

Section 4

Key Service Centres



Norwich Policy Area Settlements

Poringland/Framingham Earl

Poringland/Framingham Earl (Norwich Policy Area)

Policy 14 of the Joint Core Strategy (JCS) identifies Poringland/Framingham Earl as a Key Service Centre in which land will be allocated for small-scale housing growth within the range of 100-200 dwellings, and if necessary to also help to deliver the 'smaller sites in the NPA' allowance. Policy 14 also provides for the promotion of local employment opportunities to serve this growth. While the JCS supporting evidence does not quantify a specific employment land requirement for Poringland/Framingham Earl, it is considered desirable to provide for local jobs, and land is available in close proximity to the village centre which provides for potential employment related development. Policy 7 of the JCS states a requirement for care home provision specialising in dementia care in Poringland, and this will be provided for through the planning application process.

The JCS base data included an allowance for land allocated under the previous Local Plan, some of which has since been built out by Norfolk Homes. Two housing sites allocated under the previous Local Plan remain undelivered, and these sites have been re-assessed during the site allocation process. Land north of Heath Loke and south of Stoke Road was allocated for housing (under reference A0021a) and north of Shotesham Road and east of Carr Lane was allocated for housing (under reference A0021b). The sites have not yet been fully delivered. As the housing from these sites was anticipated in the JCS base data for Poringland, these allocations will be carried forward, but the sites will not count towards the JCS target of additional dwellings.

Land adjacent to housing allocation sites was also allocated under the previous Local Plan for public open space and amenity (previously under reference A0022b). Part of this amenity space has been provided adjacent to the community centre. The remainder of the allocation is carried forward to be delivered in this plan period.

Form and Character

The parish of Poringland is largely rural in character, based on former parkland area, and is heavily wooded. The wooded area which extends into Framingham Pigot forms a unique and extensive area within the District and provides a distinctive setting for the village of Poringland. The village is comprised of parts of the parishes of Poringland, Caistor St Edmund, Stoke Holy Cross, Framingham Pigot and Framingham Earl. Development has been concentrated along the B1332 Norwich Road, with linear post-war development combined with estate development to the east, mostly between Long Road and Rectory Lane. There is also some estate development at Oaklands and Oakcroft Drive, to the east of the B1332. More recently estate development has also taken place to the west of Norwich Road, south of Heath Loke. Additionally, some ribbon development extends along Caistor Lane, and Stoke Road/Poringland Road. The village contains a significant number of bungalows, while the skyline is dominated by two communication masts located off Stoke Road at the ex-MoD site.

Services and Community Facilities

The village has good access to the wide range of facilities in Poringland/Framingham Earl, including a primary and a secondary school; village hall and community centre; two GP surgeries; dentist; post office; library; two pubs; several fast food outlets; estate agencies; hairdresser; a supermarket and two convenience stores.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated housing land. The development boundary has been extended to allow limited infill on Shotesham Road and to include the Framingham Earl High School buildings, but precludes any development north of Long Road, which comprises one of the most extensive wooded and parkland areas in the Norwich area.

The South Norfolk Place-making Guide suggests that development should not accentuate the linear quality of the post-war settlement pattern. An application (2012/0405) on land to the north of the village, opposite Octagon Farm, was approved due largely to a lack of 5-year housing supply. Development at this location is likely to accentuate the linear pattern of development in the village. This site remains outside the development boundary, to prevent development should the current planning permission lapse. The new allocation for employment uses lies under the radio masts and would only be suitable for a limited range of uses. Therefore this site is also outside the development boundary.

The open space allocation carried forward from the last local plan is peripheral to the built-up area and is therefore excluded from the development boundary to protect it from potential development. The Open Space Study in 2007 showed that Poringland was particularly short of accessible natural/semi-natural greenspace, and subject to more up-to-date studies taking place, this type of open space should be prioritised when this land is made accessible.

Within the development boundary, there are other areas of open space which will be protected from development through Development Management policies. Village services comprising the existing Central Business Area are also within the development boundary but protected through Development Management Policies.

Greater Norwich Green Infrastructure Delivery Plan identifies Poringland as being on the periphery of the Long Stratton to Norwich Green Infrastructure Priority Area. Any additional footpaths or improvement in connectivity of hedgerows and woodland would be desirable.

The village has a history of surface water and ground water drainage difficulties, and the most vulnerable sites were identified in an Urban Drainage Study. This issue will be a consideration for many sites in Poringland, and mitigation will be needed for any development on such sites.

