

# **WROXHAM Neighbourhood Plan 2019-2039**



**Final version:  
ADOPTED March 2019**





Figure 1 above: the River Bure from Caen Meadow, Wroxham

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# 1. Introduction

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The Wroxham 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, 2019-2039. It is the first planning document put together by the community of Wroxham. The Plan is made and adopted by Broadland District Council and the Broads Authority and will be used to determine planning applications. Wroxham Parish Council will use the Plan to respond to planning applications.

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 Wroxham 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.

The Wroxham Neighbourhood Plan is not a means of stopping development; it is there to ensure development takes place in an appropriate way for the area. It differs from the 2011 Parish Plan prepared by the Parish Council, as it is solely about the use and development of land. Now adopted, the Plan is a statutory planning policy document sitting alongside the Local Plans. It 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 development is anticipated and planned for.

This is the final version of the Wroxham Neighbourhood Plan, having gained support at referendum. For the six-week period between 21<sup>st</sup> July and 1<sup>st</sup> September 2018, local residents, businesses and statutory agencies had the opportunity to comment on the draft Plan. During September and October 2018 all comments were collated and considered. The Plan was amended for submission to Broadland District Council and the Broads Authority. It was independently examined in January/February 2019 and further modifications were made in accordance with the Examiner's report.

Commissioned by Wroxham Parish Council, the Wroxham Neighbourhood Plan has been developed by a Steering Group of local residents (see Appendix A for Steering Group members). Early on in the process, the Steering Group established a set of aims to drive the process. These were ratified through consultation with the community.

By undertaking a Neighbourhood Plan for Wroxham, the steering group aimed to:

- Bring the community together to understand and address the key parish issues.
- Shape future infrastructure and development.



- Enhance the sense of community and quality of life, through greater integration and improved facilities.
- Identify community needs for the use of developer contributions and other possible funds.



Figure 2 left: Members of the Wroxham Neighbourhood Plan steering group.

### **Accompanying supporting documents**

The fundamental principle underpinning the planning system in England remains that of achieving sustainable development. Therefore, the submission version of the Neighbourhood Plan was 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. When the Wroxham Neighbourhood Plan was submitted for independent examination, it was accompanied by the following documents:

- Basic Conditions Statement.
- Consultation Statement.
- Sustainability Appraisal Scoping Report.
- Sustainability Appraisal (with revisions).
- Strategic Environmental Assessment Screening Report.
- Habitat Regulation Screening Report.

### **Examination and referendum**

After submission Broadland District Council undertook a checking process and further consultation (Regulation 16) before independent examination. The Examiner concluded that, 'The Wroxham Neighbourhood Plan has been carefully prepared to respond to planning issues which relate specifically to Wroxham, recognising the location of a substantial part of the parish within the Broads, and the distinctive character of the parish'. He recommend that the Plan should proceed to a referendum subject to the modifications.

At referendum on 21<sup>st</sup> March 2019 every resident of Wroxham, who was entitled to vote in Broadland District Council elections and was 18 years or over, had the



opportunity to vote on whether or not they agree with the Neighbourhood Plan. At referendum residents were asked, *'Do you want Broadland District Council and the Broads Authority to use the Neighbourhood Plan for Wroxham parish to help it decide planning applications in the neighbourhood area?'*. There was a 26.74 per cent turn out. 341 people votes 'yes', and 18 voted 'no'. As the Plan had at least 50 per cent support from those that voted in the referendum, Broadland District Council, the Broads Authority and Wroxham Parish Council have adopted the Neighbourhood Plan.

Figure 3 below: Aerial photograph of Wroxham village (source: Mike Page Aerial Photography).







