

Section 5

Service Villages



Norwich Policy Area Settlements

*Bramerton, Little Melton, Mulbarton & Bracon Ash,
Newton Flotman, Spooner Row, Stoke Holy Cross,
Surlingham, Swardeston, Tasburgh*

Bramerton (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Bramerton as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

Within the parish of Bramerton there are a number of groups of development; the main village running north to south along Framingham Lane and The Street; the development between, and on, Hill House Road and Mill Hill including that which overlooks the River Yare; and small developed frontages isolated from the main village on Surlingham Lane and Cory's Close.

The majority of the main settlement within the parish is a Conservation Area containing a number of listed buildings and important spaces within the settlement including the wooded parkland setting of Bramerton Hall. The main settlement is also in close proximity to the Broads. There is also a largely derelict employment site at Church Farm which has planning permission for redevelopment as a mixed use site, although this permission has yet to be implemented.

Services and Community Facilities

The parish has a limited range of social and community facilities including a village hall and recreation ground. Access to Norwich from the parish is via the C202 which links to the A146 close to its junction with the A47 Norwich Southern Bypass providing good accessibility to the wider Norwich Area.

Development Boundary and Constraints

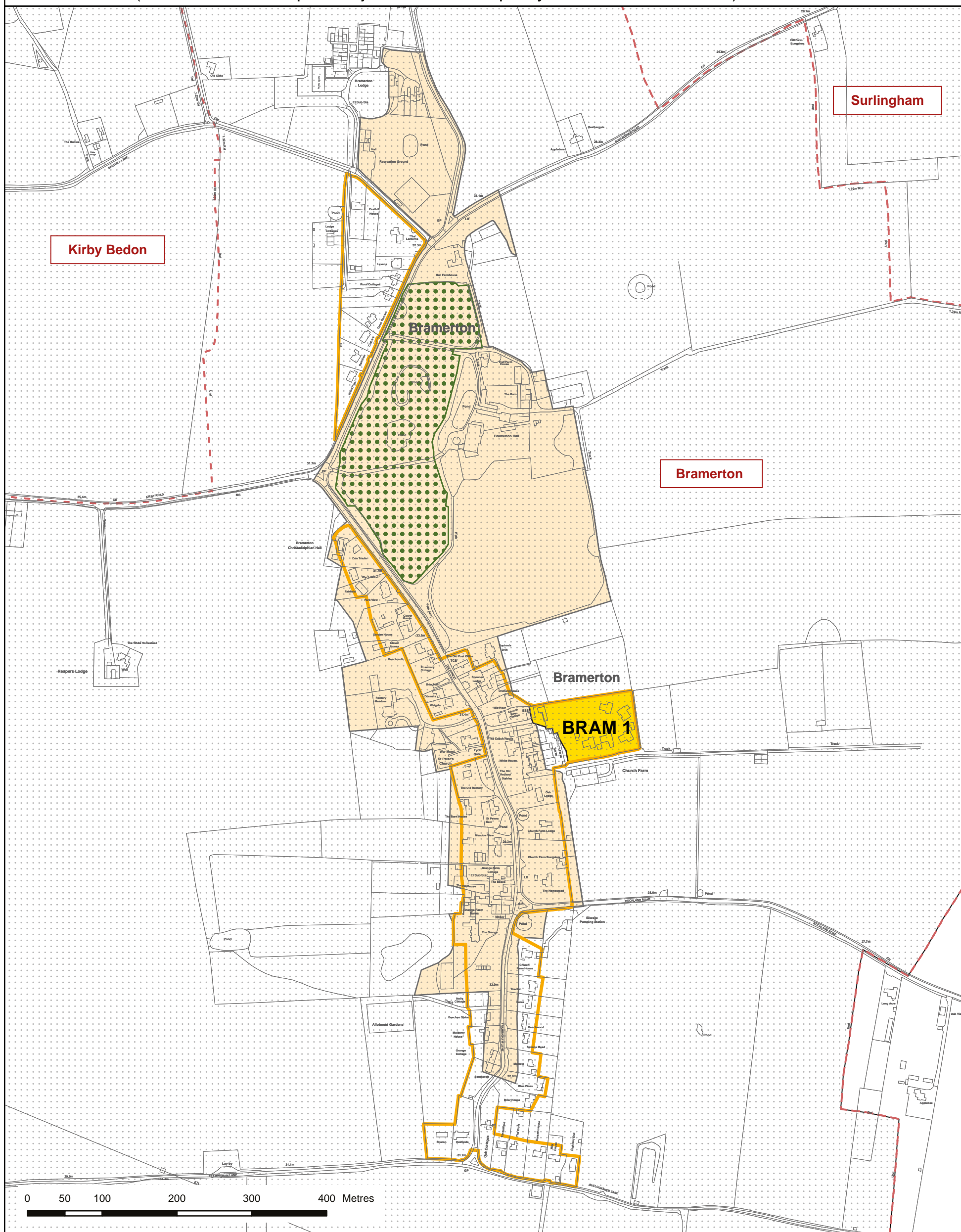
The development boundary has been drawn to include the main built form of the settlement and to include the former employment site at Church Farm in which it is proposed to allocate the site for mixed use development, but without the previous requirement in the approved planning application for live-work units due to concerns over their viability.

Policy BRAM 1 : land at Church Farm The Street

Church Farm lies to the east of The Street and was previously occupied by Herbert Parker Seeds. Many of the structures associated with this use have now been removed. Land amounting to some 0.9 hectares is allocated for housing and associated B1 uses. This allocation could accommodate approximately 10 dwellings and at least 360sqm of B1 floorspace.

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

1. All vehicular access to the site will be from the existing access from Church Road, with improvements to this access provided as required by the highway authority.



Development Boundary

Parish Boundary

Norwich Policy Area

Mixed Use Allocation

Conservation area

County Wildlife Sites

Scale at A3:
1:5,000



Little Melton (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Little Melton as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

Little Melton was historically linear in form, but some estate development has taken place at Ringwood Close, Gibbs Close and south of School Lane at Braymeadow and Greenacres. The grounds of Elm Farm, which is centrally located in the village, provides an important break in the street frontage and contributes to the character of the centre of the village. The village is set in open countryside, and is visible from Watton Road to the north, creating a landscape setting when approaching the village from Green Lane. However, hedges and trees to the south of the village mean there are fewer long-range vistas.

The proximity to the A47 (via Green Lane) makes Little Melton accessible from Norwich. There are bus stops (on both sides of the road) at two points in the village, with buses to Wymondham, Hethersett and Norwich.

Services and Community Facilities

Little Melton has a range of services and community facilities including Little Melton Primary School and the Village Inn, plus a convenience store and MOT garage. There are allotments, accessible from Great Melton Road and Mill Road, which contribute to the rural nature of the village. The village hall and playing field are on Mill Road, outside the development boundary and in a countryside setting. There is a lack of footpaths in the village, which combined with narrow roads, makes pedestrian travel challenging at peak times.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land which is also subject to planning permission 2013/0092. The development boundary also includes two recent permissions granted in the village (2012/1836 and 2013/0086), but excludes the allotments which run between Great Melton Road and Mill Road.

There are problems with surface water drainage, which could be alleviated through improved maintenance of open and piped water courses.

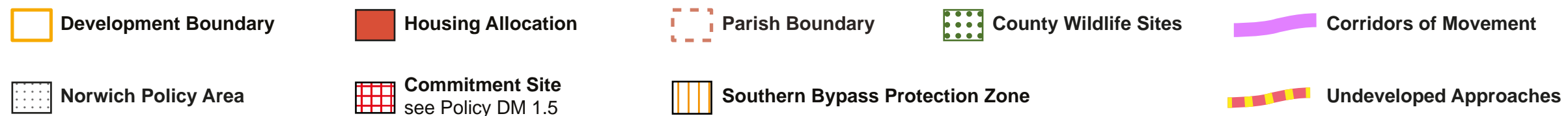
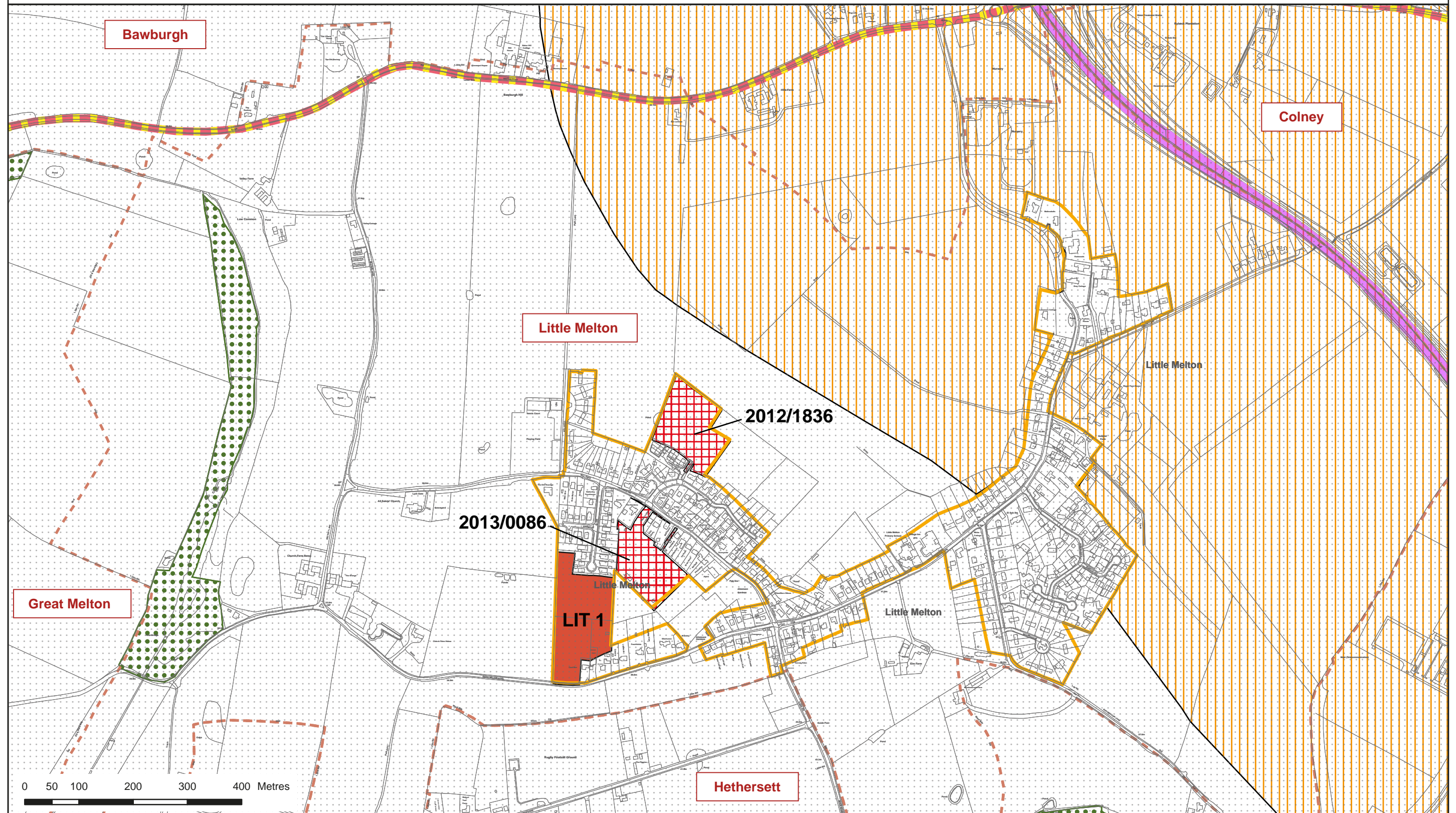
The South Norfolk Place-making Guide states that key views of historic churches should be protected. All Saints' Church lies to the east of the village along Mill Road, separated from the village by agricultural land. From the village, views of the church are blocked by roadside hedges and field boundary hedges.

Policy LIT 1 : Land at Ringwood Close

This site lies to the south of Ringwood Close. Land amounting to approximately 1.7 hectares is allocated for housing and associated infrastructure and has planning permission (2013/0092) for up to 20 dwellings. This allocation could accommodate approximately 20 dwellings.

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

1. The site should avoid the use of hard materials on the western boundary, to protect the views from All Saints' Church to the north-east
2. The ecological value of the site should be assessed before this site is developed. Features such as ponds, hedgerows and wooded patches should be maintained where possible
3. Advice from the Highways Authority should be followed regarding the traffic capacity of Mill Road, the Burnthouse Lane junction and improved pedestrian access to village services including the school
4. Site layout accounts for sewers crossing the site
5. Wastewater infrastructure capacity must be confirmed prior to development taking place
6. Sustainable urban drainage scheme should ensure no additional surface water leaves the site



Scale at A3:
1:7,000



Mulbarton and Bracon Ash (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Mulbarton and Bracon Ash as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character of Mulbarton

Historically Mulbarton developed with cottages and individual properties fronting the three roads around The Common. More recently, estate development has taken place on a large scale to the south of The Common which has altered the form and character of the village. As a result of past planning policies, The Common has remained as a large undeveloped space in the centre of the village and is important in terms of both visual amenity and recreation opportunities. There has been little development on the edges of The Common in order to preserve its impressive open appearance and allow views out over the surrounding countryside, drawing the countryside into the 'core' of the village.

There is also a good buffer of open farmland between the B1113 and the western edge of new residential areas south of The Common which contributes to the setting of the village.

The view of the church, north of The Common, is prominent from all parts of The Common. The special character of this area has been recognised by the designation of a Conservation Area in 1977, which was extended in 1994.

Form and Character of Bracon Ash

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

Services and Community Facilities

Bracon Ash has a village hall, children's playground and bowling green, and is easily accessible to the good range of services and facilities available at nearby Mulbarton, which includes infant and junior schools, farm shop, GP surgery, social club, village hall and scout/guide hall, convenience stores, hot food take-aways, car MOT garage, pub and children's playgroup.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The village hall, Old Hall Farm and the church and rectory are excluded, but there are further small clusters of development with boundaries at the north and west of the common. In Bracon Ash, development at Poorhouse Lane, The Street and Hawkes Lane are included, but Mergate Farm and the small cluster of dwellings off Mergate Lane have been excluded. Infill development opportunities have been created at The Rosery and Norwich Road in Mulbarton and at Hawkes Lane and the nurseries in Bracon Ash.

There is a planning permission for 180 dwellings on land east of Long Lane (2011/2093) on the site of policy MUL1.

Policy BRA 1 : Land at Norwich Road, Bracon Ash

The site lies to the east of Norwich Road and south of the village hall. There is no physical feature delineating the southern boundary of the site, which is in line with existing development on Hawkes Lane. Land amounting to some 0.9 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

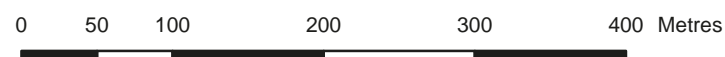
1. Safe access and visibility from/to the B1113
2. Wastewater infrastructure capacity must be confirmed prior to development taking place

Policy MUL 1 : Land off Long Lane/The Rosery

The site lies to the east of recent development at Cuckoofield Lane, and to the east of Long Lane and south of The Rosery. Land amounting to some 13.4 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 180 dwellings.

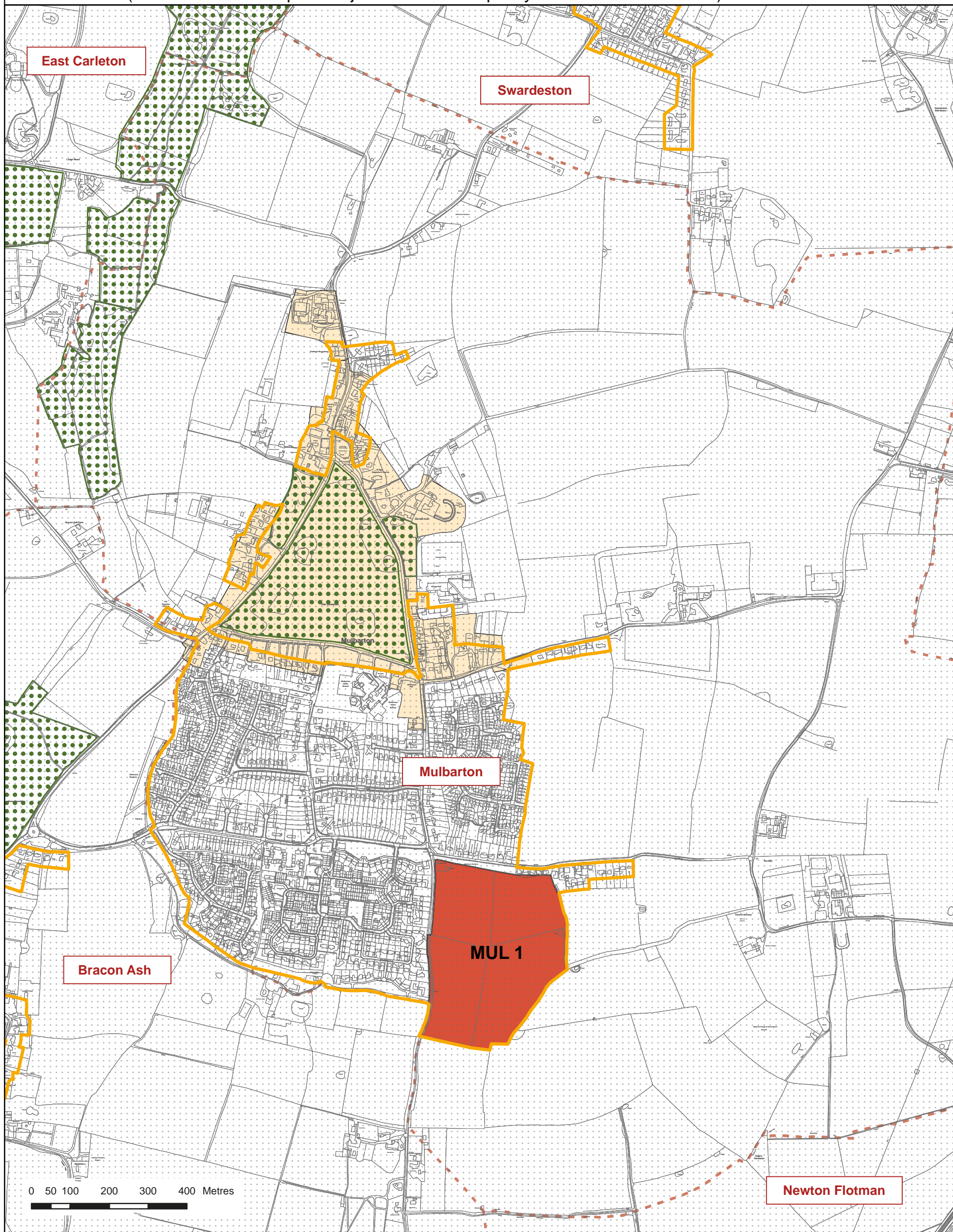
The developer of the site is required to ensure the following:

1. Suitable access from the junction at The Rosery/Long Lane, which may require significant highways work to improve visibility
2. Development integrates with existing development to the north and west
3. Wastewater infrastructure capacity must be confirmed prior to development taking place, and surface water drainage will form an important element of this
4. Site layout accounts for water mains crossing the site



- Scale at A3:
1:5,000





Development Boundary

Norwich Policy Area

Conservation area

Parish Boundary

Housing Allocation

County Wildlife Sites

Scale at A3:
1:9,500



Newton Flotman (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Newton Flotman as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

The main settlement of the parish lies on the A140 in the Tas Valley, where the boundaries of Saxlingham Thorpe and Newton Flotman parishes meet. Development within the settlement is nucleated, with almost all residential development in the village occurring to the north of the river. The valley side development is visually prominent when approaching the village from the south-west. Little development has occurred on the east side of the A140 in the attractive valley floor area of the Tas Valley, and the A140 virtually acts as a bypass for the village. Much of this eastern area is now included within the enlarged Shotesham Conservation Area. Church Road provides a strong boundary when approached from the north with the church being strikingly prominent.

Services and Community Facilities

Newton Flotman has a good range of services and facilities. The main part of the village contains a GP surgery, primary school, village hall, residential care home, motorbike salesroom, stage school and allotments. There is a restaurant to the south of the village, and local employment at the animal feed mill to the south of the river. The village possesses a good direct link via the A140, to Norwich and Long Stratton.

Development Boundary and Constraints

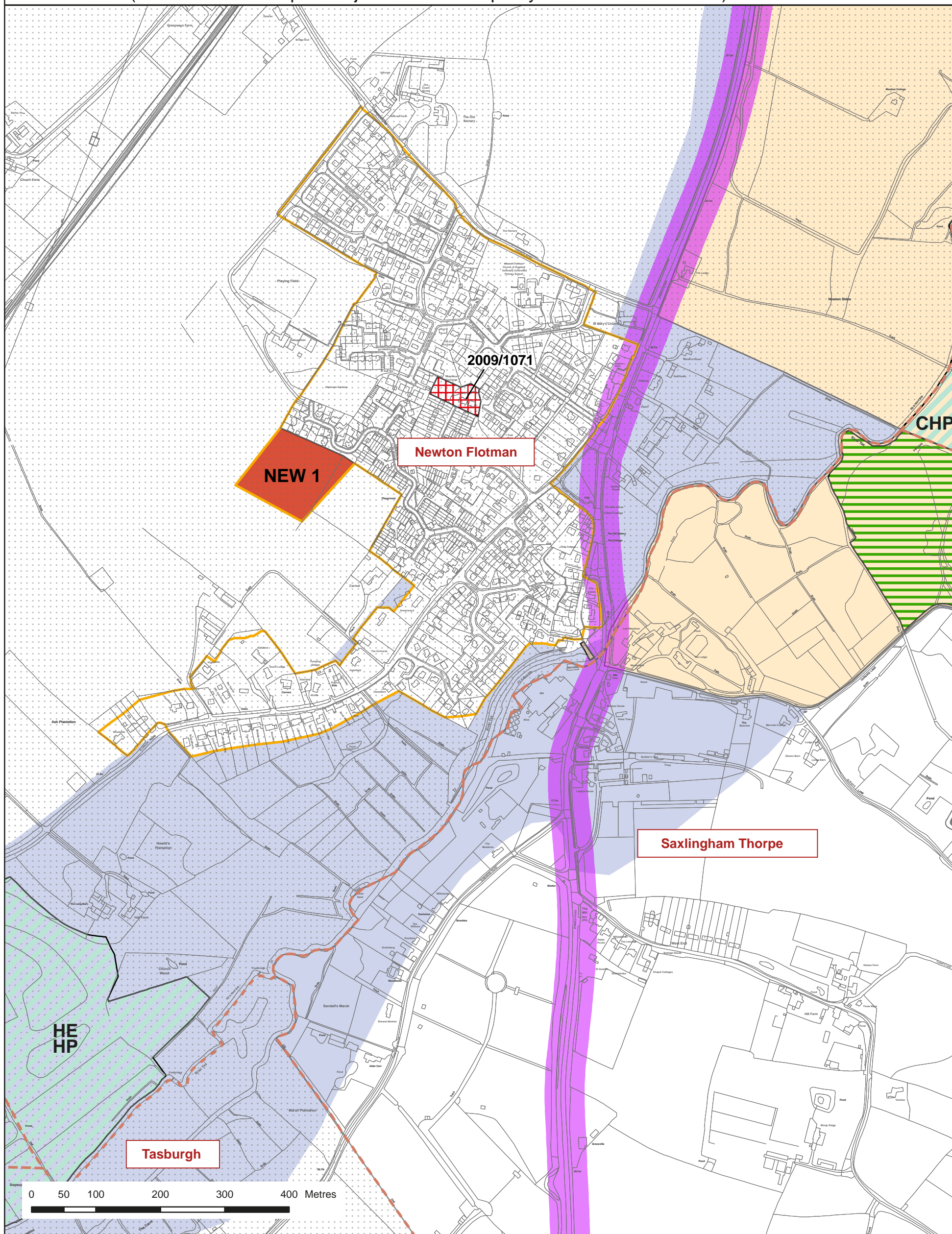
The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The village hall, rectory and church are excluded from the development boundary, as is the animal feed mill and all housing on the east of the Ipswich Road.

Policy NEW 1 : Land adjacent to Alan Avenue

This site is to the south-west of Alan Avenue. Land amounting to some 1.3 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 30 dwellings.

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

1. Suitable access from Alan Avenue
2. Site layout accounts for water mains crossing the site
3. There should be no overland surface water flows leaving the site which might increase flood risk elsewhere
4. Wastewater infrastructure capacity must be confirmed prior to development taking place
5. Landscaping will be required to minimise the impact on the landscape from the south-west



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|----------------------|--------------------|---|--------------------------------------|-------------------------|--|
| Development Boundary | Housing Allocation | Local Nature Reserve | River Valleys | Scale at A3:
1:5,750 | |
| Parish Boundary | Conservation area | County Historic Parks and Gardens | Commitment Site
see Policy DM 1.5 | | |
| Norwich Policy Area | Ancient Monuments | Historic Parks and Gardens (Historic England) | Corridors of Movement | | |

Spooner Row (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Spooner Row as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

Spooner Row lies within the parish of Wymondham. The village has developed as four significant settlement groupings, with the Norwich to Ely railway line and agricultural land separating the groups. The large open spaces between these settlement groups contribute to the character of the village. To the north-east is Sutton also lying within the parish of Wymondham. This consists of a small group of dwellings and some small ribbon development.

Services and Community Facilities

Spooner Row has a station on the Norwich - Ely railway line. It has a minor road connection to the A11 providing access to Attleborough, Wymondham and Norwich. The village hall, rail halts and school are in the School Lane/ Station Road cluster; there is a pub at Chapel Road/Bunwell Road.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and the newly allocated land, but excludes the school playing field. A small extension to the development boundary has been proposed at Top Common to allow limited infill development.

Policy SPO 1 : Land at Chapel Road

This site sits opposite and adjacent to existing housing on Chapel Road, and consolidates one of the existing development boundary clusters. Land amounting to some 0.6 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings

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

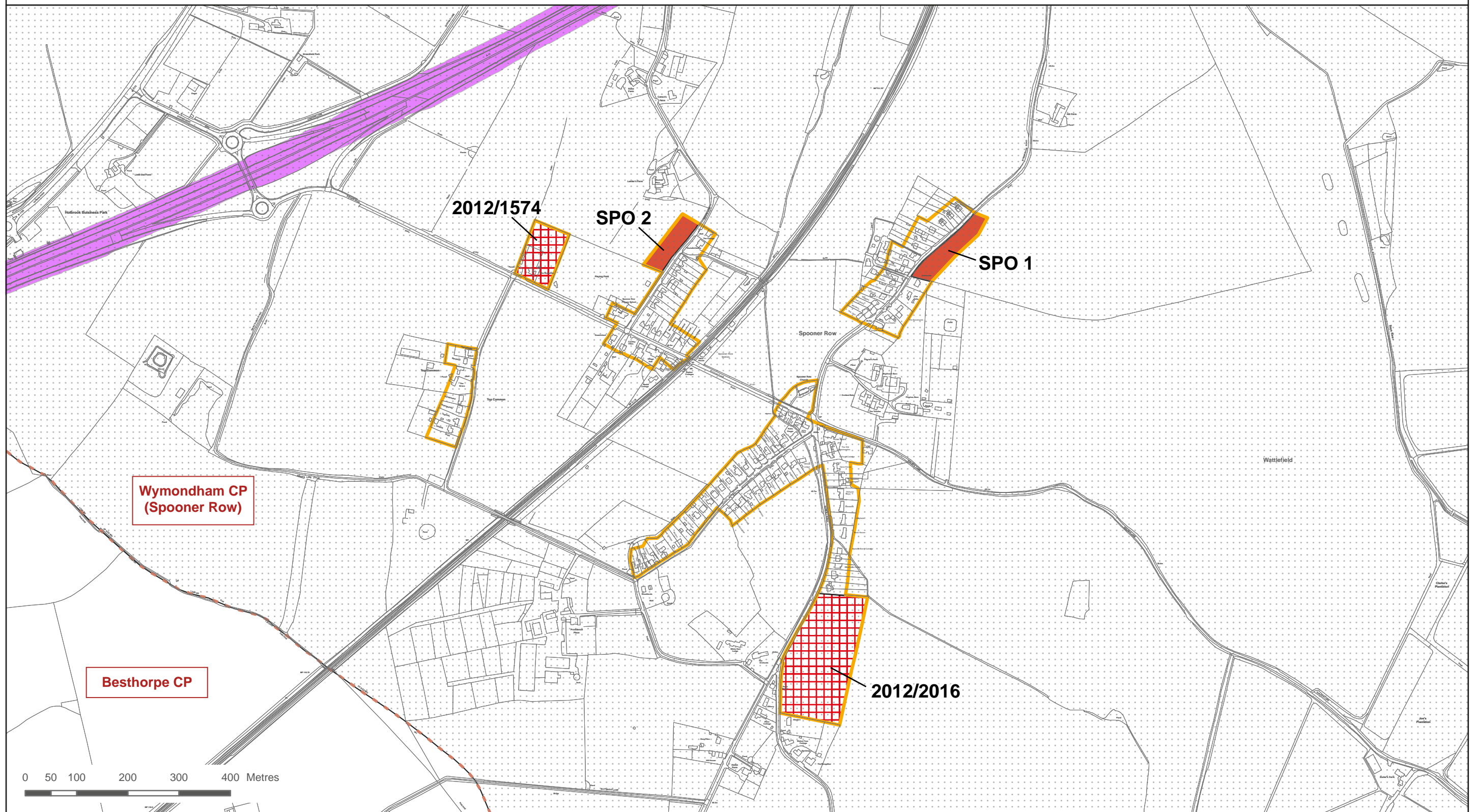
1. The northern edge of the site should be landscaped to lessen the visual impact when approaching the village along the Wymondham Road
2. Advice should be sought from the appropriate water authority regarding the need for relocation of the existing sewage pumping station opposite the site, to facilitate maintenance

Policy SPO 2 : Land at School Lane

This site lies to the north of the playing field and opposite existing housing, and consolidates one of the existing development boundary clusters. Land amounting to some 0.3 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings

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

1. Development must not restrict public access to the playing field
2. Pedestrian refuge should be provided on the western side of School Lane to improve pedestrian access to the school
3. Site layout takes account of a tree protected by a TPO, adjacent to the site
4. A sustainable urban drainage scheme should ensure that no surface water drains off the site



Development Boundary

Housing Allocation

Commitment Site
see Policy DM 1.5

Corridors of Movement

Parish Boundary

Norwich Policy Area

Scale at A3:
1:7500



Stoke Holy Cross (Norwich Policy area)

Policy 15 of the Joint Core Strategy (JCS) identifies Stoke Holy Cross as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

Within the parish of Stoke Holy Cross there are two main areas of settlement, the main village lying astride the C201 road connecting Norwich and Hemnall in the west of the parish, and the settlement of Upper Stoke which lies on its eastern boundary. This latter settlement forms part of the settlement of Poringland and is covered by the Poringland development boundary.

