoing viability of such services but could also place significant pressure on them.
169. The provision of key services and their availability, particularly once the population grows because of additional housing, is a concern for residents. This was identified at both the consultation day and from the survey responses. Expansion of local schools, dentists and doctors was seen as a key priority and some people indicated that it is already difficult to get medical appointments. At Regulation 14, NHS Norfolk and Waveney Integrated Care System Estates Department commented that the Chet Valley Medical Practice currently has capacity, however this could be affected by the level of future development. The

³⁸ [Access \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

local Primary Care Network is looking at ways to better integrate community teams with primary care provision, which will help to address this.

170. When asked what the key challenges were facing Loddon/Chedgrave by 2030 a common theme was the provision of adequate services and infrastructure.
171. In terms of gaps in current provision, the need for a leisure centre and swimming pool was identified by respondents to the survey, though discussions with South Norfolk Council indicate that this is unlikely given the level of investment that would be required, and the size of the place.

Photos of Loddon public services including Loddon Infant School (upper left), Loddon Junior School (upper right), Hobart High School (middle left and right), Loddon Library (lower left) and Chet Valley Medical Practice and Loddon Dental Practice (lower right)



172. Improvements to public services are largely dealt with as part of more strategic planning policy and are most likely to occur in relation to the largest developments. For example, a new primary school could be justified for a development of 700+ new homes. The NPPF states that local plans should make sufficient provision for infrastructure requirements. Planning however cannot address historic infrastructure capacity issues, but only the impacts associated with additional development. Policies 2 and 4 of the Greater Norwich Local Plan 2024) require appropriate and accessible health facilities and services are provided, with Health Impact Assessments required for large scale housing proposals. In the South Norfolk Local Plan Policy DM1.2 seeks to secure specific site planning obligations for the delivery of essential infrastructure on or adjoining a site.
173. There has been discussion locally about the potential for land adjacent to the Chet Valley Medical Practice to be developed to establish a medical/social services hub. This could include a nurse's station, physiotherapy, baby clinic, and social services clinic, among other developments. This would be widely supported by the community.

Policy 16: Medical Hub

Proposals that help to create or support development of a cluster of medical and social services near to the Chet Valley Medical Practice would be supported in principle, subject to compliance with other relevant policies.