## 2. Wroxham parish

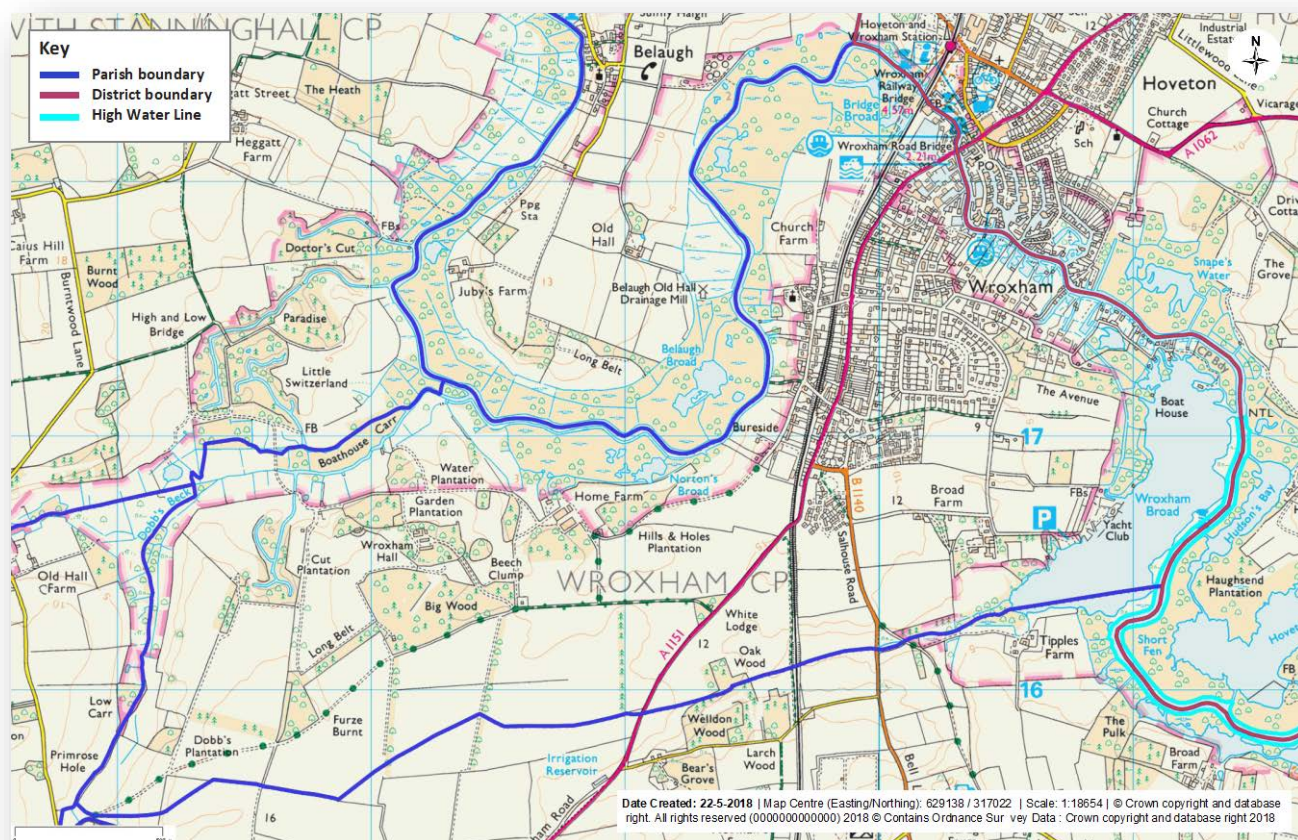


Figure 4 above: The Administrative boundary of Wroxham, the Neighbourhood Plan area (source: Parish Online with own annotations).

When asked what is special about Wroxham, residents repeatedly noted its waterside location and community spirit. The combination of setting, size and natural beauty, combine to make Wroxham a unique place to live. For more than 100 years Wroxham has been regarded as The Capital of The Norfolk Broads. It lies at the heart of the Broads National Park and has a range of housing in woodland and waterside settings. Adjacent to a thriving hub of tourism it nevertheless offers areas of tranquility for those seeking a high quality of living.