Historically the village developed around the mill which forms the principal building in the small Conservation Area which was designated in 1975. The village has traditionally had a strongly linear form and has developed along the eastern banks of the River Tas away from the older historic part of the settlement around the mill. More recent estate development has taken place on the eastern side of Norwich Road where the village has developed up the slope of the valley.

Services and Community Facilities

The village possesses a wide range of facilities, including a primary school, pub and recreation facilities. The C201 provides a direct link from the village to Norwich. This road crosses over the A47 Norwich Southern Bypass, but no access on to the A47 is provided at this point and therefore traffic wishing to access the A47 either has to go via the Norwich Ring Road, Poringland or Dunston, the latter being unsuitable to any increase in traffic due to the narrow nature of the lanes through Dunston to the A140.

Development Boundary and Constraints

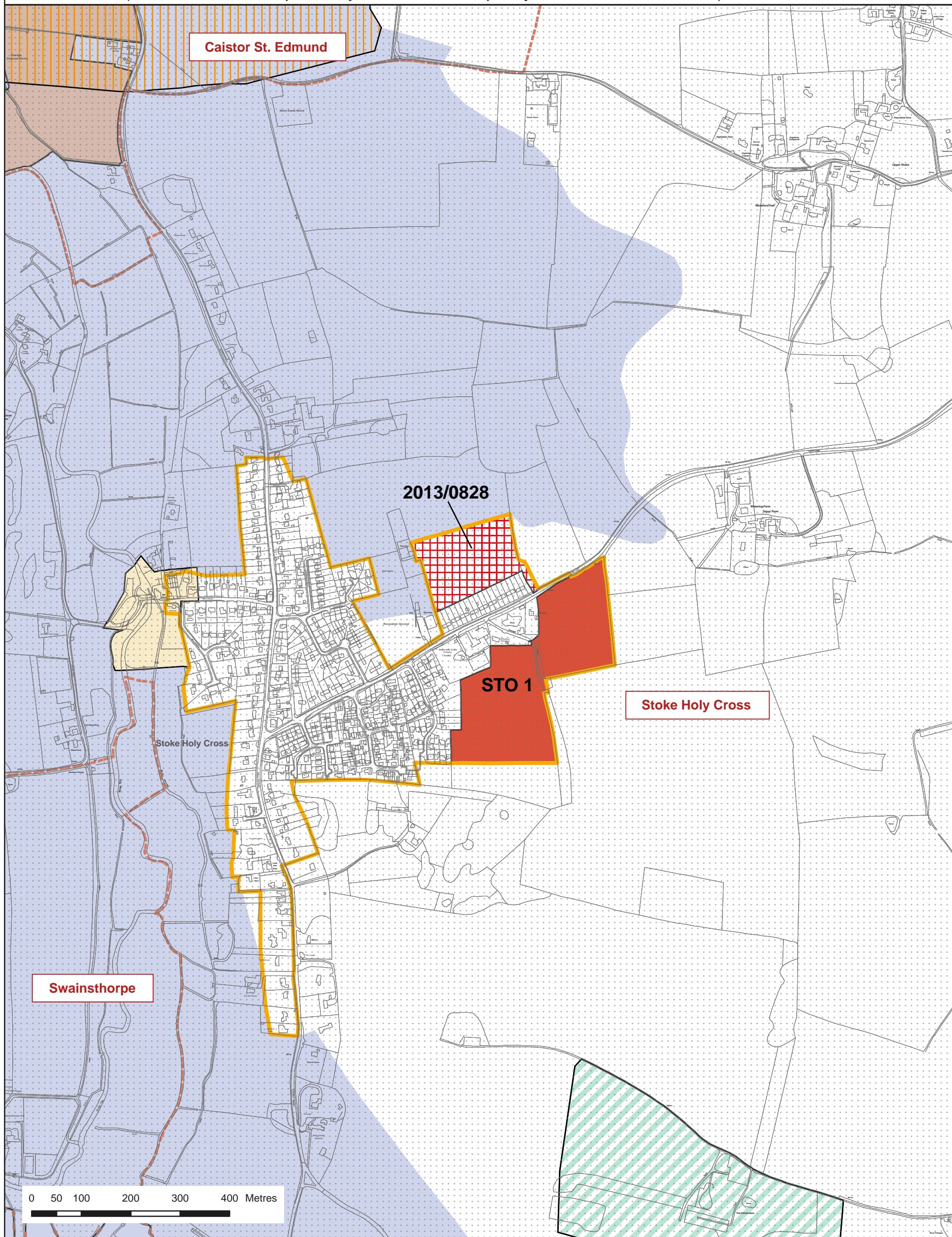
The development boundary has been drawn to include the main built form of the settlement and land allocated for development which is also subject to planning permission 2012/2034. The boundary allows for additional infill development on Long Lane and elsewhere in the village but has been drawn to protect the more rural character of the village in the southern and northern extremities of development along Norwich Road.

Policy STO 1 : Land to the south of Stoke Holy Cross Primary School

The site comprises of a field to the south of the school and part of a field adjoining the eastern extent of development on the southern side of Long Lane. The site immediately adjoins the school's southern boundary and therefore allows for the extension of the school into the site. The site also adjoins existing development on Five Acres to the west in which pedestrian and cycle access is possible, as well as the potential to link to existing amenity land. Land amounting to some 6.7 hectares is allocated for housing and associated infrastructure including expanded school facilities. This allocation could accommodate approximately 100 dwellings.

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

1. Vehicular access to the development from Long Lane with pedestrian and cycle access also provided from Five Acres
2. Local highways improvements and the provision of a safe access
3. Open space on the southern boundary of the site to provide an expansion of the open space at the southern end of Five Acres
4. The development shall allow for expansion and improvement of the facilities at the adjoining Primary School to be agreed with the Education Authority



Scale at A3:
1:7,500



Surlingham (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Surlingham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

Surlingham is very much of a linear character with no significant estate development. It comprises ribbons of continuous single plot depth development principally strung out along The Street, The Green and Walnut Hill with off-shoots from these roads along New Road and Mill Road. Detached from this main group is Ferry Corner to the north, and Church Corner. There is no estate scale development and the village retains a very rural character and is adjacent to the Broads.

Services and Community Facilities

There is a reasonable range of facilities including a primary school, shop and garage and these are concentrated close to the junction of Walnut Hill and New Road. The settlement is linked to the Norwich Area by the C202 which links via Bramerton to the A146 at Trowse close to its junction with the A47 Norwich Southern By-pass which provides good accessibility to the wider Norwich area.

Development Boundary and Constraints

The development boundary has been drawn to protect the rural nature of the settlement and the existing pattern of development. In addition, the boundary allows for two small residential allocations that reflect the linear pattern of development.

Policy SUR 1 : Land on The Street north-west of No. 66

The site comprises of a small parcel of land between the northern extent of development along this section of The Street and Leach's Turn. Land amounting to some 0.34 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

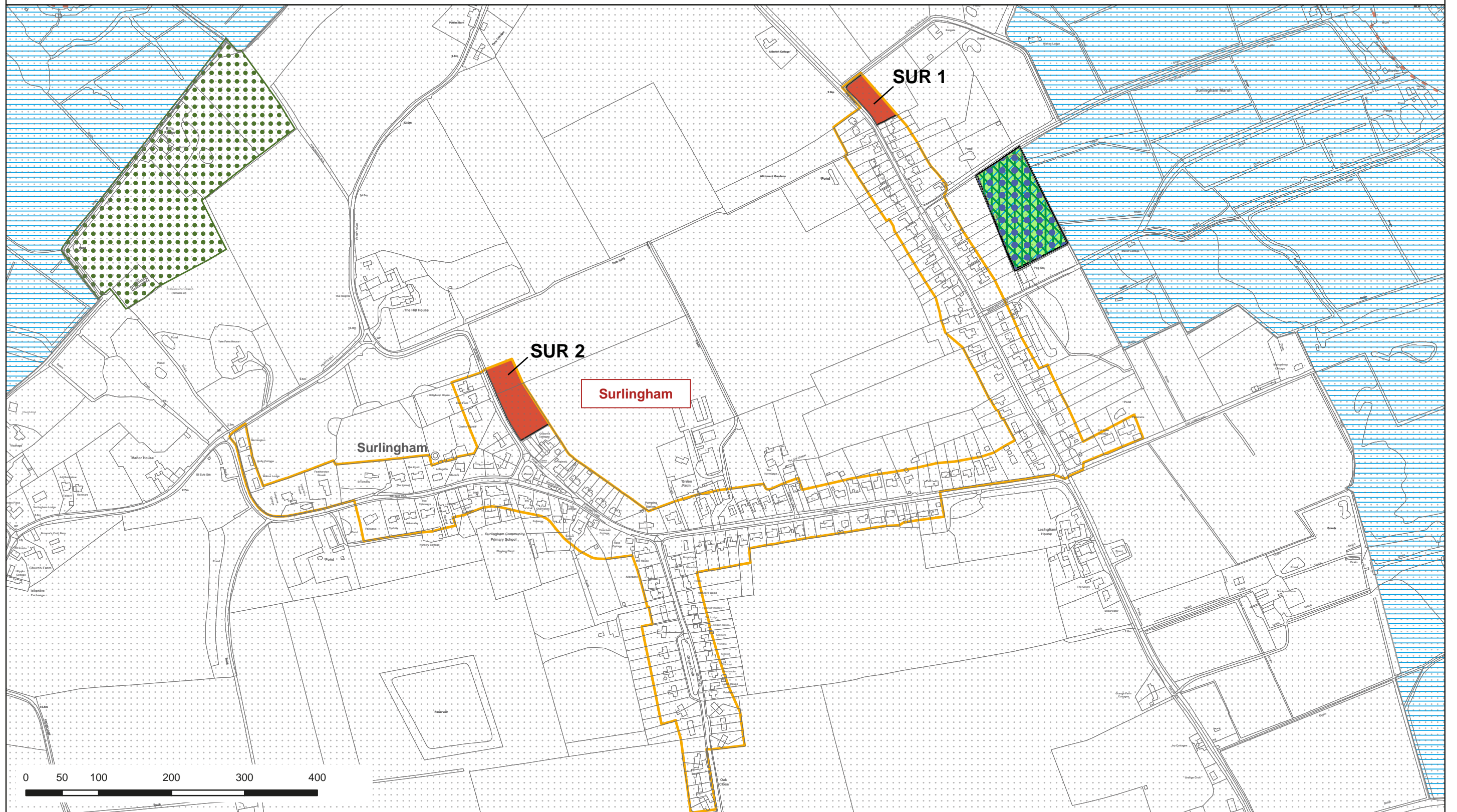
1. Frontage development onto The Street only
2. Local highways improvements and the provision of a safe access

Policy SUR 2 : Land east of New Road

The site comprises partly of unused land that is currently overgrown and an adjoining section of agricultural land. There is currently a significant difference in levels from New Road and the unused parcel of land which would need to be addressed in any development. Land amounting to some 0.4 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

1. Frontage development onto New Road only
2. Landscaping to address the difference in levels within the site
3. Local highways improvements and the provision of a safe access



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|--------------------------------|--------------------------|-----------------------------------|-----------------------------------|
| Preferred Development Boundary | Housing Allocation | Broadland Special Protection Area | Broadland Special Protection Area |
| Parish Boundary | SSSI | County Wildlife Sites | Ramsar Sites |
| Norwich Policy Area | Special Protection Areas | Special Areas of Conservation | |

Scale at A3:
1:5,200



Swardeston (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Swardeston as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

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

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

Services and Community Facilities

The village possesses a good range of facilities including a garage, bakery, village hall, bowling green, farm shop and pub, but has no school. The village has good access to Norwich via the B1113 and A140.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The development boundary is fragmented; the largest group along Main Road excludes Roadside Nursery and the larger residences around the church. In addition, there is a development boundary around two groups of dwellings to the north and west of the common, on Intwood Lane and The Common. There is an opportunity for limited infill development on Intwood Lane.

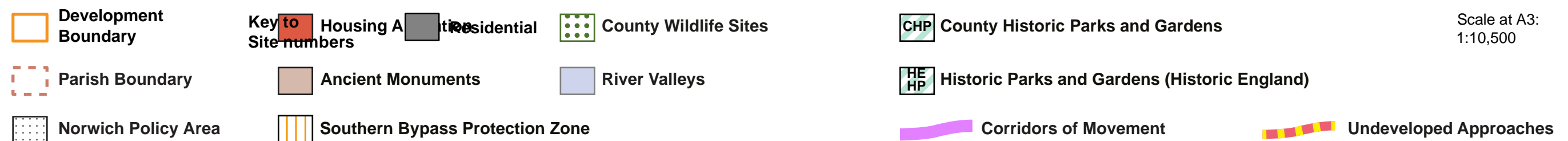
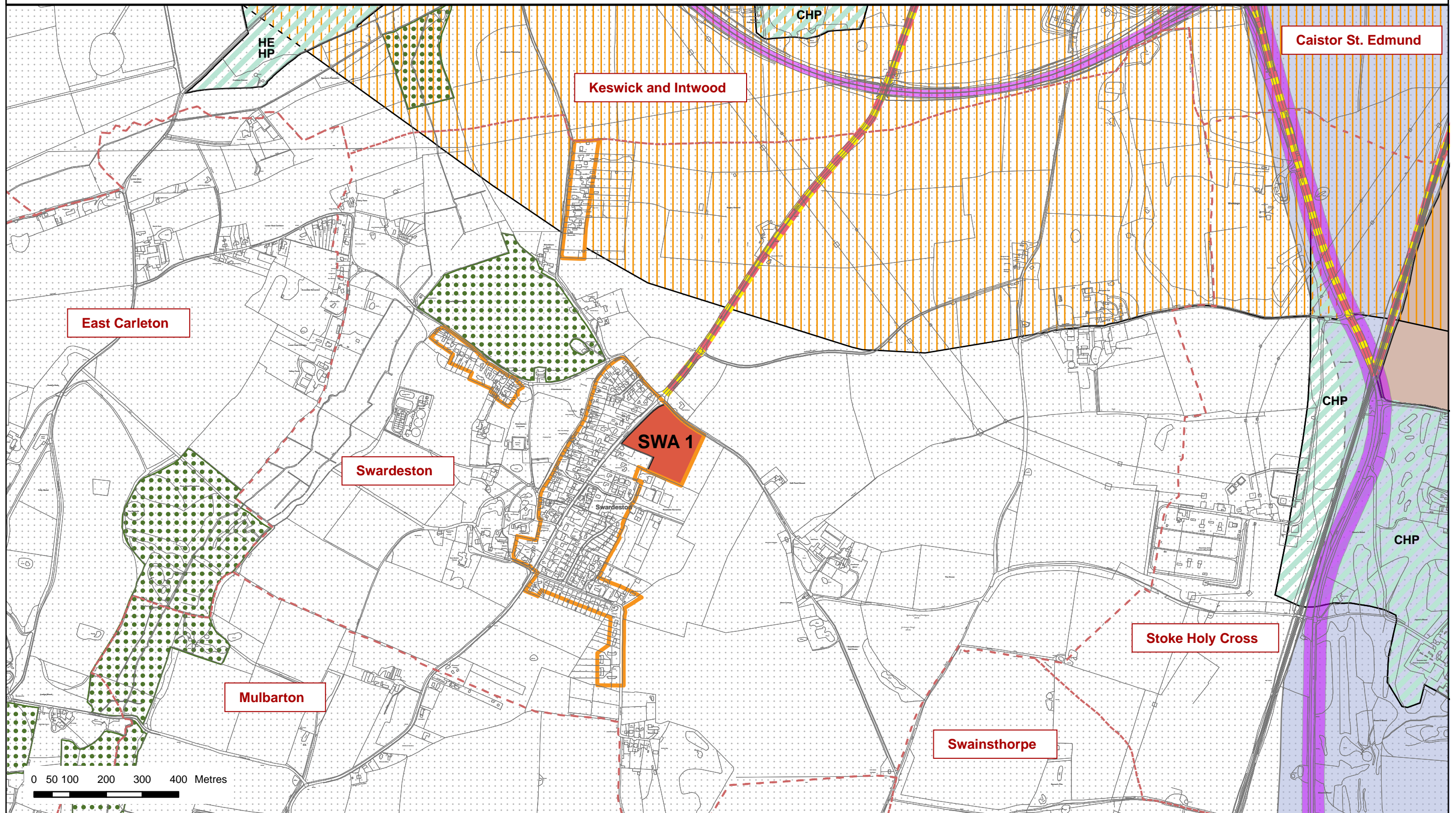
There are problems of surface water drainage particularly on the east side of the village and estate scale development would have to overcome this.

Policy SWA 1 : Land on Main Road

This site lies to the south-east of the junction between Main Road and Gowthorpe Lane. Land amounting to some 2.7 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 30 dwellings reflecting the density of development elsewhere in the village.

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

1. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
2. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
3. Wastewater infrastructure capacity must be confirmed prior to development taking place, and this should include sustainable urban drainage systems.



Tasburgh (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Tasburgh as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Form and Character

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

Services and Community Facilities

There is a good range of facilities including a village hall, recreation facilities, pub and primary school, which are primarily located in Upper Tasburgh.

Development Boundary and Constraints

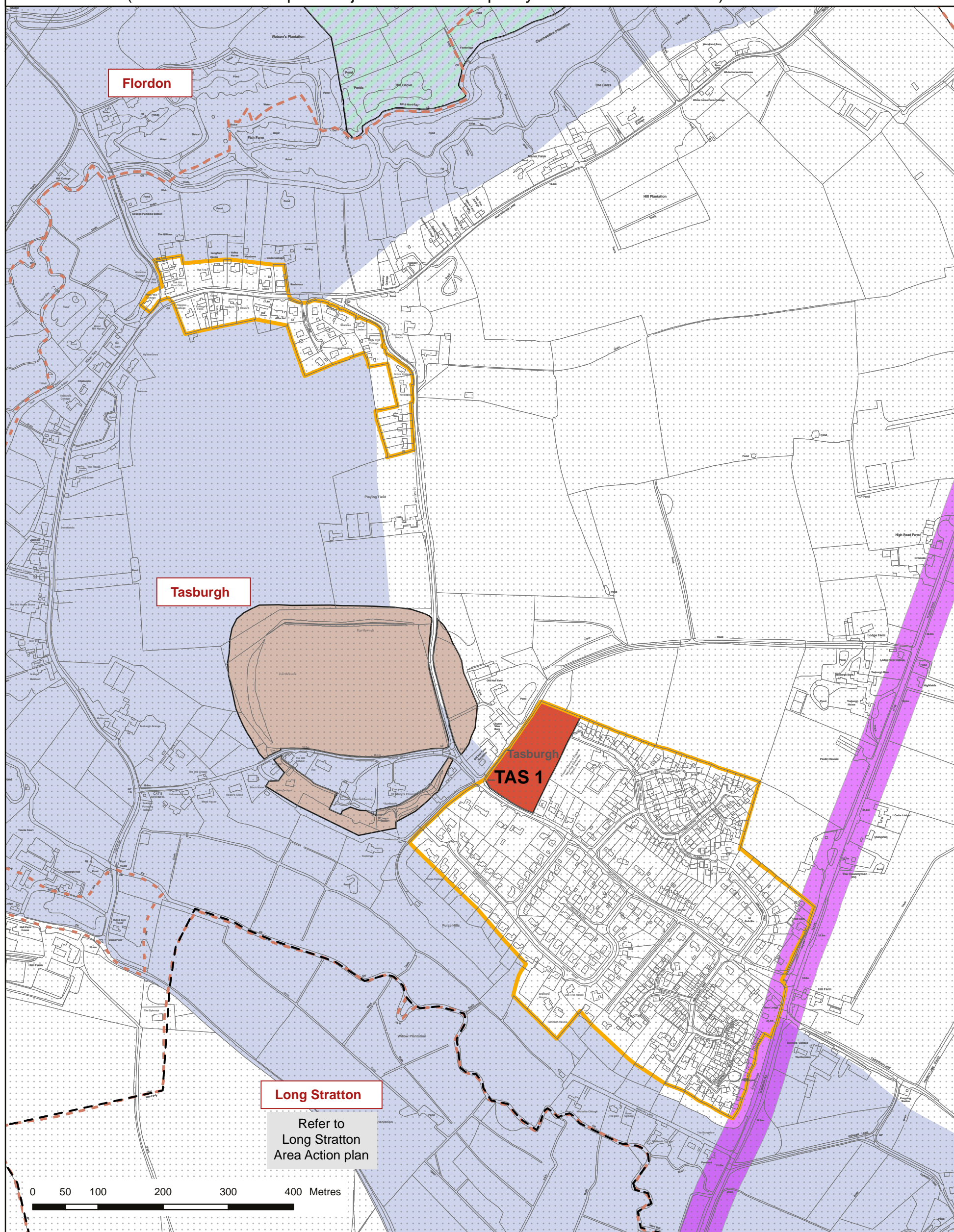
The development boundary has been drawn to include the main built-up area of Upper Tasburgh and to include the allocated land. There is also a development boundary drawn to include part of Lower Tasburgh to allow for some infill development where land is not of a significant distance from any services.

Policy TAS 1 : Land north of Church Road and west of Tasburgh school

The site comprises of land immediately to the north-west of the existing built-up area of Tasburgh, but is also adjoined by a small area of settlement around Old Hall Farm further to the north-west. The site also immediately adjoins the school. Land amounting to some 1.14 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. Vehicular access to residential development on the site, from a safe access onto Church Road
2. Pedestrian and cycle access to the school from the residential development on the site
3. Expansion or improvement to the school facilities as agreed with the Education Authority
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.



Development Boundary

Parish Boundary

Norwich Policy Area

Housing Allocation

Ancient Monuments

Historic Parks and Gardens (Historic England)

River Valleys

Corridors of Movement

Scale at A3:
1:5,700



Rural Area Settlements

Alburgh, Ashwellthorpe, Aslacton and Great Moulton, Barford, Barnham Broom, Bergh Apton, Brooke, Broome, Bunwell, Carleton Rode, Dickleburgh, Ditchingham, Earsham, Geldeston, Gillingham, Hales (inc. part in Heckingham Parish), Hempnall, Kirby Cane (inc. part in Ellingham Parish), Norton Subcourse, Pulham Market, Pulham St Mary, Rockland St Mary, Roydon, Saxlingham Nethergate, Scole, Seething, Tacolneston and Forncett End, Thurlton, Thurton (inc. part in Ashby St Mary Parish), Wicklewood, Woodton (inc. part in Bedingham Parish), Wortwell, Wreningham, Yelverton (inc. part in Alington Parish).

Alburgh (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Alburgh as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Alburgh is a linear village of mainly single plot frontage development with a mixture of housing types forming a central core along The Street, with a short spur along part of Church Road. A ribbon of scattered farmsteads and dwellings extends northwards towards Mill road, and an open area containing farmsteads and some isolated dwellings extends southwards towards Piccadilly Corner. The area is characterised by many hedgerows and a number of mature trees, and is generally surrounded by open fields affording distant views. The village is linked to Hempnall and the B1527 to the north via The Street; and is linked to the A143 to the south via Tunbeck Road and Station Road, thereby on to Beccles, Bungay, Harleston and Diss.

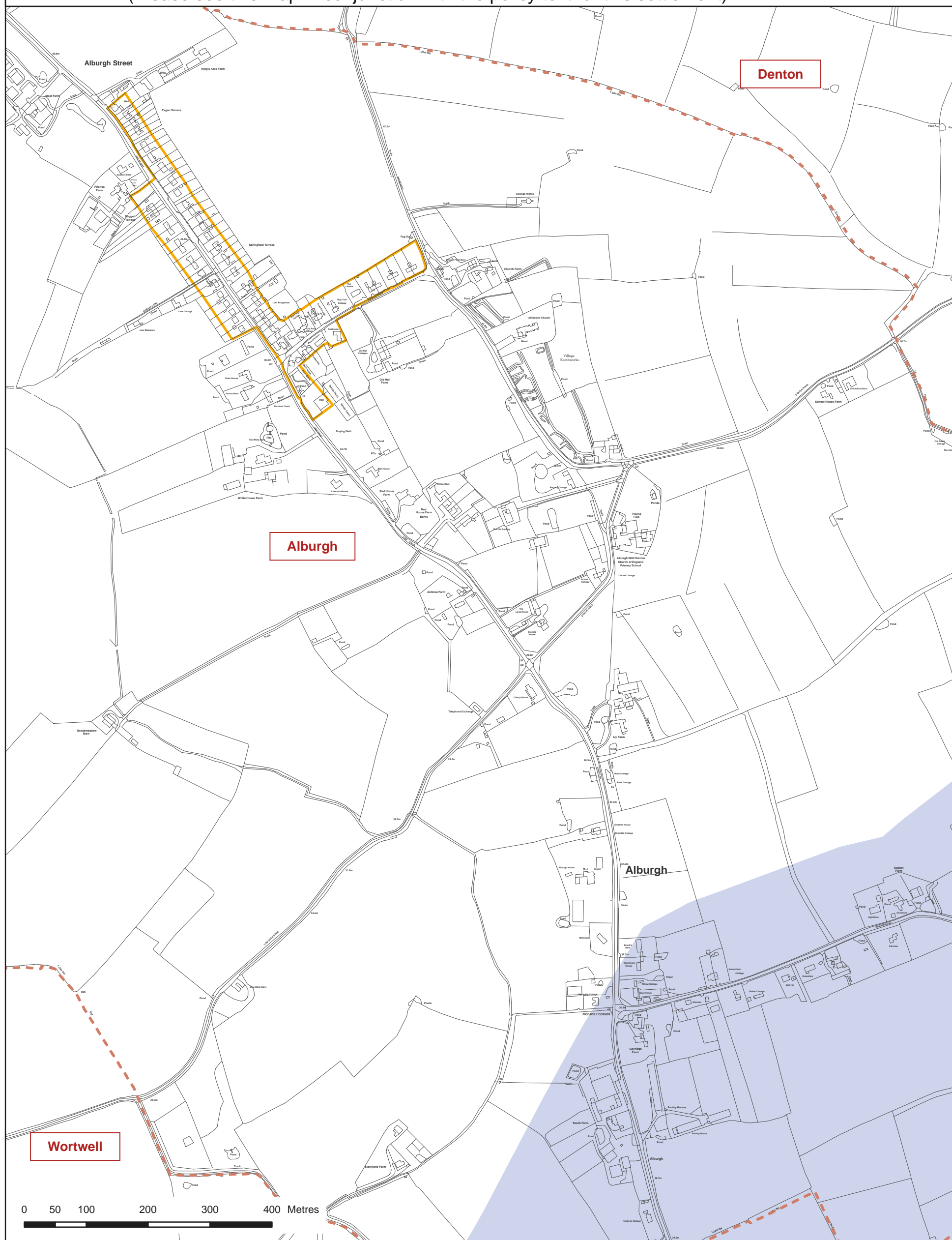
Services and Community Facilities

The village contains a village hall at the junction of Low Road and Church Road, and a primary school. The village has the benefit of mains sewerage which has some spare capacity.

Development Boundary and Constraints

The development boundary has been drawn to include the main built-up area of the settlement around The Street. The remainder of Alburgh is very dispersed and therefore unsuitable for the creation of a development boundary without leading to significant development which would fundamentally alter the character of the area.

