

# Starston Neighbourhood Plan 2022-2042



Adopted version  
December 2022

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# 1. Introduction

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- 1.1 The Starston Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 20-year period, 2022-2042. It is the first planning document put together by the community of Starston, following on from the Parish Plan<sup>1</sup> of 2008. Now the Neighbourhood Plan is made and adopted, South Norfolk Council will use it to help to determine planning applications. Starston Parish Council will also use the Neighbourhood Plan to respond to planning applications.
- 1.2 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.<sup>2</sup> The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Starston Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and businesses, as well as desk research (further information can be found in chapters 2 and 3).
- 1.3 Commissioned by Starston Parish Council, the Starston Neighbourhood Plan has been developed by a Steering Group of local residents (see Appendix A for Steering Group members), made up of Parish Councillors and other interested residents. The group started off with a day-long workshop setting out the process, drafting a set of aims, a vision and objectives. Throughout the project, Steering Group members attended some of South Norfolk Council and Broadland Council's training sessions on aspects of community-led planning.
- 1.4 Due to COVID-19, the Neighbourhood Plan Steering Group paused the preparation of the Plan writing between Autumn 2019 and Spring 2021 and put energies into serving the Starston community in practical ways. Members of the Steering Group were also keen to understand the implications for the

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<sup>1</sup> Parish Plan – this reflects the local vision of how local residents would like to see their area change in coming years. Parish Plans can be much broader than neighbourhood plans, covering more than just planning issues. This optional document is more community-led and can reflect the needs of an individual town or village and surrounding countryside. Source: CPRE.

<sup>2</sup>Parker, G., Salter, K. and Wargent, M. (2019), 'Concise guides to planning: Neighbourhood Planning in Practice'.

parish of the then-emerging Greater Norwich Local Plan and the emerging South Norfolk Village Clusters Housing Allocations Plan. As virus rates reduced, the group started work again on completing the drafting of the document in Spring 2021.



Figure 1: Starston Neighbourhood Plan Steering Group at the beginning of the process.

1.5 The aims for the Neighbourhood Plan were ratified through consultation with the community and are as follows:

By undertaking a Neighbourhood Plan, Starston parish aims to:

- give a voice to residents to shape development and reach consensus.
- allow the village to grow sensitively and sustainably.
- enhance the sense of community.
- protect and maintain the natural environment.
- identify community needs for the use of developer contributions.

1.6 The Starston Neighbourhood Plan is not a means of stopping development; it is there to ensure that any development takes place in an appropriate way for the area. Now adopted, the Plan is a statutory planning policy document, sitting alongside the Local Plan (at the time of writing, the Joint Core Strategy, the emerging Greater Norwich Local Plan and the emerging South Norfolk Village Clusters Housing Allocations Plan). The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of any development is anticipated and planned for in Starston.

- 1.7 From 9th July 2021 until 30th August 2021, local residents and statutory agencies had the opportunity to comment on the draft Plan. During September 2021 all comments were collated and considered by the Neighbourhood Plan Steering Group. The Plan was amended for submission during September and October 2021.

### Accompanying supporting documents

- 1.8 The fundamental principle underpinning the planning system in England remains that of achieving sustainable development. Therefore this draft version of the Neighbourhood Plan is supported by a Sustainability Appraisal, a systematic process undertaken during the preparation of the Plan that assesses the environmental, social and economic impacts of the policies.
- 1.9 The Starston Neighbourhood Plan is submitted for independent examination accompanied by the following documents:
- **Starston Design Guidelines and Codes** – guidelines and codes on how to design the physical environment of Starston (supplementary supporting document).
  - **Basic Conditions Statement** – showing how the Starston Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
  - **Consultation Statement** – showing the consultation process employed in the production of the Starston Neighbourhood Plan and how the requirements of Regulations 14 and 15 of the Neighbourhood Planning General Regulations 2012 have been satisfied.
  - **Sustainability Appraisal Scoping Report** – developed to inform the content of the emerging Neighbourhood Plan, outlining key data and the method to be used for the Sustainability Appraisal.
  - **Sustainability Appraisal** – a systematic process undertaken during the preparation of the Neighbourhood Plan, to test and inform the policies, ensuring that environmental, economic and social sustainability aspects are considered.
  - **Strategic Environmental Assessment Screening Report** – to determine whether the Starston Neighbourhood Plan requires a full Strategic Environmental Assessment.
  - **Habitat Regulation Screening Report** – to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.

## Examination and referendum

- 1.10 After submission, South Norfolk Council undertook a checking process and further consultation (Regulation 16 of the Neighbourhood Planning General Regulations 2012). It then went through an independent examination.
- 1.11 At referendum, every resident of Starston who was entitled to vote in South Norfolk Council elections and was aged 18 years or over, had the opportunity to vote on whether or not they agreed with the Neighbourhood Plan. At referendum, residents were asked, *'Do you want South Norfolk Council to use the Neighbourhood Plan for Starston parish to help it decide planning applications in the neighbourhood area?'*
- 1.12 The referendum on the Neighbourhood Plan was held on 8th December 2002. The Plan passed referendum with 53 'yes' votes and 11 'no' votes. 79 per cent of voters were in favour of the Neighbourhood Plan. There was a turnout of 20 per cent of registered voters.



Figure 2: Neighbourhood Plan event banner.

## 2. Starston parish

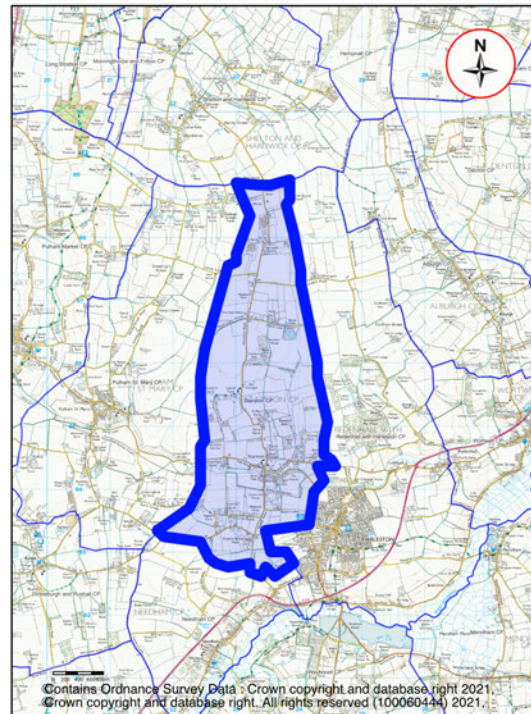
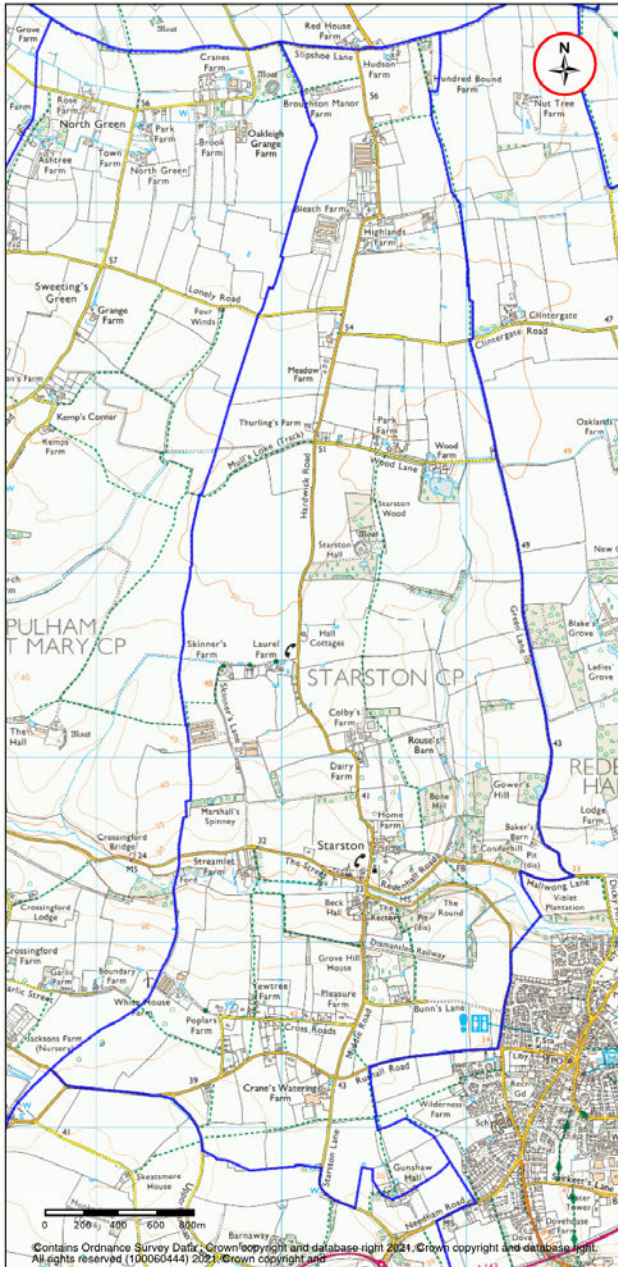


Figure 3 left: Starston parish, the Neighbourhood Plan area (source: Parish Online). Blue line denotes parish boundary.

Figure 4 above: Starston parish, the Neighbourhood Plan area, and the surrounding parishes (source: Parish Online). Blue line denotes parish boundary.

2.1 Starston is a small village in South Norfolk district, bordering the market town of Harleston. The parish covers an area of 9.02km<sup>2</sup> and had a population of 331 at the time of the 2011 Census; it was estimated at 335 in 2016.<sup>3</sup> The number of households in 2011 was 143. In 1877, according to the Census, the population had been 545.

<sup>3</sup> [www.norfolksight.org.uk](http://www.norfolksight.org.uk), 26.11.2018.

- 2.2 Starston appears in the Domesday Book of 1086 as 'Sterestuna' and measured a mile and five furlongs long and five furlongs wide. The name of the parish may be derived from a combination of the old English word for an enclosure, 'Tun', and the old Norse personal name 'Styrr's'.<sup>4</sup> As settlements grew in size, a Tun came to mean a farm, a village or even a town. The name village may thus have meant 'the farm belonging to Styrr'. Alternatively, perhaps, it signified 'an enclosure for cattle' (steers). Farming continues to be the principal land use within the parish.



Figure 5: An Edwardian scene on the Starston bridge across the Beck, with St. Margaret's Church in the background. Source: Becky Gurney.

- 2.3 The centre of the village is designated as a Conservation Area, with the Grade I listed church of St. Margaret, dating from about 1300, at its heart. The village has a high number of listed buildings in relation to its size. Many historic buildings are now private houses: the school which closed in 1969; The Gate public house which closed in 1954, (although it continued as the village shop and Post Office for some years); the farm buildings originally part of Home Farm at Starston Place; the Rectory, the Station House and the Blacksmith's Shop. The Jubilee Hall is a converted cowshed formerly belonging to the Rectory. A number of other notable buildings have been demolished over the years, several within living memory. For example,

<sup>4</sup> <http://www.heritage.norfolk.gov.uk/record-details?TNF1249>, 09.11.2018.

Starston Place, probably at least the second manor house to be built on the site, was demolished around 1960; and the remains of Priory Farm along Skinner's Lane can still be seen when the soil is ploughed. Rather longer ago, Archdeacon Oldershaw's house, which was next to the Rectory, was pulled down around 1850. The old 'Town House' for housing the poor of the parish, which stood on what is now part of the churchyard, was demolished in the early part of the 19th century and replaced by Stone Cottage, built in 1828, along Pulham Road. In 1856 the Waveney railway line was built with a station just south of the village giving access to Norwich but closed in 1866.

- 2.4 A windmill in Rushall Road was physically moved in the 1870s to St. James, South Elmham, where it continued to operate as a working mill until 1923. Still in position beside the Beck, albeit no longer operational, is a rare hollow-post wind pump, one of only two in the country, which was originally installed to provide a water supply for the livestock at Home Farm. It is Grade II listed and a scheduled monument that remains a feature of the village and has been restored.<sup>5</sup> The Glebe Meadow, which had once been church land but for some years had been in private ownership, came up for sale in 2010 and was bought by the community.

Figure 6: Katie Moore shyly presents a bouquet to Mrs Sybil Lombe-Taylor who unveiled Starston's village sign in 1980.



## Spatial and strategic policy context

- 2.5 Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area and identifies how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Starston to add detail specific to

<sup>5</sup> Starston Parish Plan, 2008.

the area. The Local Plan and the Neighbourhood Plan must be consistent with the National Planning Policy Framework (NPPF).

- 2.6 The NPPF was published in March 2012 and revised in July 2021. It sets out the Government’s planning policies for England and how these should be applied. The Starston Neighbourhood Plan is believed to be in conformity with the revised NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development.
- 2.7 The ‘Joint Core Strategy for Broadland, Norwich and South Norfolk’ (JCS) is the current key planning policy document for the sub-regional Greater Norwich area. It forms part of the Local Plans for the districts of Broadland, Norwich and South Norfolk, setting out the broad vision for the growth of the area and containing strategic policies for the period up to 2026. The Starston Neighbourhood Plan is also believed to be in conformity with the JCS.
- 2.8 JCS Policy 16 identifies Starston as an ‘Other Village’. It has a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.<sup>6</sup>
- 2.9 The Greater Norwich Local Plan (GNLP) will supersede the JCS, which at the time of writing is being prepared and due to be adopted in 2022. The Starston Neighbourhood Plan goes beyond the plan period for the JCS and the emerging GNLP (which will go to 2038). Like the JCS, the GNLP will include strategic planning policies to guide future development and plans to protect the environment. It will look to ensure that delivery of development is done in a way that promotes sustainability and the effective functioning of the whole area. Starston will also be covered by the ‘South Norfolk Village Clusters Housing Allocations Plan’, expected to be adopted in 2023.

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<sup>6</sup> Joint Core Strategy for Broadland, Norwich and South Norfolk.

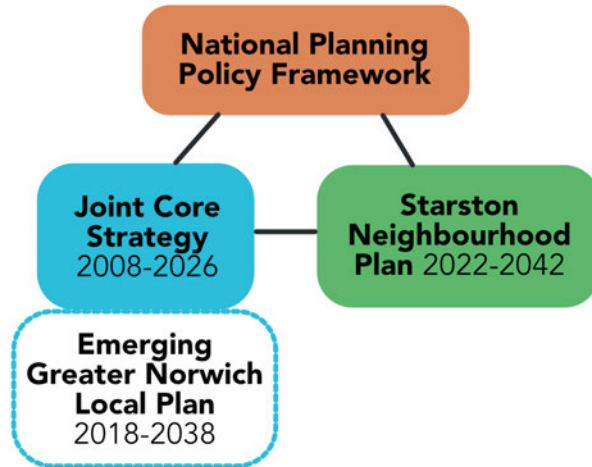


Figure 7: Spatial and strategic policy context: relationship between the NPPF, JCS, emerging GNLP, and the Starston Neighbourhood Plan. Own diagram.

### South Norfolk Village Clusters Housing Allocations Plan

2.10 The South Norfolk Village Clusters Housing Allocations will form part of the South Norfolk Local Plan, identifying land for some 1,200 new homes in the villages of South Norfolk district, expected to be adopted in 2023. Starston is clustered with Needham, Brockdish and Wortwell for allocations. Following public consultation and an examination, the village cluster policy is expected to be finalised in 2022, following closely behind the GNLP. At the time of writing, the draft policy for Starston states that, ‘Due to its dispersed character, attractive valley landscape and extensive conservation area, the Settlement Limit [otherwise referred to as the settlement boundary] has been drawn to reflect the existing settlement form in three separate parts to prevent further development extending into the surrounding open countryside. No alterations are proposed to the existing Settlement Limit’. At the time of writing there are no allocations for development within Starston parish.