Development on sites in Poringland/Framingham Earl have permissions for 250 dwellings at Heath Farm (2013/0505 and 2013/0506) on the site of allocation POR1; 100 dwellings north of Pigot Lane (2011/1284) on the site of allocation POR2; 232

dwelling south of Stoke Road (2010/1332) on the site of allocation POR4; and 300 dwellings and office buildings (2011/0476) on the site of allocation POR6.

Policy POR 1 : Land at Heath Farm

Land amounting to some 15.3 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 200 dwellings, distributed to the north and the south of the site, separated by open space which will contribute towards Sustainable Urban Drainage schemes. The site currently has planning permission for 250 dwellings (2013/0505 and 2013/0506).

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

1. Suitable vehicular access onto Caistor Lane and Stoke Road, with pedestrian access to enable access to the school via Norwich Road
2. Site layout takes account of trees at the boundary protected through TPOs and water mains which cross the site
3. There should be sensitive treatment of the western boundary facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design
4. The existing arrangement for surface water to drain through an open water course behind properties on Norwich Road and Caistor Lane will need to be formalised with suitable maintenance arrangements put in place
5. A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk
6. Wastewater infrastructure capacity must be confirmed prior to development taking place
7. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources

Policy POR 2 : Land at Oaklands Farm, Pigot Lane

The site lies to the north of Pigot Lane, to the south-east of Framingham Earl High School and to the east of existing development at Oaklands. Land amounting to some 4.4 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 100 dwellings.

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

1. Design is sensitive to the adjacent woodland, and takes into account the small watercourse
2. There is an appropriate buffer zone around the pumping station on the edge of the site, and development does not prevent maintenance to water mains crossing the site
3. The site is at high risk of flooding from surface water drainage – significant mitigation is required through a Sustainable Urban Drainage scheme
4. Wastewater infrastructure capacity must be confirmed prior to development taking place
5. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources

Policy POR 3 : Ex MOD site, Pine Loke

This ex-MOD site lies to the north of Stoke Road, accessed from Pine Loke. The site sits under two radio masts which dominate the site and require access for maintenance. This makes the site unsuitable for housing, or many other uses. However, it would be suitable for light industrial uses compatible with the adjacent residential and equestrian uses. Therefore, it is allocated for B1 (light industrial use) but remains outside the development boundary as a site generally unsuitable for housing and other development. Land amounting to some 4.3 hectares is allocated for employment uses in Class B1.

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

1. Use (B1) must be compatible with adjacent housing and equestrian uses, and not harm amenity for existing and future residents of the area. An appropriate landscape buffer to reduce noise impacts on neighbours.
2. Appropriate access to the site
3. There should be sensitive treatment of the boundaries facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design
4. A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk
5. Wastewater infrastructure capacity must be confirmed prior to development taking place
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources

Policy POR 4 : Land south of Stoke Road, west of The Street and north of Heath Loke

This site comprises three parcels of land. To the north is newly allocated land adjacent to The Ridings which is estimated to accommodate 20 dwellings. However, much of POR 4 was previously allocated under the last Local Plan, and some of this land is being built-out under planning permission 2010/1332. In total, land amounting to some 11.2 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 252 dwellings in total.

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

1. Development is fully integrated with existing development and other new development to the south of the site
2. There should be sensitive treatment of the western boundary facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design
3. The provision of open space at POR5 (in full or in conjunction with POR 6)
4. Site layout takes account of sewers and water mains crossing the site
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
7. Wastewater infrastructure capacity must be confirmed prior to development taking place

Policy POR 5 : Land south of Heath Loke

This site is a residual allocation from the last Local Plan. Only part of the open space allocation was delivered, so the remaining land amounting to some 6 hectares is re-allocated for amenity/publicly accessible open space, to be delivered alongside previously allocated housing on sites in policies POR4 and POR6. This could take the form of semi-natural greenspace, or a type identified in the most up to date open space assessment.