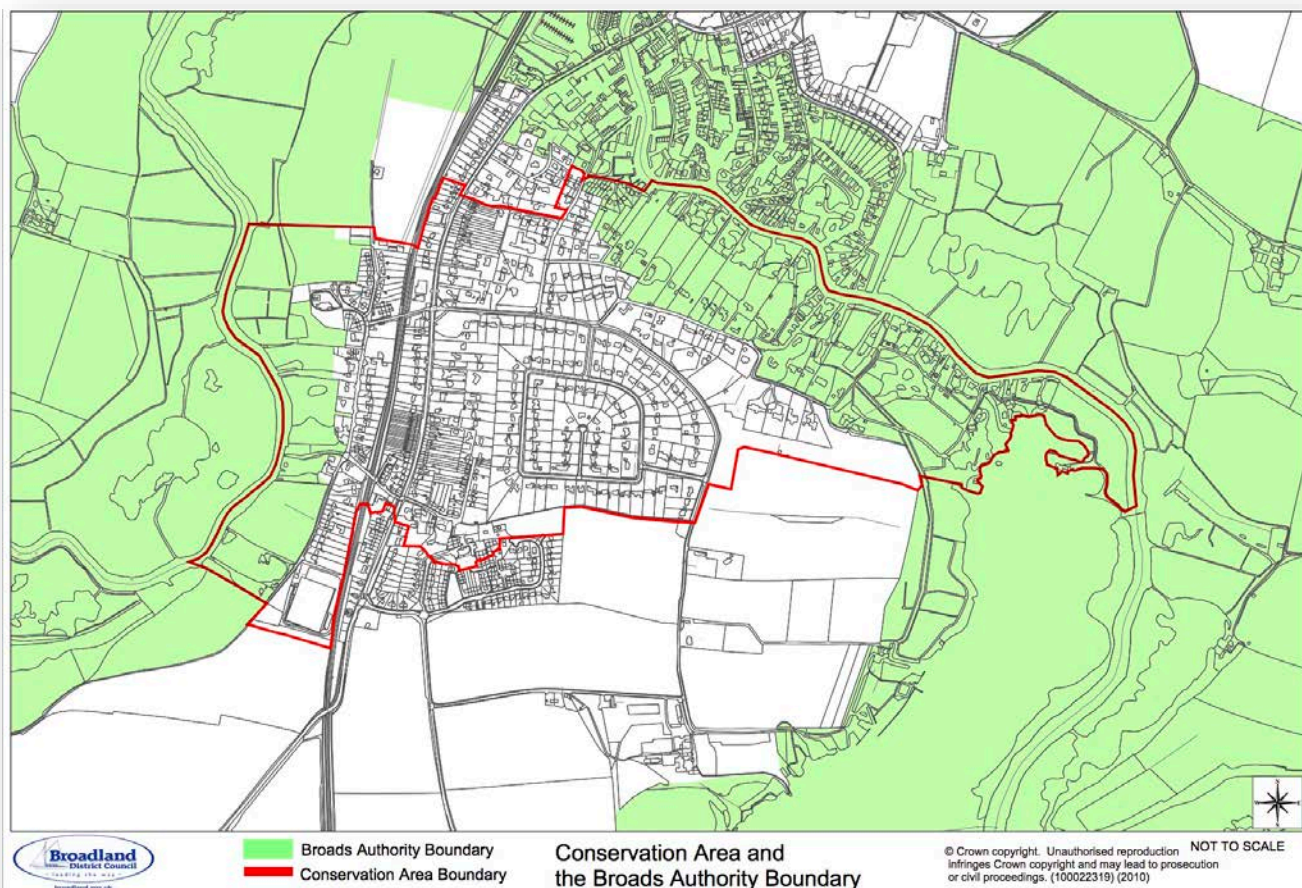


Figure 5: Broads Authority Boundary and Conservation Area Boundary (Source: Broadland District Council).