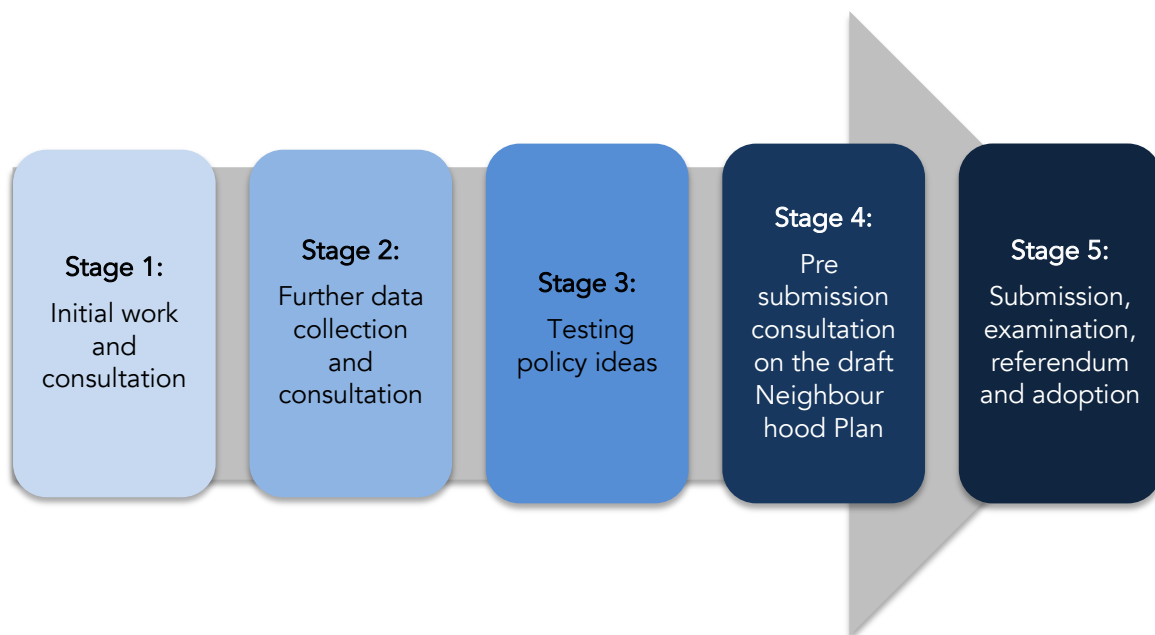
## 3. How the Plan was prepared

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- 3.1 The Neighbourhood Plan Steering Group has prepared the Plan with support from a team of two independent consultants. The process started in Summer 2018, and the Neighbourhood Area was designated in August 2018.
- 3.2 The Plan has been commissioned by Starston Parish Council. Funding has come from a central government Locality grant and a South Norfolk Council grant for Neighbourhood Plans.

### Community engagement and consultation

- 3.3 The Starston Neighbourhood Plan has been undertaken with extensive community engagement, consultation and communication. There have been five stages in which the Neighbourhood Plan Steering Group has actively engaged the community through consultation. More details of the consultation process are outlined in the Consultation Statement that accompanies the submission of the Neighbourhood Plan to South Norfolk Council in Autumn 2021.
- 3.4 Below is a summary of each of the 5 stages.



### Stage 1: Initial work and consultation (Autumn 2018)

- Steering Group workshop, where aims, vision and objectives were drafted.
- Information boards in the Jubilee Hall to test the draft vision and outline the process.
- Drop-in event (17th November 2018) in the Jubilee Hall to establish key issues and themes in the parish. Flyers delivered to every household. 67 people attended. Key themes included broadband, home working, a strategic gap between Starston and Harleston, the importance of the Beck, traffic calming, new footpaths, infill, scale of the development, types of housing and the location of housing.



Figure 8: Information boards in the Jubilee Hall to test the draft vision and outline the process.



Figure 9: Drop-in event in the Jubilee Hall, 17th November 2018.

## Stage 2: Further data collection and consultation (Winter/Spring 2019)

- Stakeholder meetings: Jubilee Hall Management Committee; home workers; landowners; St. Margaret's Parochial Church Council; Saffron Housing.
- Business survey and interviews.
- Youth engagement session.
- Scoping Report for the Sustainability Appraisal, containing key data about the parish.

Calling all young people...  
we need to hear **YOUR** voice



Figure 10: Youth engagement session poster.

## Stage 3: Testing policy ideas (Spring/Summer 2019 and Spring 2021)

- Settlement boundary review. Form sent to every household (February/March 2019).
- Policy ideas workshop (27th April 2019) and online responses, to check emerging policy ideas, review settlement boundary options and develop further detail to write the Neighbourhood Plan. Flyers delivered to every household. 64 people attended.
- Housing Needs Survey. Form sent to every household (July 2019).
- Development of the Starston Design Guidelines and Codes (Spring 2021).



Figure 11: Flyer for policy ideas workshop, 27th April 2019.



Figure 12: Policy ideas workshop in the Jubilee Hall, 27th April 2019.

#### Stage 4: Pre submission consultation on the draft Neighbourhood Plan (regulation 14) (Summer 2021)

- Draft Neighbourhood Plan out for pre-submission consultation (from 9th July 2021 until 30th August 2021). Sent to statutory agencies and available for residents to comment.
- Consultation launched with an exhibition in the Jubilee Hall on 9th July from 6pm-8pm, and 10th July from 10am-1pm. Copies of the Plan were also available in St. Margaret's Church, the Jubilee Hall and online until 30th August.



Figure 13: Flyer for pre-submission consultation exhibition on the draft Neighbourhood Plan, 9th and 10th July 2021.



Figure 14: Pre-submission consultation exhibition, 9th and 10th July 2021.

### Stage 5: Submission, examination, referendum and adoption (Autumn 2021 to Winter 2022)

- Modifications following pre-submission consultation (September/October 2021).
- Submission of the Neighbourhood Plan to South Norfolk Council with supporting documents (November 2021).
- Examination (May 2022).
- Referendum and adoption (December 2022).

## Communication

- 3.5 Communicating with residents and businesses through the development of the Starston Neighbourhood Plan was particularly important at consultation stages and also in between as the Plan developed.
- 3.6 The village website [www.starstonvillage.co.uk](http://www.starstonvillage.co.uk) was used for steering group meeting agendas, minutes, the terms of reference, documents, consultation publicity and results, details of the process, draft policies, *Pigeon Post* reports, useful links regarding Neighbourhood Planning and contact details.
- 3.7 *Pigeon Post* (the monthly parish magazine delivered to every household) had regular articles about the Neighbourhood Plan and advertised consultation events.
- 3.8 Facebook, posters, flyers and banners were used to promote events. An update for the Parish Council on the Neighbourhood Plan's progress was presented at its bi-monthly meetings.



# 4. Vision and objectives

- 4.1 The Neighbourhood Plan vision is an overarching statement describing what Starston should be like at the end of the Plan period, 2042.
- 4.2 The vision sets out what Starston residents wish their parish to be like in 20 years' time. It was drafted in response to early consultations and then finalised through further liaison with residents. The vision attempts to capture what is unique about Starston parish now, whilst looking ahead 20 years to what it will be.

|               |   |
|---------------|---|
| <b>VISION</b> | <p>Starston will continue to be a small and vibrant rural parish, with a strong sense of community. As a distinct settlement from Harleston, it will have a variety of appropriate housing that meets local need and is in keeping with the character of Starston. The natural environment will be safeguarded. Opportunities for walking and cycling will be sought. Starston will be a place where people of all ages choose to live, work and visit into the future.</p> |
|---------------|---|

- 4.3 Under the vision sits a series of objectives regarding Development and Design, Environment and Landscape, and Business and Employment. Each relates back to the vision. Under each objective there is a policy or set of policies, including the Starston Design Guidelines and Codes.

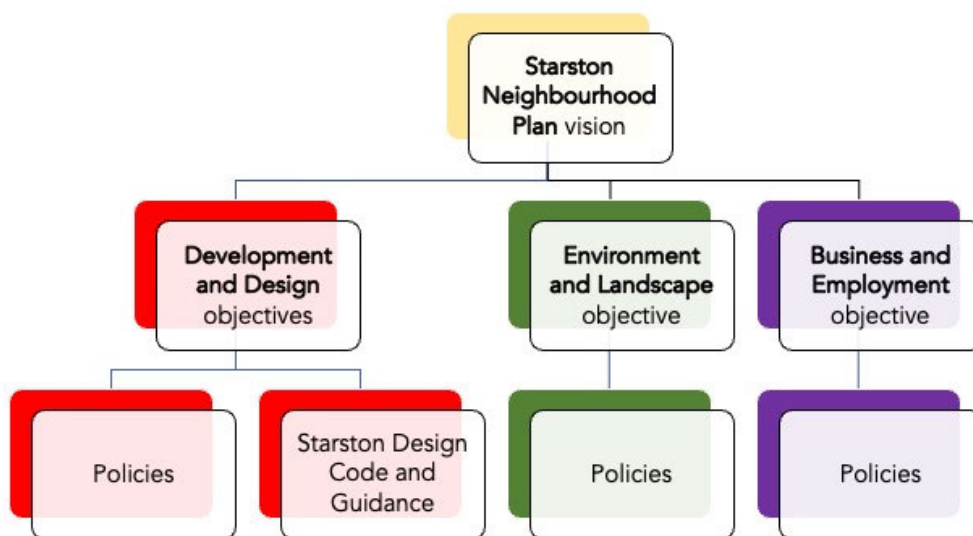


Figure 15: Structure of the Starston Neighbourhood Plan.

## Objectives of the Neighbourhood Plan

- 4.4 The objectives of the Neighbourhood Plan are broad statements of intent, there to help deliver the vision and address key issues in Starston. The objectives were drafted early on in the process and checked with the community through each of the consultation stages.

### Development and Design

- Objective 1: To support a small amount of appropriate new housing development for a mixed community.
- Objective 2: To encourage well-designed and well-located development that complements the distinctive character of Starston.

### Environment and Landscape

- Objective 3: To protect and enable access to the countryside.

### Business and Employment

- Objective 4: To encourage and support new and existing businesses.

- 4.5 The Starston Neighbourhood Plan is in conformity with the National Planning Policy Framework, in particular taking a positive approach that reflects the presumption in favour of sustainable development.

## 5. Policies

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- 5.1 The vision and objectives provide the framework to develop the policies in the Neighbourhood Plan. Each policy relates back to a particular objective under the following three broad themes: Development and Design; Environment and Landscape; Business and Employment.
- 5.2 The Neighbourhood Plan is first and foremost a land use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research, which provide the justification and evidence base for them.
- 5.3 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>7</sup>.
- 5.4 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

### Development and Design POLICIES

STA1: Location and scale of residential development  
 STA2: Type of residential development  
 STA3: Conservation Area and listed buildings  
 STA4: Design principles (including the Starston Design Guidelines and Codes, supplementary supporting document)

### Environment and Landscape POLICIES

STA5: Strategic gap  
 STA6: Important public local views and vistas  
 STA7: Local Green Spaces  
 STA8: Surface water drainage

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<sup>7</sup> Tony Burton, Writing Planning Policies, Locality.

**Business and  
Employment  
POLICY**

STA9: Business development

## Starston Design Guidelines and Codes

- 5.5 The Starston Design Guidelines and Codes report is part of the Starston Neighbourhood Plan, a key feature of the Development and Design policies. The piece of work was undertaken by AECOM, commissioned by Locality. The document advises on how to design the physical environment to create distinct and lively places integrated within the parish.

Figure 16: Front cover of the Starston Design Guidelines and Codes (supplementary supporting document).



## Community action projects

- 5.6 As expected, during consultation the local community identified a number of projects that fall outside the remit of planning policy. These are projects that are unlikely to be addressed through development alone but support the aims of this Neighbourhood Plan. These are called 'community action projects' and are found in chapter 7. Community action projects will be taken forward outside the Neighbourhood Plan process. It is not an exhaustive list.



## 5.1 Development and Design

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- 5.1.1 Data from the 2011 Census shows the number of households in Starston parish as 143. Of these, 138 (96.5 per cent) had at least one usual resident and 5 (3.5 per cent) had no usual residents,<sup>8</sup> indicating that the majority of dwellings contain permanent residents of the village.
- 5.1.2 Household composition data from the 2011 Census shows that Starston has 22.5 per cent of one-person households, 74.6 per cent of one-family households and 2.9 per cent of 'other' households, which don't fall into the categories given. Starston has 7.2 per cent of one-person households aged 65 and over, compared to 14.3 per cent for Norfolk.
- 5.1.3 74.6 per cent of homes in Starston are owned, compared to 66.9 per cent for Norfolk. 0.7 per cent are shared ownership, 4.3 per cent are social rented, 17.4 per cent are private rented and 2.9 per cent are living rent free.<sup>9</sup>
- 5.1.4 62.2 per cent of dwellings are detached houses and bungalows in Starston, compared to 39 per cent for Norfolk. 33.6 per cent of dwellings are semi-detached, compared to 29.4 per cent for Norfolk. 3.5 per cent of dwellings are terraced and 0.7 per cent are flats, maisonettes and apartments in a converted house.
- 5.1.5 The property website Zoopla.co.uk suggests that the average price paid for a house in Starston during the year October 2017 to October 2018 was £452,571, and the average value of property in November 2018 was £265,983; property prices had increased 1.24 per cent over the previous year.<sup>10</sup>

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<sup>8</sup> [www.nomisweb.co.uk](http://www.nomisweb.co.uk), Census data 2011, 06.11.2018.

<sup>9</sup> Rural Services Online, 11.09.2011.

<sup>10</sup> [Zoopla.co.uk](http://Zoopla.co.uk), 06.11.2018.

5.1.6 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’.<sup>11</sup> This is the concern of the Neighbourhood Plan policies. The vast majority of Starston parish is agricultural land (see figure 17). At the time of writing, the Joint Core Strategy, policy 16, classifies Starston as an ‘Other Village’, with ‘defined development boundaries to accommodate infill or small groups of dwellings and small-scale businesses or services, subject to form and character considerations’.<sup>12</sup> Starston is not expecting significant development.