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

1. Public access
2. An appropriate mix of children's play areas, sports pitches, informal recreational

and semi-natural open space, according to the most up to date open space assessment

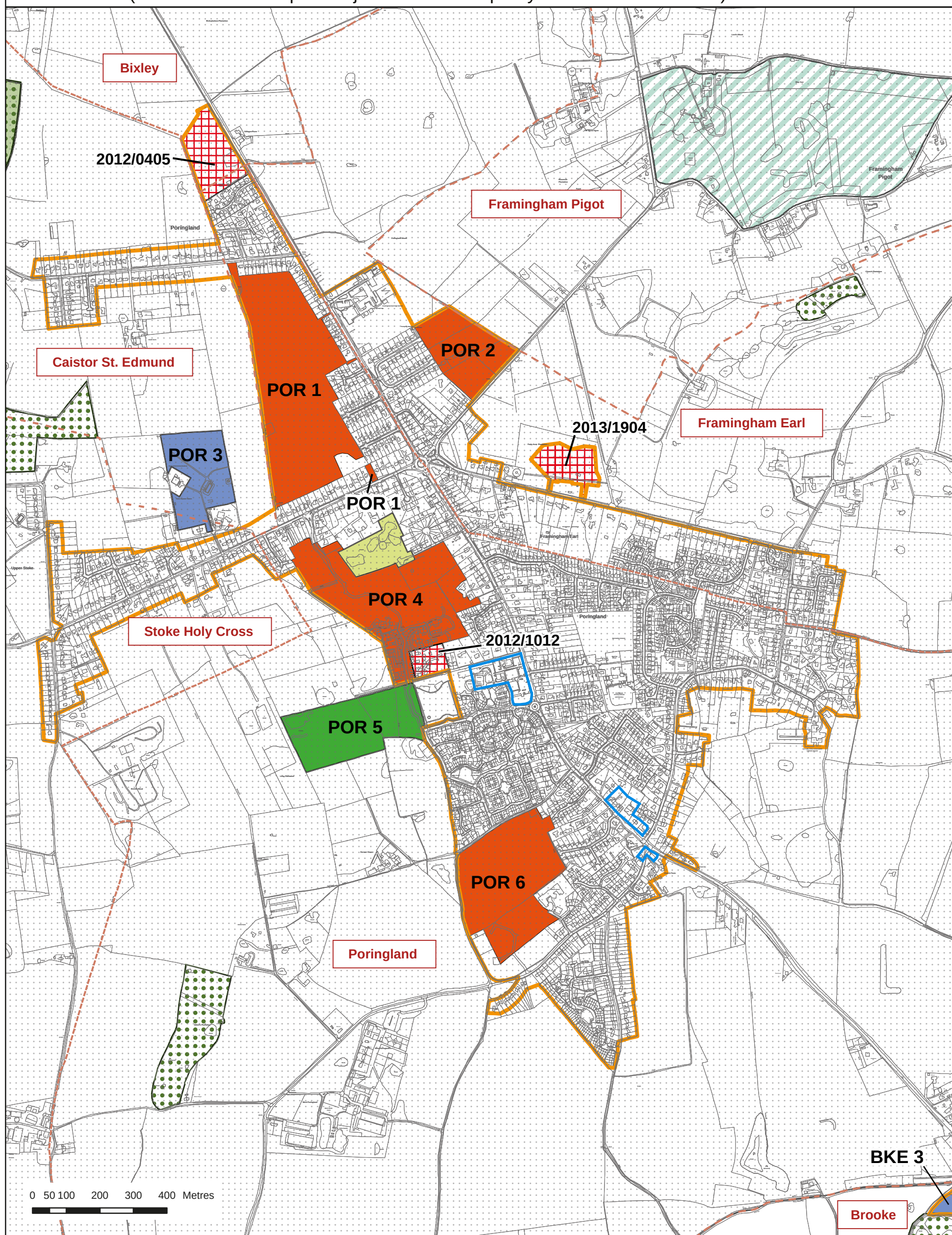
3. Ecological enhancement, possibly including semi-natural wildflower areas, or a community orchard

Policy POR 6 : Land north of Shotesham Road and east of Carr Lane

This site is a residual allocation from the previous Local Plan, and is adjacent to previously developed land which was already within the development boundary. The land is part of the site for application 2011/0476 and amounts to some 9.3 hectares, now re-allocated for housing and associated infrastructure. This allocation could accommodate approximately 300 dwellings.