Protecting Loddon and Chedgrave's Heritage

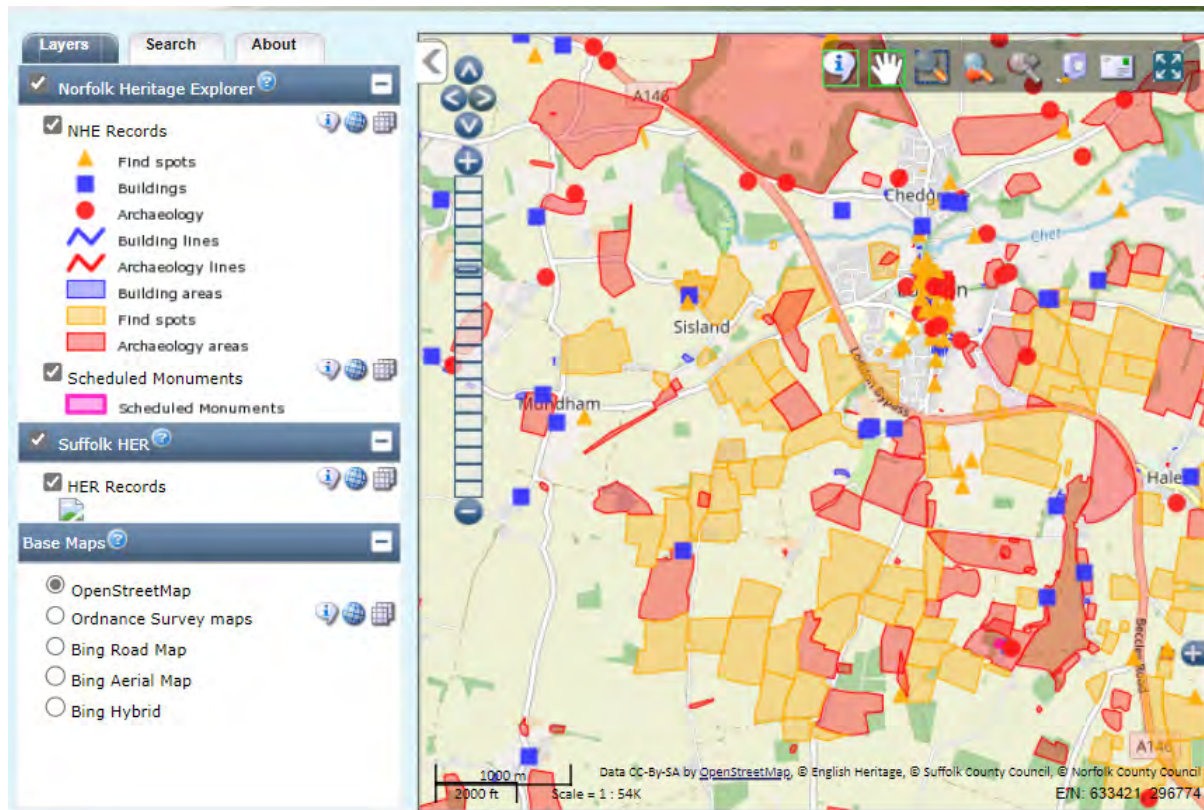
174. The Chet Neighbourhood Plan covers the two ancient settlements of Loddon and Chedgrave and a large tract of surrounding countryside. Though separated by the River Chet, these places share much and are united by a network of historic footways, as well as by the watercourse.
175. Both places have evidence of human activity going back to prehistoric times (e.g., a Palaeolithic axehead from Langley Park and various more recent artefacts from various sites; prehistoric occupation sites near the head of Loddon Beck valley and close to Transport Lane). Aerial photographs and field finds suggest Roman activity and there is also evidence of Saxon occupation (e.g., excavation at All Saints Church, Chedgrave; finds in Loddon). The Norfolk County Council Historic Environment Strategy and Advice Team offers advice on historic environment issues associated with proposed planning applications, ensuring that any potential harm to archaeological remains is minimised, or that archaeological remains are fully recorded before development takes place.
176. However, most of the easily seen evidence of human activity is post-Conquest. Both Loddon and Chedgrave are recorded in the Domesday Book (1086). Much of the building evidence dates from the Georgian and Victorian periods, but the two main churches are medieval and other buildings have late medieval to 16th / 17th century structures at their cores. There has been house-building and industrial development in both parishes during the 20th and 21st centuries. Particularly important is the award-winning work of Tayler and Green. While many of our buildings are generic in style, there are some unique designs (e.g., Loddon Town Hall; the old school in Loddon; and Tayler and Green's buildings in various streets).
177. The area has around 100 listed buildings and Norfolk Heritage Explorer³⁹ contains a detailed account of the area's history, from prehistoric occupation, the Roman and Saxon periods, findings of 20 medieval settlement sites, to notable historic buildings that still exist today (**Figure 18**). The area is known to have 35 finds in Chedgrave and 304 in Loddon, totalling 339. Interestingly many of the finds fell into a multi-period category such as the medieval period which is 1066AD-1539AD showcasing medieval buildings, artefacts such as pottery and coins, sites and so forth. Another popular period for finds in Loddon was the Roman period (43-409AD). Many of the finds sit in the rural landscape of the development area such as to the west and south of Loddon beyond Loddon Bypass where medieval settlements including Stubbs Green (NHER 19315) settlements and a cross (monument) have been found as well as iron age and roman settlements (examples- NHER 17976, 21518). In Chedgrave many of the historic finds included numerous listed buildings such as Grade II Chedgrave Manor⁴⁰, mounds, sites and artefacts.
178. There is also a Historic England designated Park, Langley Park. This is an 18th century park and woodland created by Capability Brown, with central grounds

³⁹ [https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-(Parish-Summary)) and [https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-(Parish-Summary))

⁴⁰ [CHEDGRAVE MANOR, Chedgrave - 1050523 | Historic England](#)