A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation, although some were included within the development boundary. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the plan period.



 **Development Boundary**

 **Parish Boundary**

 **River Valleys**

Scale at A3:
1:6,000



Ashwellthorpe (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Ashwellthorpe as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development has taken place along both sides of The Street resulting in a predominantly linear settlement. A further ribbon of development extends at the western end of The Street, southwards on New Road. Some estate development has taken place at Knyvett Green and Greenwood Close on the south of The Street. To the north of The Street is Lower Wood, a large wooded area (and SSSI) forming an attractive backdrop to the village and contributing to the rural character and setting of the village. Good road links exist to Wymondham on the B1135 and Norwich via the B1135 and A11.

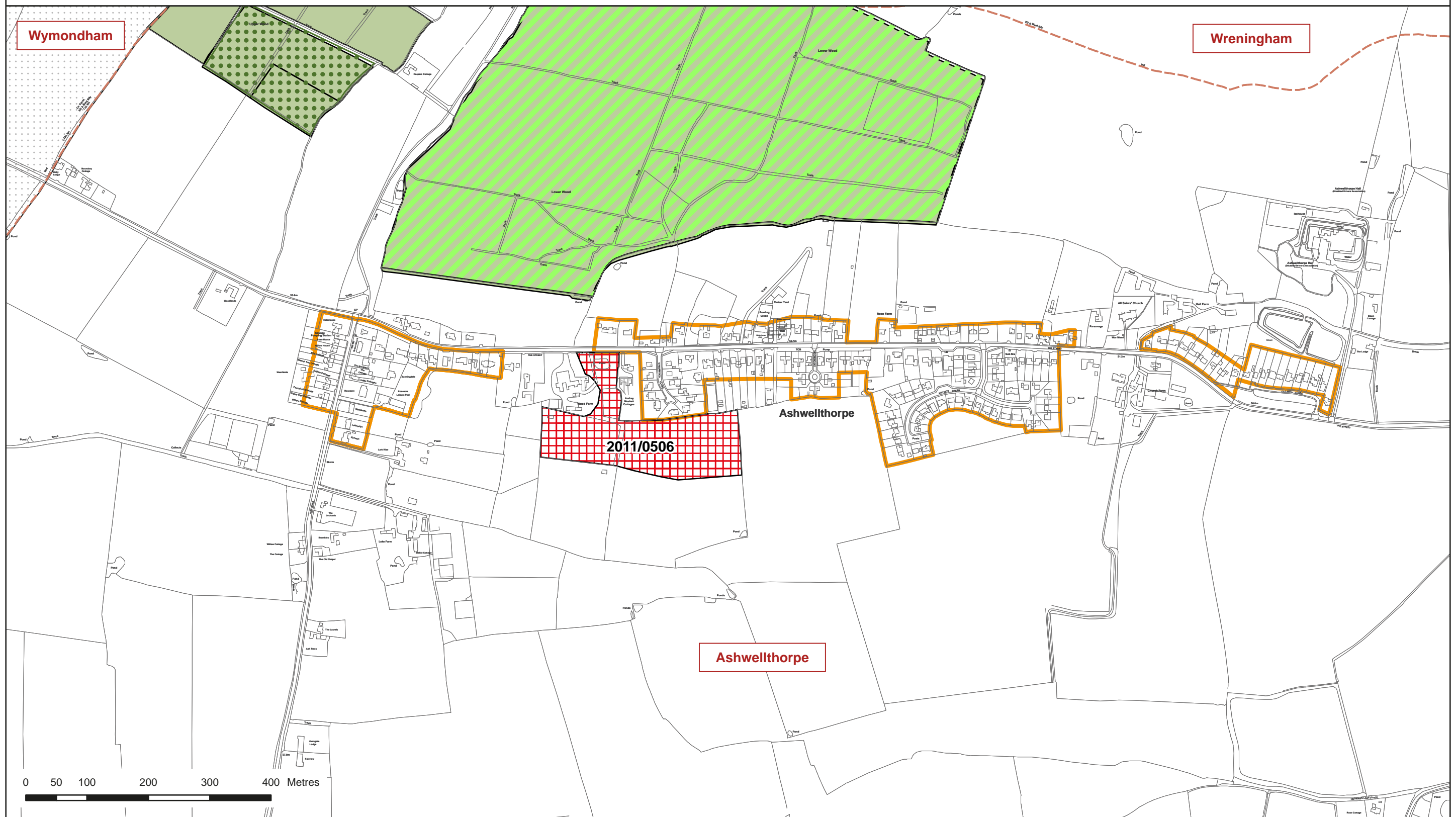
Services and Community Facilities

There are a few facilities including a village hall and pub (the village shop has closed). The village has mains sewers.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement, but there are two breaks at Wood Farm and Church Farm. The village has a recent planning permission (2011/0506) outstanding for 31 dwellings, new village hall and outdoor leisure facilities. The permission site is not included within the development boundary as this could risk its delivery. The site will be included within future iterations of the development boundary when it is built out.

No sites have been assessed as potential allocated sites, due to the outstanding permission for 31 additional dwellings.



Development Boundary

Parish Boundary

Norwich Policy Area

Ancient Woodlands

County Wildlife Sites

SSSI

Commitment Site
see Policy DM 1.5

Scale at A3:
1:6,200



Aslacton and Great Moulton (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Aslacton and Great Moulton as a combined Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentrations of development within the parishes of Aslacton and Great Moulton are in three distinct settlements – the historic village cores of Aslacton and Great Moulton, and an area of largely modern development at Sneath Common.

The historic core of Aslacton is concentrated around The Street and Church Road and includes the village school. Immediately to the east of the existing built-up area of the village is a former scrapyard known as Coopers Scrapyard in which planning permission was granted on appeal for 15 dwellings.

Great Moulton is a compact settlement which has developed between a number of traditional farmsteads strung along the south side of High Green and some further farms on the north side of Old Road. The village has seen a considerable amount of modern development, with estate development such as Potters Crescent and Heather Way as well as a large amount of infill development.

The local road network comprises of mainly 'C' and unclassified roads, but the B1134 to the south of Sneath Common provides links to the A140 to the east and the B1077 and New Buckenham to the west.

Services and Community Facilities

There are a few facilities including a village hall and pub (the village shop has closed). The village has mains sewers.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the three settlements. In addition, the boundary includes a small allocation on High Green and the former scrapyard in Aslacton. The existing permission on this site was not included in the 2008 base date and therefore the site is counted towards the 10 to 20 dwellings required by the Joint Core Strategy and is included within the boundary as an allocation.

Policy GRE 1 : Land north of High Green opposite White House Farm Bungalow

The site comprises of part of a field to immediately to the west of the extent of development in Great Moulton along the northern side of High Green. Another part of the field to the rear of the site has recently been developed as an exceptions affordable housing scheme. Land amounting to some 0.55 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

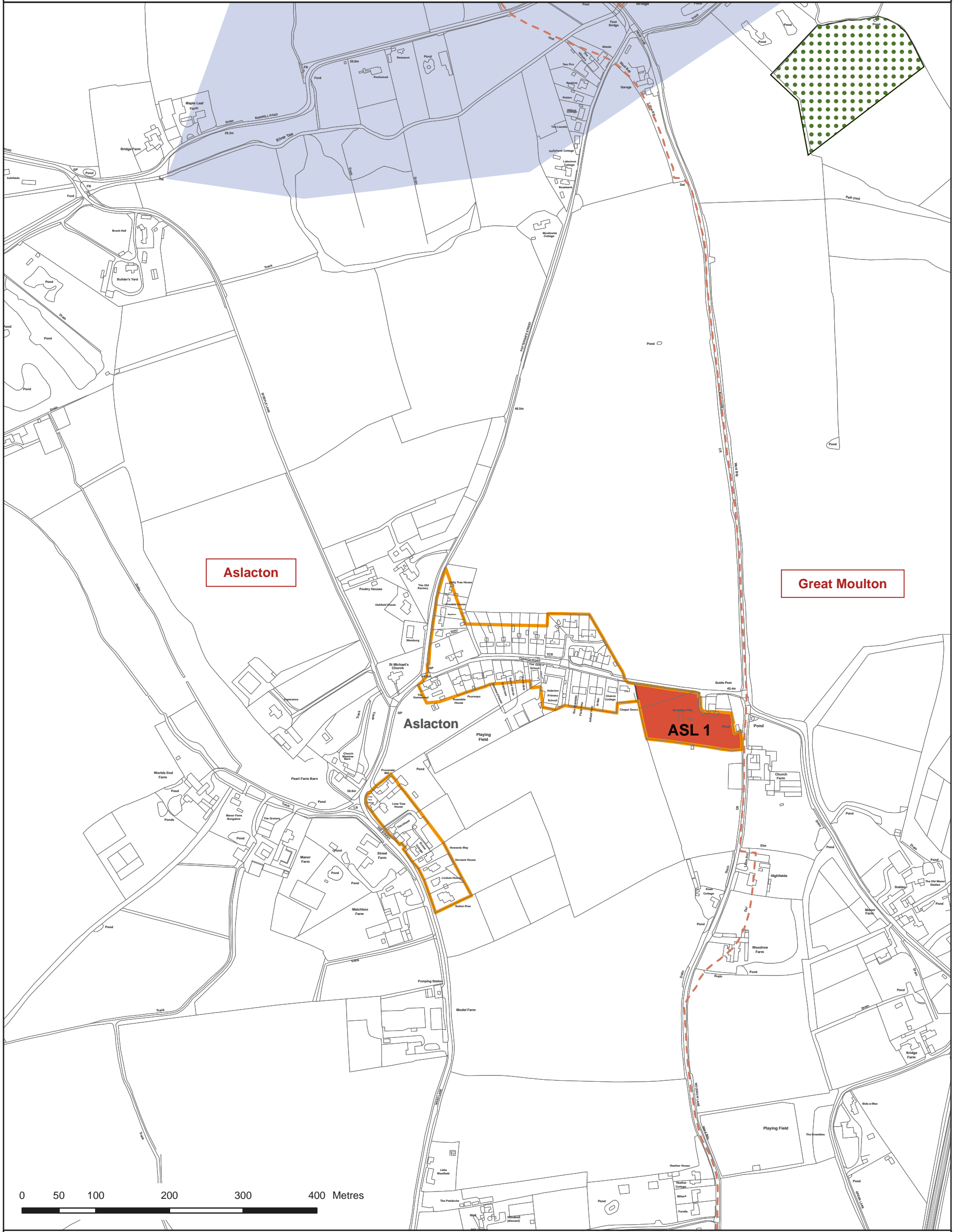
1. Frontage development on to High Green only
2. Wastewater infrastructure capacity must be confirmed prior to development taking place

Policy ASL 1 : Coopers scrapyard site, Church Road

The site comprises of a former scrapyard adjoining the existing built-up area of Aslacton. The site is close to the school and bus services along Muir Lane. Land amounting to some 0.78 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 15 dwellings.

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

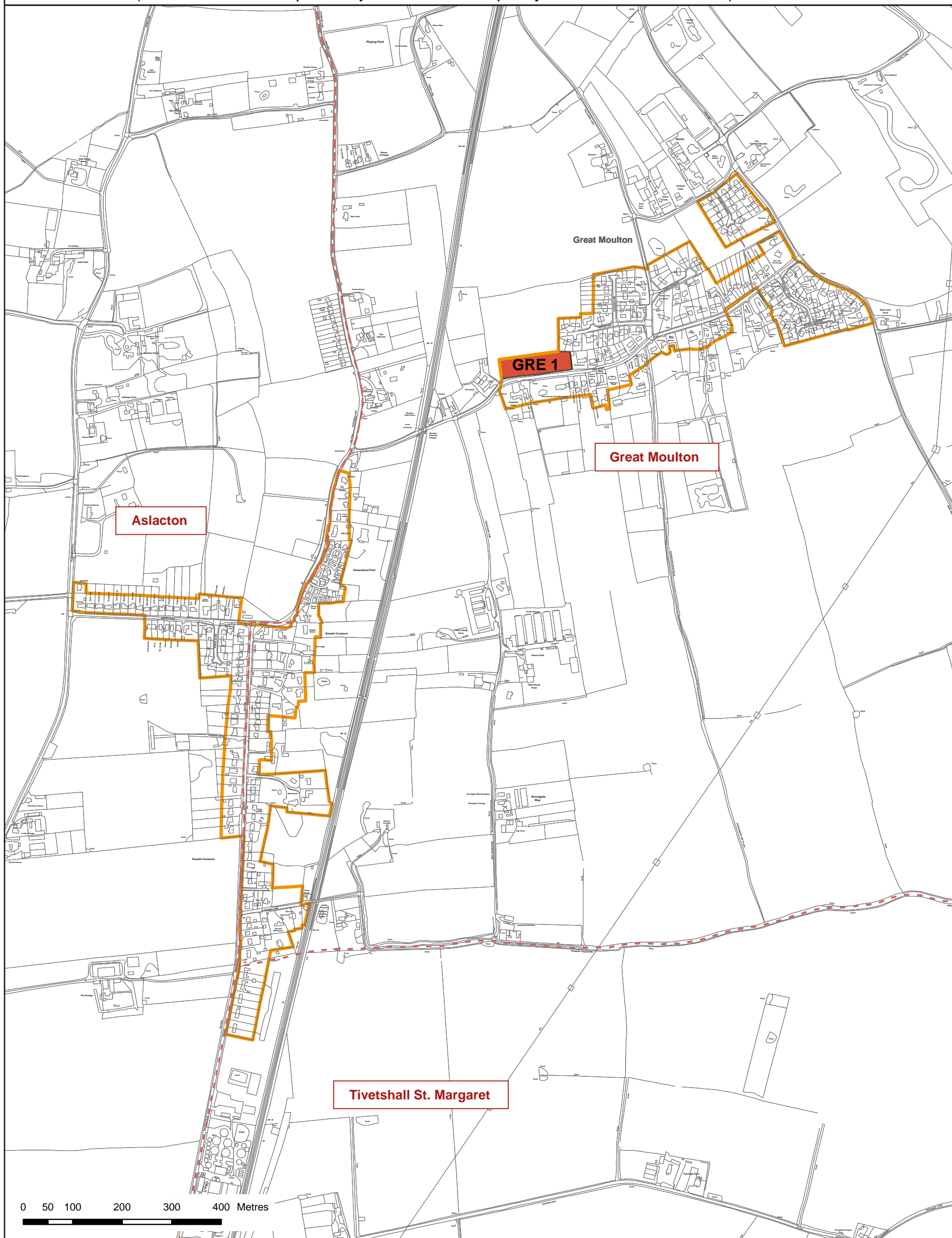
1. A safe vehicular access onto Church Road
2. Footway links along Church Road between the site access and the school entrance and the bus stops on Muir Lane



- | | | |
|----------------------|-----------------------|---------------|
| Development Boundary | Housing Allocation | River Valleys |
| Parish Boundary | County Wildlife Sites | |

Scale at A3:
1:5,000

N



Development Boundary
 Parish Boundary

Housing Allocation

Scale at A3:
1:7500



Barford (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Barford as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Barford is a compact settlement on the north bank of the River Tiffey. Development has extended northwards away from the B1108 along Cock Street and Style Loke, with frontage development to the north of Church Lane and along Chapel Street/Marlingford Road. The historic centre of the village is concentrated on Cock Street and Chapel Street with later estate development situated off Chapel Street at Park Avenue and Clarke Close.

The village is set in the attractive valley of the River Tiffey and is characterised by mature tree planting. The most sensitive area of the village is situated on either side of Cock Street where the Hall and its grounds on the west side and the popular plantation on the east side, positively contribute to the form and character of the village.

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

Services and Community Facilities

Barford has a range of facilities including a village hall, pub and primary school. There are also a number of industrial and commercial concerns located within the centre of the village, which provide local employment opportunities. The village has the benefit of mains sewers.

Development Boundary and Constraints

A development boundary has been drawn to include the main built form of the settlement. A smaller development boundary has been drawn around the existing properties on Church Lane to the west of the village, which includes the new housing allocation.

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

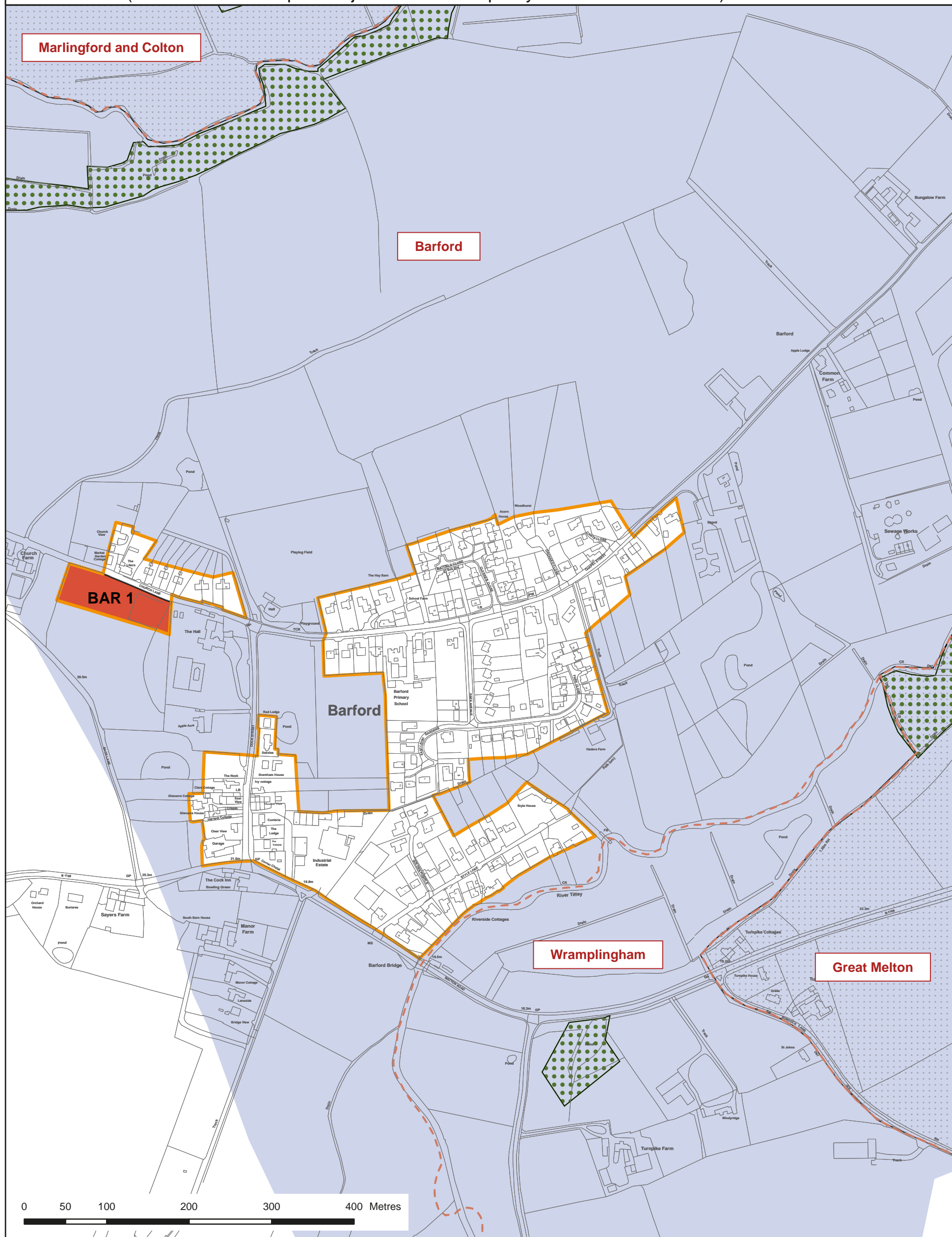
Policy BAR 1 : Land at Church Lane

This site is situated south of Church Lane to the west of the village. It is located between The Hall to the east and Church Farm to the west.

Land amounting to some 0.52 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings.

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

1. A safe access onto Church Lane
2. A footpath to link the site to the main part of the village
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Any direct or indirect discharge into the Barford Flood Alleviation Scheme would need prior consent from South Norfolk Council in addition to any consent given by the SuDS Approving Body
5. Site needs to be well screened as approached from Church Farm to minimise visual impact on the currently rural approach to the village



Development Boundary
 Parish Boundary

Housing Allocation
 Norwich Policy Area

County Wildlife Sites
 River Valleys

Scale at A3:
1:4,500



Barnham Broom (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Barnham Broom as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The built-up area around Mill Road is set on a west-facing slope of part of the attractive Yare Valley. It is separated from the eastern part of the village by the significant wooded area south of St Michael's Church and open fields south of Norwich Road. The settlement form here is based on the junction of Mill Road and Bell Road, and estate-scale development has occurred between the two roads. To the east, the built-up area of Norwich Road is linear, with small cul-de-sacs at Chapel Close and Lincoln's Field. Further east of the built-up area at Norwich Road is the detached farm hamlet of Pockthorpe, which is separated from the main part of the village by a significant open gap, with good views of the surrounding open countryside. Good road links exist to Norwich and Watton (B1108) and Wymondham and Dereham (B1135).

Services and Community Facilities

There is a good range of facilities including a primary school, village hall, garage, shop and pub. Outside the village centre, the parish also contains Barnham Broom Golf & Country Club. The village has mains sewers discharging to the Wymondham sewage treatment works.

Development Boundary and Constraints

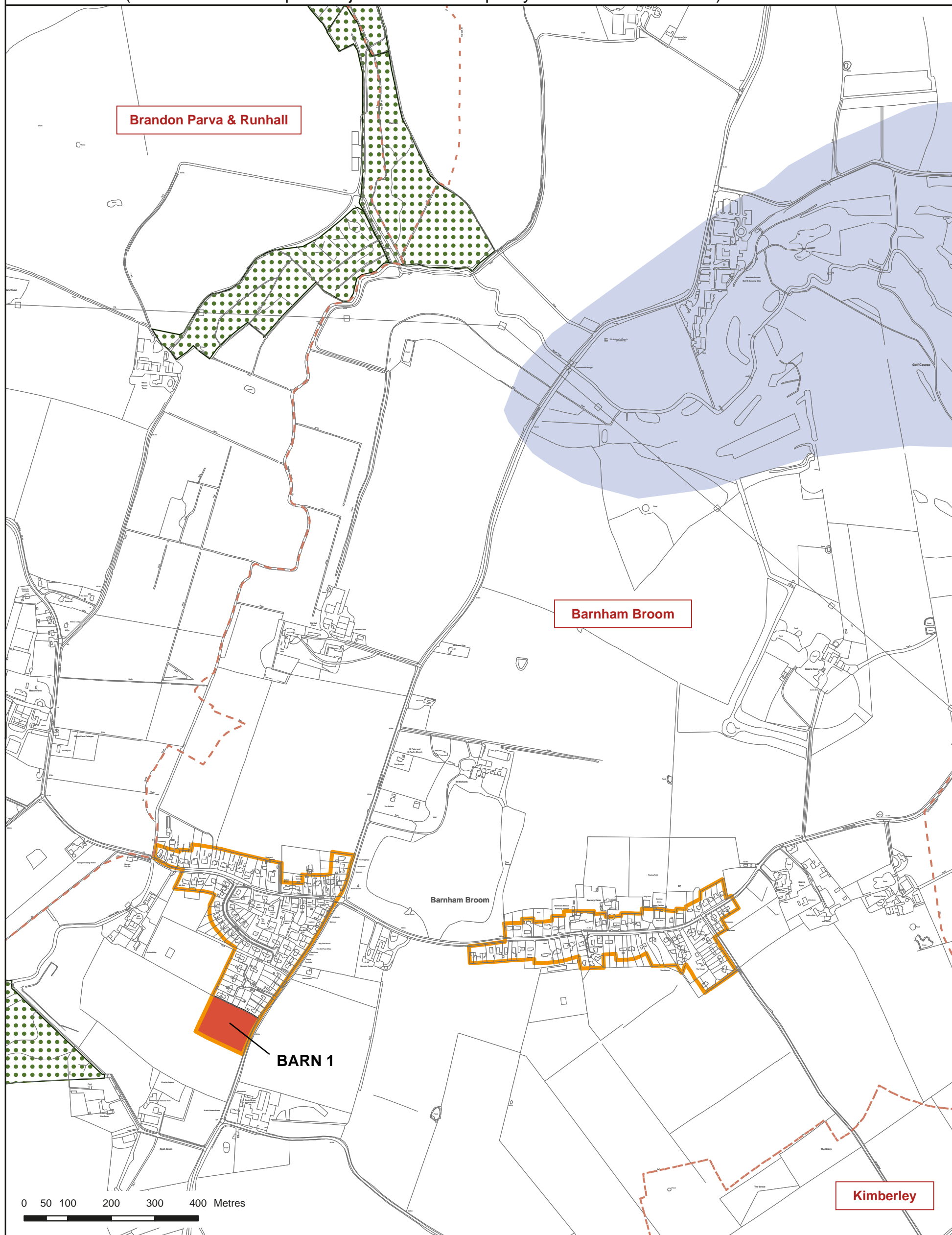
The development boundary has been drawn in two parts to include the main built form of the settlement. There is a significant break in the development boundary where agricultural land and woodland provide a rural setting for the village. The development boundary has been extended adjacent to Lincoln's Field to allow limited infill development.

Policy BARN 1 : Land at Bell Road

This site is part of a larger field in agricultural use. There are no physical boundaries delineating the site, which extends the development boundary at Bell Road, adjacent to Mill View. Land amounting to some 1.2 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. Site design acknowledges role as gateway to village
2. No harmful impact on the setting of Kimberley Park
3. Access either from Mill View or Bell Road
4. Footpath or pedestrian refuge to be provided along Bell Road
5. Wastewater infrastructure capacity must be confirmed prior to development taking place



Development Boundary

Parish Boundary

Housing Allocation

County Wildlife Sites

River Valleys

Scale at A3:
1:8,500



Bergh Apton (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Bergh Apton as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development within the parish is relatively small scale and in clusters along Cookes Road and The Street, and a larger concentration of development along Mill Road and Threadneedle Street that has created a linear settlement form characterised by one plot depth development. The main areas of settlement in the village retain a rural character with no estate scale development whilst the remainder of the parish consists of isolated dwellings and farmsteads. The local road network comprises 'C' class and unclassified roads. The A146 is to the north of the settlement which provides a good link to Norwich and Loddon.

Services and Community Facilities

The settlement has a range of social and community facilities including a village hall, and primary school.

Development Boundary and Constraints

The development boundary has been drawn to include three main areas of settlement within Bergh Apton. These are the linear development along Mill Road and Threadneedle Street; around the junction of Cookes Road and The Street which includes an allocation of seven dwellings, and further south on The Street which includes an allocation of five dwellings.

Policy BER 1 : Land south of Cookes Road and east of The Street

The site comprises of a field bounded by Cookes Road and The Street as well as an existing dwelling adjacent to Cookes Road. Only the part of the field fronting the two roads is suitable for development to reflect the existing pattern of development in this part of Bergh Apton and due to surface water flooding that occurs in areas of the remaining part of the field. Around 0.65 hectares of the field adjoining Cookes Road and The Street is allocated for housing and associated infrastructure. Taking into account the need for attenuation, this allocation could accommodate approximately 7 dwellings.