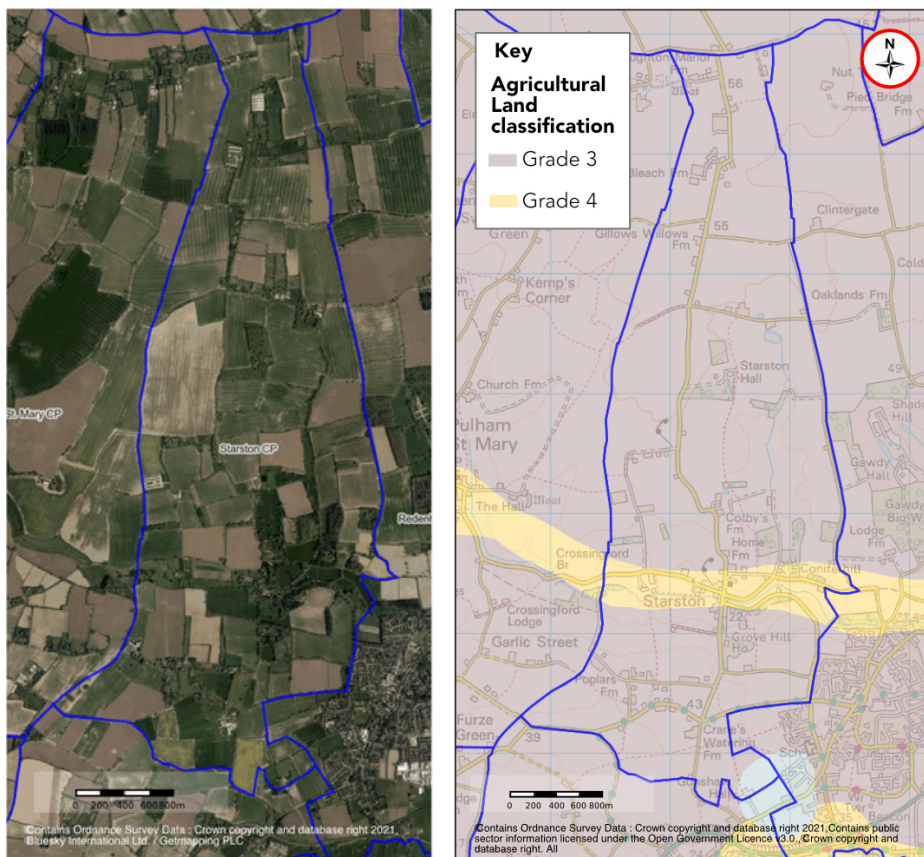


Figure 17: Left, aerial view of Starston parish showing that it is mostly agricultural land. Right, indicative agricultural land classification map, showing that the majority of land is grade 3 (source: Parish Online). Blue line denotes parish boundary.

5.1.7 Between 1856 and 1866, Starston had its own railway station on the Waveney Valley line before it was shut to passenger trains through lack of usage. Freight and passenger through-trains continued until the 1960s.<sup>13</sup> The nearest train station now is Diss, some 16km from Starston.

<sup>11</sup> Town and Country Planning Act 1990, Section 55.

<sup>12</sup> Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted March 2011, amendments adopted January 2014.

<sup>13</sup> Wikipedia, 08.07.19.

- 5.1.8 At the time of writing, Starston has a bus service which runs from Starston to Harleston and Starston to Norwich. The Borderhoppa also provides a dial-a-ride community transport service.
- 5.1.9 Car ownership and car dependency levels in Starston are high. Only 2.9 per cent of the population has no access to a car or van, compared to 11.7 per cent for South Norfolk. 40.6 per cent of households have one car or van in the household, 39.1 per cent have two cars or vans, 11.6 per cent have three cars or vans and 5.8 per cent have four or more cars and vans in the household.
- 5.1.10 Distance travelled to work data from the 2011 Census shows that 5.7 per cent of residents in employment travel less than 2km, 12.7 per cent travel 2 to 5 km, 9.3 per cent travel 5 to 10km, 16.1 per cent travel 10 to 20km, 14.4 per cent travel 20 to 30km, 2.9 per cent travel 30 to 40km, 2.4 per cent travel 60km and over, 24.9 per cent work mainly from home, and 11 per cent fall into a category of 'other'. Working from home is addressed in chapter 5.3.
- 5.1.11 There is no school or pre-school provision in Starston. At the time of writing, children from the parish go to six different primary schools, half to local villages and half to Harleston. Equally, grocery shopping is largely done in Harleston. Whilst Harleston is not far to travel – 2.5km from The Street in Starston to the middle of Harleston – there are a number of issues that reduce the ability to walk or cycle that were identified through consultation with the community:
- Speeding on Hardwick Road, Railway Hill, Rushall Road, The Street, Hallwong Lane/Low Road and Harleston Road.
  - Large agricultural vehicles driving too fast on narrow rural roads.
  - Lack of footpaths and safe cycle routes.
- 5.1.12 The Neighbourhood Plan encourages development that addresses the impact of climate change by reducing the reliance on the private car, through the provision of good walking and cycling. Any new development provides an opportunity to put in new footpaths and cycle ways to connect up the village and would be welcomed.

**Objective 1: To support a small amount of appropriate new housing development for a mixed community.**

- 5.1.13 In 2008, the Starston Parish Plan gave members of the community an opportunity to voice their opinions on what actions they wished to see take place in the local area. 95 per cent of residents responded. Page 11 of the Parish Plan stated, 'Housing development was seen overwhelmingly as the major planning issue. It was the subject of around 60 responses. The major concern was with the pace and scale of development. A cluster of responses focused on housing need in the village, both affordable housing to allow people, including young people, to stay or return, as well as bungalows for the elderly. There is inevitably a tension between those who want to see no change at all at one end of the scale, and at the other, those who wish to see some new housing and a degree of growth in the village, including other kinds of development. The highest level of support was for 'slow and careful development'.
- 5.1.14 Furthermore, the Parish Plan stated, 'when we asked how much additional housing can Starston accommodate over the next 10 years, 28 (22 per cent) said none, 79 (63 per cent) said from 0 to 10 houses, and 19 (15 per cent) said more than 10'. Many comments were supportive of modest and sympathetic infill development but were opposed to any major development due to the impact it would have on the character of the village, the lack of facilities such as schools and shops, and the lack of infrastructure including mains sewage and adequate roads.
- 5.1.15 Ten years on, the Neighbourhood Plan set out to test whether the views of the community had remained broadly the same regarding housing development, in particular the desire for 'slow and careful development'. 85 per cent of those that attended the Neighbourhood Plan consultation event in November 2018 said they wanted more housing in Starston, but that it should be very limited, respecting the character of Starston as a small village: for example, 'responsible house building on an infill basis, especially for families and children to encourage younger members in this village', and 'infill between existing houses, allowing homes for young people wishing to live in our special village'.
- 5.1.16 Given the premise that a small amount of appropriate new housing development would be welcomed by the majority of the parish, two restrictions were identified by the Steering Group, meaning that small scale development was unlikely to be achieved without policy intervention at a local level:
- Local Plan policy – Starston is classed as an 'Other Village' in the current Joint Core Strategy and the emerging Greater Norwich Local Plan. This means only very limited infill development only. There is no

appetite to challenge the ‘Other Village’ status, particularly as Starston has limited services, no school, doctor’s surgery or shop. There is no known community aspiration for large-scale housing development. An early consultation quote that was widely supported stated ‘sensible infill but not vast developments’<sup>14</sup>. It is for this reason that the Neighbourhood Plan did not undertake its own ‘call for sites’, inviting new potential allocations of land for development.

- Settlement boundaries<sup>15</sup> – as currently drawn, there is very limited potential for further development (see figure 18). All other parts of the parish are considered ‘open countryside’, where there is an overriding presumption against development.

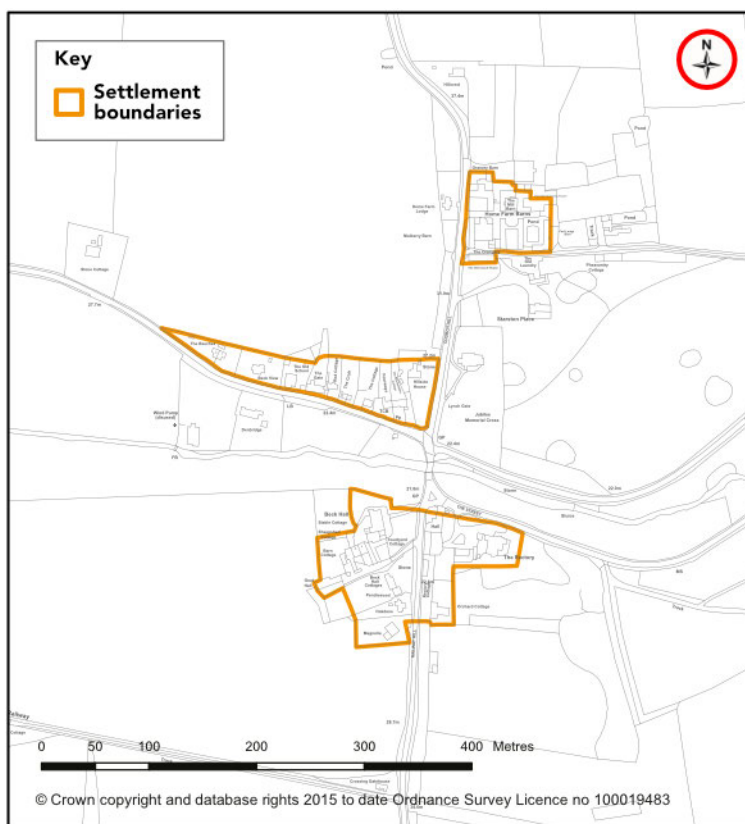


Figure 18: Settlement boundaries (source: Local Plan Site Specific Allocations and Policies DPD map 077, with Conservation Area removed, with own annotations).

5.1.17 In an attempt to allow for ‘slow and careful development’, during February/March 2019 the Neighbourhood Plan Steering Group undertook a ‘review of settlement boundaries’. A form was sent to every household in the parish. Residents were invited to draw on a map where they thought a new settlement boundary should go. By exploring the potential for creating new

<sup>14</sup> Results and analysis, 17th November 2018 Neighbourhood Plan parish workshop.

<sup>15</sup> A ‘settlement boundary’ (historically known as the ‘village envelope’) is a line drawn on a parish map showing where new development (housing or business use) might take place. Anything outside the line is considered ‘open countryside’.

settlement boundaries, Starston may have been able to accept small-scale, well-planned development, protect the countryside from unnecessary buildings, and give some certainly to landowners as long as they adhere to other planning policies.

- 5.1.18 A total of 33 community responses were received. These were analysed and amalgamated into 11 different options, plus a 'no change' option. These were: Highlands Farm area; Whitehall Cottage; east end of Skinners Lane; Woodside Stables; west end of Cross Road; centre of Cross Road; north of Rushall Road, south of The Street to east of wind pump; west end of Rushall Road; south of Rushall Road; Church Hill; and no change to settlement boundaries.
- 5.1.19 In April 2019, a further consultation event was held to test emerging policy ideas and the 11 different settlement boundary options, plus a no change option. There was a mixed response to each of the potential settlement boundaries, with varying levels of support for the different options. Subsequently a draft settlement boundary assessment was undertaken on each of the options. The Steering Group concluded that creating a few new small settlement boundaries around certain dispersed properties would be problematic, on the basis that they would only allow small-scale development in particular locations, benefiting individual members of the community, rather than potentially achieving what was best for the parish as a whole.
- 5.1.20 Also, current NPPF housing density requirements (estimated at approximately 20 properties per hectare for the Starston area) would likely enable too much development per new settlement boundary, not in conformity with the JCS or the emerging GNLP, or the aspirations of the local community. A comment at the ideas workshop stage stated a common concern that, 'once a boundary is in place there is no guarantee these densities will be observed'.<sup>16</sup>
- 5.1.21 As an alternative to the creation of new settlement boundaries, policy STA1 provides for limited new small-scale residential development outside the existing settlement boundaries (in addition to that which could take place within the current boundaries).
- 5.1.22 The limited scale of future residential development in the parish up to 2042 will enable 'slow and careful development', allowing Starston to continue to be a small and vibrant rural parish, with a strong sense of community.

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<sup>16</sup> Neighbourhood Plan ideas workshop, 27th April 2019.

## POLICY

**STA1: Location and scale of residential development**

Proposals for new small-scale residential development in the Plan area, including rural Affordable Housing exception schemes, will be supported, with the exception of proposals situated within the sensitive gap between Starston village and Harleston which is subject to Policy STA5, where it can be demonstrated that:

- the proposals will have no adverse impacts upon the character and nature of the existing settlement pattern in the Plan area and upon the landscape character of the area;
- there is good accessibility to local services and shops;
- the design of proposed new dwellings is of high quality in accordance with the requirements of Policy STA4;
- that the development will not lead to increased flood risk or have any adverse impacts upon surface water drainage in the area, in accordance with Policy STA8.

All development proposals should take account of the Starston Design Guidelines and Codes (2021), which is a supporting document to the Plan.

5.1.23 Should new housing be built, a choice of different types of residential development would support a sustainable, mixed and inclusive community. Those listed in policy STA2 are types of housing that have arisen through consultation with the community. Through each stage of consultation on the Neighbourhood Plan ideas, affordable housing came out strongly, e.g. 'small development in keeping with the area, affordable for young people'.<sup>17</sup> Overwhelmingly, there has been support for young people to have the ability to be able to stay where they have grown up. Young people were asked, 'What would you like the village to be like in 20 years' time?'. One young person answered, 'Housing for local young people if they wish to stay in the village is important, but this does need to be cheap and affordable'.<sup>18</sup> Smaller homes are also attractive for downsizing, particularly for those living locally who no longer want to live in a family sized home. The Parish Plan identified bungalows, but consultation results for the Neighbourhood Plan were not as specific.

<sup>17</sup> Results and analysis: 17th November 2018 Neighbourhood Plan parish workshop.

<sup>18</sup> Stakeholder engagement – young people, 02.03.19.

- 5.1.24 Consultation revealed that there was little support for more ‘social rent’ affordable housing, but rather open market starter homes. Of the respondents to the Housing Needs Survey (August 2019), eight households stated that their current home would not be suitable within the next five years; four referred directly to requiring retirement accommodation, one on account of a growing family and another for a starter home for when their children started a family. Specifically, the Housing Needs Survey showed the following accommodation was preferred by those currently living in the village and who responded to the survey: 1 x starter home; 1 x bungalow for retirement; 1 x family home to retire to; 2 x 4-bedroom family house; 1 x 3-bedroom family house; 1 x bungalow (self-build).<sup>19</sup> Note, only those who had self-identified as in housing need responded to this survey.
- 5.1.25 Recognising the high value that Starston residents place on the sense of community, most are eager to stay on in the village. It is therefore desirable that any new homes are built as ‘lifetime homes’, allowing older people to stay in their own homes for longer, reducing the need for home adaptations and giving greater choice to people with disabilities who cannot achieve independent living due to lack of suitable housing.<sup>20</sup>
- 5.1.26 Homes for agricultural workers and the redevelopment of redundant farm buildings is a particular concern to the parish, where agricultural workers are not able to afford accommodation locally, and where redundant farm buildings could be transformed into a dwelling. Paragraph 2.56 and 2.57 of the South Norfolk Local Plan Development Management Policies Document (adopted version, October 2015) states that, ‘The creation of additional isolated dwellings in the countryside is generally regarded as unsustainable; however, conversion [to] residential uses will be supported where there is a compelling case to allow this in order to protect an important traditional building... Buildings suitable for conversion should generally be in keeping with rural character in terms of scale, siting and appearance and be of permanent and substantial construction.’ Starston parish supports the reuse and adaptation of redundant farm buildings where they are in keeping with the character of Starston. The character appraisal (Appendix B) and the Design Guidance and Codes (supplementary supporting document) should be referred to.

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<sup>19</sup> Starston Housing Needs Survey, August 2019.

<sup>20</sup> Taken from the definition of Lifetime Homes, [https://www.designingbuildings.co.uk/wiki/Lifetime\\_homes](https://www.designingbuildings.co.uk/wiki/Lifetime_homes), extracted 17.03.21.