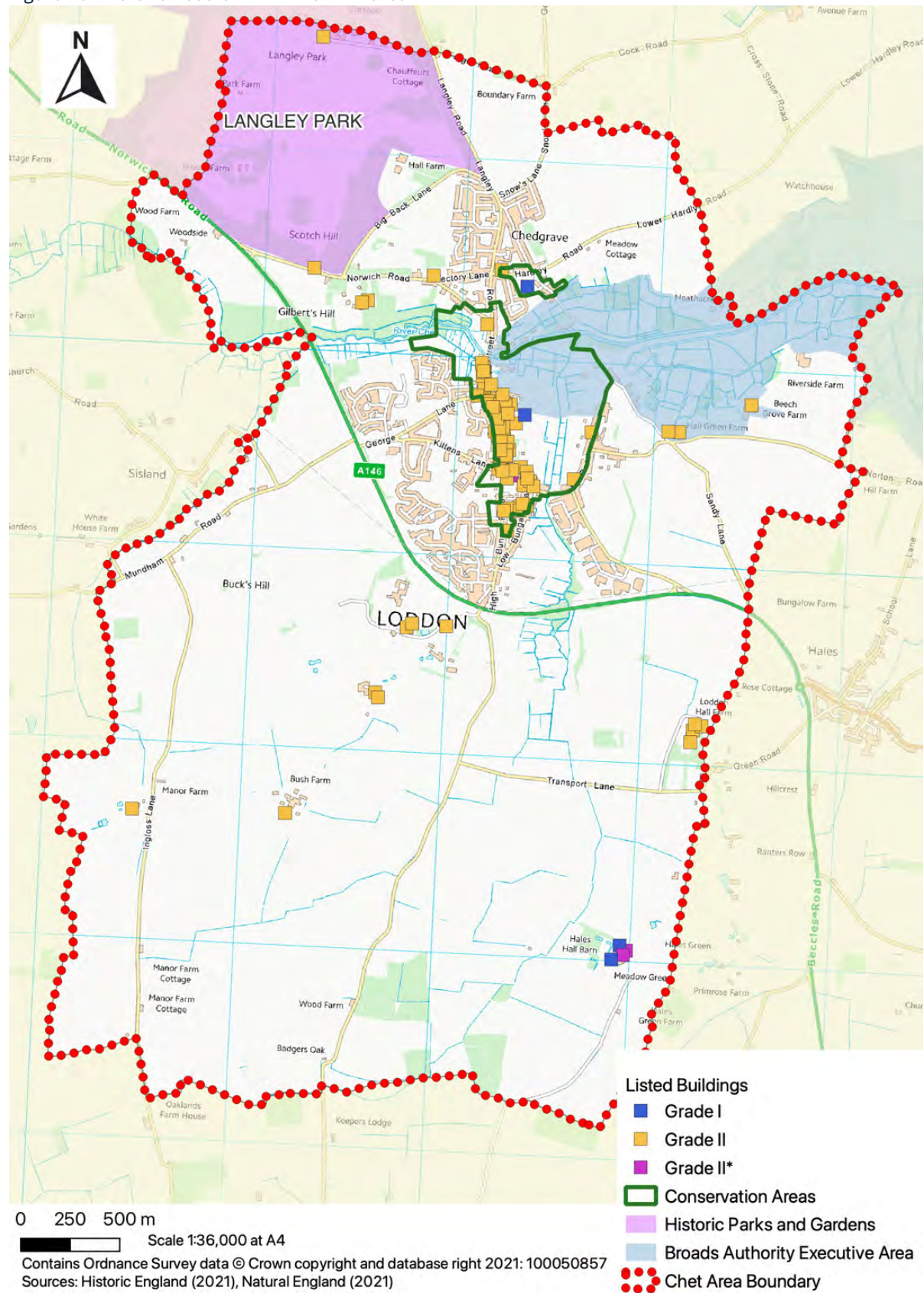
around the house. The official listing⁴¹ states there is ‘some evidence of ancient deer park’.

Figure 18- Norfolk Heritage Explorer Finds in Loddon and Chedgrave (Source: Norfolk Heritage Explorer, 2023)



⁴¹ <https://historicengland.org.uk/listing/the-list/list-entry/1125028>

Figure 19: Historic Assets within the NDP area



What has made Loddon and Chedgrave the places they are today?

179. Several factors are important in the fashioning of our parishes into the places they are today: topography; climate; and the effects of human intervention.

Topography

180. The River Chet, which is tidal and flows roughly west to east between Loddon and Chedgrave, is the smallest of the six rivers of the Broads and is now navigable for 5.5 km (3.5 miles) between Loddon Staithe and its junction with the River Yare. Its course has been changed during the last two-hundred years.
181. The river valley is relatively low (2m above sea-level) and flat. It is an environmentally sensitive area and part falls within the Broads, which has equivalent status of a National Park. The land rises gently to the north and south to about 25m (Boundary Farm, Chedgrave) and 30m (Hales Hall), respectively. Outside the main centres of population, there are rolling fields (largely arable), allotments, small woods, common land, carr, marshland, wide verges (some planted with tall deciduous trees), small green spaces, roads, lanes, bridleways and footpaths. All add beauty and value to our parishes.