Wroxham lies 12.5km north east of the centre of Norwich city and is separated from the village of Hoveton to the north by the River Bure. Hoveton is also often referred to (mistakenly) as Wroxham, but the two villages have a distinct character of their own and separate administrative boundaries. Wroxham uses a number of the services of Hoveton (primary and secondary schools, doctors practice, train station, shops and community amenities). The A1151 Norwich to Stalham road (commonly referred to locally as the Norwich Road) runs through the village and across the bridge into Hoveton. Wroxham Parish Council and Hoveton Parish Council have established a good working relationship to address common issues.

In 2011 the population of Wroxham stood at 1502.<sup>1</sup> The mean age of residents of Wroxham is 52 years old, older than the mean age of 43.9 for Broadland and 42.7 for Norfolk.<sup>2</sup> Wroxham is more comparable to North Norfolk district where the mean age is older at 47.5 years.<sup>3</sup>

The boundary between Wroxham and Hoveton is the River Bure. There has been a bridge across the river since at least 1320. The basis for the present Wroxham Bridge is a largely unseen masonry Scheduled Ancient Monument.<sup>4</sup>

<sup>1</sup> Census data 2011.

<sup>2</sup> Census data 2011.

<sup>3</sup> <http://rsnonline.org.uk/neighbourhood-planning-in-north-norfolk>.

<sup>4</sup> Wroxham Parish Plan, April 2011.





Figure 6 above: Wroxham Bridge, possibly circa 1930s (source: 'Norwich and the Broads' described by Walter Jerrold and pictured by E.W. Hasslehust).

Wroxham is derived from Old English and means the homestead or enclosure of the buzzard or alternatively, the homestead of a man called 'Wrocc'. In the Domesday Book (1086) it is recorded as Vrocsham and as having two free men, sixty acres of land, two borders and two ploughs. The entry also mentions two churches, which were described as the churches of St John's (now vanished) and St Mary's (which stands today).

Peat cutting was an important industry in the 12th Century, which supplied Norwich and Yarmouth until the end of the 14th Century. Wroxham Broad and Bridge Broad were formed when the peat excavations flooded.

The village grew from its medieval core in Church Lane and St Mary's Close where St Mary's Parish Church and The Manor House stand today. In the 18<sup>th</sup> Century the manorial centre moved east to Wroxham House, where in the early 20<sup>th</sup> Century, residential development grew rapidly when the railway from Norwich was built and the growth of leisure sailing on the river and the Broads began. An area between The Avenue and the River Bure was first developed with holiday homes, mostly bungalows, set in large gardens with river frontage moorings and boathouses.

The nature of modern day Wroxham has been majorly influenced by two principal events. Firstly the development of river-centered tourist businesses dating back to

the 1870s. Secondly the development of the parkland grounds of the former Wroxham House in the 1960s which created the richly wooded part of the village, centered around The Avenue - an area which forms a significant part of the character of the present village.



Figure 7: sign to Wroxham and The Broads.

### **Spatial and strategic policy context**

Every local planning authority in England has to prepare a Local Plan. This plan includes all of the local planning policies for that area and identifies how land is used, determining what will be built where. The Local Plan, along with any Neighbourhood Plan, provides the basis for determining planning applications and future development in the local area and should be consistent with the National Planning Policy Framework.

The 'National Planning Policy Framework' (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these should be applied. At the time of writing a 'Draft revised National Planning Policy Framework' is being worked on. The Wroxham Neighbourhood Plan is believed to be in conformity with the NPPF and the draft revised NPPF (March 2018), in particular taking a positive approach that reflects the presumption in favour of sustainable development.