## POLICY

**STA2: Type of residential development**

Across Starston there should be a range of housing types to meet the needs of a mixed community. The following development will be encouraged:

- small homes suitable for newly formed households and people wishing to downsize from larger homes;
- affordable housing schemes, including the provision of First Homes for discounted sale;
- homes for agricultural workers, in accordance with South Norfolk Council policy;
- custom-build<sup>21</sup> or self-build homes.

**Objective 2: To encourage well-designed and well-located development that complements the distinctive character of Starston.**

5.1.27 Part of Starston parish is identified as a 'Conservation Area', deserving special management. Conservation areas exist to manage and protect the special architectural and historic interest of a place – in other words, the features that make it unique. In December 2019 South Norfolk Council adopted the 'Starston Conservation Area Character Appraisal and Management Guidelines'. Key characteristics identified are as follows:

- Rural settlement originally central to large estate.
- Road bridge and river meadows form the centre of the Conservation Area.
- Strong natural character throughout.
- Shallow valley, river running west to east with wooded landscape.<sup>22</sup>

<sup>21</sup> Custom build is a new form of housing procurement that enables people to design and create their own home as part of a supported process. Source: [www.custombuildhomes.co.uk](http://www.custombuildhomes.co.uk), 09.07.19.

<sup>22</sup> Starston Conservation Area Character Appraisal and Management Guidelines, December 2019, South Norfolk Council.

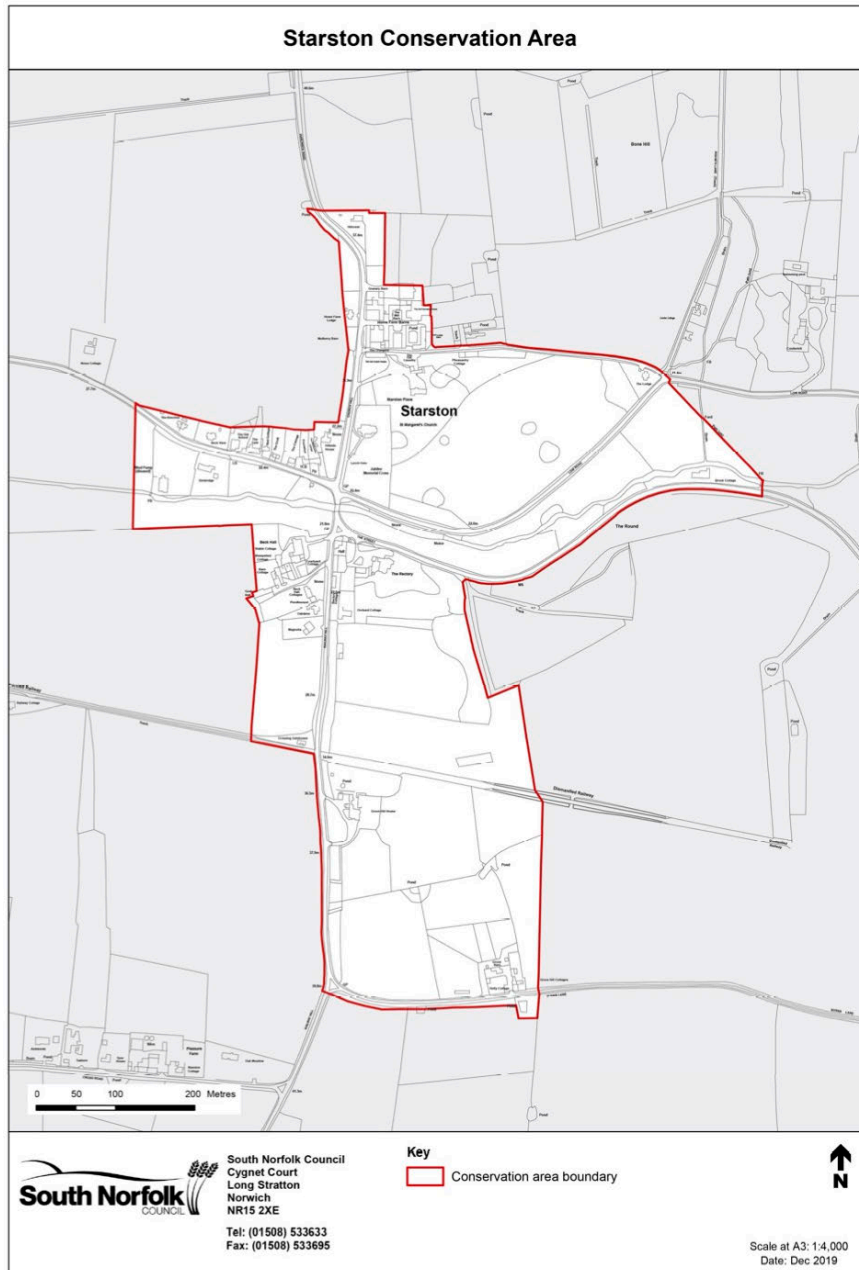


Figure 19: Starston Conservation Area, proposal map (source: South Norfolk Council, Starston Conservation Area Character Appraisal and Management Guidelines, December 2019).

5.1.28 The Conservation Area is important to local people in terms of protecting the historic core of the village and overall character of the area, particularly given that the three settlement boundaries are within the Conservation Area (see figure 19). Regard should be given to the Starston Conservation Area Character Appraisal and Management Guidelines when submitting planning applications. Policy STA3 sets out particular policy requirements for development in the Conservation Area.

5.1.29 There is one Grade I listed building in Starston and 28 Grade II listed buildings and a scheduled monument.<sup>23</sup> The Grade I listed building is St. Margaret’s Church, which stands in the centre of the village on Church Hill above the bridge and across the Beck from the Old Rectory. The scheduled monument is the wind pump, which also has a Grade II listing. Figures 20 and 21 show all the listed buildings in the parish. These form an important part of the character of the parish and are identified in the Character Appraisal (Appendix B).

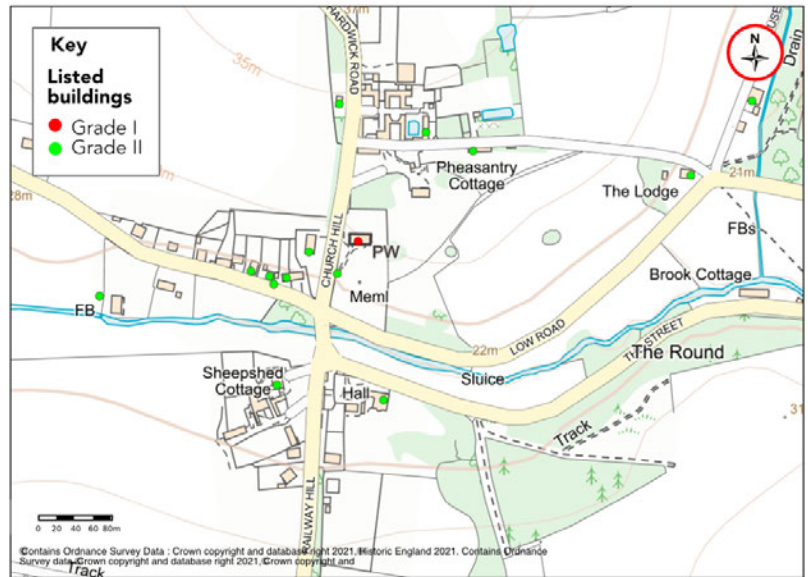
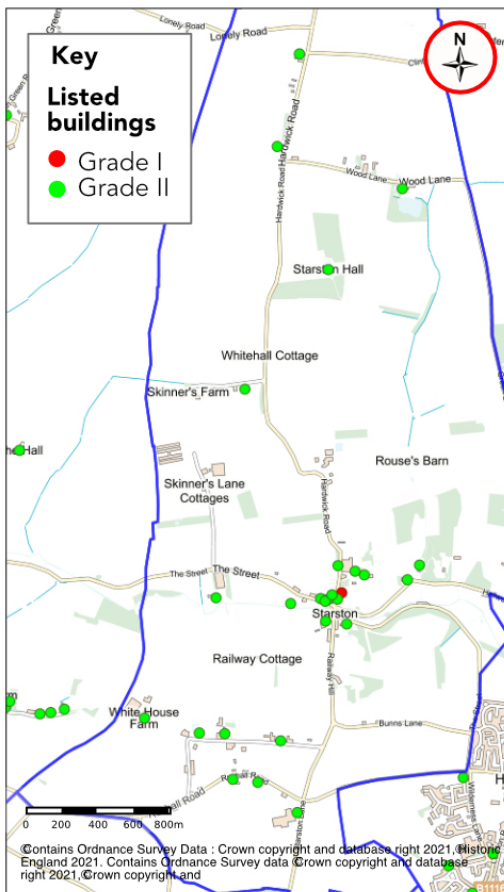


Figure 20 left: Listed buildings in Starston parish (source: Parish Online with own annotations). Blue line denotes parish boundary.

Figure 21 above: Listed buildings in the centre of Starston village (source: Parish Online with own annotations).

5.1.30 Good design, that is both visually attractive and functional, stems from having an understanding of a development’s setting and the character of the local area. This understanding can help to ensure that new development proposals are of an appropriate design; one that respects and complements the existing local character.<sup>24</sup> To add to the South Norfolk Council’s Conservation Area Character Appraisal and Management Guidelines, the Neighbourhood Plan Steering Group has undertaken a Character Appraisal for the whole of the Starston parish. This can be found in Appendix B. This

<sup>23</sup> <https://historicengland.org.uk/listing/the-list>, 09.11.2018.

<sup>24</sup> How to prepare a character assessment to support design policy within a neighbourhood plan, Planning Aid.

describes the distinct appearance and feel of the whole parish, broken down into broad character areas. It communicates the key physical features and characteristics that combine to give Starston its local distinctiveness and unique identity.

**POLICY**

**STA3: Conservation Area and listed buildings**

Development proposals within, or within the setting of, the Conservation Area should preserve or enhance its character and appearance, see Character Appraisal (Appendix B). Development proposals affecting listed buildings, or their setting, should preserve or enhance their special architectural or historic interest. In particular, proposals that assist in positively creating an attractive public realm and improving the quality and appearance of the Conservation Area, will be supported.

Where appropriate, development should incorporate the following:

- High quality materials, paving and landscaping, which reflect the local character, or are of innovative and sensitive contemporary design.
- Coordinated public realm, including signage, railings, litter bins, seating, bus shelters, bollards and cycle racks.

5.1.31 One stakeholder described Starston as ‘a rural, spread out village, with a lovely heart comprised of the Jubilee Hall, meadow and stream.’<sup>25</sup> Throughout all the community engagement work undertaken in the preparation of the Neighbourhood Plan, there was an overwhelming appreciation of the character of the parish as it stands today.

5.1.32 There are some exceptionally interesting and attractive dwellings, which contribute to Starston’s current village form. An early consultation comment stated that they welcomed ‘infill where suitable and safe for road access, so long as new buildings are sympathetically designed’.

5.1.33 It is the intention of STA4 to preserve and enhance the current built form of Starston, paying particular regard to the character, and keeping it a distinct settlement from elsewhere. One business owner stated that design should be ‘in keeping with other houses in the village; other rural villages have new developments of square boxes that are not in keeping with the village’.<sup>26</sup>

<sup>25</sup> Stakeholder engagement – Councillor 21.02.19.

<sup>26</sup> Stakeholder engagement – local business 10.03.19.

Another landowner stated, 'housing should look modern and balance cost with aesthetics, i.e. not large-scale development of square boxes'.<sup>27</sup>

5.1.34 There is also some desire to use locally sourced building materials, although not a practical requirement of all new builds. One landowner stated, 'planning fails to better support small sympathetic developments using sustainable low carbon, locally sourced building materials, that would also help increase local employment, examples: straw bale, clay lump, rammed earth and thatched construction'.<sup>28</sup>

5.1.35 It should be noted that good design within Starston does not necessarily mean old or traditional in style. Innovative and sensitive contemporary design, with good justification, is encouraged within the parish.

5.1.36 An issue that repeatedly came up through consultation was that of heavy goods vehicles and large farm machinery not being able to easily pass along country roads unrestricted. Whilst this cannot be overcome for existing dwellings, the building of any new development should take this into consideration in the off-road parking arrangements for the property, and where possible have regard to the width of the road.

**POLICY**

**STA4: Design of development**

All new development within the Plan area must demonstrate high quality design, reinforcing local distinctiveness and not adversely impacting the rural character and appearance of Starston, as defined in the Character Appraisal (Appendix B). Design that fails to have regard to local context or does not preserve or enhance the character and quality of Starston will not be supported. This does not preclude innovative and sensitive contemporary design.

All new development should comply with the Starston Neighbourhood Plan Design Guidance and Code (see supplementary supporting document).

<sup>27</sup> Stakeholder engagement – landowner 08.02.19.

<sup>28</sup> Stakeholder engagement – local business 01.03.19.



## 5.2 Environment and Landscape

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5.2.1 South Norfolk Council's Landscape Character Assessment 2001 classifies Starston as Waveney Tributary Farmland. Any development in the area must respect the character of Waveney Tributary Farmland and in particular consider the following:

- Conserve the rural peaceful character, with the pattern of small villages and settlements set within the agricultural landscape, but not dominating it.
- Conserve the character and individual identity of the villages either set around greens or loosely following roads. Infilling or extension of settlements could result in a change to a more compact character and merging of settlement and loss of individual identity.
- Seek to maintain the soft grass verges and open frontages that characterise the settlements along rural roads and avoid creation of hard boundaries or surfaces which would impart a more urban character.
- Conserve village greens and commons.
- Conserve the local vernacular features that contribute to the rural character, including the distinctive road signs and road names. Conserve the quiet, rural character of the narrow lanes that cross the area.
- Consider potential effects of potential large-scale developments (for example relating to airfield sites).<sup>29</sup>

5.2.2 A search by the Norfolk Biodiversity Information Service showed 2,290 finds of protected species in Starston parish. Any development will need to consider impact on the protected species. Lapwing, Grey Partridge and Turtle Dove are protected species found in Starston and are on the red list for

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<sup>29</sup> South Norfolk Rural Policy Area B4: Waveney Tributary Farmland, [https://www.south-norfolk.gov.uk/sites/default/files/LUC\\_2001\\_RPA\\_B4\\_Waveney\\_Tributary.pdf](https://www.south-norfolk.gov.uk/sites/default/files/LUC_2001_RPA_B4_Waveney_Tributary.pdf), 09.07.19.