The climate

182. Climate affects both landscape and human endeavour (e.g., in building design). While the local climate has changed in recorded history, climate change has until recently been relatively slow. The pace of change is rapidly accelerating, producing profound and serious effects locally and globally. While the River Chet has flooded from time to time (e.g., 1912, 1968 and Christmas Eve 2020), flooding of streets because of heavy rainfall and problems with water run-off remains a current and not infrequent problem in both parishes. The wildfires of summer 2022, which while not affecting our communities directly, led to destruction of houses only a few miles distant. Such events may well recur and could be closer to home next time.

The effects of human intervention

183. Human occupation and activity have always resulted in profound changes to place. We have altered the local environment to suit our purposes (e.g., clearing land for agriculture, parkland, settlement and transport; draining land for agriculture; altering the course of watercourses for trade and other purposes).
184. Modern Loddon and Chedgrave have been determined by generations of human activity altering the local topography and environment. Not insignificant in this is our network of roads, lanes, footpaths, and bridleways. The footpaths connect settlement and country, riverside and upland, the tight medieval lokes in Loddon and the weathered hedgerows outside the town/village centres. It is possible to walk the entire Chet Neighbourhood Plan area using only footpaths and crossing no more than a handful of roads.
185. Walking these ancient routes, one soon starts to appreciate the historic buildings, open spaces and views, various landmarks. They seem like beads (sometimes jewels) connected by a thread, the footpath. One comes to realise that a large part of what we might call 'the historical environment' is really our own history and the history of places and people that we cherish. It also becomes clear

that recent changes were not all beneficial and furthermore that this was not a new thing. The survival of our beautiful built and natural local environment begins to appear miraculous. What we take as normal is so special that it attracts visitors from afar. Its permanence seems extraordinary. How has it lasted so relatively unspoiled? How could it be protected to nurture future generations?

186. An answer is provided by newcomers to the community, who want to understand and explore their new surroundings and to meet people from the rooted community of which they are now part. The nature of this place, and now its people, is what is special for them. The conservation of both the character of this community and its surroundings has gone on for generations, unmarked and possibly unconsciously. What we experience in walking in them is this continuing interaction of the two, over centuries of settled life.

Considering the Historical Context in Planning Decisions

187. Around two-thirds of respondents to the survey indicated that heritage and architectural features found throughout Loddon and Chedgrave is one of the things they value most about living here. It is recognised that there is a tension between preserving the past and bringing buildings up to current environmental standards. This is especially so for those buildings that are listed, and energy efficiency can be a challenge.
188. There is a substantial Conservation Area covering the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints in Chedgrave. Any planning proposals within these areas should be judged in relation to their potential impact on the character or appearance of the Conservation Area. The Conservation Area Appraisals identify a set of management guidelines for development proposals to follow. These are reflected in **Policy 17** which aims to strengthen retention of the special character of these areas.
189. NPPF chapter 16 covers the conservation of the historic environment comprehensively, including the planning balance to be applied to different levels of protection, such as non-designated heritage assets. Also, legislation provides protection for certain assets such as listed buildings. In terms of local plan policy:
- In the Greater Norwich Local Plan (2024), Policy 3 protects and enhances the built environment, heritage assets and the wider historic environment.
 - In the South Norfolk Local Plan Development Management Policies (2015) Policy DM4.10 sets out how all development proposals must have regard to the historic environment and take account of the heritage assets in the area.
 - Broads Local Plan Policy SP5 seeks to protect and enhance key buildings, structures and features which contribute to the Broads character and distinctiveness.

Policy 17: Loddon and Chedgrave Conservation Areas

Development proposals within the Loddon and Chedgrave Conservation Areas must have particular regard to the following:

- a) Retaining and repairing traditional features, such as traditional windows, should be a priority before replacement of like-for-like features. However, where replacement is needed, buildings are encouraged to have well designed sympathetic replacements to match the design of the original features;**
- b) Retaining brick finishes of buildings. Where painting or repainting is approved through planning permission, proposals must make use of sympathetic heritage colours in keeping with the existing character and appearance of building/street scene in the area⁴²;**
- c) Making use of boundary treatments that are in keeping with the local vernacular, and retention of original front gardens and other features such as hedgerows; and**
- d) Where possible existing buildings are encouraged to maintain the use of traditional materials over modern materials such as UPVC.**

Where proposals affect a heritage assets, consideration should be given to conserving and enhancing the traditional character of the asset and its setting.