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

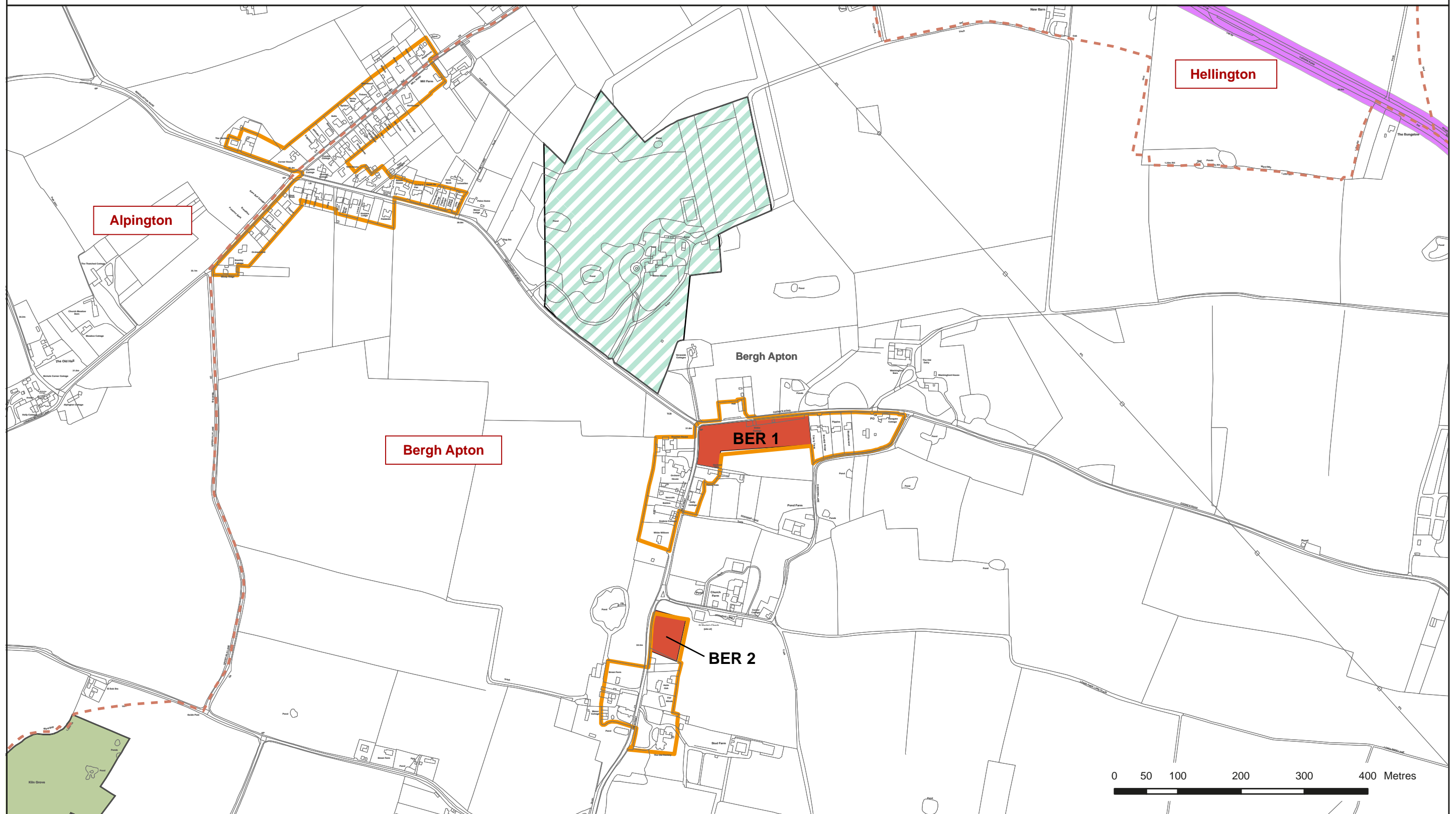
1. Frontage development onto Cookes Road and The Street only
2. Appropriate boundary treatment on the southern boundary to minimise the impact on the open landscape to the south
3. Appropriate surface water drainage attenuation as required using the remainder of the existing field to the south and east of the land allocated for residential development

Policy BER 2 : Land south-west of the site of St Martin's Church, The Street

The site comprises of land close to the junction of The Street and Dodgers Lane. Land amounting to some 0.38 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

1. Frontage development onto The Street
2. Appropriate boundary treatment on the eastern boundary to minimise the impact of development on the open landscape to the east



 **Development Boundary**

 **Housing Allocation**

 **County Historic Parks and Gardens**

Scale at A3:
1:6,500

 **Parish Boundary**

 **Ancient Woodlands**

 **Corridors of Movement**



Brooke (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Brooke as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village is situated on the B1332 Norwich – Bungay Road with development traditional located in a linear form running eastwards and westwards from the Norwich Road (B1332) along The Street and High Green. Some modern estate development has occurred off both these roads.

The village is characterised by a mixture of dwellings, especially on The Street and High Green where there are many historic buildings. These combine with trees, hedges, water features and undeveloped spaces to create an attractive area which is encompassed by a conservation area. There is a small but important area of open space at the southern end of Brecon Road which lies within the development boundary and is protected within the Development Management Policies document. The area immediately to the south of the village is well wooded which creates a visual shield for the village. Elsewhere within the parish development is widely dispersed comprising individual dwellings and farmsteads, although Brooke Industrial Park has been developed in recent years to the north of the village on the B1332. This road provides relatively good access to Norwich some 12km to the north and Bungay to the south. The remainder of the local road network comprises a mixture of 'C' class and unclassified roads.

Services and Community Facilities

The settlement has a range of social and community facilities including a post office and shop, primary school and a village hall.

Development Boundary and Constraints

The development boundary for Brooke is in three parts. Within the main settlement itself, the boundary is divided into a western section around development along High Green and Norwich Road and an eastern section encompassing development along The Street. The western boundary includes the two residential allocations, whilst parts of the centre of the village around the Meres and the Conservation Area around Brooke House have been specifically excluded. The third section of development boundary is to the north of the main settlement and defines the Brooke Industrial Park employment area.

Policy BKE 1 : Land on both sides of Norwich Road to north of No.30 and No. 35

The site comprises of land on either side of the B1332 immediately to the north of the

existing built-up area of the village. As such, development in this location will form an important gateway development on the main approach from Norwich and this will need to be reflected in its design. The site comprises of 1.3 hectares of land and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 12 dwellings with approximately 6 dwellings on either side of the road.

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

1. Frontage development onto Norwich Road
2. Local highways improvements and the provision of safe access
3. Appropriate boundary treatment on the eastern, western and northern boundaries to minimise the impact on the open landscape to the east and west and on the approach to the village from the north

Policy BKE 2 : Land at High Green Farm

The site comprises of a former farm and is characterised by a number of redundant agricultural structures. There is also the former farmhouse which remains in residential use. Land amounting to some 0.92 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 8 dwellings.

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

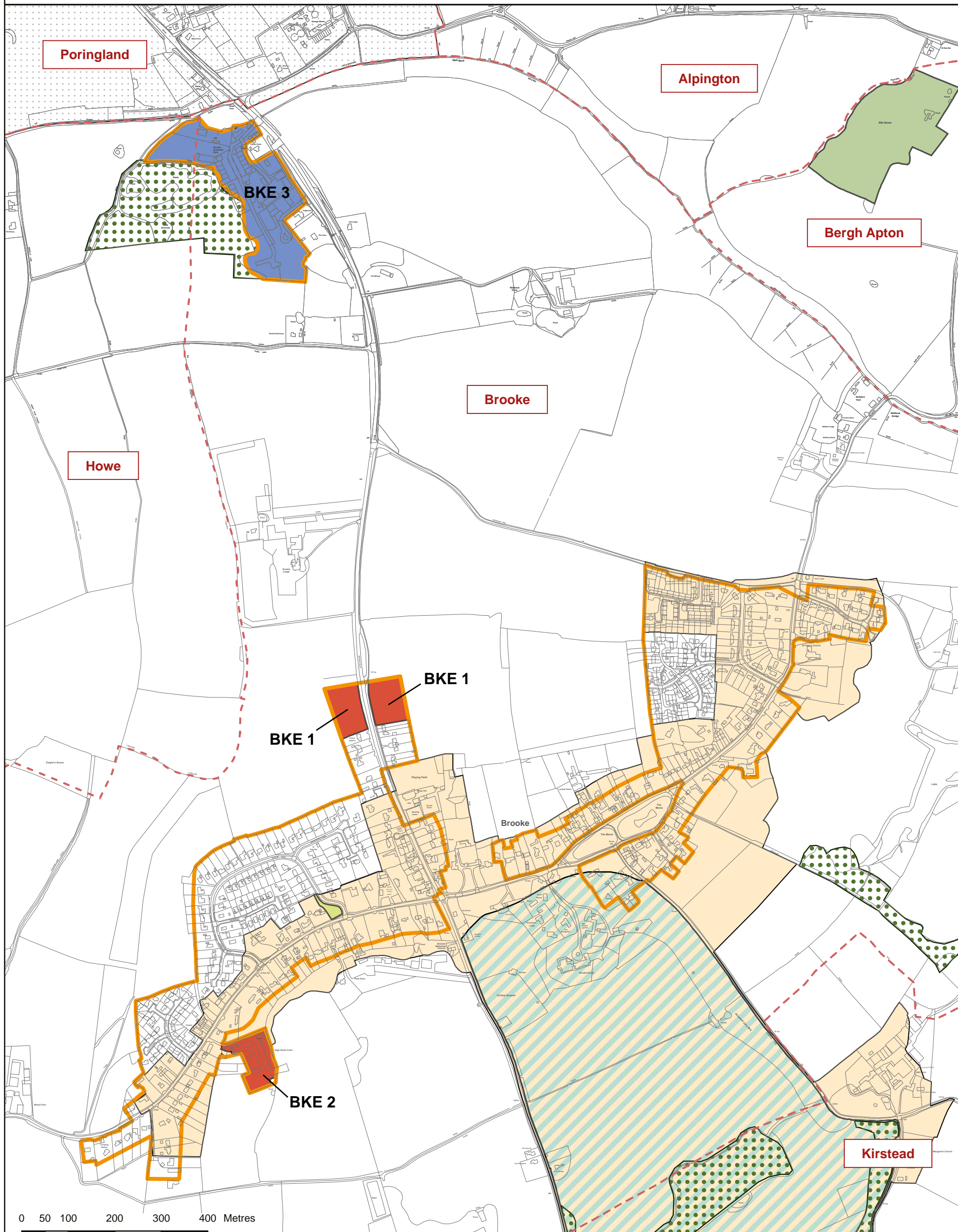
1. All former agricultural structures (other than the farmhouse) should be removed prior to the commencement of works on any of the new dwellings
2. Local highways improvements and the provision of a safe access

Policy BKE 3 : Brooke Industrial Park

Brooke Industrial Park has experienced incremental growth over time and has now become an established employment site. There remains some opportunity for growth which this policy seeks to promote. However, it is important that the site remains as an employment site and that uses such as residential use are resisted given its location removed from established settlements such as the villages of Brooke and Poringland. Land amounting to some 4.8 hectares is therefore allocated for employment uses.

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

1. New development on the site shall be limited to B1, B2 and B8 uses
2. Adequate landscaping and boundary treatment is provided on the southern boundary to ensure development does not have an adverse impact on the open landscape to the south



- Development Boundary
- Parish Boundary
- Norwich Policy Area

- Employment Allocation
- Housing Allocation
- Conservation area

- Ancient Woodlands
- Important Local Open Space
- County Wildlife Sites

- County Historic Parks and Gardens

Scale at A3:
1:8,000



Broome (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Broome as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development within the parish has been along Yarmouth Road and Sun Road in a linear form with an isolated group of development at Broome Street. Elsewhere the parish displays a dispersed settlement pattern comprising individual dwellings and farmsteads. The south-western end of the village merges with development at Ditchingham so that there is no clear distinction between the two settlements at this point.

The village is set in attractive open countryside within the Waveney Valley. Broome Heath lies to the north of Yarmouth Road and the undeveloped nature of this side of Yarmouth Road provides an open aspect which contributes significantly towards the rural character of the village. The A143, which by-passes the village, provides a link to Harleston and Diss to the south-west and Beccles and Great Yarmouth to the north-east, as well as Lowestoft via the A146. Local road and pedestrian links provide easy access to Bungay to the south, whilst the nearby B1332 provides a link to Norwich to the north.

Part of the parish lies within the Broads Authority area.

Services and Community Facilities

The settlement has a range of social and community facilities. It also has good access to a wider range of services in Ditchingham.

Development Boundary and Constraints

The development boundary has been drawn to include the existing linear pattern of development in the settlement and to include the allocated land which reflects this linear pattern.

Policy BRO 1 : Land at Yarmouth Road Adjacent No. 185

The site comprises of part of an agricultural field at the adjacent to the eastern extremity of the linear development along Yarmouth Road. Land amounting to some 0.26 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings

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

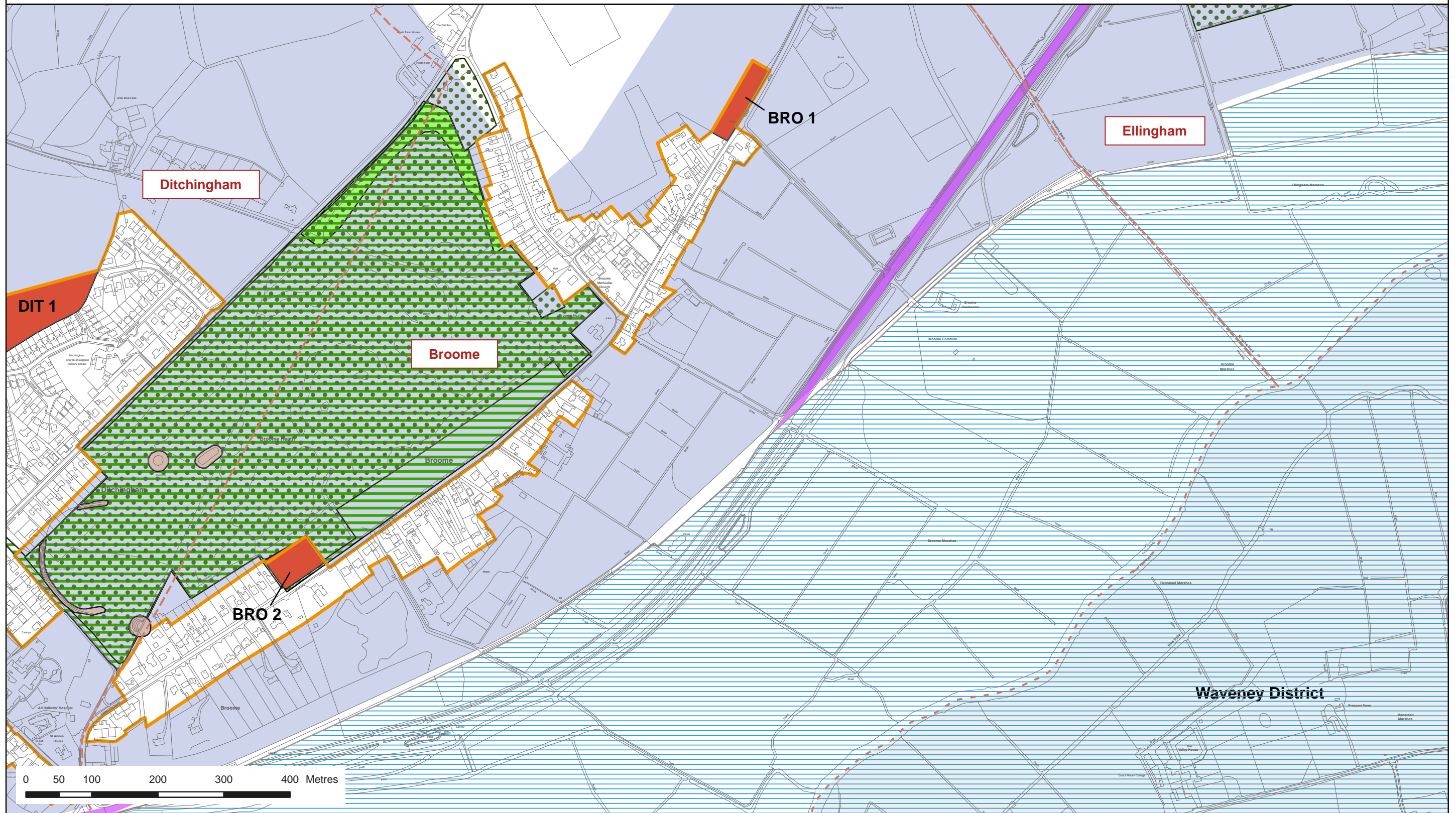
1. Development will comprise of frontage development along Yarmouth Road only
2. The site will need appropriate boundary treatment on its north-eastern and north-western boundaries to minimise its impact on the open landscape to the north.
3. Anglian Water advice will be needed regarding Waste Water Treatment Works capacity
4. A safe access(es) will need to be provided

Policy BRO 2 : Land at Yarmouth Road Adjacent No. 39

The site comprises of an area of agricultural land at the adjacent to linear development along Yarmouth Road. Land amounting to some 0.45 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings

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

1. Development will comprise of frontage development along Yarmouth Road only
2. Retention or re-routing of the public footpath that crosses the site.
3. Off-site mitigation to the adjoining County Wildlife Site will need to be provided
4. Anglian Water advice will be needed regarding Waste Water Treatment Works capacity
5. A safe access(es) will need to be provided



Scale at A3:
1:5750



Bunwell (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Bunwell as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village is a series of dispersed groups of dwellings. The village at Bunwell Street is set in predominantly flat open countryside. This contrasts with the clusters of development at Low Common and Bunwell Hill, which are set in the Tas Valley. Development has been concentrated at Bunwell Street, in an extensive linear form with small clusters of development at Bunwell Hill and The Turnpike, Bunwell Bottom, Cordwell and Low Common. Development along The Street is interspersed with a number of farms generally set back from the road, providing an open aspect on the street scene. Parts of the built-up area of Bunwell Street lie within the parish of Carleton Rode. For the purposes of a development boundary, these are included within Bunwell (Carleton Rode is also a Service Village and will receive an allocation of sites). The B1113 runs through the parish, linking it to New Buckenham and Norwich. There are also road links to Attleborough and Wymondham.

Services and Community Facilities

There is a good range of facilities, including bus stops, a post office, butchers, convenience store and garage along Bunwell Street, although the primary school, village hall and playing field are along (or close to) The Turnpike.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The proposed development boundary covers most development in Bunwell Street, but is split at Lilac Farm where farm buildings and newly developed affordable housing are excluded. There are additional development boundaries at Old Turnpike (by the school), The Turnpike and Little Green.

Policy BUN 1 : Land north of Bunwell Street

The site is a small field which lies to the north of Bunwell Street, east of the entrance to Greenways. Land amounting to some 0.5 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 8 dwellings.

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

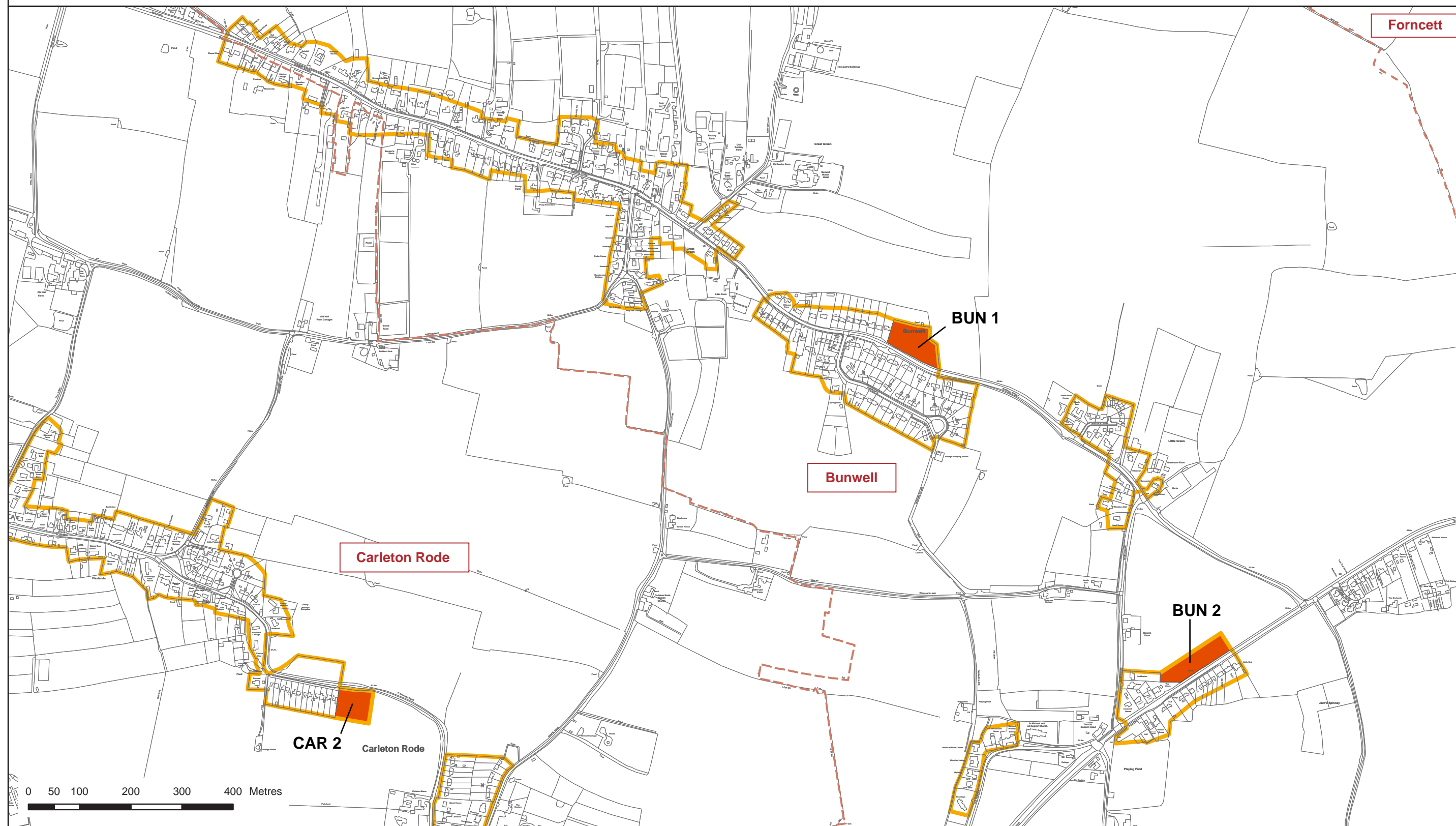
1. Pedestrian refuge will be provided along north side of Bunwell Street

Policy BUN 2 : Land at The Turnpike

This site lies to the north-west of The Turnpike, adjacent to existing housing and mirrors housing on the opposite side of the road. Land amounting to some 0.30 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 7 dwellings.


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

1. Vehicular access onto The Turnpike to be agreed by the Highways Authority
2. Footpath to be provided on The Turnpike
3. Pedestrian access to the primary school, from the rear of the site, via a footpath on Church Lane
4. Development should not adversely affect the setting of nearby listed building
5. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development



 **Development
Boundary**

 **Parish Boundary**

 **Housing Allocation**

Scale at A3:
1:7500



Carleton Rode (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Carleton Rode as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

To the north of the parish dwellings are within the development boundary of, and therefore considered with Bunwell (which is also a Service Village). Elsewhere, the main development of Carleton Rode village is along Flaxlands Road/Rode Lane, resulting in a linear settlement form characterised by one plot depth. There are isolated clusters of development at Hargate on the B1113 and at the junction of the B1113 and Rode Lane. Development along Rode Lane has been concentrated along the east side of the road, with the exception of a small group of dwellings on the west side. The relatively undeveloped west side of Hall Road and Rode Lane allows views of the surrounding countryside. Development around Church Farm is separated from the main built-up area by large open fields, contributing to the rural setting of the village. The village is surrounded by generally flat countryside, with the Tas Valley in the southern part of the parish. The B1113 runs through the south of the parish, linking it to New Buckenham and Norwich. There is also a road link to Old Buckenham.

Services and Community Facilities

The primary school is located to the south of the village, opposite the church, while the village hall and playing field are to the east of the village on Mill Road.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The proposed development boundary covers most development along Rode Lane/Flaxlands Road, and separates the main village from the Church Farm cluster where open countryside is prominent.

The road capacity of the village is a limiting factor.

Policy CAR 1 : Land west of Rode Lane

This site extends the development boundary to the west of Rode Lane, and mirrors housing on the opposite side of the road. Land amounting to some 0.30 hectares is allocated for housing. This allocation could accommodate approximately 5 dwellings.

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

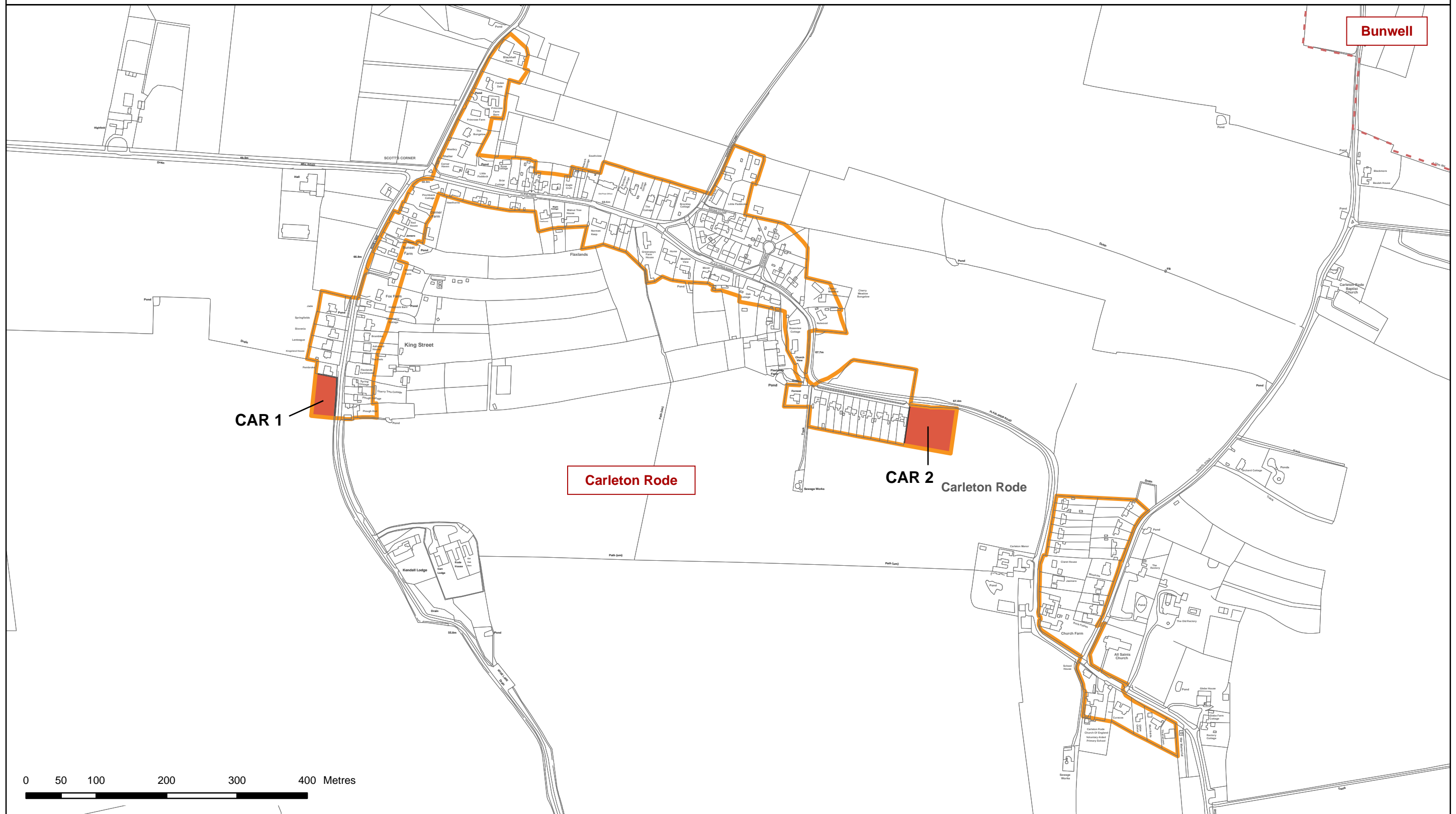
1. Pedestrian refuge is provided on the west of Rode Lane
2. Development avoids harmful impact on the setting of nearby listed buildings
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. The site should balance development on the east of Rode Lane and not extend the village further into the countryside

Policy CAR 2 : Land south of Flaxlands Road

This site extends the development boundary along Flaxlands Road and lies adjacent to existing housing on the southern side. Land amounting to some 0.30 hectares is allocated for housing. This allocation could accommodate approximately 5 dwellings.

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

1. Site layout accounts for sewers crossing the site
2. Vehicular access to the site subject to agreement by Highways Authority, which may require a continuation of the adjacent access road
3. A separation distance acceptable to Anglian Water who have granted an exception to the usual cordon sanitaire for the nearby sewage works
4. Wastewater infrastructure capacity must be confirmed prior to development taking place



Development Boundary
 Parish Boundary

Housing Allocation

Scale at A3:
1:5,400



Dickleburgh (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Dickleburgh as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development within the parish is based along the former A140. There are also smaller rural communities at Rushall and Langmere. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish.

The historical centre of the village has developed along The Street and is characterised by buildings close to the road. More recent development has extended the built-up area both north and south along the former A140 with further developments eastwards along Rectory Road and Harvey Lane. Immediately to the north of the main part of the village is an area of development at Dickleburgh Moor, a small detached ribbon of development along the west side of Norwich Road. . A number of estate developments have taken place in between Rectory Road and Harvey Lane. The A140 by-passes the village to the west providing links to Norwich to the north and Ipswich to the south, as well as Diss via the A1066.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, village hall and shop. The village has the benefit of mains sewerage.