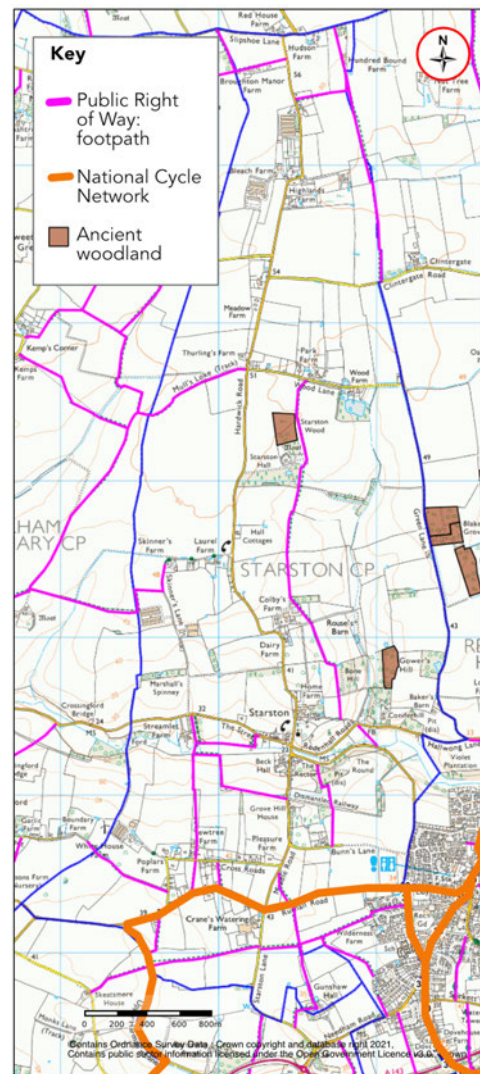
conservation. This means they are a species that needs urgent action for protection.<sup>30</sup>

5.2.3 In a piece of consultation with young people, when asked what is special about Starston, the natural environment was deemed very important: ‘Starston is made special as it is small and has lots of green space and greenery’, and ‘the best thing about Starston is the meadow. I like the trees and the bees.’<sup>31</sup>

5.2.4 Starston has two areas of ‘ancient woodland’. An ancient woodland is an area that has persisted since 1600, relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other micro-organisms<sup>32</sup>, and therefore critical to maintaining the biodiversity found in Starston (figure 22).

5.2.5 Starston is served by a network of footpaths (Public Rights of Way) as well as informal routes, enabling residents to access the countryside. The National Cycle Network (route 30) also comes through the southern end of the parish (figure 22).

Figure 22: Public Rights of Way, the National Cycle Network and ancient woodland (source: Parish Online with own annotations). Blue line denotes parish boundary.



<sup>30</sup> [www.rspb.org.uk/birds-and-wildlife/wildlife-guides/uk-conservation-status-explained/](http://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/uk-conservation-status-explained/), 12.11.2018.

<sup>31</sup> Stakeholder consultation – Young people, 02.03.19.

<sup>32</sup> <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/habitats/ancient-woodland/>, 18.03.21.

**Objective 3: To protect and enable access to the countryside.**

- 5.2.6 There are a number of significant housing allocations outlined in the emerging Greater Norwich Local Plan for Harleston. It is therefore particularly important that, whilst Harleston expands, there is a policy to ensure further development does not encroach into Starston in the future. Initial consultation with the community brought out comments such as 'maintain Starston as a rural village', 'Starston to keep its own identity', 'buffer between Starston and Harleston' and 'keep Starston separate from Harleston'.
- 5.2.7 Strategic gaps help to protect the identity and character of separate settlements, giving a sense of leaving one place and arriving at another. In order for Starston to remain as a distinct settlement, it is necessary to protect a gap between the village and neighbouring Harleston. This should protect the open character and prevent the coalescence of settlements.
- 5.2.8 The strategic gap outlined in STA5 keeps the village and town settlements physically and visually distinct. This does not prevent all development but requires any new development to be sensitive to the location.

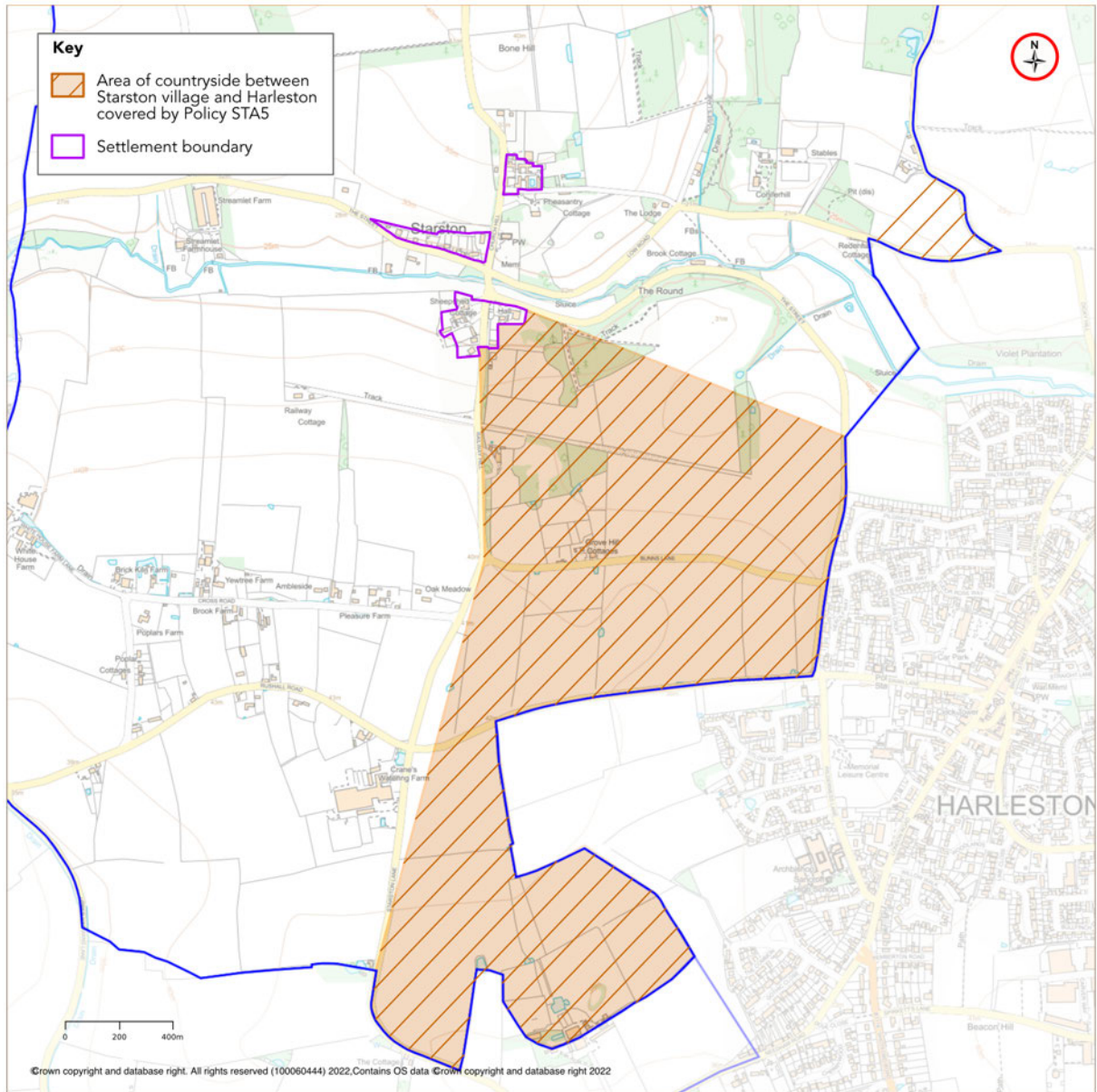


Figure 23: Area of countryside between Starston village and Harleston covered by Policy STA5 (source: Parish Online with own annotations). Blue line denotes parish boundary.

**POLICY**

**STA5: Countryside between Starston village and Harleston**

Development proposals within the area of open countryside identified on figure 23 between the settlements of Starston and Harleston will be assessed to ensure that they respect and retain the generally open and undeveloped nature of that area. Proposals within that area that would clearly lead to the erosion of local distinctiveness and the character of Starston, or to the coalescence of settlements, will not be supported.

5.2.9 To safeguard the natural environment and character of Starston, the Steering Group has identified certain public views and vistas as being of particular importance to the community. These form the basis of the policy set out in STA6 below, and are in addition to the views identified in South Norfolk Council’s Conservation Area Character Appraisal and Management Guidelines (figure 24).

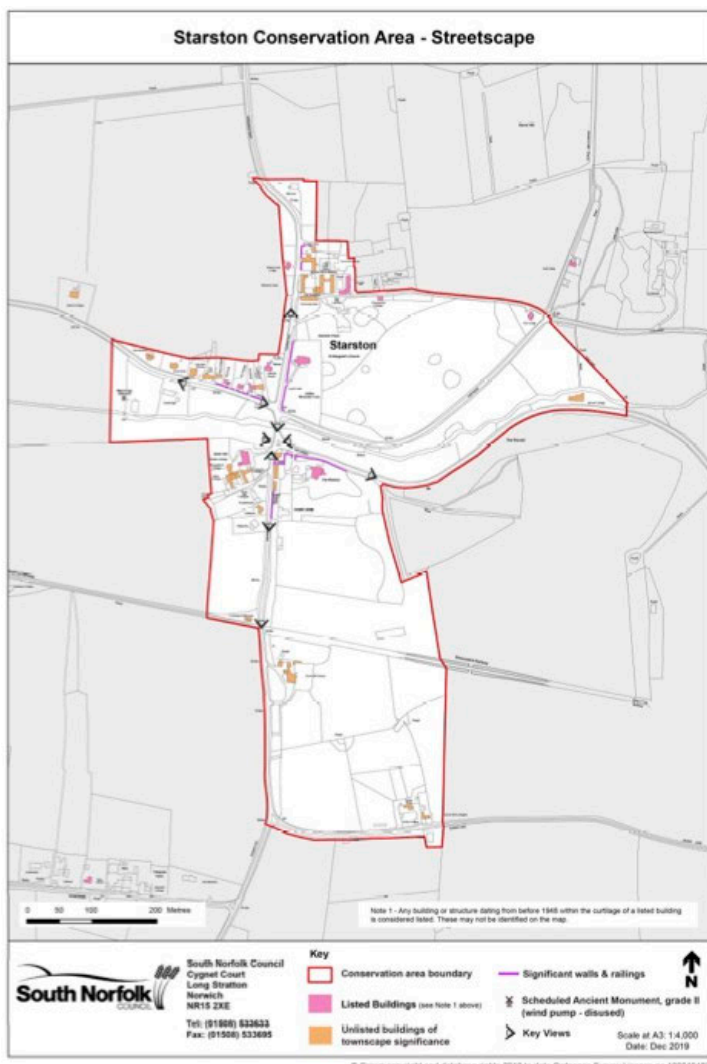


Figure 24: Starston Conservation Area Streetscape, showing key views (source: South Norfolk Conservation Area Character Appraisal and Management Guidelines, Appendix 5).

5.2.10 Description of the views identified in the Neighbourhood Plan as being of particular importance with the parish:

1. From The Street at the foot of Church Hill, looking towards the village sign, the Glebe Meadow, the Jubilee Hall and the Grade II listed Old Rectory. This viewing position is in the centre of the village, beside the bridge across the Beck.
2. From The Street outside Stone Cottage towards the wind pump. This viewing position provides a view of the pump in its rural context, but also offers a view of rising land from the Beck in the immediate hinterland of the village, with Railway Hill in the distance.
3. From just outside the southern entrance to the churchyard, looking west along The Street. This offers a view of the western part of The Street, showing houses along its north side. Among the houses, many of which are listed, are the former school, blacksmith and the public house/shop and post office. The view thus reflects the social history of the village.
4. From the stile on the Colby's Walk public right of way, looking south from the top of the first field above the lane. This is an important view from the north and is the first point where one has a clear sense of approaching the village and the valley of the Beck. The converted Home Farm barns can be seen on the right-hand side, and the Grade II Cart Lodge Barn is just visible beside a smallish area of wild green space.
5. Looking north-north-east from the former railway track approximately 285 metres west of Railway Hill. This offers a panoramic view across farmland towards the centre of the village and the rising land to the north of The Street.
6. From Railway Hill approximately 50 metres north of Cross Road, looking north towards the rising land to the north of The Street, showing Starston village nestling in the valley of the Beck.
7. From outside Hall Cottages, looking west towards the Pulhams. This is a classic 'big sky' view, with the Pulhams visible in the distance and Skinner's Lane on the left. Hardwick Road is the main route north from the centre of Starston. This, with Views 8 and 9, demonstrates the contrast between the landscape of the Beck valley and the higher ground north and south.
8. Looking south-west from Green Lane at the junction with Wood Lane, on the parish boundary. This looks back towards Hardwick Road and the village, across an attractive valley that leads south to the Beck.
9. South and west from the corner of Cross Road (near Brick Kiln Farm) towards Rushall.
10. From near the entrance to the Glebe Meadow opposite the Jubilee Hall, looking north across the Beck towards the tower of St. Margaret's Church.

The view shows a key local landmark and the verdant nature of the land rising north from the Beck.



Figure 25: photographs of each of the important public local views.

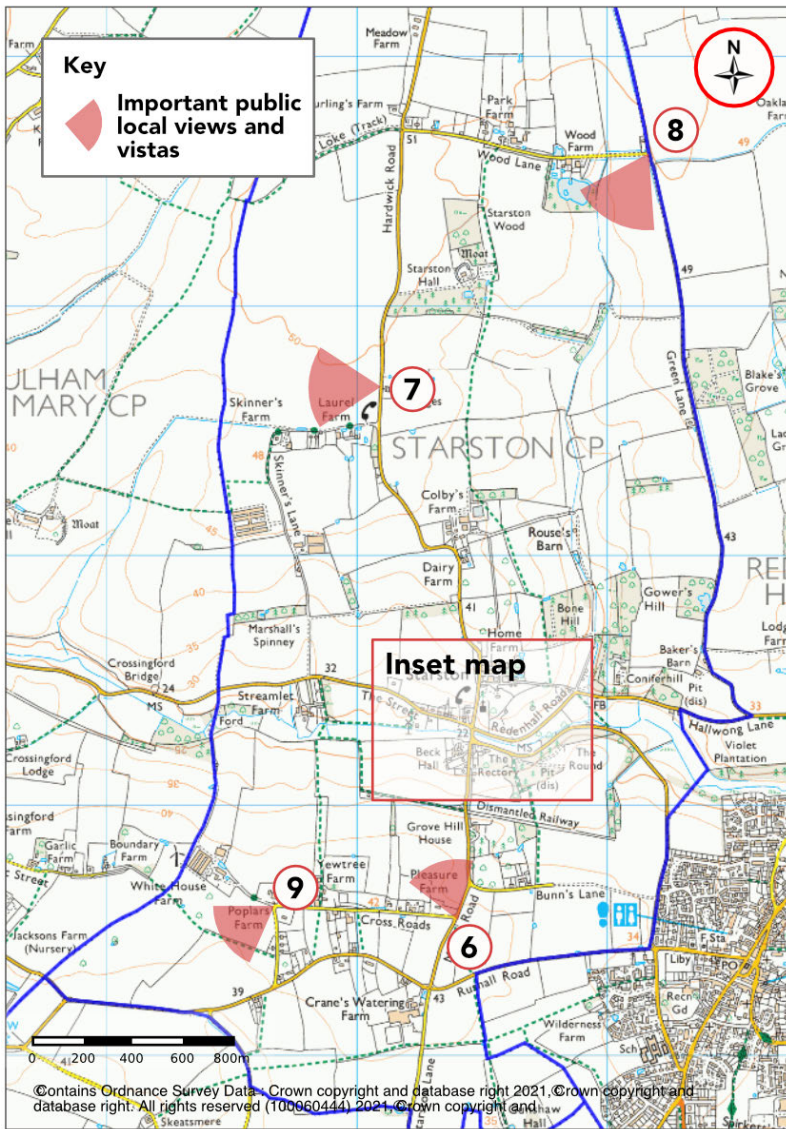
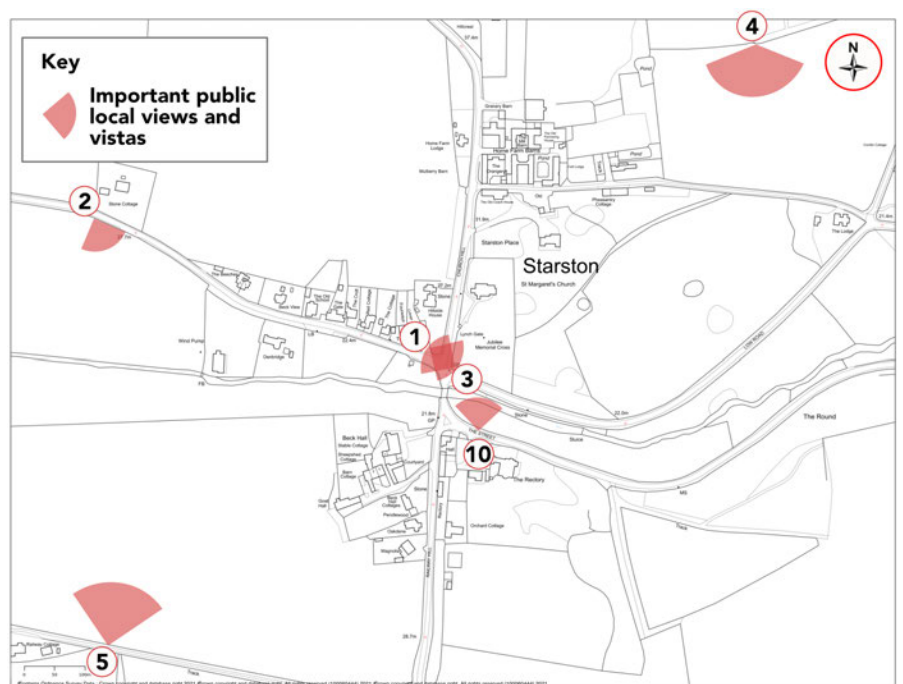


Figure 26: Important public local views and vistas. Blue line denotes parish boundary.