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

1. Development is fully integrated with existing development and other new development to the north of the site
2. Continuation of the link road from Stoke Road to Shotesham Road which has separate planning consent
3. Sensitive treatment of the western boundary facing the wider landscape, with the design incorporating existing hedgerows and blocks of mature trees
4. Site design takes account of trees protected by TPOs at the boundary of the site
5. Site layout takes account of sewers and water mains crossing the site
6. The provision of open space at POR 5 (in full or in conjunction with POR 4)
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources
8. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
9. Wastewater infrastructure capacity must be confirmed prior to development taking place



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|----------------------|-----------------------|--------------------------------------|-----------------------------------|
| Development Boundary | Housing Allocation | Commitment Site
see Policy DM 1.5 | County Wildlife Sites |
| Parish Boundary | Employment Allocation | Town or Village Centre | County Historic Parks and Gardens |
| Norwich Policy Area | Open Space Amenity | Ancient Woodlands | Important Local Open Space |



Scale at A3:
1:11,000

Rural Area Settlements

Hingham

Loddon/Chedgrave

Hingham (Rural Area)

Policy 14 of the Joint Core Strategy (JCS) identifies Hingham as a Key Service Centre in which land will be allocated to provide for approximately 100 dwellings, between 1 April 2008 and 31 March 2026.

While the JCS does not quantify a specific employment land requirement for Hingham the text to JCS policy 14 does state that the new housing will be supported by the encouragement of additional local jobs, including consideration of the need to extend the existing industrial estate, which is now fully committed.

Form and Character

Hingham is a small town located equidistant from the larger centres of Attleborough, Dereham, Wymondham and Watton and serves a relatively local rural catchment. Hingham is located on the B1108, connecting Norwich and Watton, with links further afield to Wymondham via the B1135 and connections to Dereham and Attleborough via mainly 'C' class rural roads. Hingham has regular bus services to Watton and Norwich (via Wymondham or the Norfolk and Norwich University Hospital).

The town stands on a low ridge separating the Blackwater valley to the north and the low lying area of Hall Moor to the south. It has an attractive centre of significant historic and architectural value based around the open areas of The Fairland and Market Place and overlooked by the church which dominates the skyline from distant views. The historical character of the centre is recognised by its designation as a conservation area, which includes an extension to the south east along Hall Moor Road.

Significant post-war estate development may be found along the radial routes leaving the town, while outlying ribbons of development occur along Seamere Road and Low Road to the south east and south.

Services and Community Facilities

Hingham has a good range of shops, services and community facilities, including a primary school, doctors surgery, library, a range of small independent retail businesses, a pub and two community halls (the Lincoln Hall and the Sports Hall). The industrial estate at Ironside Way provides a range of commercial businesses and local employment opportunities.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the newly allocated land for housing and employment. Further housing or employment proposals on sites within the development boundary or outside of it will be assessed against the policies in the Development Management Policies Development Plan Document.

The development boundary excludes the wooded grounds of The Rectory, St Andrews Church and churchyard, the grounds of St Andrews Lodge and The Fairland, as these areas make an important contribution to the character of the town. The development boundary also excludes the outlying ribbons of housing development along Seamere Road, Hall Moor Road and Low Road as well as the school playing fields to the north of Hardingham Street

The defined Central Business Area in Hingham, created in the 2003 Local Plan, has helped to create a recognisable town 'centre' and provides for the protection and enhancement of existing shops and services. This will be protected under policies in the Development Management Policies Development Plan Document.

Policy HIN 1 : Land south of Norwich Road

The site is located to the south of Norwich Road near to the junction with Ringers Lane and Bears Lane.

Land amounting to some 3.85 hectares is allocated for housing and associated infrastructure, landscaping and open space. This allocation could accommodate approx 95 dwellings.

The developer of the site will be required to ensure the following;

1. Safe access to the B1108 and adequate foot paths to link the site to the town centre
2. Protection of the public right of way running along the eastern boundary of the site
3. Approximately 10m landscape belts to the eastern and southern boundaries to screen the development as viewed from Seamere Road
4. Protection of TPO trees/hedgerow on the northern site boundary
5. Open space provision in accordance with the Councils current adopted standards
6. Wastewater infrastructure capacity must be confirmed prior to development taking place
7. No additional surface water drainage into the existing surface water drainage or land drainage network without mitigation. Mitigation required through the provision of improvements to the downstream land drainage network to include a new direct pipe under Seamere Road to connect to the existing land drainage ditch.