Development Boundary and Constraints

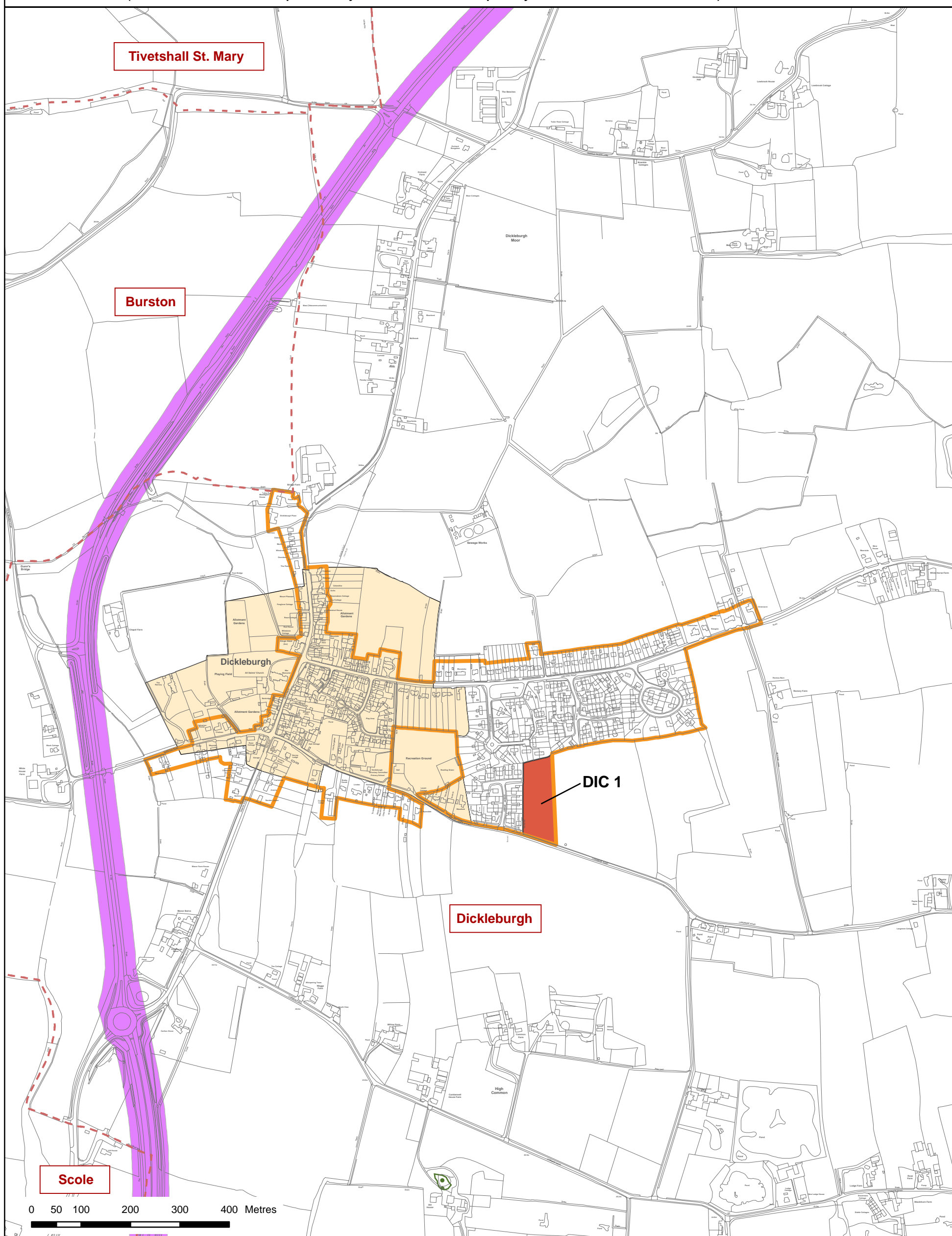
The development boundary has been drawn to include the main built form of the settlement, but specifically excludes the grounds of All Saints Church and the Rectory, the allotment gardens on Chapel Road and the recreation ground on Harvey Lane because of their contribution to the form and character of the village. In addition, no boundary has been drawn around the detached ribbon development at Dickleburgh Moor as further residential development would be detrimental to the rural character of the area. The development boundary around the main settlement includes the allocated land.

Policy DIC 1 : Land north Langmere Road and east of Limmer Avenue

The site comprises part of a large field to the the south-east of the village and is adjacent to existing estate development at Limmer Avenue. Land amounting to some 1.1 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. A small estate development
2. Appropriate boundary treatment on the site's eastern boundary to minimise its impact on the open landscape to the east
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Local highways improvements and the provision of a safe access will need to be provided



- | | | |
|----------------------|--------------------|-----------------------|
| Development Boundary | Housing Allocation | County Wildlife Sites |
| Parish Boundary | Conservation area | Corridors of Movement |

Scale at A3:
1:7,500



Ditchingham (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Ditchingham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development within the parish has been concentrated along Loddon Road, Norwich Road, Station Road and Thwaite Road to form the established village of Ditchingham. Abutting the village to the east is the village of Broome. To the south of the parish at Ditchingham Dam is a small area of development which is contiguous with the built-up area of Bungay lying largely within the Broads Authority area and includes a large new development on the former maltings sites. Development within the remainder of the parish comprises of individual dwellings and farmsteads.

The village has developed a nucleated settlement form largely as a result of substantial post-war development. The majority of this growth has taken the form of estate development between Thwaite Road and Loddon Road. An area of 1950s Tayler and Green housing at Windmill Green and Scudamore Place makes a significant contribution to the character of the village and is now a Conservation Area. The A143 runs across the south of the parish linking with Beccles and the A146 to the east and Harleston, the A140 and Diss to the west. The B1332 provides a link to Norwich, whilst local road and pedestrian facilities provide easy access to Bungay.

A large area of the southern part of the parish lies within the Broads Authority area with the main village also close to the Broads.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, village hall and shop. The village has the benefit of mains sewerage.

Development Boundary and Constraints

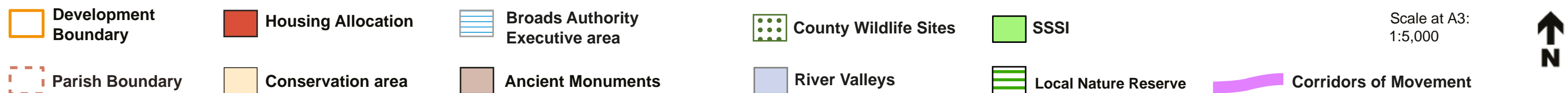
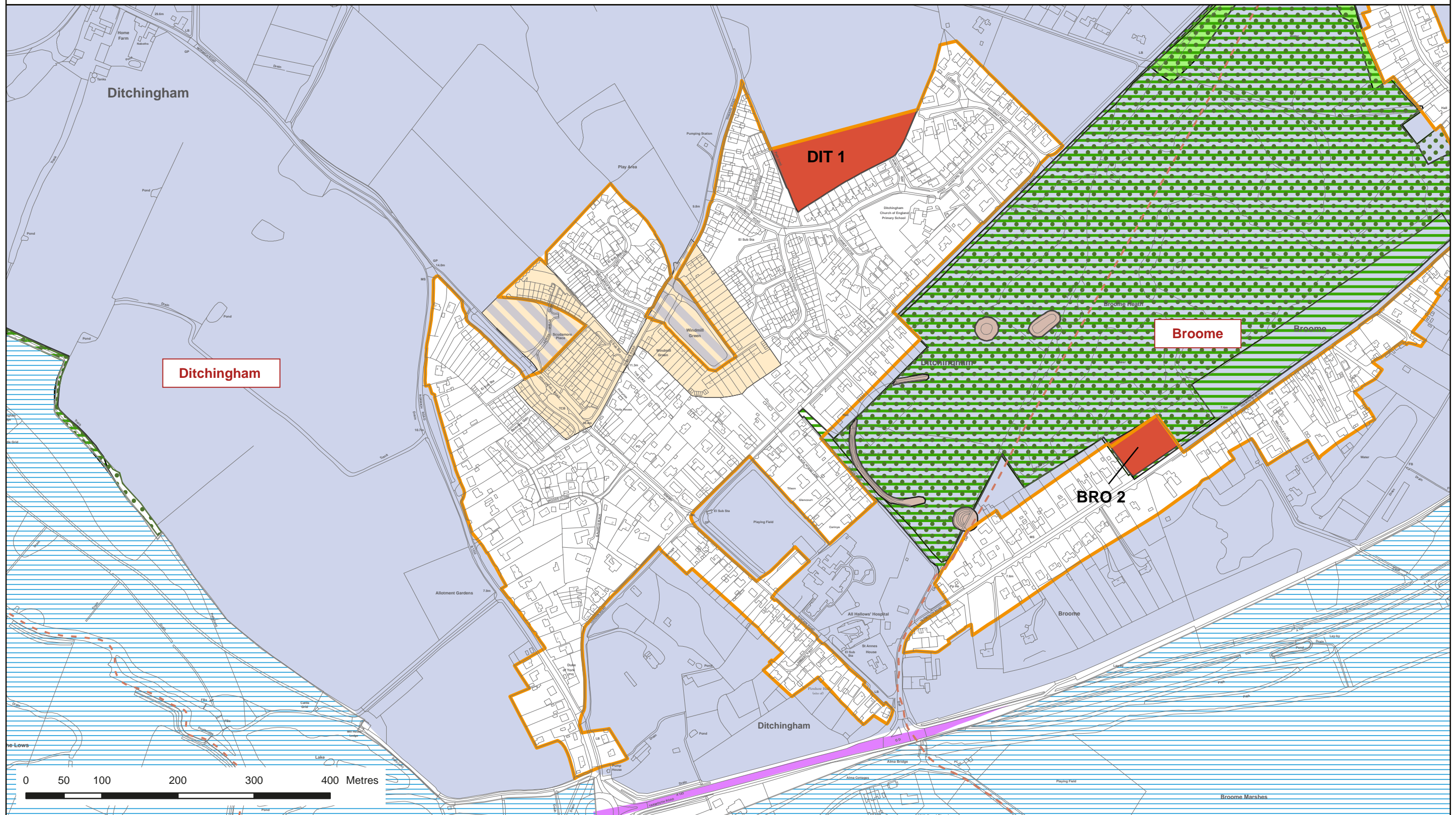
The development boundary has been drawn to include the main built form of the settlement and include the allocated land to the north of Rider Haggard Way.

Policy DIT 1 : Land north of Rider Haggard Way

The site consists of part of a large field adjoining the northern edge of the built-up area close to the village school. Land amounting to some 1.1 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. Vehicular access to the development, via Waveney Road and Hamilton Way, with pedestrian access to the footpath running along the western boundary of the site
2. Appropriate boundary treatment on the site's northern boundary to minimise its impact on the open landscape to the north
3. Appropriate upgrading of the Waste Water Treatment Works capacity according to Anglian Water advice
4. Site layout which accounts for sewers crossing the site
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site



Earsham (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Earsham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Earsham is located within the Waveney Valley approximately 1km south west of Bungay and in close proximity to the Broads. The main area of development in the parish lies to the south of the modern A143 along The Street. Development elsewhere in the parish is of a scattered and sporadic nature.

The main built-up area of Earsham was originally based along the line of The Street with the core of the village centred on the crossroads of The Street and Station Road. Significant post-war development has resulted in a more nucleated settlement form. Earsham has good links, via the A143 with Beccles and Lowestoft to the east, and Harleston and Diss to the west, and to Norwich via the B1332.

Part of the parish, to the north of the A143 bypass, lies within the Broads Authority area.

Services and Community Facilities

The settlement has a range of commercial, social and community facilities including a primary school, pub, garage and village hall. Earsham is in close proximity to Bungay which provides a large range of social and community facilities. The village has the benefit of mains sewerage capacity.

Development Boundary and Constraints

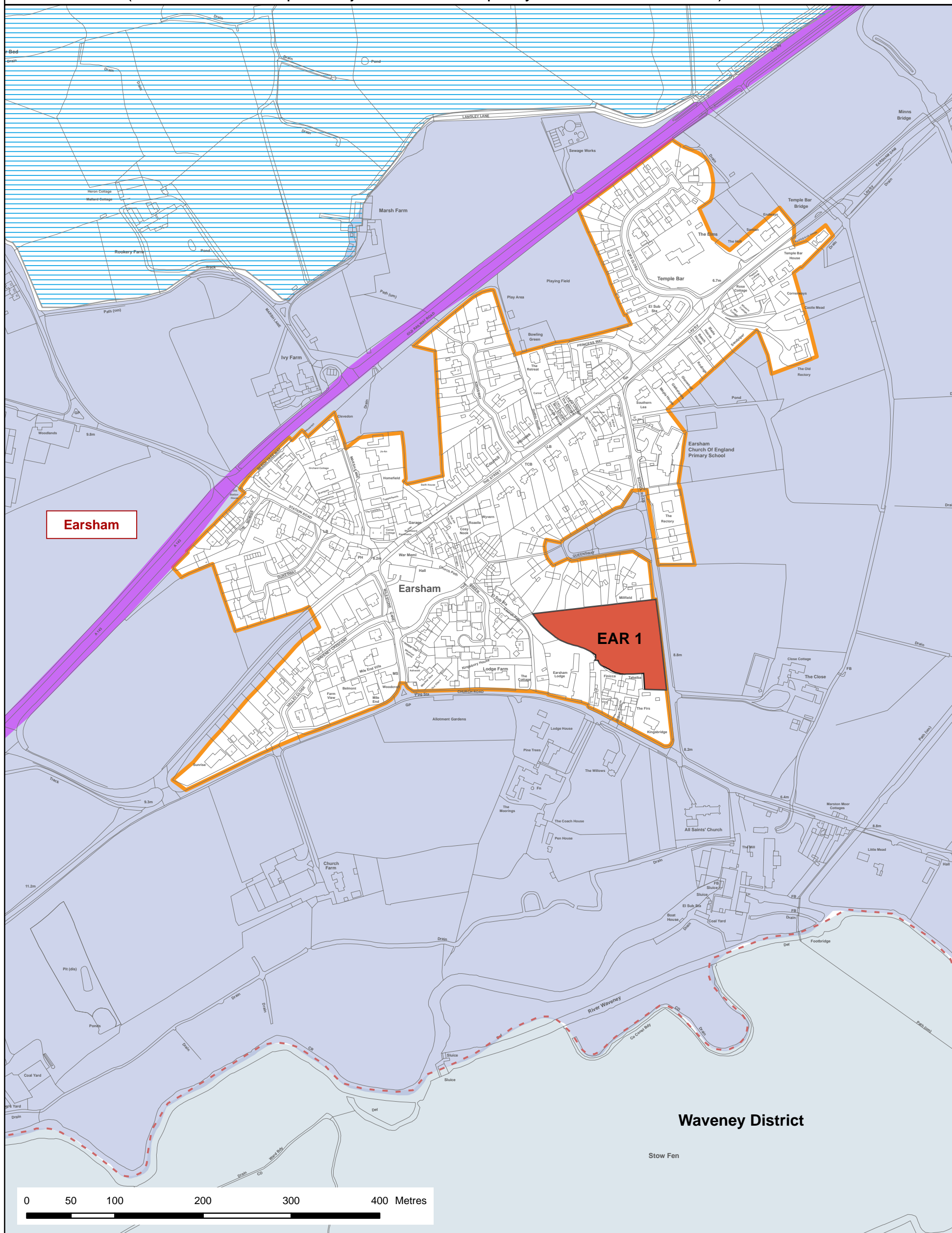
The development boundary has been drawn to include the main built form of the settlement and to include the land allocated for development on School Road.

Policy EAR 1 : Land west of School Road and south of Queensway

The site consists of a field enclosed on its southern, western and northern boundaries by existing residential development. On its eastern side is School Road. The site is around 0.8 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. A new section of footway on the western side of School Road from the site to the existing footway north of Queensway
2. A pedestrian link to Church Path
3. A safe vehicular access onto School Road



Development Boundary

Housing Allocation

River Valleys

Scale at A3:
1:4,200

Parish Boundary

Broads Authority Executive area

Corridors of Movement



Geldeston (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Geldeston as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development is around Geldeston Hill and The Street, with a small detached cluster at West End and isolated Dockeney and Dunburgh Hill.

The village has developed in a linear form along The Street with a small post-war council housing estate, The Kells, having been developed by Tayler & Green to the west of Geldeston Hill. Some infill development has occurred along The Street. The A143 to the north of the parish provides a direct road link to Bungay, the A140 and Diss to the west and Beccles and Great Yarmouth to the east and to Lowestoft and Norwich via the A146.

Much of the parish to the south of the village lies within the Broads Authority area.

Services and Community Facilities

The village has a limited range of social and community facilities, comprising a farm shop, village hall and pub. Mains sewerage is also available.

Development Boundary and Constraints

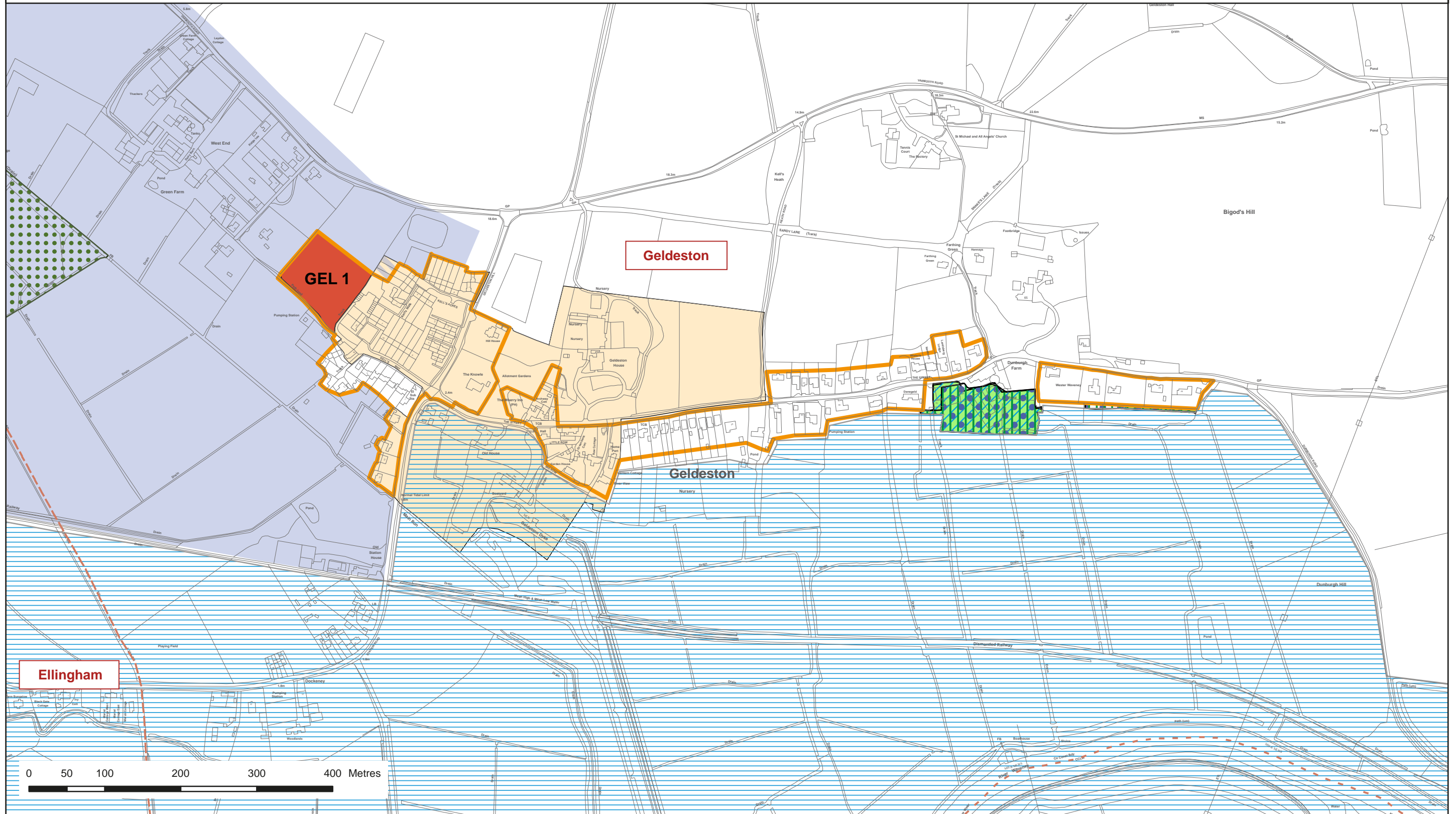
The development boundary has been drawn to include the main built-up form of the settlement along The Street and The Kells. The boundary also includes land allocated for residential development to the west of The Kells.

Policy GEL 1 : Land west of The Kells

The site comprises of land immediately to the west of the existing built-up area of Geldeston, adjoining an area of Tayler and Green development at The Kells. The site is around 1.5 hectares in size and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings

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

1. Access from Kells Way
2. Local highways improvements and the provision of a safe access
3. A landscaping belt along the northern boundary to preserve the rural aspect from Yarmouth Road to the north
4. Wastewater infrastructure capacity must be confirmed prior to development taking place
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources



Ellingham

Geldeston

Geldeston

Bigod's Hill

Dunburgh Hill

0 50 100 200 300 400 Metres

Development Boundary

Parish Boundary

Broads Authority Executive area

Housing Allocation

Conservation area

River Valleys

Broadland Special Protection Area

County Wildlife Sites

Ramsar Sites

Special Protection Areas

SSSI

Scale at A3:
1:5000



Gillingham (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Gillingham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

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

The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character. The attractive area around Gillingham Hall and its park was designated as a Conservation Area in 1994.

The parish is well served by the A146 (providing direct links to Beccles, Lowestoft, Loddon and Norwich) and the A143 (access to Bungay, Gt Yarmouth, and to the A140 and Diss). The former B1140 provides access to Thurlton and Norton Subcourse.

Services and Community Facilities

The village has a primary school at The Boundaries on Geldeston Road; a village hall on the east, and a motel on the west of Loddon Road. There is a petrol station and fast food restaurant north of the village at the A146/A143 roundabout. The village benefits from mains sewerage.

Development Boundary and Constraints

The development boundary is in two parts. The first includes the main built form of the settlement. The second part is around the school and adjoining housing, which also extends to include an allocation for new housing in between the two built-up areas.

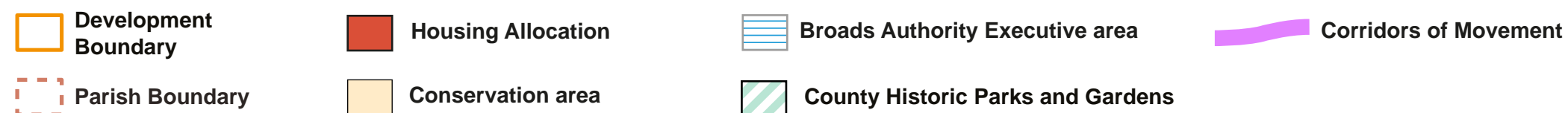
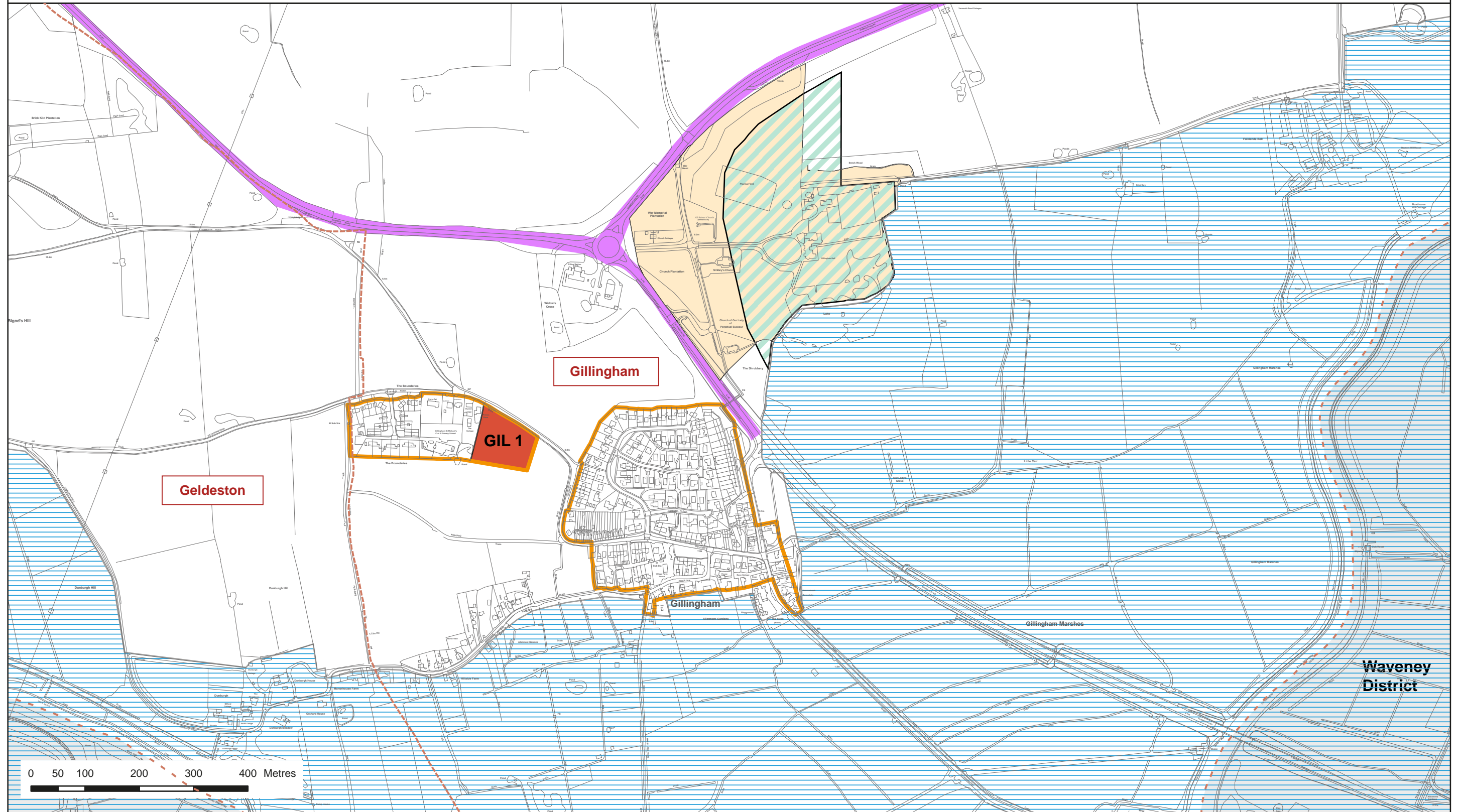
The extent of the new housing allocation is limited to land that is within Flood Risk Zone 1. It is not appropriate to allocate a larger site due to the surrounding land being at a higher risk of flooding. Within the land allocated, an allocation of approximately 10 dwellings is considered appropriate to reflect the form and character of existing built development to the west of the site.

Policy GIL 1 : Land south of The Street

The site comprises of land between the main built-up area of the village and an area of housing around the village school. The site is around 1 hectare in size and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings

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

1. Vehicular access from The Street, with pedestrian and cycle access to the school
2. Appropriate landscaping belt along the southern boundary to preserve the rural aspect from the Waveney valley
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources



Scale at A3:
1:7000



Hales (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Hales as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development in Hales and Heckingham has been concentrated around Yarmouth Road east of the A146 Beccles Road. Individual dwellings and farmsteads are sparsely distributed through the remainder of the parish.

The village has developed along the historical road network of Yarmouth Road, School Lane and Briar Lane. There has been significant modern infill development together with some limited estate development which has resulted in a more nucleated settlement form.

The village is set in an attractive valley landscape which contributes to its rural setting. Hales is adjacent to the A146 which provides a good link to Norwich, Beccles and Loddon whilst the B1136 provides relatively good access to Haddiscoe, and then to Great Yarmouth via the A143.

Services and Community Facilities

The settlement has a range of social and community facilities including a village hall and shop at the Hales Service Station on the edge of the village. The village has mains sewerage.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement, development around the former Hales Hospital and land allocated for residential development in between.

Policy HAL 1 : Land at Yarmouth Road west of Hales Hospital

The site comprises of the southern part of a field in between the existing main part of the village and development around the former Hales Hospital. Part of the site would be difficult to develop due to a depression in the land in the south-eastern corner of the site resulting in a significant change in levels. Overall, the site consists of some 0.9 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings.

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

1. A small estate development accessed from Yarmouth Road
2. Local highways improvements and the provision of a safe access
3. Appropriate boundary treatment on the northern boundary to minimise its impact on the open landscape to the north



Hempnall (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Hempnall as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main settlement of Hempnall comprises of development along the lines of Broaden Lane, The Street, Mill Road / Bungay Road and Field Lane. Originally a linear settlement based on the historic road network, the village has developed a more nucleated settlement form mainly as a result of modern estate development to the east of Broaden Lane and east of Field Lane. The village has also experienced significant infill development. The B1527 runs through the parish providing good access to the A140 and Long Stratton to the west and to the B1332 and Bungay to the east.

Services and Community Facilities

The settlement has a good range of social and community facilities including a primary school, a number of shops, surgery, garages and village hall. The village has the benefit of mains sewerage.