Figure 27: Inset map (source: Parish Online with own annotations).



**STA6: Important public local views and vistas**

The following are identified as important public local views and vistas (as shown in figure 25, 26 and 27):

1. From The Street at the foot of Church Hill looking towards the village sign, the Glebe Meadow, the Jubilee Hall and the Old Rectory.
2. From The Street outside Stone Cottage towards the wind pump.
3. From just outside the southern entrance to the churchyard looking west along The Street.
4. From the stile on Colby's Walk (Public Right of Way) looking south from the top of the first field above the lane.
5. Looking north to north-east from the former railway track approximately 285 metres west of Railway Hill.
6. From Railway Hill approximately 50 metres north of Cross Road, looking north across to the rising land to the north of The Street.
7. From outside Hall Cottages, looking west towards the Pulhams.
8. Looking south-west from Green Lane at the junction with Wood Lane, on the parish boundary.
9. Looking south and west from the corner of Cross Road (near Brick Kiln Farm) towards Rushall.
10. From near the entrance to the Glebe Meadow (Local Green Space 1) opposite the Jubilee Hall, looking north across the Beck towards the tower of the Grade I St. Margaret's Church.

Development proposals that might affect an identified important public local view or vista should ensure that they respect and take account of the view or vista concerned. Development which is overly prominent and/or would have an unacceptable or adverse impact on the landscape or character of the view or vista will not be supported.

5.2.11 South Norfolk Council requires 2.4ha of informal recreation space per 1,000 population. Informal recreation space is recognised as being a critical element of the overall open space provision and can play a vital role in meeting the casual recreational and amenity needs of local residents, boosting health and wellbeing and providing an important function in enhancing the biodiversity of the district.<sup>33</sup> Informal recreation space is

<sup>33</sup> South Norfolk Council, Guidelines for recreation provision in new residential developments, Supplementary Planning Document, September 2018.

important to Starston residents both for its amenity value and to ensure the natural environment and character of the village is safeguarded.

5.2.12 The Neighbourhood Plan has the opportunity to designate areas as ‘Local Green Space’ for special protection, (i.e. where the community is able to rule out new development other than in very special circumstances, for example, for reasonable expansion of the existing facilities to meet growing needs). The list in policy STA7 has come about through community consultation and is in conformity with the National Planning Policy Framework (paragraphs 101-103), whereby the designation of Local Green Spaces should only be used where the green space is:

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

5.2.13 The identified Local Green Spaces for Starston give the village its rural and green feel, critical to the character of the village. A justification and further maps for each of the proposed Local Green Spaces are to be found in Appendix C. In accordance with the Environment Act (2021), biodiversity net gain and the expansion of current ecological networks is strongly welcomed.

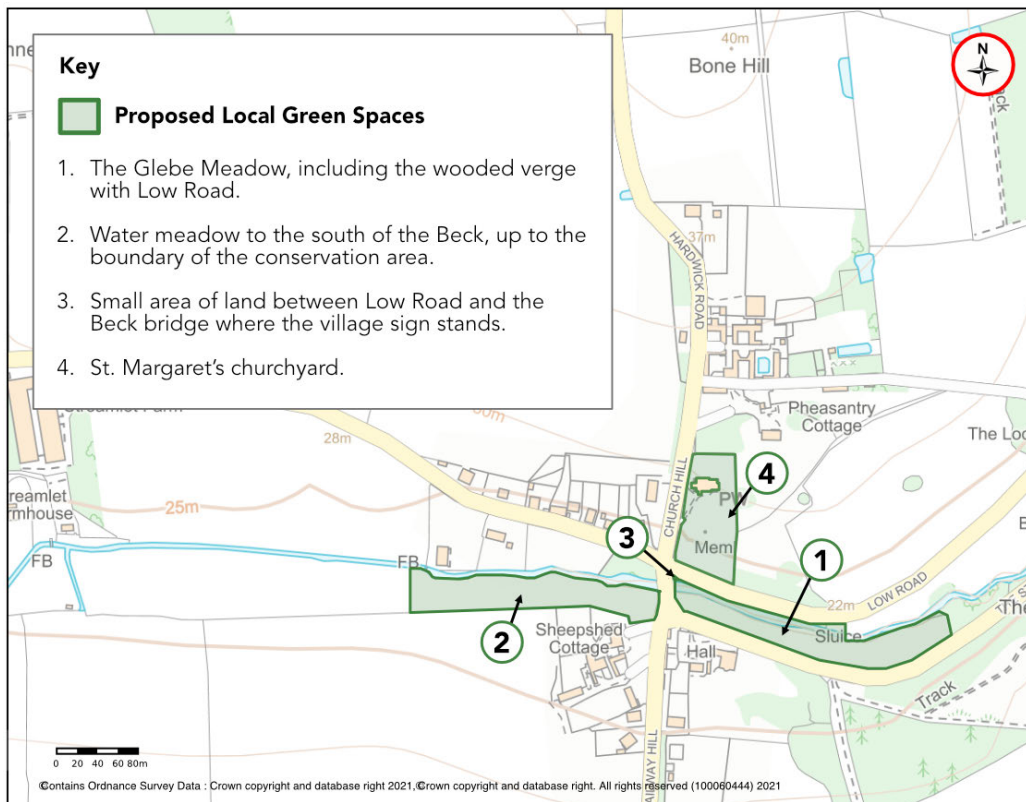


Figure 28: Proposed Local Green Spaces (source: Parish Online with own annotations).

## POLICY

**STA7: Local Green Spaces**

The following areas are designated as Local Green Spaces for special protection (as shown in figure 28):

1. The Glebe Meadow, including the wooded verge with Low Road.
2. Water meadow to the south of the Beck, up to the boundary of the Conservation Area.
3. Small area of land between Low Road and the Beck bridge where the village sign stands.
4. St. Margaret's churchyard.

These Local Green Spaces are protected in accordance with paragraphs 101-103 of the National Planning Policy Framework. Development on a designated Local Green Space will only be supported in very special circumstances, for example where the harm resulting from the proposal is significantly outweighed by other considerations.

Proposals for the enhancement of Local Green Spaces will be encouraged where they lead to further ecological networks and biodiversity net gain.

5.2.14 One of the special features of Starston is the Beck, a stream that runs through the parish, with four individual sluices. The Beck is prone to flooding. Figure 29 shows the extent of the 'Flood Alert Area', the geographical area where it is possible for flooding to occur.

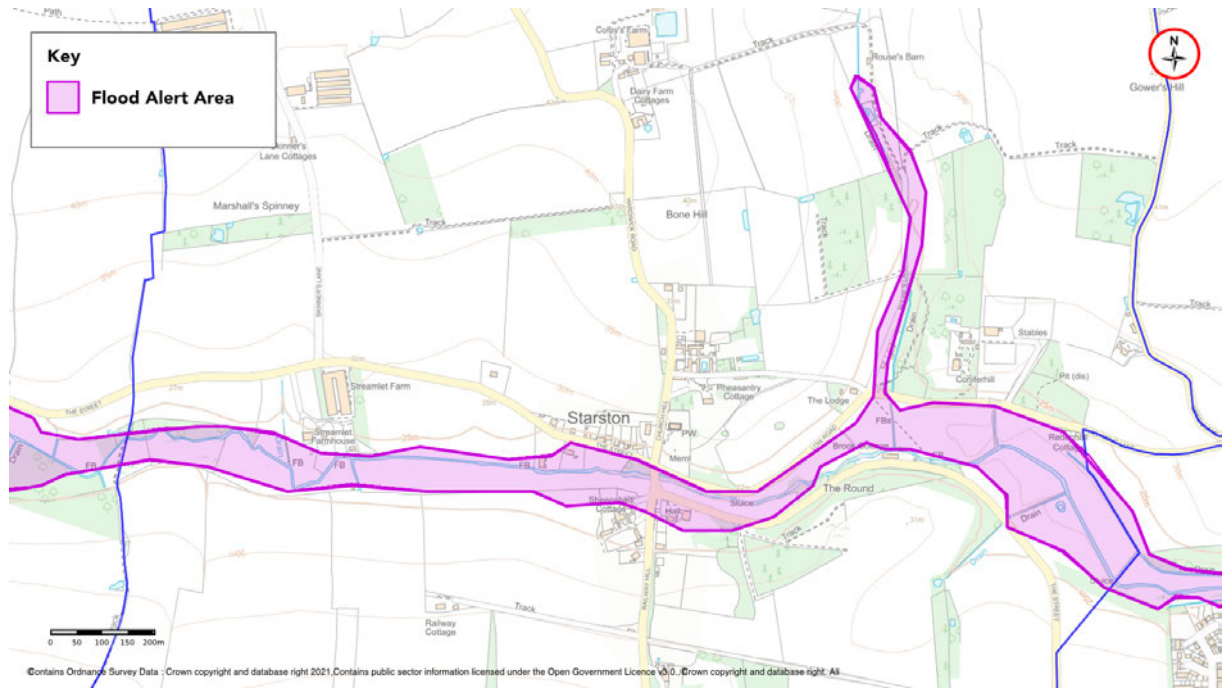


Figure 29: Flood Alert Area through Starston (source: Parish Online with own annotations). Blue line denotes parish boundary.

5.2.15 There are a number of locations within the parish where localised surface water drainage is an issue. Figure 30 shows the locations within the parish where surface water flooding events have occurred during recent years.

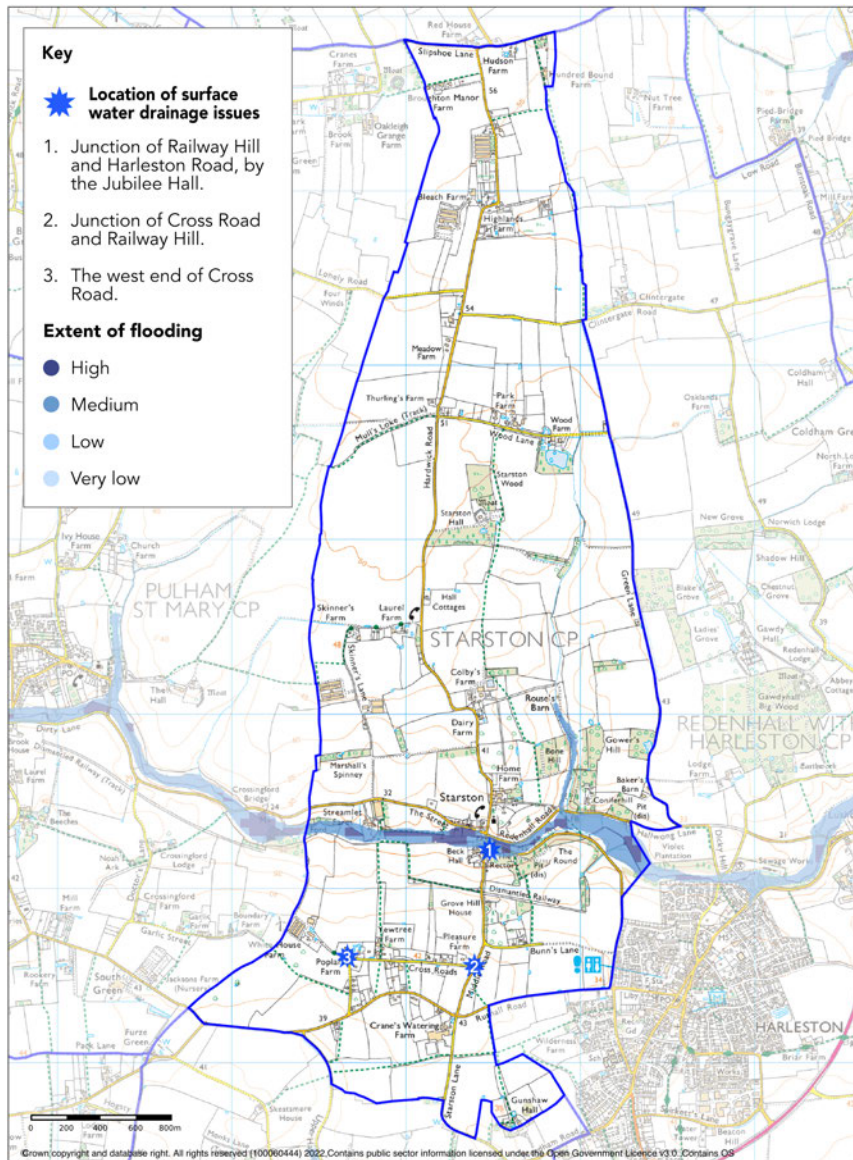


Figure 30: Location of surface water drainage issues (source: Parish Online with own annotations).

**POLICY**

**STA8: Surface water drainage and flood risk**

Development proposals within the Plan area should be accompanied by an appropriate assessment which demonstrates:

- that the development will not increase flood risk to the site or surrounding area from fluvial, groundwater, surface water or other water sources, and
- that the development will have no adverse impacts upon surface water drainage in the area.

Where appropriate, development proposals should incorporate Sustainable Drainage (SuDS) measures and any other necessary mitigations in order to reduce the risk of flooding and include proposals for the future maintenance and management of those drainage measures.