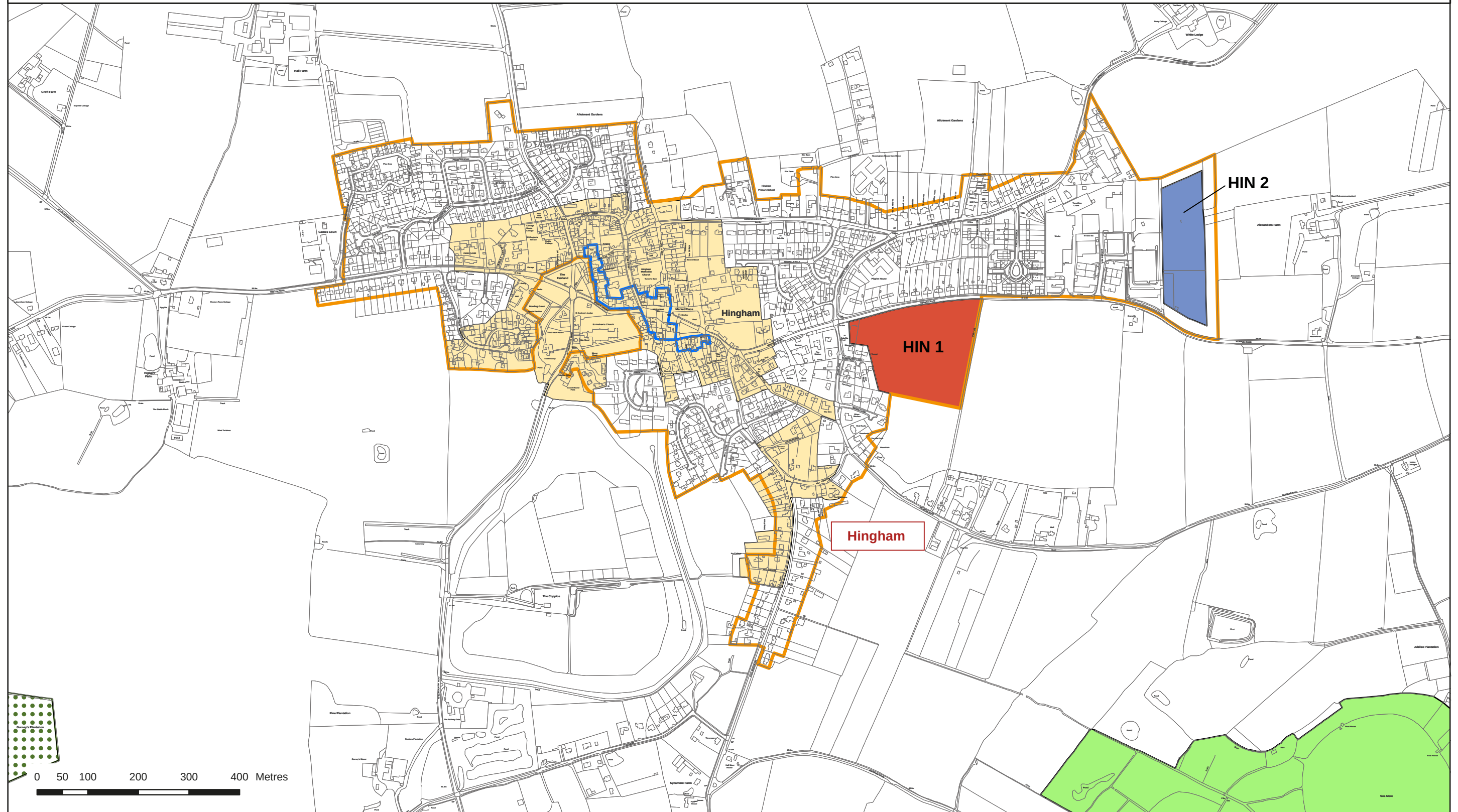
Policy HIN 2 : Land adjacent to Hingham Industrial Estate at Ironside Way

The site forms an extension to the eastern side of the existing Hingham Industrial Estate at Ironside Way. The site is located to the north of the B1108 Norwich to Watton Road.

Land amounting to some 2.24 hectares is allocated for employment uses in Classes B1/B2/B8 as an extension to the existing industrial estate.

The developer of the site will be required to ensure the following;

1. Local road improvements and a safe access with road access to the site from the existing industrial estate at Ironside Way
2. Wastewater infrastructure capacity must be confirmed prior to development taking place
3. Retention of existing tree belts along northern, eastern and southern boundaries
4. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development



Development Boundary

Housing Allocation

Town or Village Centre

County Wildlife Sites

Employment Allocation

Conservation area

SSSI

Scale at A3:
1:7,500



Loddon and Chedgrave (Rural Area)

Policy 14 of the Joint Core Strategy (JCS) defines the combined settlements of Loddon and Chedgrave as a Key Service Centre in which land will be allocated for the development of 100-200 dwellings between 1 April 2008 and 31 March 2026.

While the JCS does not quantify a specific employment land requirement for Loddon the text to JCS policy 14 does provides for the promotion of local employment opportunities to serve the planned housing growth.