Development Boundary and Constraints

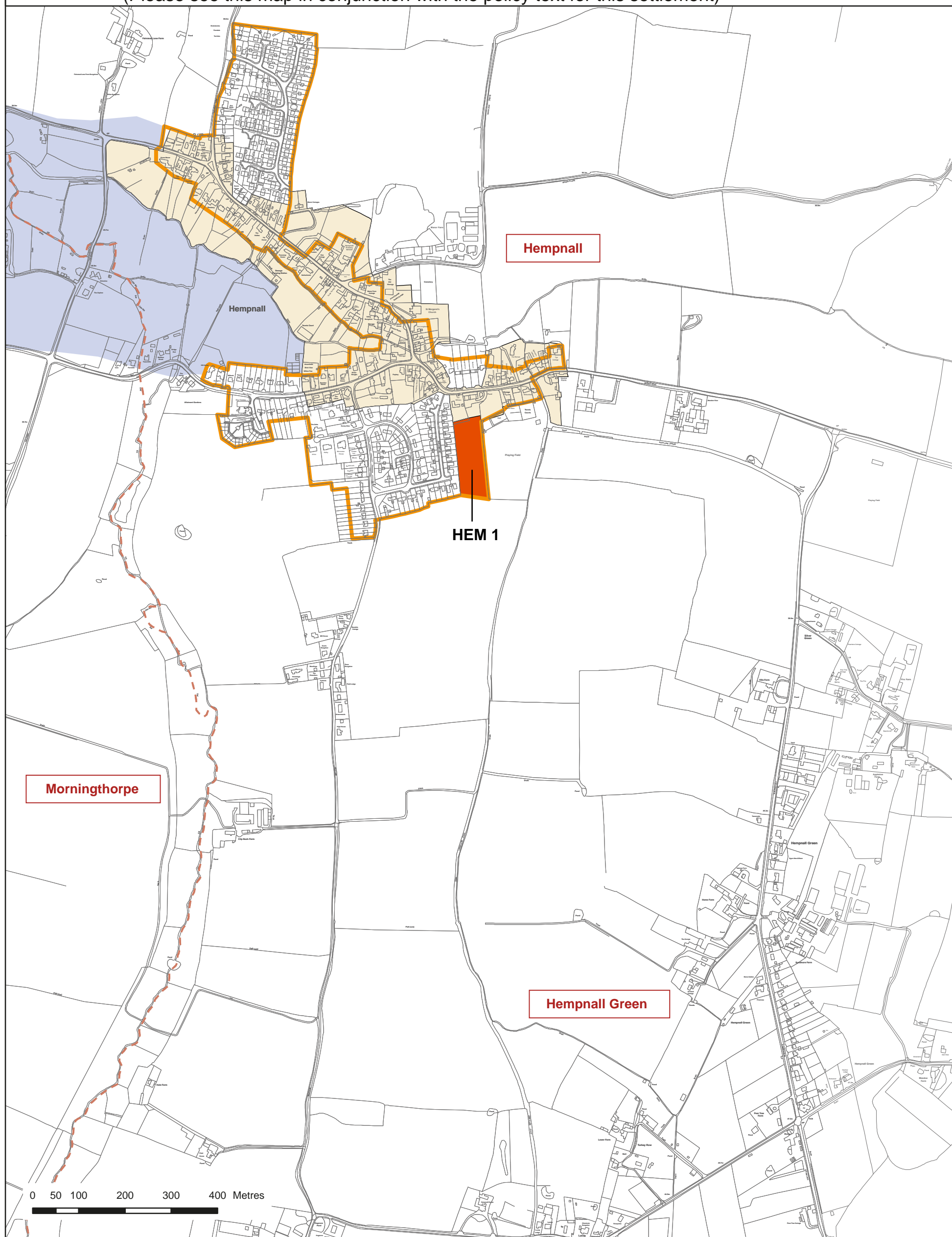
The development boundary has been drawn to include the main built form of the settlement. In addition, the boundary includes land allocated for residential development to the south-east of the village.

Policy HEM 1 : Land east of Roland Drive

The site consists of largely agricultural land, including redundant historic agricultural buildings fronting on to Bungay Road which form a significant contribution to the local streetscene. The site is also immediately adjacent to the access to the village hall and playing field and presents an opportunity to achieve a more satisfactory shared access with any development on the site. The site consists of some 1.4 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings

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

1. Development retains the historic agricultural building on the Bungay Road frontage of the site
2. Any adjacent development respects the setting of these buildings and contributes positively to the adjacent conservation area
3. Appropriate boundary treatment on the southern boundary to minimise the impact on the open landscape to the south
4. Vehicular access from Bungay Road should be combined with access to the village hall and playing field with local improvements as required by the Highway Authority
5. Public open space should be provided between the village hall and Bungay Road, retaining views of the countryside from the road



**Development
Boundary**



Housing Allocation



River Valleys



Parish Boundary



Conservation area

Scale at A3:
1:8,000



Kirby Cane/Ellingham (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Kirby Cane including the part on Ellingham parish as a combined Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

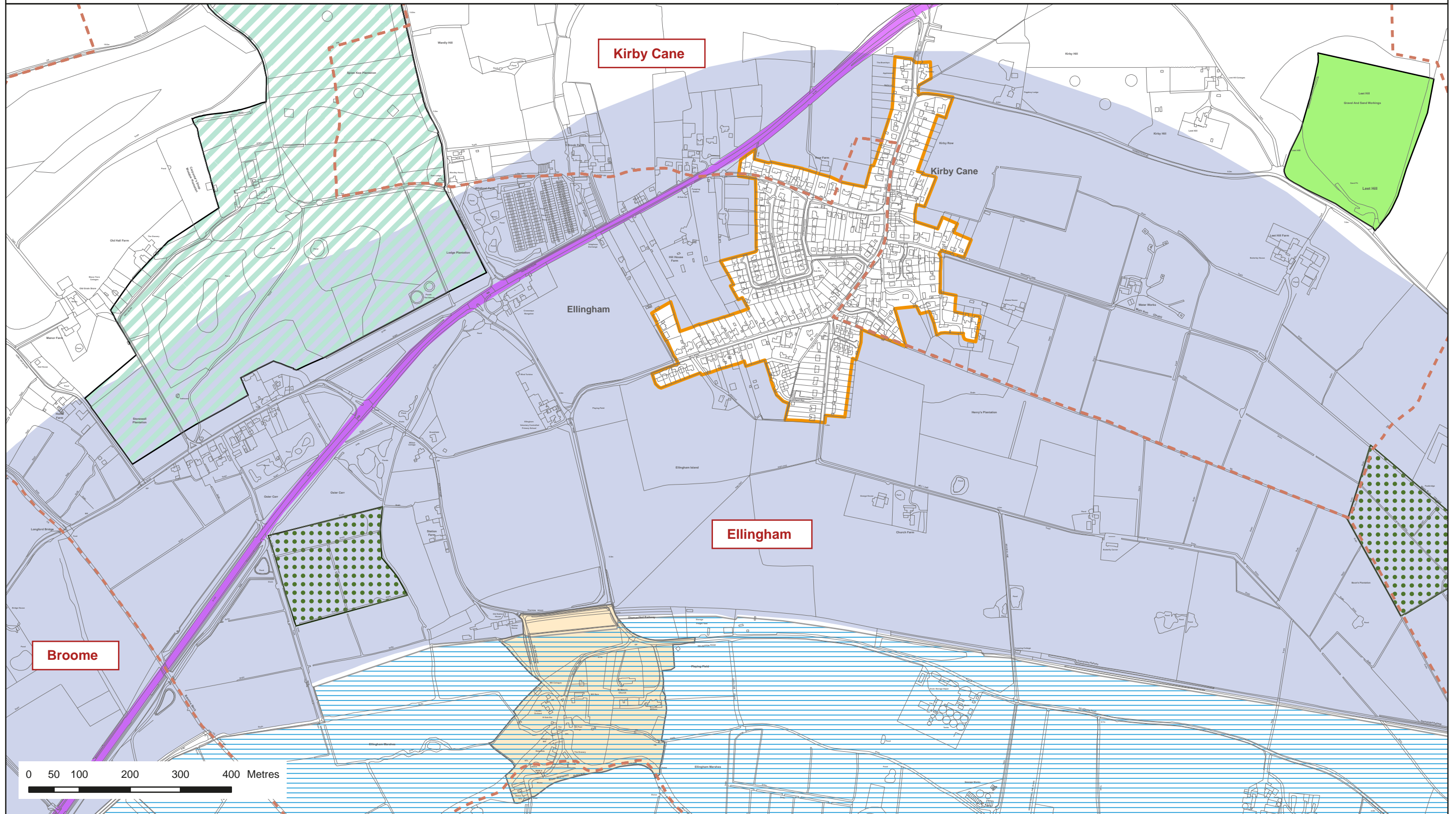
The main development of Kirby Cane and Ellingham is concentrated in what has developed into a nucleated settlement around Mill Road, Mill Lane and Yarmouth Road, with significant estate development south of Yarmouth Road and on a more limited scale to the east of Mill Road and Mill Lane. There has also been a significant amount of infill development. The A143 provides a good link to Bungay, the A140 and Diss in the west and to Beccles, the A146 and Great Yarmouth to the east.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, shop and village hall.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement. A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation for a number of reasons, particularly local highway constraints. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



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|-----------------------------|--|------------------------------|--|------------------------------|
| Development Boundary | Broads Authority Executive Area | County Wildlife Sites | SSSI | Corridors of Movement |
| Parish Boundary | Conservation Area | River Valleys | County Historic Parks and Gardens | |

Scale at A3:
1:7,500





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Norton Subcourse (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Norton Subcourse as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development within the parish is based along Loddon Road/The Street, and adjoins the main built-up area of Thurlton. There is a small scattering of development based along Low Road with development in the remainder of the parish comprising dispersed individual dwellings and farmsteads. The village is set within a small tributary valley with the marshland of the River Yare within the Broads immediately to the north. The good open views of the surrounding landscape from within many parts of the built-up area, together with areas of good tree and hedge planting, provide the village with its essentially rural character.

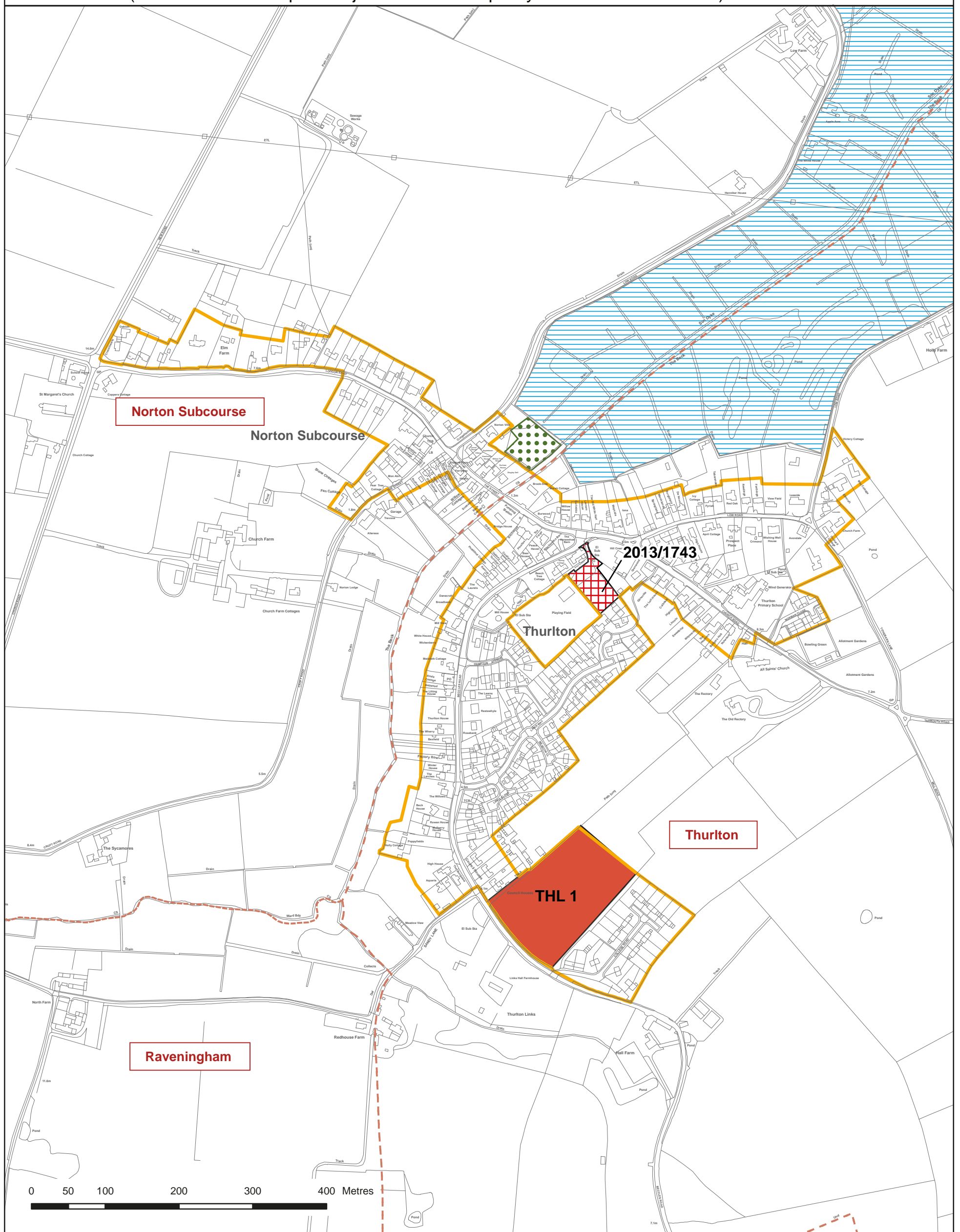
The former B1140 provides a link to the A143, A146 and Beccles to the south, and to Reedham via the Reedham Ferry to the north. The B1136 links the village to Haddiscoe and Gt Yarmouth to the east and Loddon to the west.

Services and Community Facilities

Limited facilities are available in Norton Subcourse. A wider range of facilities is available in the adjacent village of Thurlton. The village has mains sewerage.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement. A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



Development Boundary

Housing Allocation

Broads Authority Executive Area

Scale at A3:
1:5,000



Parish Boundary

Commitment Site
see Policy DM 1.5

County Wildlife Sites

Pulham Market (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Pulham Market as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Pulham Market is a nucleated village which has developed around an attractive village green. A large number of attractive buildings front the green which are included within a larger conservation area. The village green affords an open aspect for the village centre. There has been considerable development in the second half of the twentieth century to the north and west of the conservation area at Falcon Road, Julians Way, Mill Close and Springfield Walk. In addition infill development has occurred within the built-up area of the village.

Land around the village is gently rolling and offers distant views across mainly arable land. This gives the village its attractive rural setting. The former route of the B1134 (Tattlepot Road) provides a good link to the A140 linking to Norwich and Long Stratton to the north and Diss to the south. To the west, there is a relatively good link to Harleston.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, shop, post office and village hall, allotments, bowling green, tennis court and recreation ground. The village has the benefit of mains sewerage.

Development Boundary and Constraints

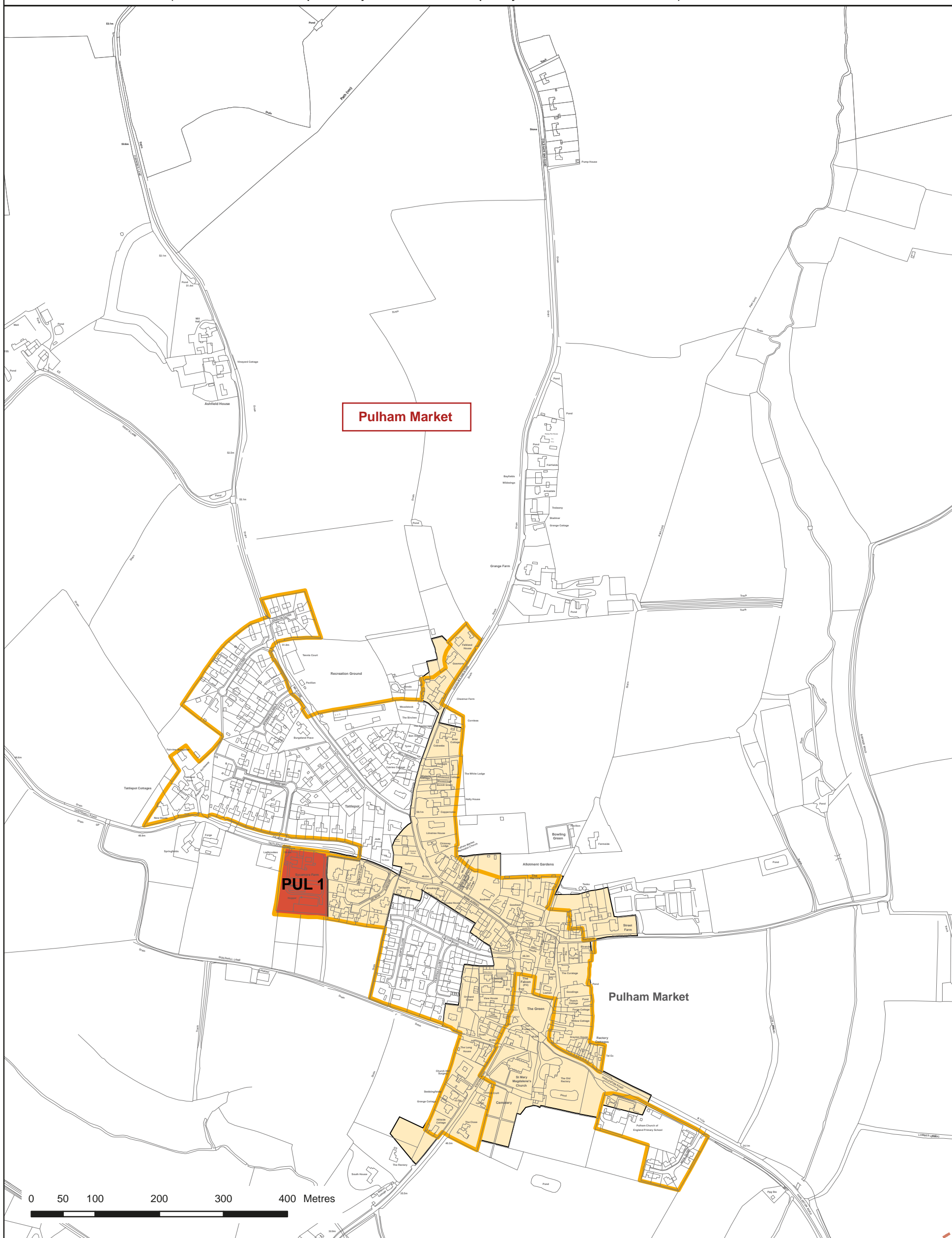
The development boundary has been drawn to include the main built form of the settlement and include a site for allocation on Tattlepot Road.

Policy PUL 1 : Land at Sycamore Farm, Tattlepot Road

The site comprises of a redundant farm with a number of derelict structures and the listed farmhouse with associated historic outbuildings. The site consists of some 0.7 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings

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

1. Retention of the listed Sycamore Farm and its historic outbuildings close the site frontage
2. A small estate development accessed from Tattlepot Road
3. Local highways improvements and the provision of a safe access



Scale at A3:
1:5,800



Development Boundary

Parish Boundary

Residential Allocation

Conservation Area

Pulham St Mary (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Pulham St Mary as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main village is located centrally within the parish. It developed in a linear form east-west with development later being located on a north-south axis along North Green Road, Station Road and Mill Lane, and later still, estate development at Goldsmith Way, Bond Close and Chestnut Road. This has resulted in a village with both linear and nucleated features. The ribbon of local authority housing on Norwich Road reinforces the linear form at the western end of the village. In the centre of the village the grounds of 'The Grange' form a large undeveloped area which adds to the open character of the village, as does the area to the north of The Street around the churchyard. Large parts of the village containing a variety of historic buildings fall within a Conservation Area, which extends to the river meadows south of The Street as far as Dirty Lane. The village has good road access via Starston to Harleston to the east and via Pulham Market to the A140 to Norwich, Long Stratton and Diss to the west.

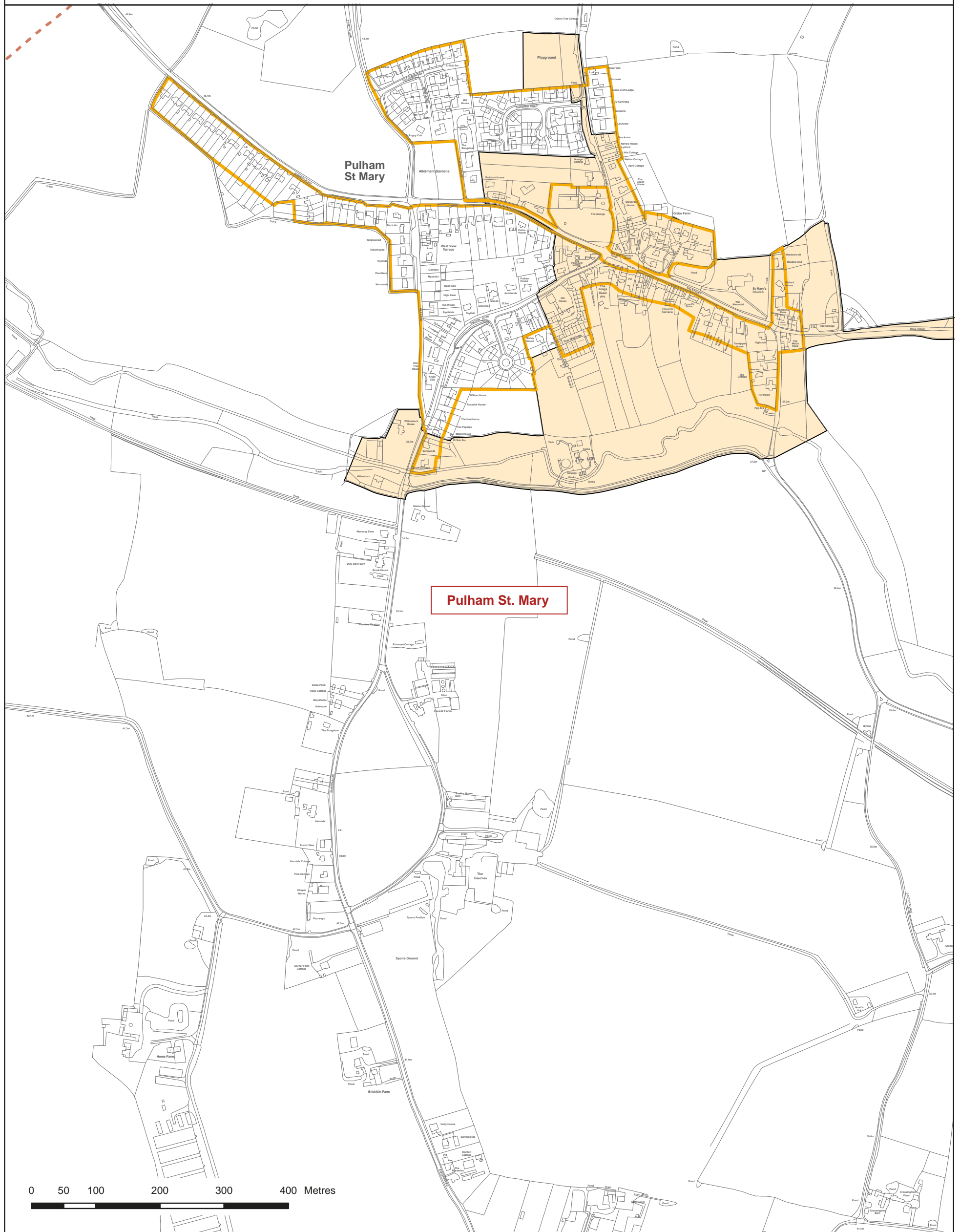
Services and Community Facilities

The village hall, post office/stores and shop are located along The Street. The village has mains sewerage.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement but to exclude the churchyard and the grounds of The Grange which contribute to the character of the village.

A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation, primarily due to access constraints but also due to issues surrounding the setting of the village centre which is a Conservation Area. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



**Development
Boundary**



Parish Boundary



Conservation Area

Scale at A3:
1:5,750



Rockland St Mary (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Rockland St Mary as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development is concentrated along The Street with a small detached cluster of development at Rockland Staithe to the east of the village, and an isolated group of houses to the west at The Oaks, Bramerton Lane. A small number of individual dwellings and farmsteads are widely dispersed throughout the remainder of the parish.

The village has developed a linear settlement form based along Rookery Hill and The Street. It has experienced some limited estate development, particularly at the eastern end of the village adjacent to Surlingham Lane together with some infill development.

The village is set on the Yare Valley, and consequently in close proximity to the Broads, with a smaller tributary valley to the south, which together with good views from within the built-up area of the surrounding landscape and the good tree and hedge planting throughout, give the village a pleasant rural character.

Most of the parish to the east of the village, including Rockland Staithe, lies within the Broads Authority area. Bramerton Lane / Rockland Road (C202) which meets the A146 at Trowse provides a relatively quick link to Norwich and the A47. Run Lane links to the A146 at Hellington Corner.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, post office, shop, doctors surgery and village hall. The village has the benefit of mains sewerage.

Development Boundary and Constraints

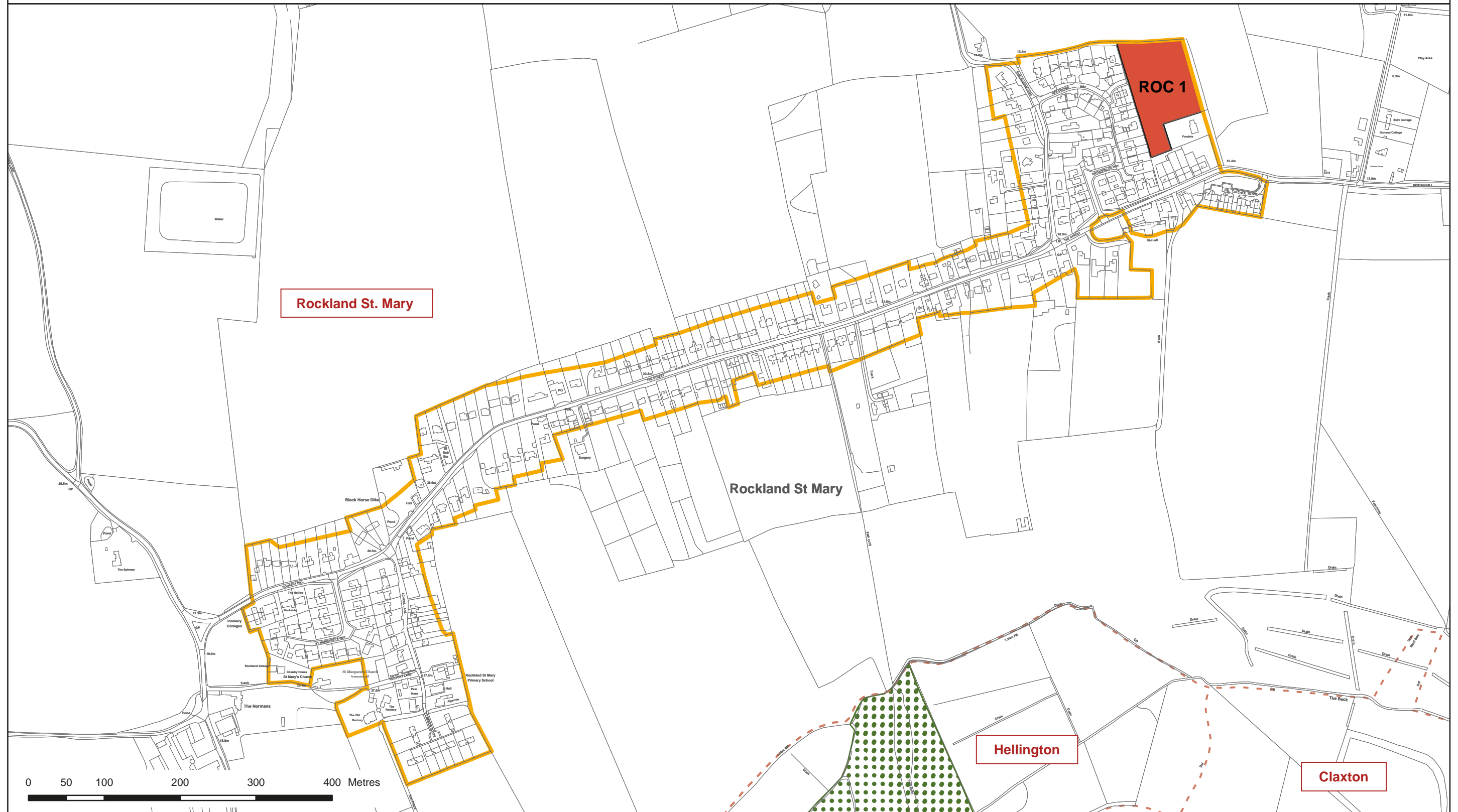
The development boundary has been drawn to include the main built form of the settlement along The Street, as well as along School Lane and development around Surlingham Lane on Bee-Orchid Way. The boundary also includes an allocation for residential development adjacent to this existing estate development. The boundary is close to but does not adjoin the Broads Authority area.

Policy ROC 1 : Land off Bee-Orchid Way

The site comprises of land to the east of existing estate development on Bee-Orchid Way. It consists of some 1.08 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings although the findings of an ecological assessment may constrain housing capacity and reduce the number of dwellings deliverable on this site.