## 5.3 Business and Employment

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- 5.3.1 Data from the 2011 Census shows that of residents aged 16 to 74 years old, 72.2 per cent are economically active. Of the economically active residents aged 16 to 74 years old, 16.1 per cent of residents are in part-time employment, 27.4 per cent of residents are in full-time employment and 25.4 per cent of residents are self-employed. 2.4 per cent of residents are unemployed and 0.8 per cent are full-time students.
- 5.3.2 Of the 27.8 per cent of economically inactive residents, 13.7 per cent are retired, compared to 17.9 per cent for Norfolk, 4.4 per cent are students, 4 per cent are looking after family, 2.4 per cent are long-term sick or disabled and 3.2 per cent fall into the category 'other'.
- 5.3.3 Occupation data from the 2011 Census, shows that residents aged 16 to 74 years old, 19.7 per cent are managers, directors and senior officials, 17.3 per cent are in professional occupations, 11 per cent are associate professional and technical occupations, 6.4 per cent are administrative and secretarial occupations, 16.2 per cent are skilled trades occupations, 12.7 per cent are caring, leisure and other service occupations, 6.9 per cent are sales and customer service occupations, 3.5 per cent are process plant and machine operatives and 6.4 per cent are in elementary occupations.
- 5.3.4 There is anecdotal evidence from residents to suggest that a significant number of people run businesses from home and work from home through the week. This is likely to have further increased during the COVID-19 national lockdown and restrictions. It is expected that the pandemic will change working patterns longer term.
- 5.3.5 There is a general desire to promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic

diversity; is itself competitive and profitable; and provides high quality products that the public wants.

**Objective 4: To encourage and support new and existing businesses.**

- 5.3.6 In order to continue being a vibrant rural parish where people of all ages choose to live, it is important that new business and employment opportunities are supported. Policy STA9 sets out support that the planning system can give to business and employment opportunities in Starston.
- 5.3.7 'Better broadband' came through as a strong issue for businesses in the initial community consultation and stakeholder engagement sessions. At the time of writing there are areas of the village that have a particularly poor connection, but 'fibre to the door' is due to be implemented across the parish in 2021. Some small businesses use the public Wi-Fi provided at the Jubilee Hall when internet connection is poor.
- 5.3.8 Taking into account mitigation measures regarding climate change, the design of any new business infrastructure should also, where possible, incorporate electric car charging points, solar energy initiatives and rainwater harvesting, thus leading the way in environmental responsibility.

## POLICY

**STA9: Business development**

The following new developments will be supported to encourage business and employment opportunities, provided that they are appropriate both in design and environmental impact, and do not have an unacceptably adverse impact on the road network:

- Proposals, including extensions, that enable home working.
- The redevelopment of redundant farm buildings for employment use.
- Proposals for the development of businesses related to agriculture or horticulture.

Compliance with the Design Guidance and Codes (supplementary supporting document) is expected.

The following should be incorporated into the design of business and employment units, where possible:

- High speed broadband.
- Electric car charging points.
- Low carbon technologies for heating and energy sources.
- Rainwater harvesting.



## 6. Community action projects

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- 6.1 Through the community engagement activities undertaken as part of the Starston Neighbourhood Plan, the local community identified a number of projects that fall outside the remit of planning policy. These have been listed as 'community action projects'.
- 6.2 It should be noted that as a direct result of the Neighbourhood Plan consultation, a permissive path has been established on the field edge running parallel to Railway Hill. This path is now walked daily by residents, as an alternative to walking in the road.
- 6.3 Community action projects will be addressed outside the Neighbourhood Plan process. Projects are only included here for topics that are relevant to the Neighbourhood Plan and should not be considered an exhaustive list. Over the lifetime of the Neighbourhood Plan, Starston Parish Council may also develop a range of projects as a result of, and independent of, new development.

### Community action projects

- Continue to investigate the potential for the following permissive paths:
  - Railway Hill, linking to Cross Road.
  - Linking the centre of Starston to Pulham St. Mary.
  - The water meadow south of the Beck.
- Work with Highways to introduce traffic calming measures and restrict large vehicles going through the village where possible.
- Work with neighbouring parishes to ensure gaps between settlements remain in accordance with STA5.
- Investigate local interest and practicalities of a low-carbon community power generation/water provision project.
- Further tree/hedge planting.



# 7. Implementation

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## Delivery of policies and projects

- 7.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to ensure that when land is developed, it comes with the necessary infrastructure to support it, such as schools, public transport and leisure facilities. CIL allows South Norfolk Council to raise funds from developers and individuals who are undertaking building projects to support growth in the area.
- 7.2 Within South Norfolk district the following types of development are liable for CIL:
- All development of 100sqm or more of new build, or extensions to existing buildings.
  - All development regardless of size that results in the creation of a new dwelling.
  - Agricultural buildings and storage warehouses that people enter into.
  - The conversion of a building that is no longer in lawful use.<sup>34</sup>
- 7.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is in place, Starston Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Starston.
- 7.4 Where appropriate and possible, Starston Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

## Monitoring the use of the Neighbourhood Plan

- 7.5 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2022-2042. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. It will be the role of the South Norfolk Council and Starston Parish Council to

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<sup>34</sup> <https://www.south-norfolk.gov.uk/residents/planning-and-building/community-infrastructure-levy>, 08.07.19

promote and monitor the use of the Neighbourhood Plan for all planning applications.

### **Future reviews**

- 7.6 The plan will be reviewed at regular intervals during the period up to 2042 to ensure that it continues to be consistent with national policy and the strategic policies of the Greater Norwich Local Plan and the South Norfolk Local Plan, or any other strategic plan covering the parish. It will be the role of the Parish Council to review the Neighbourhood Plan at an appropriate time. At the time of writing, many of the first Neighbourhood Plans in the country are starting to be revisited.

# Appendix

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## Appendix A: Neighbourhood Plan Steering Group members

The Starston Neighbourhood Plan Steering Group has included the following members, many of whom have served from the beginning of the process in 2018 to its conclusion:

- **Janet Broadhurst**, Parish Councillor
- **Sam Carter**, Former Parish Councillor
- **Chris Doughty**, Parishioner
- **Auriel Gibson**, Parishioner (Chair of the Neighbourhood Plan Steering Group until pre-submission consultation)
- **Patrick Gray**, Former Parishioner
- **Peter Grimble**, Parishioner
- **Ann Leitch**, Parish Councillor (former Chair of the Parish Council and first Chair of the Neighbourhood Plan Steering Group)
- **Kevin Murphy**, Parishioner
- **Karen O’Keeffe**, Parishioner

Supported by

- **Libby Alexander** – Parish Clerk
- **Clare Crane** – Former Parish Clerk
- **Emma Harrison** – Independent consultant for the Sustainability Appraisal
- **Rachel Leggett** – Project Manager and principal independent consultant for the Neighbourhood Plan

## Appendix B: Starston village character appraisal

Below is a map and a description of distinct character areas within Starston, produced by the Neighbourhood Plan Steering Group.

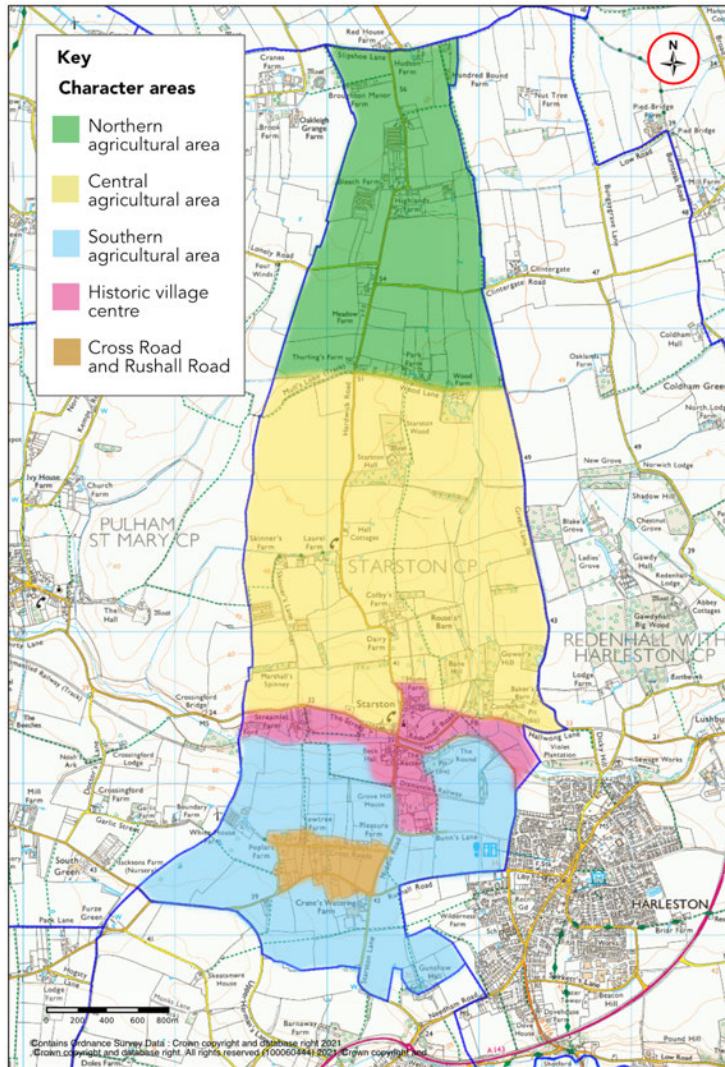


Figure 31: Character areas (source: Parish Online). Blue line denotes parish boundary.

### 1. Northern agricultural area

The highest part of the village lies fairly flat, with prominent trees and hedges around largely arable land but with some grassland. There are two intensive livestock units (poultry and pigs). Field size varies and there are some open views. Housing is from 17-20th century and is generally scattered, with a small group in Wood Lane.

### 2. Central agricultural area

Big views predominate, with large field size mainly in arable use in the northern part and smaller, more undulating fields nearer the Beck. Land slopes generally to the Beck in the south, and gently to a discrete valley stream in the eastern part.

Woodland is diverse, with two blocks of ancient woodland, and some notable conifers to the south. A County Wildlife Site is designated on Gower's Hill. Lanes are largely tree lined. Includes an intensive poultry unit. Housing, typically ranging from 17-20th century, is generally scattered, with a small group in Skinner's Lane. Includes former farmsteads, some in residential or previous business use.

### 3. Southern agricultural area

Land slopes increasingly towards the Beck to the north and down towards the Waveney in the south, with extensive views. Predominantly in arable farming, with blocks of woodland near the village centre. This part of the village borders Harleston's housing areas in the south-east. There is an intensive poultry unit and a significant dairy unit with its associated grassland. Housing, typically ranging from 17-20th century origins, is generally scattered.

### 4. Historic village centre

Comprises the village Conservation Area and the valley of the Beck. The winding valley includes the east-west road from Harleston to the Pulhams, which meets the north-south Church Hill and Railway Hill by the road bridge over the Beck in the village centre. This is the location of the village sign. The historic village centre also accommodates St. Margaret's Church and the Jubilee Hall, and alongside the Beck the valued the Glebe Meadow, which includes an orchard of 26 different species of fruit tree planted by members of the community to mark the Queen's Diamond Jubilee in 2012. The village centre is the heart of Starston, with enticing views from all the wooded approach roads which converge in the valley, including of the emblematic wind pump, a scheduled monument and Grade II listed feature. There are some notable historic houses and a number of listed buildings, typically dating from 17-20th centuries, with a ribbon of dwellings along The Street and up Railway Hill. The Barns is a 21st century conversion of former farm buildings retaining their traditional brick and flint construction in a compact group to the north of the church.

### 5. Cross Road and Rushall Road

Relatively high ground with extensive views, especially to the south into Suffolk. The main housing group in the south of the village comprises largely 17-20th century properties in an open and spacious setting. Houses include bungalows alongside historic properties, with some more modern conversions and extensions and a number of former farmsteads now in residential use. Field size is smaller with a mix of grassland and arable, lined with hedges and trees. Cross Road is a quiet, narrow and tree-lined lane, while Rushall Road is more open and links Harleston with Dickleburgh and the Pulhams. Predominantly residential with a set of business premises in former farmsteads in Cross Road and at the east end of Rushall Road.

## Appendix C: Local Green Space justification

The tables below outline justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 102 of the National Planning Policy Framework (July 2021).

| <b>1. The Glebe Meadow, including the wooded verge with Low Road</b>   |  |
|--|--|
| <b>Description:</b>  |  |
| <ul style="list-style-type: none"> <li>• The Glebe Meadow is a 0.8-hectare community meadow located between Low Road and Harleston Road, with Starston Beck flowing through from west to east. It is central to the village and at the heart of the community. It is managed by volunteers who mow part of the meadow while the remainder is cut for hay annually. It is fenced to make it safe for families and dogs.</li> <li>• This former grazing meadow was transferred into community ownership for use as amenity land in 2012 following major village fundraising. The Starston Jubilee Hall Trust owns and manages the meadow on behalf of the village.</li> <li>• A footbridge and a stile were introduced to link with a public right of way. A traditional orchard was established with each tree planted by a different family to encourage a sense of ownership. Bird and bat boxes were assembled by children and beehives are managed by the Starston Bee Group. Seating is provided beside the Beck and in the orchard.</li> <li>• It is well used by people from Starston, and from Harleston and other villages. Footfall is estimated to be around 5,000 per year. The meadow is also used for village events and community activities.</li> <li>• The Glebe Meadow has won community awards (CPRE Green Spaces Award 2012, and a Volunteer Group Award from South Norfolk Council).</li> <li>• The Glebe Meadow forms part of the key characteristics identified in the Starston Conservation Area Character Appraisal (2019).</li> </ul> |  |
| <b>In reasonably close proximity to the community it serves</b>  | The Glebe Meadow is central to the village, between St. Margaret’s Church and the Jubilee Hall. It stretches east from the bridge and is bounded on the north by the Beck and trees lining Low Road and to the south by the hedge on Harleston Road.   |
| <b>Demonstrably special to a local community and holds a particular local significance</b>   | <ul style="list-style-type: none"> <li>• Lying at the heart of the village, the Glebe Meadow defines the character of Starston, an attractive green vista from The Street and the bridge.</li> <li>• Historic significance – in the heart of the Conservation Area, formerly church-owned glebe land, situated between the church and the Old Rectory. The meadow is overlooked by the Grade I listed St. Margaret’s Church and</li> </ul> |

|  |   |
|--|---|
|  | <p>is adjacent to other listed buildings (The Old Rectory and Beck Hall).</p> <ul style="list-style-type: none"> <li>• Recreational value – used for informal recreation throughout the year. Also for organised events, such as dog shows, teddy bears picnics, firework displays and youth club activities. The Glebe Meadow draws people together from the whole village and beyond, and encourages local volunteering. Volunteers hold regular maintenance days to carry out tasks required to take care of the meadow.</li> <li>• Tranquillity – there are seats on the meadow. It is used locally for walking, watching wildlife and as a quiet place to relax and reflect.</li> <li>• Richness of wildlife – the diverse habitats of meadow, woodland and Beck encourage a wealth of wildlife. There are a number of bird and bat boxes made by volunteers and a kestrel box by the Thornham Owl Project. Egrets and kingfishers are also seen.</li> </ul> |
| <p><b>Local in character and is not an extensive tract of land</b></p> | <p>The Glebe Meadow is 0.8 ha and is central to Starston’s rural identity.</p>  |



Figure 32: The Glebe Meadow.