Form and Character

Loddon and Chedgrave are an adjoining small town and large village. They are some 16km from Norwich and 10km from Beccles and serve a small local catchment. The A146 bypasses Loddon and Chedgrave and provides good direct access to Norwich, Beccles and Lowestoft. The settlement is well served by public transport with services to Norwich, Beccles, Great Yarmouth and Lowestoft.

Loddon and Chedgrave are separated by the River Chet and located in its attractive valley landscape defined as Chet Tributary Farmland by the South Norfolk Landscape Character Assessment. The valley to the east is grazing marsh typical of the Broads, whilst to the west it is more enclosed with abundant and significant wooded areas. A small tributary valley largely open in character runs southwards out of Loddon, while the land to the northwest of Chedgrave is wooded, contrasting with the more open land to the north east with distant views towards Langley and Hardley marshes.

Bridge Street/High Street forms the core of the historic centre of Loddon, which is characterised by closely built up streets. Particularly important are the open spaces of Church Plain, Farthing Green and The Staithe. The historic centre of the town, its open setting to the east and part of Chedgrave adjacent to the River Chet are included within an extensive conservation area. There has been significant post-war estate development to the south west of the town bounded by the bypass, a ribbon of development to the east along Mill Road and Norton Road and significant industrial development off Beccles Road to the south east.

The historic centre of Chedgrave is concentrated around the junction of Norwich Road and Bridge Street which falls within the Loddon conservation area. A further conservation area encloses the attractive setting to the Church of All Saints on the eastern edge of the village. Substantial post-war development has taken place to the north either side of Langley Road.

Services and Community Facilities

Loddon and Chedgrave have a range of shops, services and community facilities, including an infant, junior and high school, medical centre, library, several pubs and a range of independent retail businesses. The existing industrial estate at Little Money Road covers some 6.0 hectares and provides for a range of local

employment opportunities in a location with good access. Loddon and Chedgrave are also an attractive tourist destination due to their proximity to the Broads.

Constraints and Development boundary

The development boundary has been drawn to include the main built form of the settlement and include the allocated land for housing and employment. Further housing or employment proposals on sites within the development boundary or outside of it will be assessed against the policies in the Development Management Policies Document.

Important open areas at Church Plain and grounds to Holy Trinity Church (Loddon), Farthing Green (Loddon) and the grounds of All Saints Church and adjacent playground (Chedgrave) have all been excluded from the development boundary as they make a significant contribution to the form and character of the settlement.

The defined Central Business Area in Loddon, created in the 2003 Local Plan, has helped to create a recognisable town 'centre' and provides for the protection and enhancement of existing shops and services. This will be protected under policies in the Development Management Policies Document.

Land north of George Lane is allocated for new housing development and outline planning permission was granted in February 2014 (Reference 2013/1647). A new medical centre on the site was granted planning permission (reference 2009/2011/F) in 2010 and has subsequently been built.

Land at the Beccles Road/A146 junction has been allocated for new employment development under use classes B1 and B2. This site was formerly allocated in the South Norfolk Local Plan (2003) for motel/restaurant use but planning permission was granted (reference 2007/2725/F) in 2008 for the erection of office, workshops, warehouses and a showroom for car retail. This development has now commenced.

Policy LOD 1 : Land north of George Lane

The site is located to the north of George Lane close to the main A146 road. It is situated in close proximity to the new medical centre with good accessibility to local schools and the town centre.

Land amounting to some 11.6 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approx. 200 dwellings, 1.5 hectares of amenity open space and 0.61 hectares to provide for associated infrastructure including a medical centre (which has already been built).

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

1. Site to be planned so that density is commensurate with adjoining housing
2. Road access to the site must be off George Lane

3. Highway improvements to the A146/ George Lane junction
4. Enhanced footway/ cycleway links to the town centre
5. Wastewater infrastructure capacity must be confirmed prior to development taking place
6. Approximately 10m landscaping belt along western boundary within the site
7. Provision of natural green space with public access within low lying northern area of site overlapping flood zones 2/3
8. Open space provision in accordance with the Councils adopted standards
9. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
10. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Policy LOD 2 : Land at Beccles Road/A146 junction

The site is located in a prominent position on the junction of Beccles Road/A146 junction.