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

1. Appropriate boundary treatment on the site's northern and eastern boundaries to minimise its impact on the open landscape to the north and east
2. Improvement to the existing access from Bee-Orchid Way to provide adequate access for the development



Development Boundary
 Parish Boundary
 Housing Allocation
 County Wildlife Sites

Scale at A3:
1:5,000



Roydon (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Roydon as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main development in the parish is concentrated in three areas. There is the main village of Roydon; an area of settlement around Baynards Green; and parts of the settlement of Diss to the west of Shelfanger Road and north of Factory Lane, and along Tottington Lane west of Fair Green (both of which are within Diss development boundary and considered with Diss). The parish also contains clusters of development around Brewers Green and part of Bressingham Common along Bressingham Road.

Roydon village is located on the A1066 overlooking the Waveney Valley, and comprises several residential estates to the north of the road and a ribbon of development along its south side. To the east, an area of open fields containing an isolated row of dwellings on Factory Lane separates Roydon from the developed area of Diss. Elsewhere, the village is surrounded by open farmland affording attractive views to Snow Street and a shallow valley to the north, and across the larger Waveney Valley to the south.

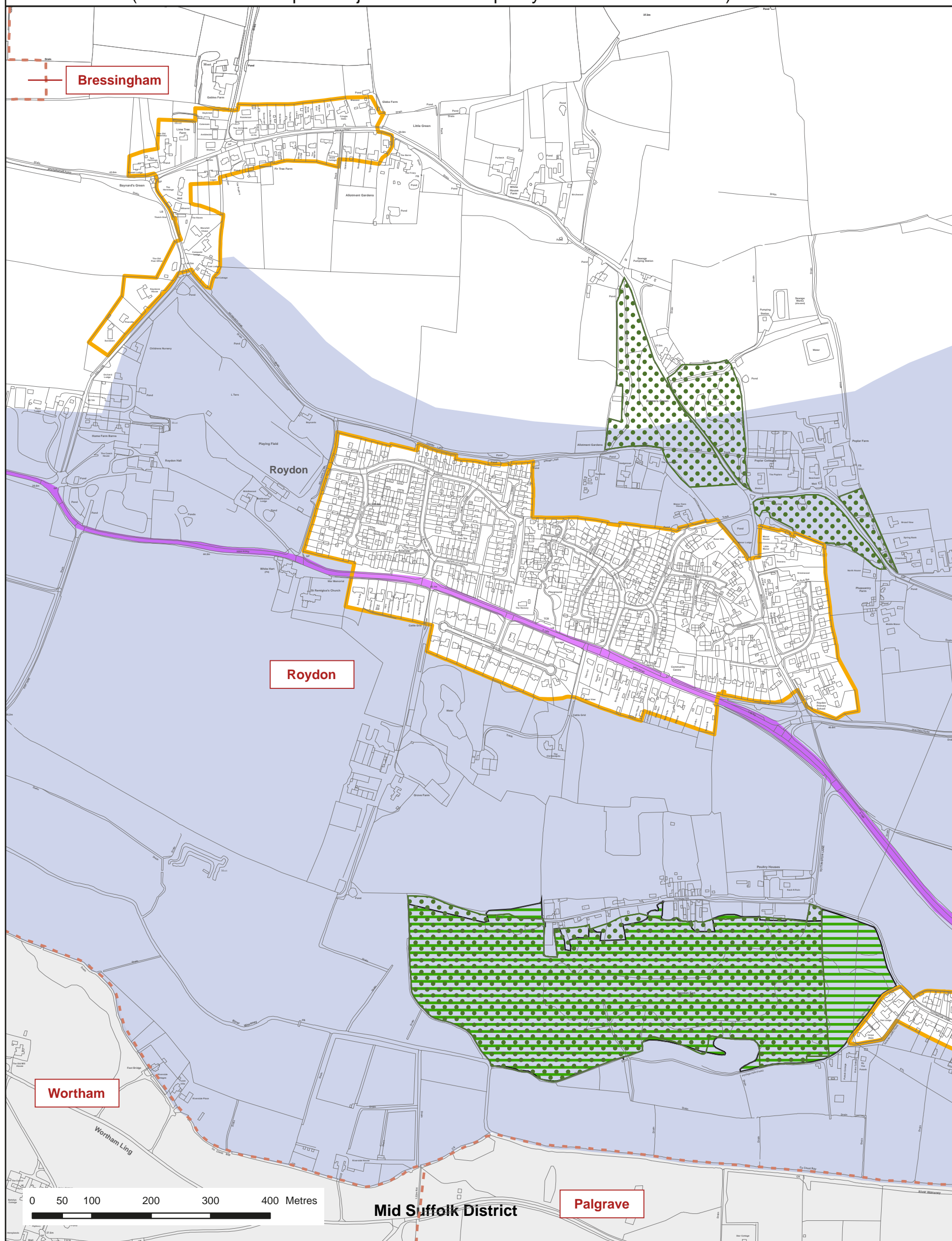
At Baynards Green, development is of a linear nature along Snow Street, Baynards Lane and Hall Lane. These combine to create an attractive environment, where trees are integral to the setting of the dwellings. The A1066 provides Roydon with a direct east-west link to Diss and other settlements along the Waveney Valley. Old High Road provides a further link to the centre of Diss via Roydon Road. The B1077 Shelfanger Road links northward to Shelfanger and Attleborough.

Services and Community Facilities

The village contains a range of facilities including a primary school, service station, village hall and pub.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and to maintain the separation of the two parts of the village, and that of Roydon and Diss. A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation; some due to the impact they would have had on the Waveney Valley and others because they would have resulted in a coalescence of the two parts of the village, or of Roydon and Diss. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



Development Boundary

Parish Boundary

River Valleys

County Wildlife Sites

Local Nature Reserve

Corridors of Movement

Scale at A3:
1:6250



Saxlingham Nethergate

Policy 15 of the Joint Core Strategy (JCS) identifies Saxlingham Nethergate as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development within the parish is concentrated at Saxlingham Nethergate with smaller concentrations at Saxlingham Thorpe and Saxlingham Green, and a small cluster of dwellings at West End. The remainder of the parish comprises scattered individual dwellings and farmsteads.

Saxlingham Nethergate has developed from a linear settlement form with development historically taking place along one side of both The Street and Church Hill. This contrasts with the opposite frontage of The Street and Church Hill which is generally wooded, and which makes an important contribution to the rural character of the village. Estate development has taken place at Kensington Close, Steward Close and Pitts Hill Close. Church Green is a particularly attractive open space which contributes to the attractive setting of The Old Rectory, the church and The Old Hall, all of which are listed buildings. The importance of this area is reflected in its inclusion in the Conservation Area, which also includes Church Hill and The Street. The village is set in an attractive valley landscape based on a tributary of the River Tas.

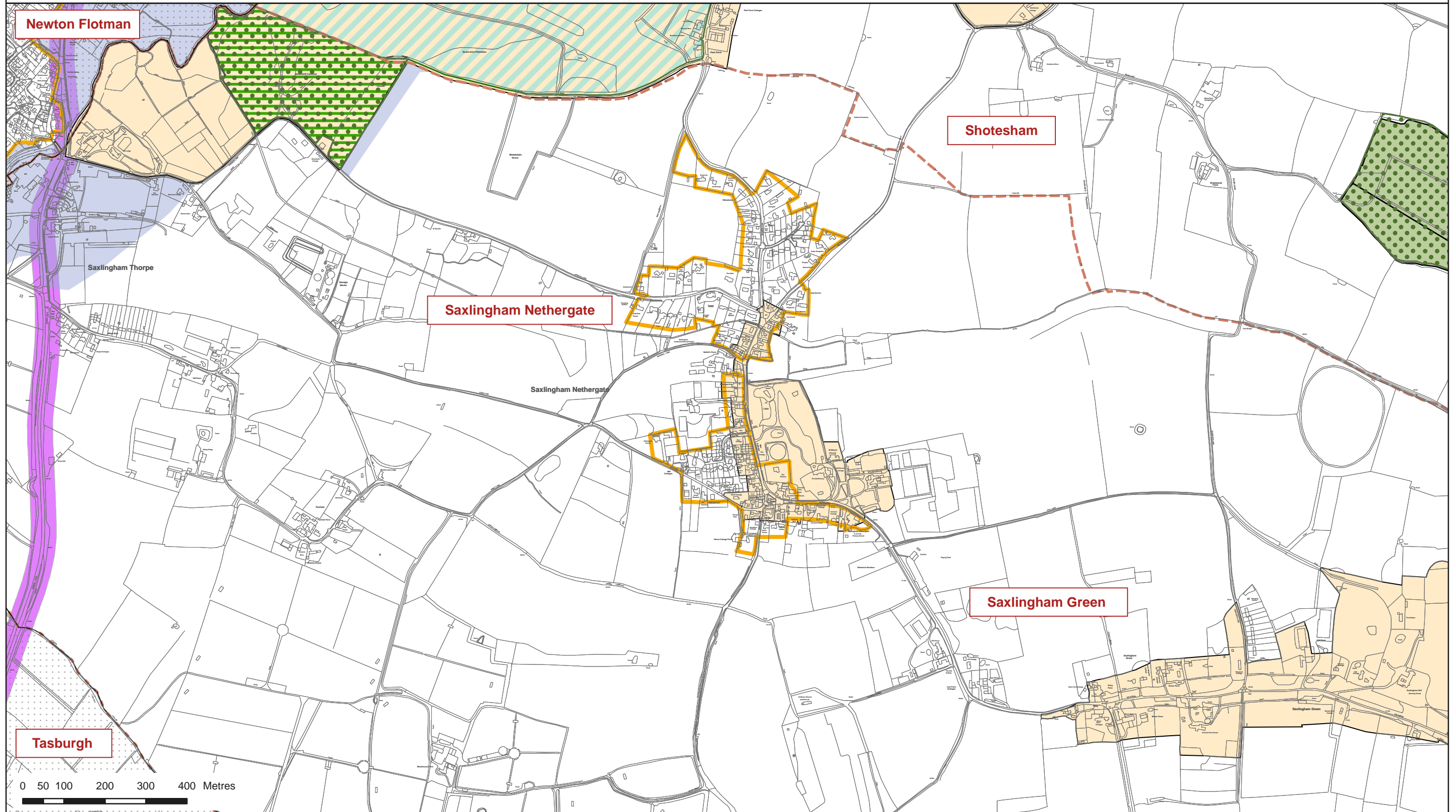
The local road network comprises a mixture of C class and unclassified roads, with the exception of the A140 which runs north-south through the western limit of the parish, providing good links from the village to Norwich and Long Stratton.

Services and Community Facilities

The village has a primary school and village hall, and a GP surgery.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement. A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation, primarily as there were no deliverable sites that relate appropriately to the existing form and character of the village. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



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|----------------------|---------------------|-----------------------------------|-----------------------|
| Development Boundary | Norwich Policy Area | Ancient Woodlands | Local Nature Reserve |
| Parish Boundary | Ancient Monuments | County Historic Parks and Gardens | County Wildlife Sites |
| Conservation Area | River Valleys | Corridors of Movement | |

Scale at A3:
1:9,250



Scole (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Scole as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village is located partly on the edge of the Waveney Valley. The village is centred around the junction of the former routes of the A140 and A143. The village contains extensive frontage development to the north and east of this junction backed by several large housing estates. Relatively little development is located on the western side of the former A140, except for some limited frontage development along The Street and a small housing estate to the south of Diss Road. The area around the junction forms the village core and includes a variety of buildings of considerable historical significance.

Approximately half of the village consists of relatively modern dwellings of which many are detached, and the village is characterised by several open spaces near the centre, some of which afford views over the surrounding countryside. The A140 and A143, which both bypass the village, provide direct links to Norwich and Ipswich and to towns along the Waveney Valley. The A1066 to the west of the village links Scole to Diss, with Diss railway station around 2.5km from the village.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, shop and playing field pavilion. The village has the benefit of mains sewerage.

Development Boundary and Constraints

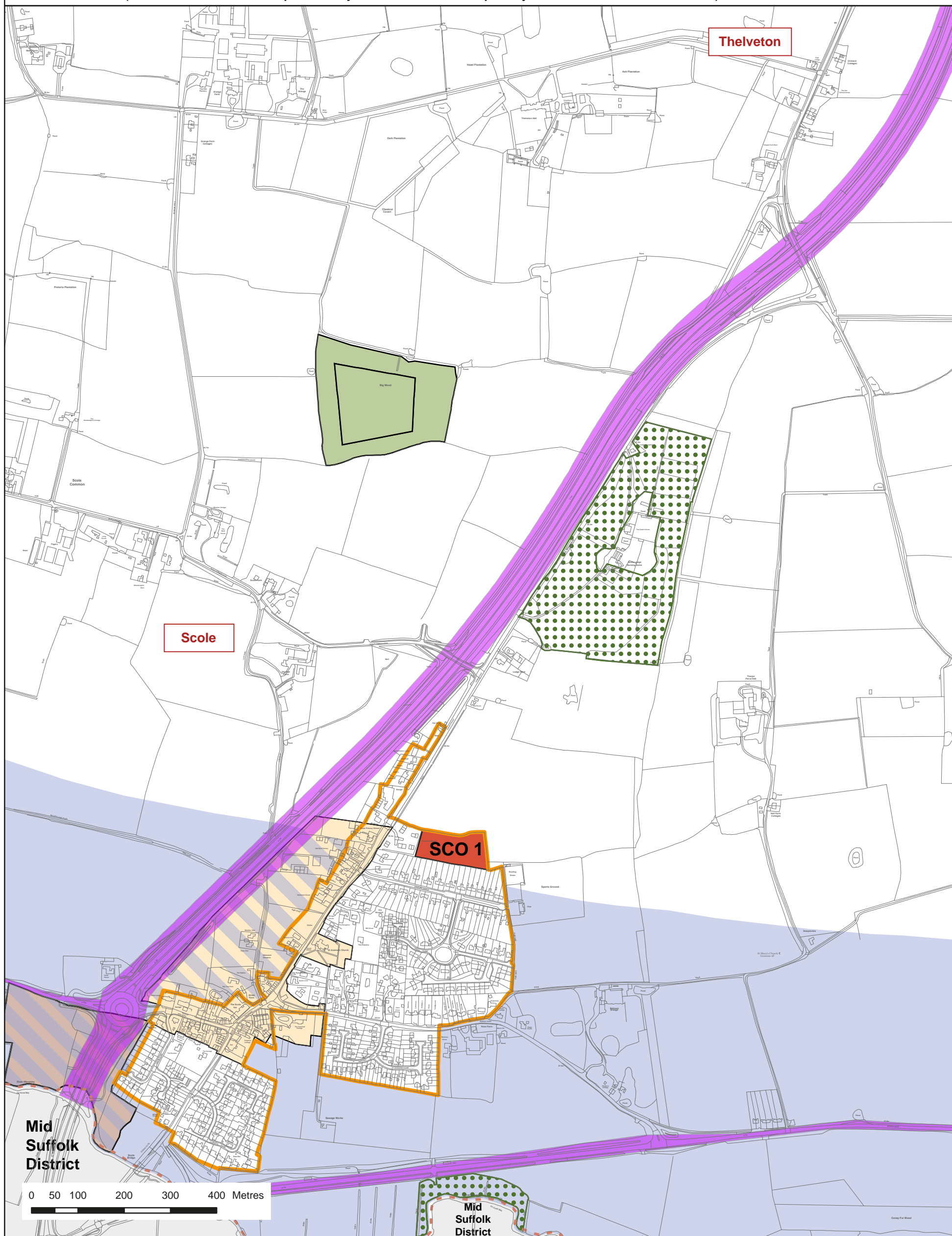
The development boundary has been drawn to include the main built form of the settlement and to protect the setting of the Conservation Area around the village centre and church from inappropriate development to the west. The boundary also includes a residential allocation behind the affordable housing scheme at Flowerdew Meadow opposite the school.

Policy SCO 1 : Land to the north of Ransome Avenue

The site comprises of land adjacent to a recently completed affordable housing scheme on the northern fringe of the village through which an access is provided. The site is around 1 hectare and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 15 dwellings although the findings of an ecological assessment may constrain housing capacity and reduce the number of dwellings deliverable on this site.

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

1. Access through the recently completed affordable housing scheme between the site and Norwich Road with any local improvements as required by the highway Authority



- | | | |
|----------------------|--------------------|-----------------------|
| Development Boundary | Housing Allocation | County Wildlife Sites |
| Parish Boundary | Conservation area | Ancient Monuments |
| River Valleys | Ancient Woodlands | Corridors of Movement |

Scale at A3:
1:8,000



Seething (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Seething as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village of Seething has developed a linear form along Seething Street. It is characterised by predominantly one plot depth development. The abundance of tree and hedge planting especially along road frontages, together with the large open grounds of the church, and the undeveloped frontage of The Street east of the Church affording good views of the surrounding open countryside, all contribute to the rural setting of the village which is recognised by its designation as a conservation area.

A particularly attractive feature of the village is the large pond and adjacent woodland area which are an integral part of the setting of Mere House and White Lodge, both listed buildings.

To the north-east of the main built-up area is a ribbon of development comprising council housing set in open countryside. The north and north-west of the parish comprises attractive valley landscape which contributes towards the attractive rural setting of the village. Road links exist via Brooke Road (C203) and the B1332 to the west, and to Loddon and the A146 to the east.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, shop and village hall.

Development Boundary and Constraints

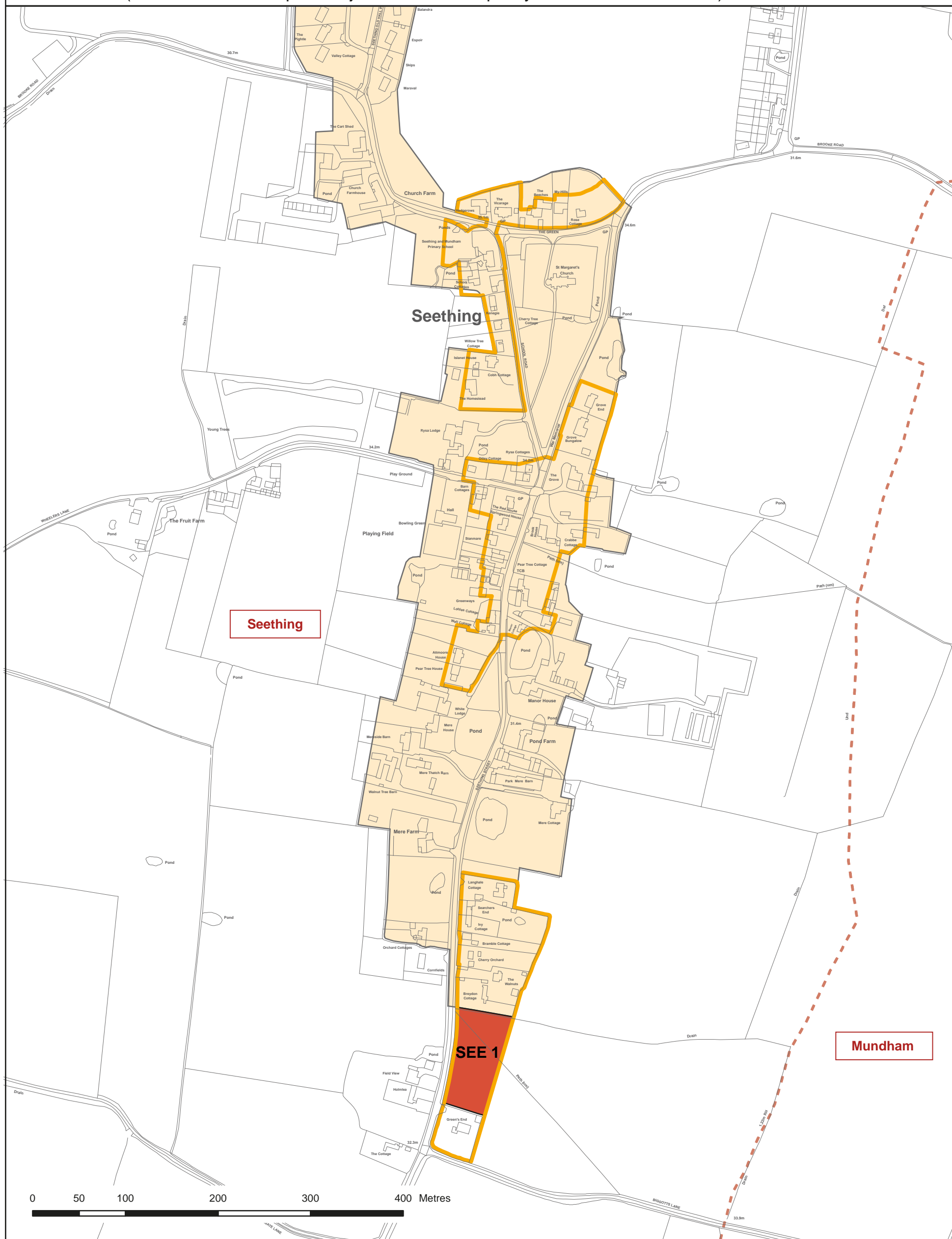
The development boundary has been drawn to include the main built areas of the settlement. It is split in order to preserve the rural character of the village in the area around the ponds. The southern section of the development boundary includes the allocated land.

Policy SEE 1 : Land east of Seething Street

The site comprises of agricultural land in between existing development along the eastern side of Seething Street. A public footpath crosses the site which will need to be considered in designing any development scheme. The site consists of some 0.55 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings.

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

1. Frontage development along Seething Street only
2. Appropriate boundary treatment on the site's eastern boundary to minimise its impact on the open landscape to the east
3. Retention or re-routing of the public footpath that crosses the site
4. Local highways improvements and the provision of a safe access
5. Appropriate surface water drainage attenuation to address surface water run-off from the site



Development Boundary

Parish Boundary

Conservation area

Housing Allocation

Scale at A3:
1:4000



Tacolneston and Forncett End (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Tacolneston and Forncett End as a combined Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development within the parish of Tacolneston is based along Norwich Road and adjoins the built-up area of Forncett End to the south. Development in the remainder of the parish comprises scattered individual dwellings and farmsteads.

The village developed as a predominantly linear settlement along Norwich Road with the addition of post war estate development, namely at Dovedale Road, Boileau Avenue and off Bentley Road in Forncett End. Further estate development exists at The Fields to the west of Norwich Road. A significant break in the built-up frontage on both sides of Norwich Road exists to the north of the Manor House buildings whose setting in spacious grounds with good tree growth contributes towards the 'open' nature and rural character of this part of the village. The area to the north of the estate development at Dovedale Road is designated as a Conservation Area, which extends as far east as the church. This area has a distinctly rural character with mature trees.

In Forncett End a ribbon of development has extended along Long Stratton Road to the east with development limited to the north side of the road east of Chestnut Tree Farm with the southern side largely undeveloped and fronting open fields. Development has also extended along the south side of West Road and along both sides of Tabernacle Lane as far as Elm Tree Farm.

The B1113 provides relatively good access to Norwich and New Buckenham whilst the B1135 runs to the north providing access to Wymondham and Long Stratton. The remainder of the parish is served by 'C' class and unclassified roads

Services and Community Facilities

The parish has a range of social and community facilities including a primary school, pub and village hall.

Development Boundary and Constraints

A development boundary has been drawn to include the main built form of the settlement and includes the new housing allocation. A smaller development boundary has been drawn around the estate development at Dovedale Road to the north of the village.

Land adjacent The Fields has been allocated for new housing development. There was an application for a village green on the site, which was refused on the recommendation of an Inspector following a public inquiry.

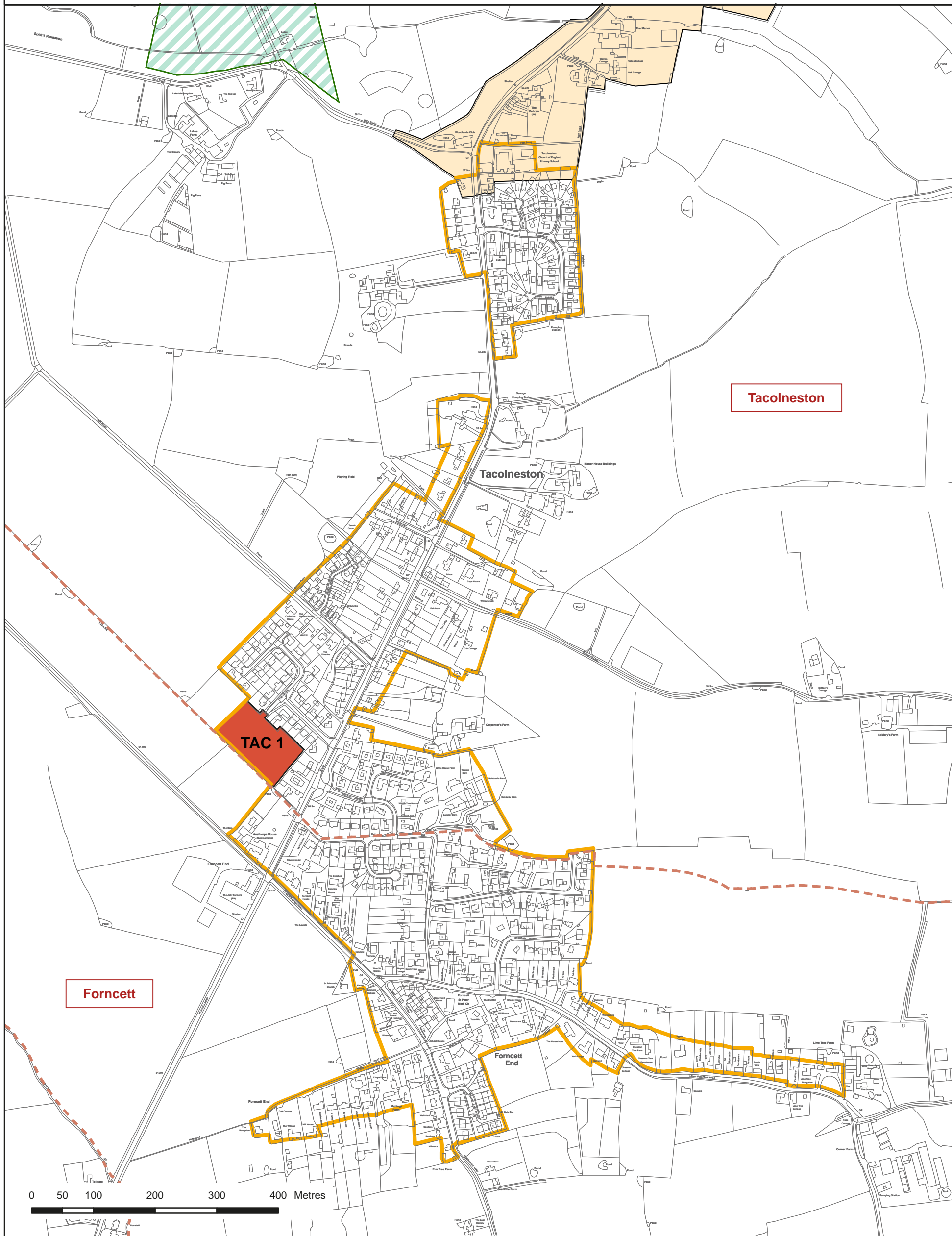
Policy TAC 1 : Land adjacent The Fields

The site is located off a cul-de-sac called the Fields which is accessed from the main B1113 Norwich Road.

Land amounting to some 0.95 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. That the site is well screened to protect the residential amenity of existing properties on The Fields
2. Wastewater infrastructure capacity must be confirmed prior to development taking place
3. Local highways improvements and the provision of a safe access will need to be provided



 Development Boundary

 Housing Allocation

 County Historic Parks and Gardens

 Parish Boundary

 Conservation area

Scale at A3:
1:6,000



Thurlton (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Thurlton as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development has developed in a linear settlement form based upon the historical road network based along Beccles Road, Church Road and Low Road although modern estate development off Beccles Road has resulted in a more nucleated form in this area. In addition to development, the village has experienced a considerable amount of modern infill development which has generally respected the existing character of frontage development. There is a detached group of houses at College Road, whilst the wooded grounds of All Saints Church and The Rectory provide a 'soft' edge to the village which makes an important contribution to its rural character.

The village is set in an attractive landscape with Thurlton Marshes and the Broads to the north and a small tributary valley immediately to the west with views of the surrounding countryside from within parts of the built-up area. Part of the parish lies with the Broads Authority area. Beccles Road provides a relatively a good link to Beccles and the A143 to the south, whilst the nearby B1136 links to the A146 and Loddon to the west and Haddiscoe and the A143 to Great Yarmouth to the east.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, post office and shop, public house and village hall. Main sewerage is available in the village.

Development Boundary and Constraints

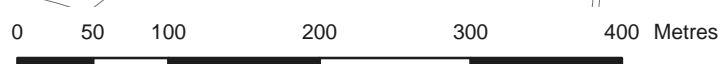
The development boundary has been drawn to include the main built form of the settlement and to include the land for residential development to the south of the village between existing development around Links Way and on College Road.

Policy THL 1 : Land north of Beccles Road west of College Road

The site comprises of farmland between existing development along Beccles Road close to Links Way and estate development to the west on College Road. The site is around 2 hectares and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. Estate development accessed from Beccles Road
2. Appropriate boundary treatment on the site's northern boundary to minimise its impact on the open landscape to the north
3. Safe access
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.