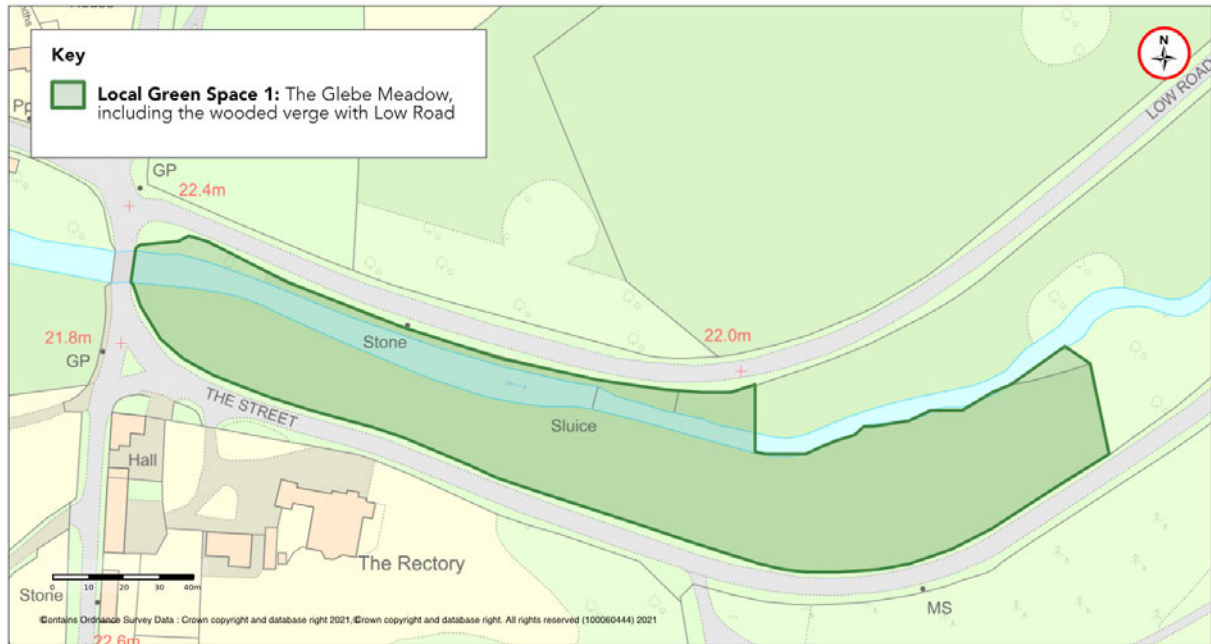


Figure 33: Local Green Space 1 (source: Parish Online with own annotations).

## 2. Water meadow to the south of the Beck

### Description:

- The water meadow is a privately owned field located south of the Beck and immediately upstream from the Glebe Meadow. It is centrally situated in the village, and sits in a shallow valley setting, overlooked from both sides, including the approaches from the Pulhams and Harleston, and from the footpath and former railway line by Crossing Gates.
- This Local Green Space is the eastern end of a larger meadow. It amounts to approximately 0.8ha and lies wholly within the Conservation Area. Its boundary to the west follows the Conservation Area boundary which crosses this meadow close to the wind pump on the northern bank. (The whole field amounts to around 3.1ha).
- Being part of an open landscape, views of this meadow are regarded as special from several parts of the village. The Beck flows west to east along its length.
- This water meadow, which is prone to flooding, is managed grassland set between mature hedges to the south and the Beck on the north side with associated bankside vegetation
- It enjoys (currently informal) permissive public access and links with other rights of way to the south and west.
- The water meadow forms part of the key characteristics identified in the Starston Conservation Area Character Appraisal (December 2019).

|   |  |
|---|--|
| <p><b>In reasonably close proximity to the community it serves</b></p>                            | <ul style="list-style-type: none"> <li>• The water meadow is in the centre of Starston, giving an important green and rural setting to the village. Houses on The Street look out onto this part of the meadow.</li> <li>• It is also viewed directly by residents, pedestrians and passing traffic approaching from the Harleston direction, and by pedestrians on The Street.</li> </ul>   |
| <p><b>Demonstrably special to a local community and holds a particular local significance</b></p> | <ul style="list-style-type: none"> <li>• Beauty – the grassland provides a stunning setting within the village. There are a number of trees in the field boundaries. The Beck provides the northern boundary.</li> <li>• Historic significance – it lies in the heart of the Conservation Area. It has been an unchanged water meadow for many centuries and is the setting for the wind pump (Grade 11 listed and Scheduled Monument) across the Beck.</li> <li>• Recreational value – the area is regularly used by walkers and stretches from the village centre, by the bridge and the Jubilee Hall, to link with other rights of way.</li> <li>• Tranquillity – the meadow is peaceful, away from roads and bordered by a hedgerow and the Beck.</li> <li>• Richness of wildlife – barn owls hunt in this meadow. Kingfishers are regular visitors and egrets have been seen here. Otters have been present in the past.</li> </ul> |
| <p><b>Local in character and is not an extensive tract of land</b></p>                            | <p>This eastern part of the water meadow amounts to 0.8 ha within the Conservation Area and lies at the heart of the village. It is a critical part of the rural nature of the parish.</p>   |



Figure 34: Water meadow.

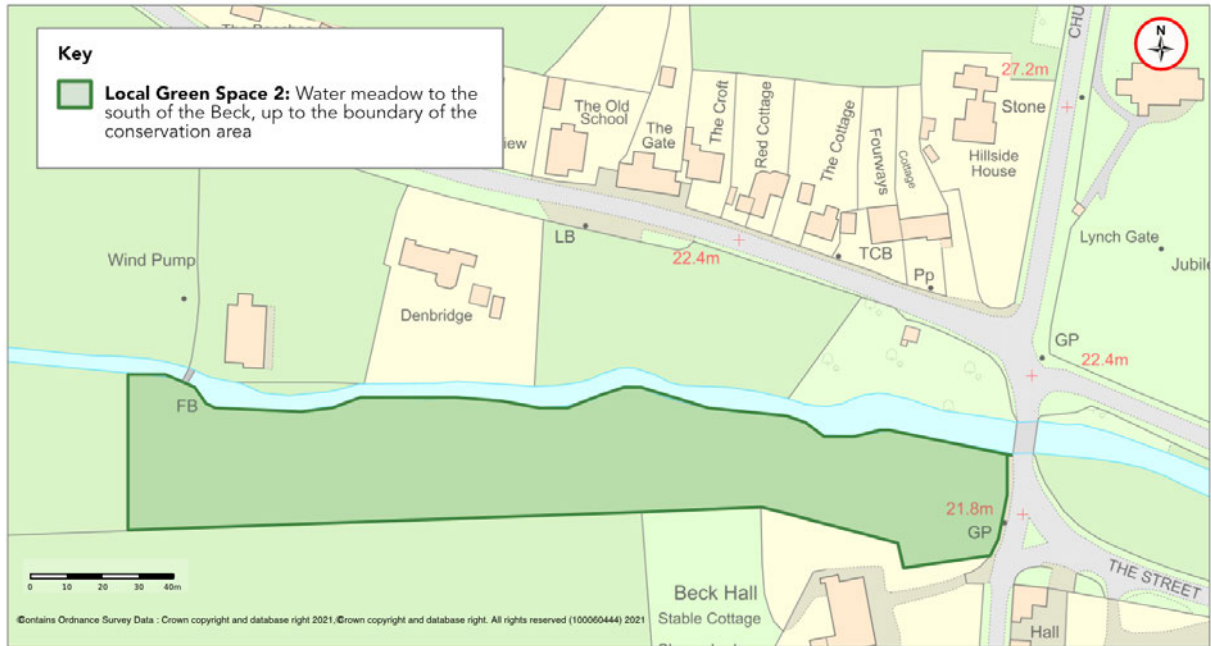


Figure 35: Local Green Space 2 (source: Parish Online with own annotations).

|  |   |
|--|---|
| <p><b>3. Small area of land between Low Road and the Beck bridge where the village sign stands</b></p>   |   |
| <p><b>Description:</b></p> <ul style="list-style-type: none"> <li>• Small grass verge area of approximately 45m<sup>2</sup> owned by the Parish Council.</li> <li>• Site of the iconic village sign which defines the centre of Starston.</li> <li>• In a prominent position in the village beside a crossroads and next to the bridge; a key part of the identity of Starston.</li> </ul> |   |
| <p><b>In reasonably close proximity to the community it serves</b></p>   | <p>Central to the village, adjoins the main bridge over the Beck and adjacent to the Glebe Meadow.</p>                                |
| <p><b>Demonstrably special to a local community and holds a particular local significance</b></p>  | <p>Historic significance – in the centre of the Conservation Area, this has been the site of the present village sign since 1980.</p> |
| <p><b>Local in character and is not an extensive tract of land</b></p>   | <p>A small but vital green space.</p>   |



Figure 36: Village sign land.

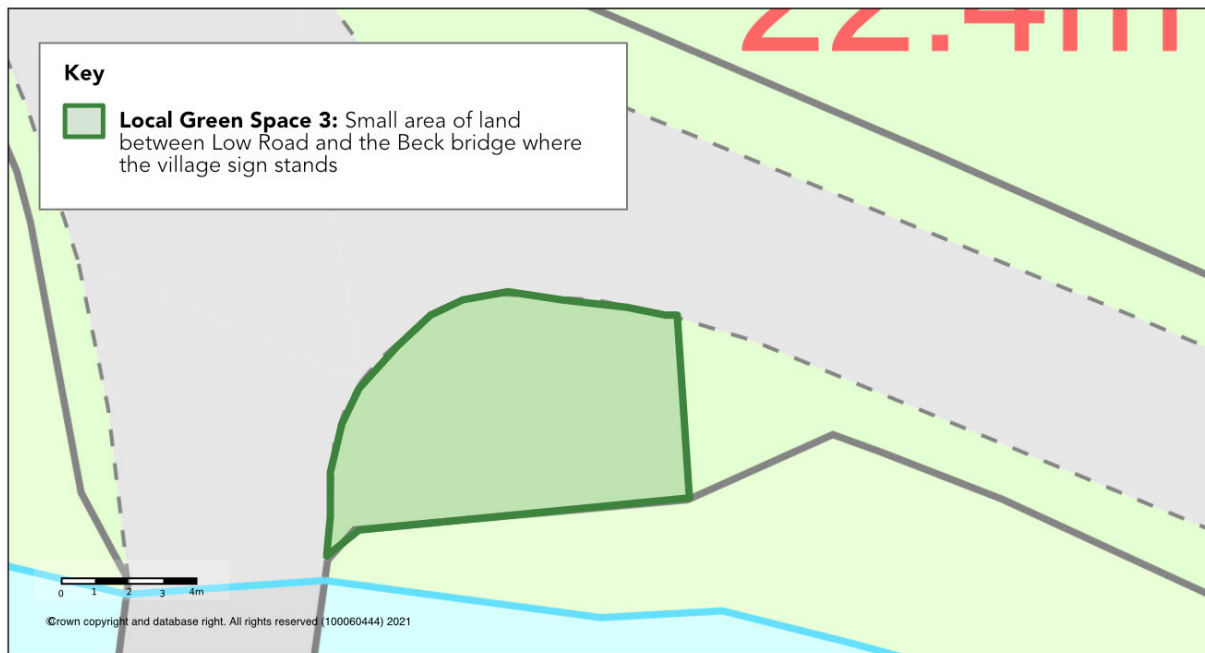


Figure 37: Local Green Space 3 (source: Parish Online with own annotations).

| 4. St. Margaret's churchyard  |  |
|---|--|
| In reasonably close proximity to the community it serves                            | The churchyard is in the heart of the village on the east side of Church Hill. It has a commanding presence and looks out over the Beck and the Glebe Meadow towards the Jubilee Hall and the Old Rectory.   |
| Demonstrably special to a local community and holds a particular local significance | The churchyard surrounds St. Margaret's Church, which was mainly built in the 14th and 15th centuries, with evidence of even earlier origins. The churchyard is visited by everyone attending services in the church and is used for burials of Starston parishioners. It can be viewed from the Glebe Meadow, as well as from The Street, Church Hill and Low Road. Maintenance of the churchyard is carried out sensitively to |

|  |   |
|--|---|
|  | protect wildlife habitats with part managed as a conservation area.             |
| Local in character and is not an extensive tract of land | The churchyard sits in the village centre and extends to approximately 0.72 ha. |



Figure 38: St. Margaret's churchyard.

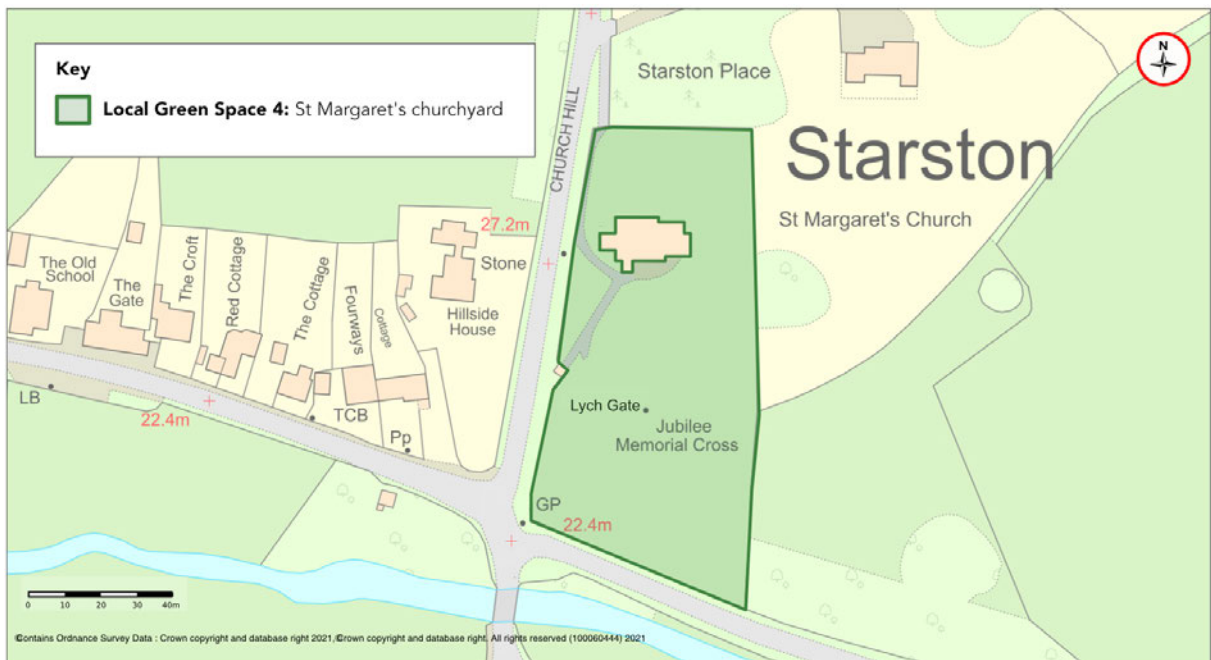


Figure 39: Local Green Space 4 (source: Parish Online with own annotations).

## Appendix D: Glossary

**Glossary of terms used and/or relevant to the Starston Neighbourhood Plan and supporting submission documents.** Definitions are taken directly from the glossary of the National Planning Policy Framework July 2018, page 64.

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

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20per cent below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of Plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20per cent below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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

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

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

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

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

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

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

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

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

**Lifetime home:** ‘lifetime homes’, allowing older people to stay in their own homes for longer, reducing the need for home adaptations and giving greater choice to people with disabilities who cannot achieve independent living due to lack of suitable housing.<sup>35</sup>

**Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

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<sup>35</sup> Taken from the definition of Lifetime Homes, [https://www.designingbuildings.co.uk/wiki/Lifetime\\_homes](https://www.designingbuildings.co.uk/wiki/Lifetime_homes), extracted 17.03.21.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

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

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

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

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

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

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

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

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

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

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

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

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