⁴² Listed Building Consent may well be required to change the paint colour of a building, within the Conservation Area.

Monitoring, review, and implementation

190. Loddon Town Council and Chedgrave Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Development Plan. This will be undertaken through monthly by capturing the outcome of planning applications determined by South Norfolk District Council and the Broads Authority.
191. A monitoring spreadsheet, similar to that recommended by Locality⁴³ will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
<i>Policy 5</i>	<i>Twice</i>	<i>Affordable provision within the development</i>	<i>Housing mix does not meet aspirations</i>	<i>Policy too vague on housing mix</i>

192. The Plan will be reviewed should the emerging review of the Local Plan for The Broads and any future review of the Greater Norwich Local Plan contains policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plans. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.
193. Additionally, the Town/Parish Councils will monitor the effectiveness of the policies within the Plan. The monitoring will be undertaken on an annual basis, and a decision can be made whether this requires a review of the Plan.
194. The table below sets out an action plan related to sections within the Chet Neighbourhood Plan and relevant partnership/stakeholders for delivery. The actions and the implementation of these will be reviewed annually as well as the policies to monitor working relationships and necessary changes which can improve the neighbourhood plan area outside of the neighbourhood plan itself.

⁴³ [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

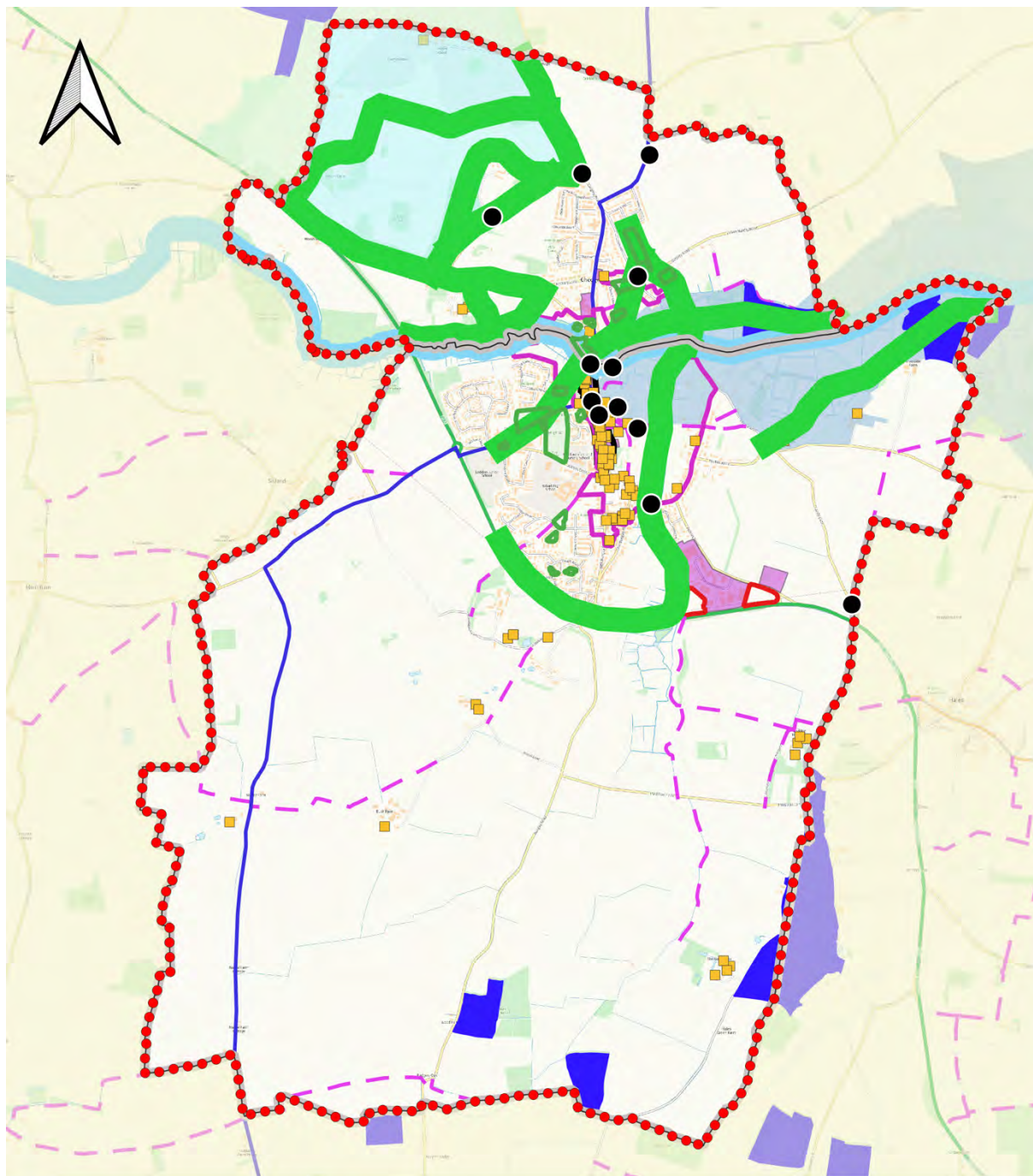
Actions	Relevant Stakeholders/Partners
Community Action 1: Maintenance of drainage and flooding concerns • The Town/Parish Councils will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk. This will ensure that issues such as blocked ditches can be kept to a bare minimum. • The Town/Parish Council will work with Anglian Water to improve the maintenance of the sewage system in Loddon and Chedgrave.	• Landowners, Environment Agency, Anglian Water, Relevant Internal Drainage Boards (IDBs), Lead Local Flood Authority.