- Scale at A3:
1:5,000



Thurton and Ashby St Mary (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Thurton including part of Ashby St Mary parish as a combined Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

Development within Thurton parish has been concentrated along Ashby Road north of the A146 and is contiguous with the main built-up area of Ashby St Mary. Development south of the A146 is limited to The Street and Loddon Road. In Thurton, detached clusters of development exist along Cookes Road, White Heath Road and Hall Road; in Ashby St Mary, a detached cluster of development exists at Mill Common, to the east of the built-up area, and scattered development at Low Common and along Folly Lane. The remainder of both parishes is made up of individual dwellings and farmsteads.

The village is based on the historic road network, in particular Mill Road/Ashby Road and The Street, although estate development has occurred on either side of Mill Road/Ashby Road, resulting in a nucleated settlement form.

The village of Thurton is set in an attractive tributary valley of the River Yare. The wooded areas to the north and east of the village are a particularly attractive feature of the valley and are important in the rural setting of the village, and combined with the open character of The Street give the village an attractive semi-rural character. The A146 provides good road links with Norwich, Loddon and Beccles.

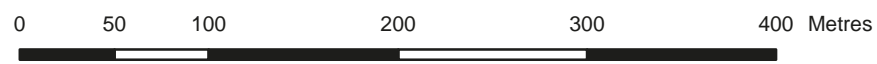
Services and Community Facilities

There is a range of facilities, including a primary school, church, village hall, and pub. The village is on mains sewerage.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land.

A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation, primarily as there were no deliverable sites that relate well to the existing form and character of the village. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.



Corridors of Movement

Wicklewood (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Wicklewood as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main concentration of development has taken place along Wymondham Road, High Street, Hackford Road, Church Lane and Low Street. Further clusters of development have taken place at Milestone Lane and The Green. Individual farmsteads and dwellings are sparsely distributed through the rest of the parish. The core of the village has frontage development formed into a doughnut shape, with local employment sites of the nursery and mushroom farm, along with some agricultural land, in the centre. A couple of small estate-type developments have grown up at All Saints Close and Hillside Crescent.

Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here and on Hackford Road and Wymondham Road benefit from extensive views of the surrounding countryside. The Grade II listed windmill is a distinctive feature on the eastern side of the High Street, and dominates the skyline of this part of the village. Good road links exist to Wymondham and Hingham via the B1135 and B1108 respectively.

Services and Community Facilities

There is a good range of facilities including a primary school, village hall and pub. The village has mains sewers discharging to the Wymondham sewage treatment works.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. There is a small break in the development boundary where the central agricultural land is accessed (behind the mushroom farm on Church Lane). A new development boundary has been created on Hackford Road.

The South Norfolk Place-making Guide advocates protection of the setting of local landmarks, such as Wicklewood windmill. New development should enhance the setting of the windmill, which is currently shielded by leylandii trees at the roadside.

There are surface water drainage issues in the village, and development must address this issue.

Policy WIC 1 : Land at Hackford Road

Part of this site fronts onto Hackford Road, with the rest of the site wrapping behind the curtilage of existing housing. Land amounting to some 0.7 hectares is allocated for housing at a density to reflect the surrounding context. This allocation could accommodate approximately 6 dwellings.

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

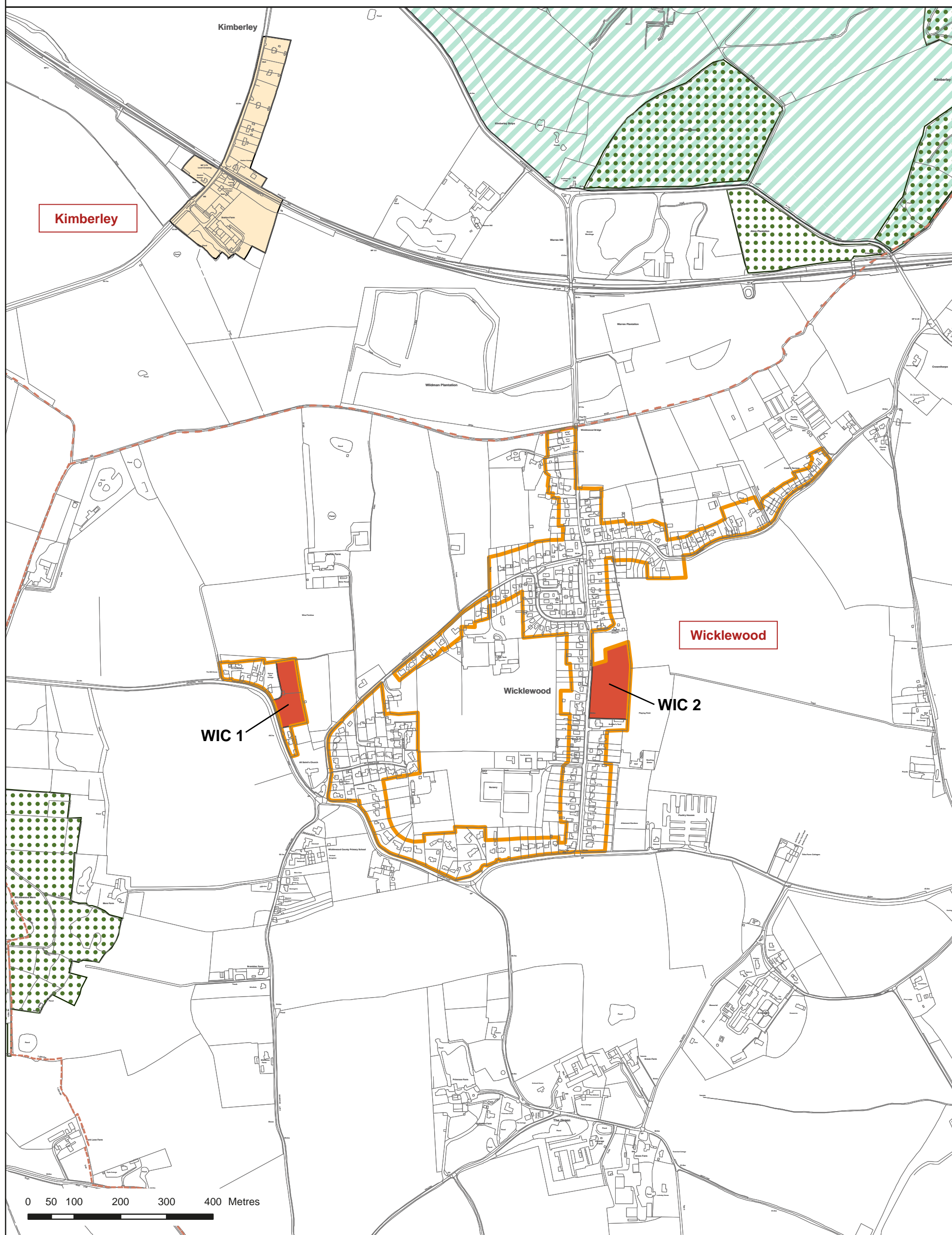
1. Vehicular access to be agreed by the Highway Authority
2. Site should be landscaped to minimise the visual impact on the church from the rear of the site
3. Wastewater infrastructure capacity must be confirmed prior to development taking place

Policy WIC 2 : Land fronting High Street

This site is adjacent to Wicklewood windmill and opposite existing housing. Land amounting to some 1.2 hectares is allocated for housing at a low density to enable a layout which fully respects the relationship of the site to the windmill. This allocation could accommodate approximately 8 dwellings.

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

1. An appropriate setting is created for Wicklewood Windmill, improving the visibility of this landmark from the High Street
2. Surface water is prevented from running off site through sustainable urban drainage scheme
3. Wastewater infrastructure capacity must be confirmed prior to development taking place



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|----------------------|--------------------|---|
| Development Boundary | Housing Allocation | County Wildlife Sites |
| Parish Boundary | Conservation area | Historic Parks and Gardens (Historic England) |

Scale at A3:
1:8,000



Woodton (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Woodton as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village has a predominantly nucleated settlement pattern based around Hempnall Road, The Street, Triple Plea Road and Chapel Hill. Some limited estate scale development has taken place in the village. The village is set in an attractive valley landscape being situated on a south facing valley slope with a smaller tributary valley to the east. The attractive setting of the village, the views of the surrounding countryside from various points of the village, and the good tree and hedge planting throughout, combine to give the village its attractive rural character. The B1527 provides a link to the A140 and Long Stratton to the west, whilst the B1332 to the east of the village provides links to Norwich and Bungay.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, post office and shop, and village hall.

Development Boundary and Constraints

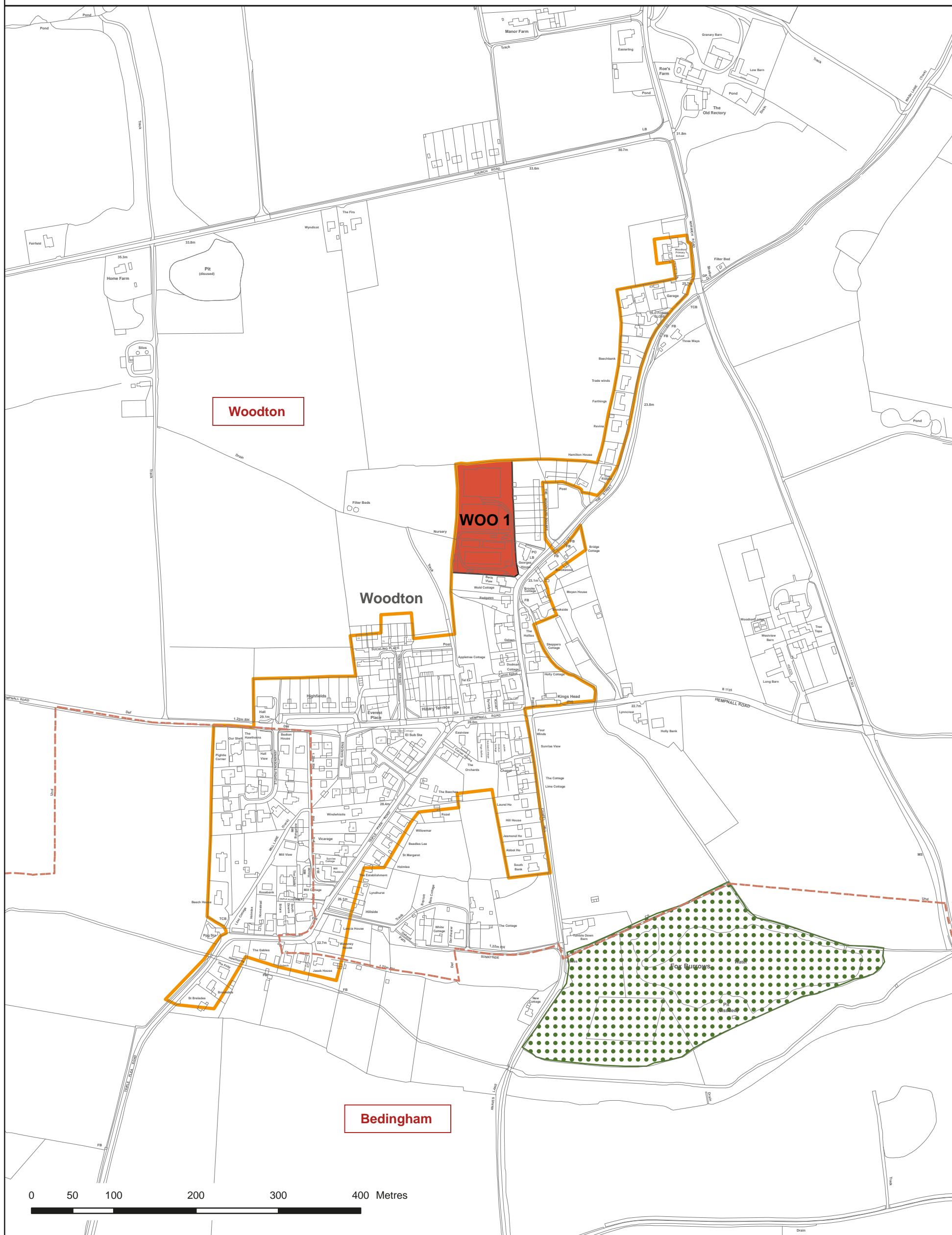
The development boundary has been drawn to include the main built form of the settlement. In addition, the development boundary includes the land allocated for residential development to the rear of Georges House.



Policy WOO 1 : Land to rear of Georges House, The Street

The site is a nursery that is located to the rear of existing residential development. An existing access is located to the side of a residential property known as Georges House. This may require upgrading to ensure an adequate access for the level of development allocated. The site is just under 1 hectare and is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.

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

1. A small estate development accessed adjacent to Georges House
2. Upgrade of the access and footway improvements to the requirements of the Highway Authority



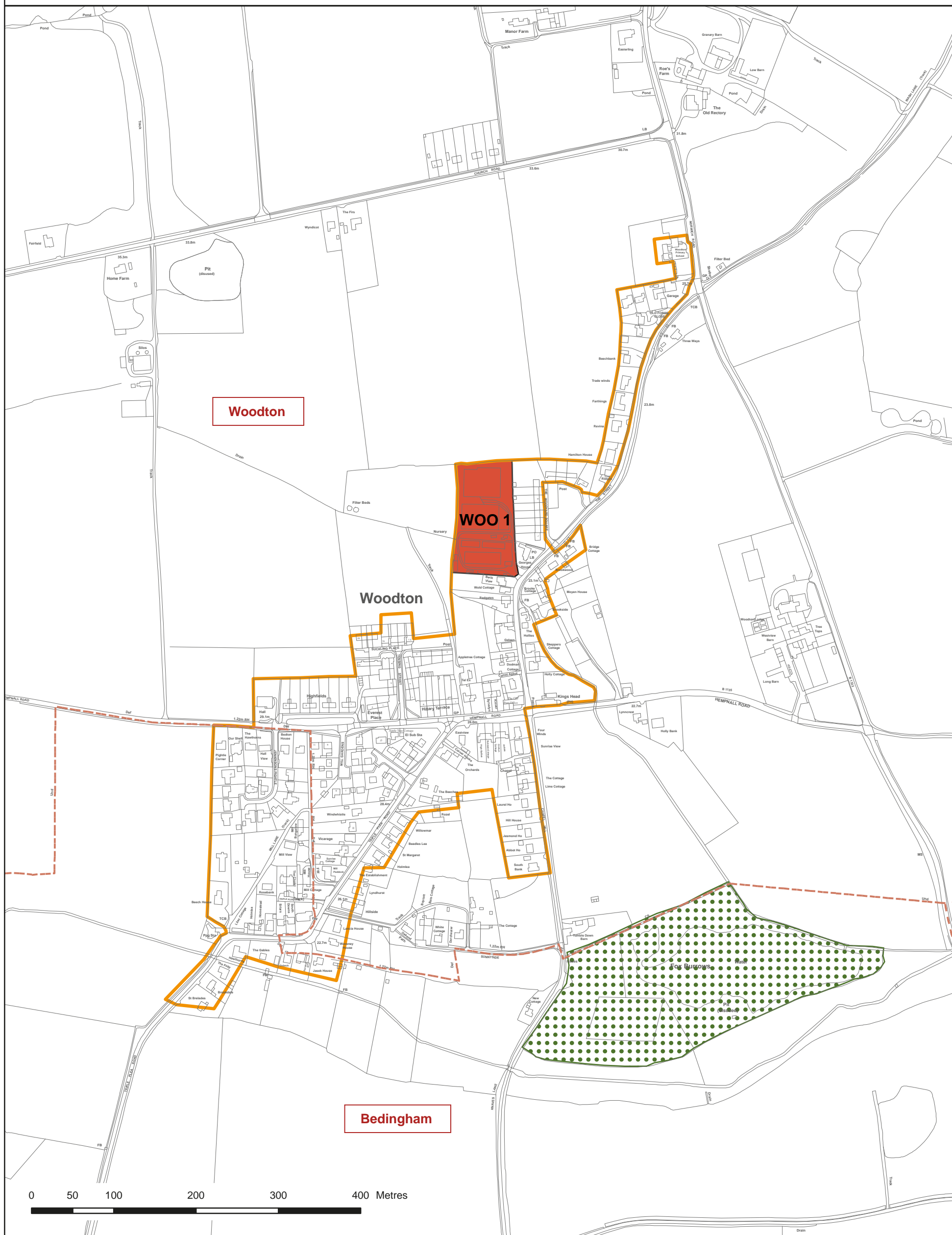
 Development Boundary
 Parish Boundary

 Housing Allocation

 County Wildlife Sites

Scale at A3:
1:4,500





Development Boundary
 Parish Boundary

Housing Allocation

County Wildlife Sites

Scale at A3:
1:4,500



Wortwell (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Wortwell as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

There are two main areas which together form the established village of Wortwell. The main part of the village has developed along the line of High Road whilst the remainder, known as Low Street, has developed along Low Road. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish. The A143, which bypasses the village, provides good links to Harleston, the A140 and Diss to the west, and to Bungay and the A146 to the east.

Services and Community Facilities

The settlement has a range of social and community facilities including a community centre, public house and garage. The village has the benefit of mains sewerage.

Development Boundary and Constraints

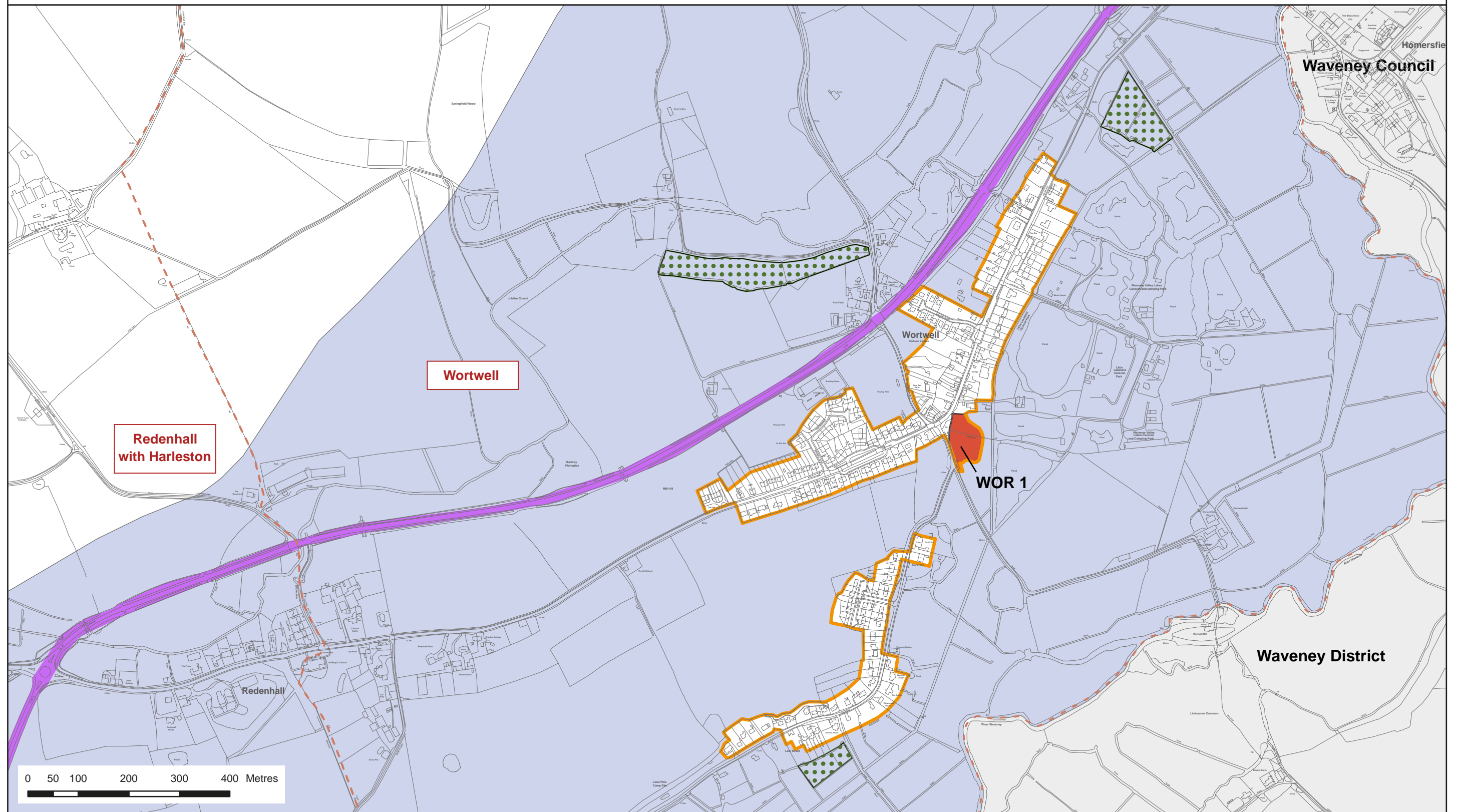
The development boundary has been drawn to include the main built form of the settlement. The boundary also includes land allocated at the junction of High Road and Low Road for 5 dwellings. This development should enable the provision of a publicly accessible amenity space on adjoining land which is not developable as it falls within Flood Zones 2 and 3.

Policy WOR 1 : land at the junction of High Road and Low Road

Land amounting to some 0.4 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

1. Public amenity space on land immediately adjoining the allocated site
2. Appropriate boundary treatment to minimise impact of the development from the floodplain of the River Waveney
3. Anglian Water advice will be needed regarding foul sewerage network capacity
4. Provision of a safe access(es)



Development Boundary

Housing Allocation

Parish Boundary

County Wildlife Sites

River Valleys

Corridors of Movement

Scale at A3:
1:7,500



Wreningham (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Wreningham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The village centre is linear, with ribbon development following Church Road, Wymondham Road and Ashwellthorpe Road, with a pocket of further development along Mill Lane. The primary school is located centrally where the four roads meet, and further along Mill Lane at the Norwich Road junction is the hamlet of Toprow. The village is surrounded by large open fields interspersed with hedgerows and a few trees. Toprow lies along a shallow valley. Narrow lanes and mature trees contribute to the village's rural atmosphere. The B1113 provides a direct link to Norwich.

Services and Community Facilities

The primary school, playing field and village hall are in the centre of the village, with a pub at the edge of the village on the Norwich Road.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The development boundary covers most development along Wymondham Road, Ashwellthorpe Road and Church Road, up to the junction at Hethel Road and has been altered to allow limited infill on Church Road. The clusters of development to the east of the church and to the north-east of Hethel Road are excluded from the development boundary. The separate development boundary at Mill Lane/Toprow includes most of the cluster of dwellings in that location, and has been altered to allow limited infill

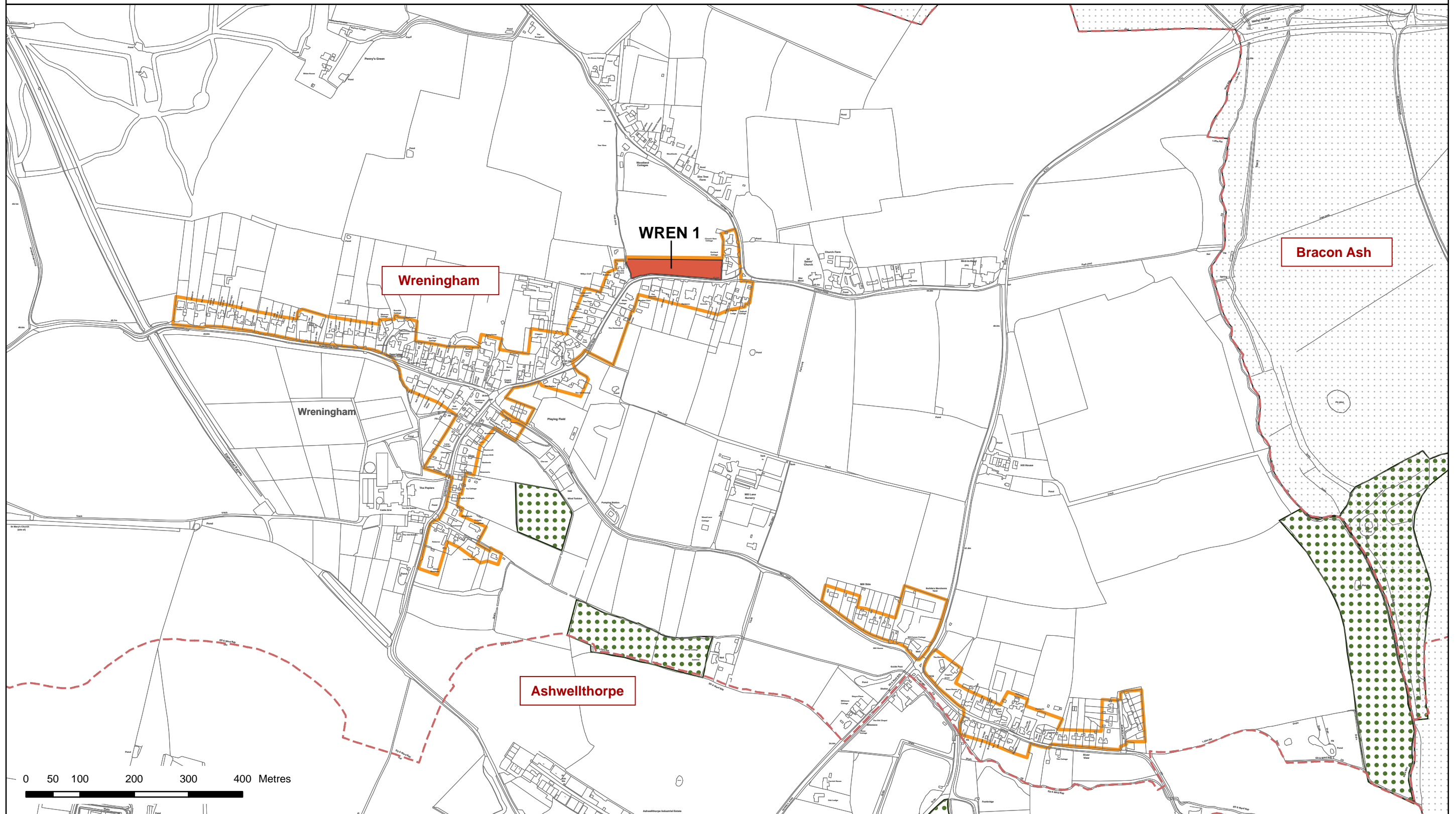
The road capacity of the village is a limiting factor. The South Norfolk Place-making Guide suggests that in this area the nucleated clustered character of the settlements is maintained.

Policy WRE 1 : land adjacent to builders yard, Church Road

This site lies to the north of Church Road and west of the existing housing on Hethel Road. Land amounting to some 0.5 hectares is allocated for housing. This allocation could accommodate approximately 10 dwellings.

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

1. Vehicular access to be agreed with the Highway Authority, which may require an access road to ensure sufficient visibility
2. Public Right of Way (footpath) adjacent to site to be preserved
3. Site design avoids harmful impact on the setting of the nearby listed building and the tree protected by a TPO on the corner of the 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

Parish Boundary

County Wildlife Sites

Norwich Policy Area

Scale at A3:
1:7,000



Yelverton including part in Alington Parish (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Yelverton including part in Alington parish as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character

The main built-up areas of Alington and Yelverton form a contiguous settlement. Development is concentrated around Church Road and Wheel Road. There is also a significant area of development at Mill Road, Alington. This latter area abuts development in Bergh Apton parish but is considered as part of the settlement of Bergh Apton for the purposes of a development boundary (see Bergh Apton). Small detached clusters of development exist to the west of the main built up area on Burgate Lane and to the south on Church Meadow Lane in Alington, whilst a small number of individual dwellings and farmsteads are dispersed throughout the remainder of both parishes.

The settlement has developed as a ribbon form along Church Road and Wheel Road, though significant post-war estate scale development has taken place in the parish north of Wheel Road and west of Church Road, resulting in a more nucleated settlement form for this part of the settlement.

The settlement is set in generally flat open countryside, although in the south of Alington there is a small area of attractive valley landscape. The village is characterised by good areas of tree and hedge planting especially along Church Road which together with its setting and views of the surrounding countryside give it an attractive rural character.

The western limit of the village along Wheel Road / Burgate Lane is clearly defined by a significant tree belt on the north side of the road which together with open fields on both sides of the road maintains the separation between the main village and the small cluster of dwellings to the west. The A146 is 1km (0.6 miles) to the north and provides a good link to Norwich and Loddon whilst the B1332 lies immediately to the west of the parish providing good links to services in Poringland and also to Norwich and Bungay.

Services and Community Facilities

The settlement has a range of social and community facilities including a primary school and village hall. The village has the benefit of mains sewerage.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and the allocated land on the southern side of Wheel Road.

Policy ALP 1 : land south of Wheel Road

The site comprises the northern fringe of a field where it meets Wheel Road in between the school to the east and the pub to the west and consists of some 1.01 hectare allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings.

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

1. Frontage development along Wheel Road only
2. Appropriate boundary treatment on the site's southern boundary to minimise its impact on the open landscape to the south
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Safe access(es) and improvements to the local footpath network as required by the highway authority
5. The public footpath on the western boundary of the site should be maintained