Land amounting to some 1.1 hectares is allocated for employment uses in Classes B1 and B2

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

1. A high quality design to minimise its visual impact as a prominent elevated site which acts as a gateway to Loddon
2. Local highway improvements and safe access from Beccles Road close to the site boundary with the adjacent industrial estate.
3. No road access from adjacent industrial estate.
4. Boundary landscape enhancements
5. Wastewater infrastructure capacity must be confirmed prior to development taking place
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

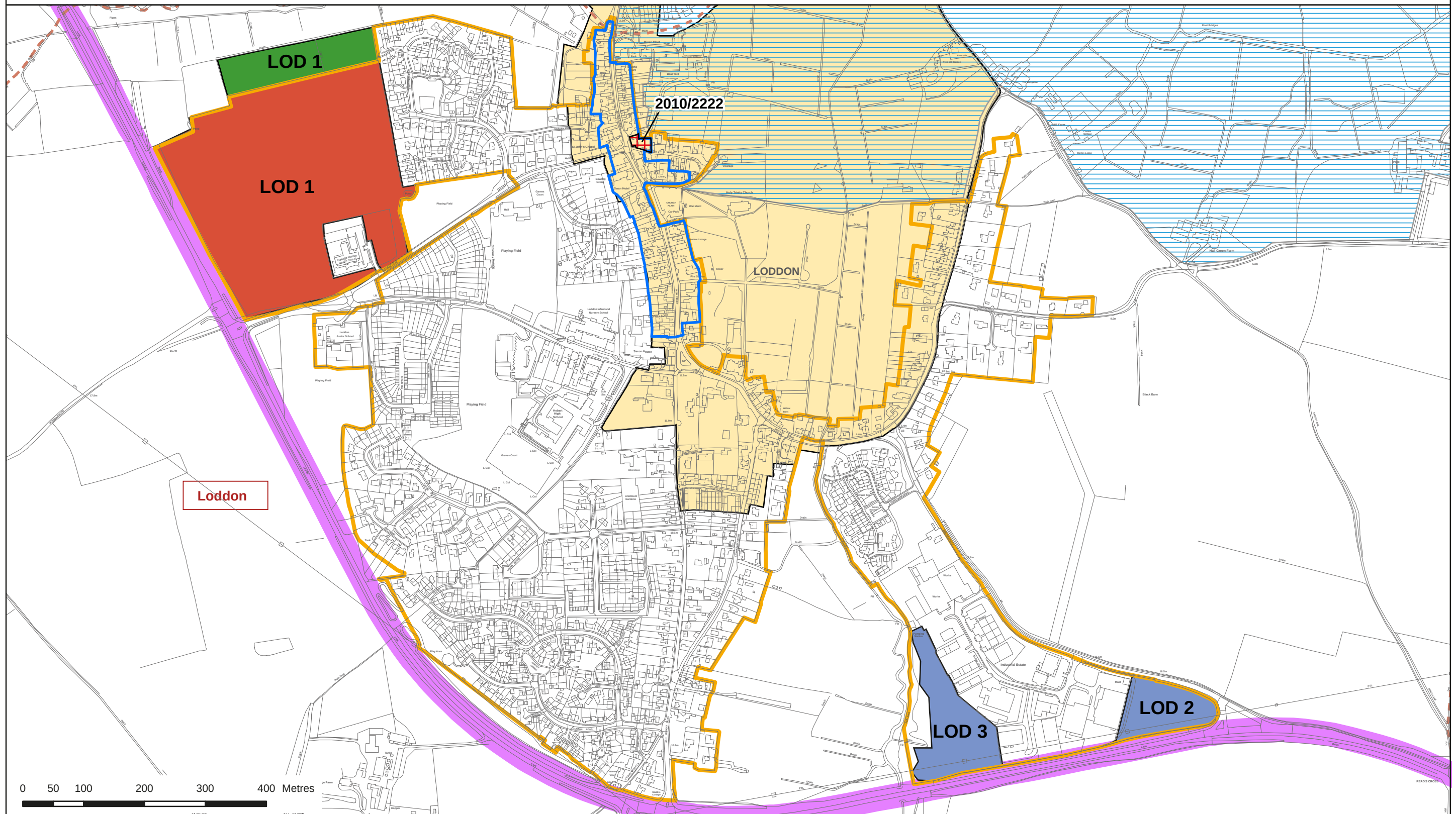
Policy LOD 3 : Land adjacent to Loddon industrial estate, Little Money Road

The site is located to the west of the existing Industrial Estate at Little Money Road

Land amounting to some 1.84 hectares is allocated for employment uses in Classes B1/B2/B8

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

1. Local highways improvements and safe access, with road access to the site from Little Money Road
2. Landscape enhancements to western and southern boundaries
3. 15m exclusion zone around pumping station at northern end of site
4. Wastewater infrastructure capacity must be confirmed prior to development taking place
5. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.