Community Action 2: Local Action to Encourage Wildlife

- The Town/Parish Councils will work with the local community and landowners to encourage action to enhance habitat and wildlife in public areas and in people's gardens. This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild or rewilding patches of land.
 - Include children and adults in activities to boost education on local wildlife and hope to encourage the importance of protecting our local green space and boosting biodiversity.
 - In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.
 - Investigation can be looked into for starting a tree planting programme and to involve local landowners, stakeholders, and the community in open green spaces.
 - Investigation can also be had jointly on seeing if there is any suitable land to create a community woodland/orchard for public use/maintenance.
 - Discuss with stakeholder's opportunities to get locals involved in voluntary work to help with local projects which may come forward in the neighbourhood area such as helping with tree and seed planting/maintenance of wild areas (green and blue such as fields or ponds/river).
 - The Town/Parish Councils will work with the community, appropriate stakeholders, and local businesses on promoting importance of visitors and residents understanding and respecting local wildlife. This education can be planned through the use of interpretation boards, benches, and other advertisement throughout the village.
- Local community including businesses, school, and landowners.
 - Wildlife charities and other interested parties e.g., advice from local ecologists, tree officers, or wildlife wardens
 - Parish/Town/Local Authority Councils

Community Action 3: Improving and supporting the use of local businesses/community services. • The Town/Parish Councils will be proactive in helping boost the advertisement of local businesses to encourage residents/visitors to use these facilities. Also, the Town/Parish Council will encourage and promote any new businesses/community services being hosted in the area.	• Local businesses/community groups
Community Action 4: Regenerating sites • The Town/Parish Councils will work with relevant bodies when necessary to support the regeneration of existing community facilities particularly ones which will improve mental health and wellbeing like sport and social activities for all ages.	• Local planning authority • Local Landowners • Local businesses and community groups • Local schools/ appropriate bodies like Sport England etc.
Community Action 5: Improving the areas parking facilities. • The Town/Parish Councils will proactively engage with local businesses, relevant statutory bodies, and local landowners to try and find appropriate additional land for car parking particularly around Church Plain and Loddon Staithe.	• Local businesses • Local landowners • Relevant statutory bodies (Norfolk County Council and Local Planning Authority)
Community Action 6: Improving Walking and Cycling Routes • The Town/Parish Councils will engage and investigate with local landowners, statutory agencies, and adjacent parishes to encourage the establishment of new or improved permissive paths and routes including a green walking/cycling network. This includes improving signage and publicity and establishing all weather routes where appropriate.	• Norfolk County Council Highways • Local planning authority • Local Landowners • Adjacent parish councils

Appendix A- Policies Map



- | | | |
|----------------------------|--------------------------|---------------------------------|
| Conservation Areas | Blue Corridors | National Cycle Network |
| Historic Parks and Gardens | Employment Allocations | Broads Authority Executive Area |
| Chet Listed Buildings | Key Employment Locations | Parish Boundaries |
| Local Green Space | Village Centre | Chet Area Boundary |
| NCC County Wildlife Sites | Key Views | |
| Green Corridors | NCC Public Footpaths | |

0 500 1,000 m Scale 1:40,000 at A4



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