Development
Boundary

Housing Allocation

Open Space Amenity

Broads Authority Executive area

Commitment Site
see Policy DM 1.5

Parish Boundary

Employment Allocation

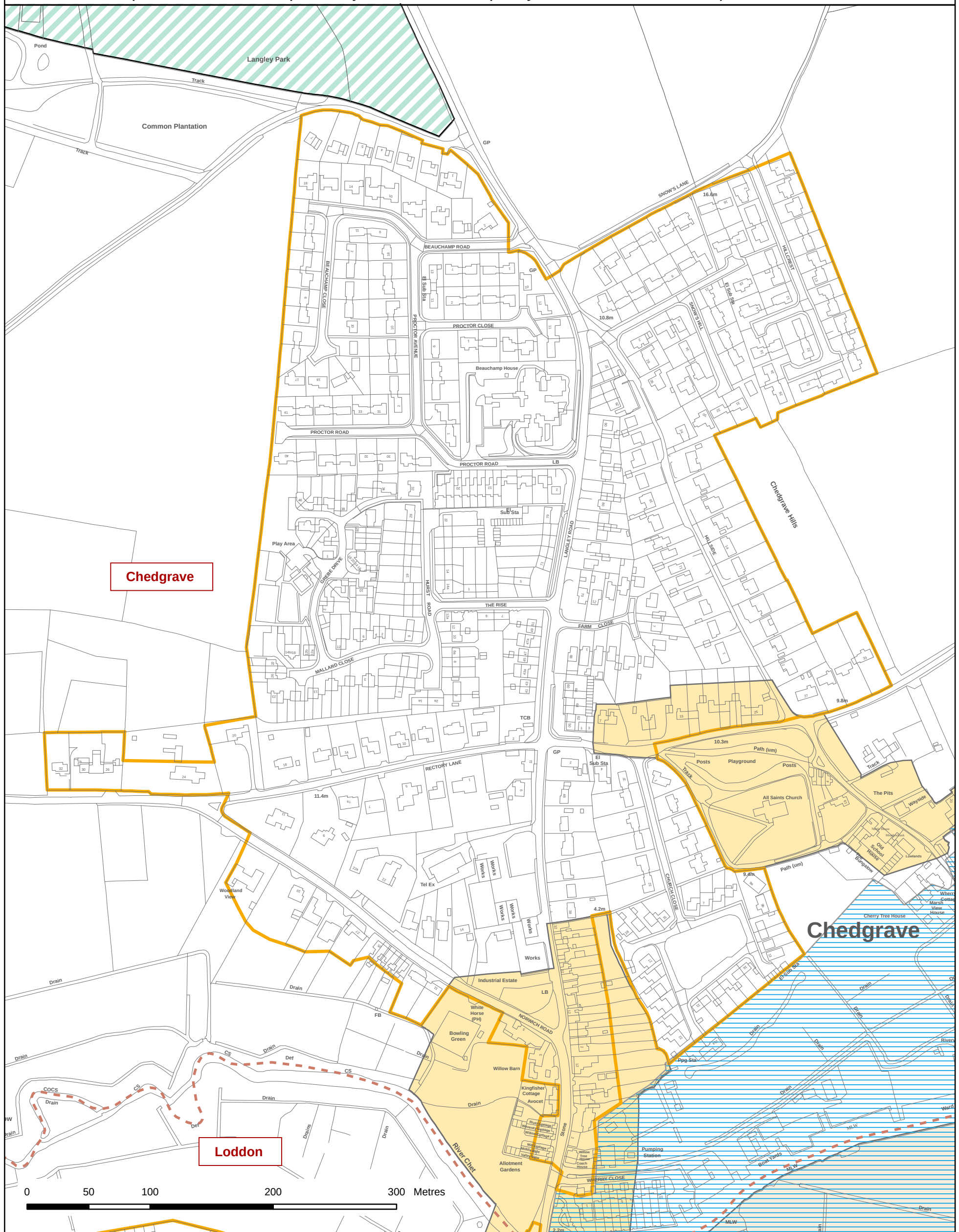
Conservation area

Town or Village Centre

Corridors of
Movement

Scale at A3:
1:6,250





- Development Boundary
- Parish Boundary
- Conservation area

- Historic Parks and Gardens (Historic England)
- Broads Authority Executive area

Scale at A3:
1:3,000