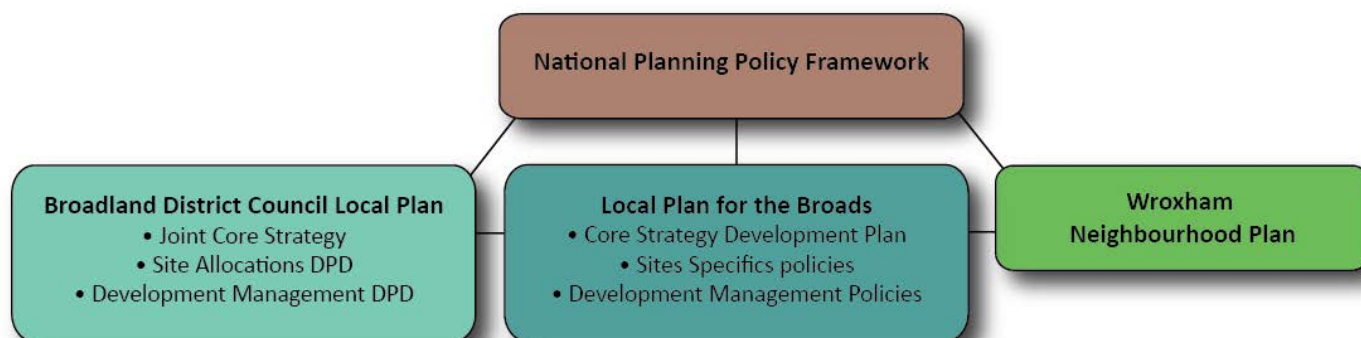


Figure 8 above: the spatial and strategic policy context for Wroxham, showing relationship between NPPF, Broadland District Council Local Plan, Local Plan for the Broads and the Wroxham Neighbourhood Plan.

The 'Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) is the 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 Wroxham Neighbourhood Plan is also believed to be in conformity with the JCS.

The Greater Norwich Local Plan (GNLP) will supersede the JCS, which is being prepared and due to be adopted in 2020. The Wroxham Neighbourhood Plan goes beyond the plan period for the JCS and the emerging GNLP. 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.

JCS Policy 14 identifies Wroxham as a 'key service centre'. Land is allocated for residential development of 100 to 200 dwellings. Established retail and service areas will be protected and enhanced where appropriate and local employment opportunities will be promoted.<sup>5</sup>

Other Broadland District Council planning policy documents considered in the preparation of the Neighbourhood Plan included:

- Site Allocations Development Plan Document (DPD) (adopted May 2016) - this identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation. It also shows boundary and settlement limits for places where development is expected to take place. Also the GNLP 'call for sites' work, which has identified GNLP0504 (land east of Salhouse Road for approximately 350 dwellings) and GNLP0041 (Wroxham Football Club, Trafford Park, 35 Skinners Lane, for approximately 20 homes).
- Development Management DPD (adopted August 2015) – this aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk).

<sup>5</sup> Joint Core Strategy for Broadland, Norwich and South Norfolk'.

Paragraph 6.59 of the Joint Core Strategy states, 'Wroxham forms a gateway to the Broads and is adjacent to the larger service centre of Hoveton, across the River Bure in North Norfolk District. Together Wroxham and Hoveton have significant local employment and services including a secondary school. They have rail access and form a major centre for Broads tourism. The bridge over the Bure is a significant constraint to internal circulation between Wroxham and Hoveton and there is some flood risk in the central area. There is also concern about air quality issues in the centre of Hoveton. Wroxham could support the development of some 100 to 200 dwellings by 2026.'<sup>6</sup>

As the Neighbourhood Plan area in part falls within the Broads Authority Executive Area, it must be in conformity with the 'Local Plan for the Broads', also used in determining planning applications and promoting appropriate development. The current Local Plan for the Broads will be replaced when the new Local Plan is adopted (expected to be adopted in 2019).

Other Broads Authority planning policy documents considered in the preparation of the Neighbourhood Plan included:

- Core Strategy (adopted 2007) – this sets out the vision for the Broads up to 2021, including environmental, social and economic objectives and the primary policies for achieving that vision.
- Site Specific Policies (adopted 2014) – this identifies allocated sites in different areas of the Broads for different uses giving certain requirements that future development proposals on those sites will need to address.
- Development Management policies (adopted 2011) – main policies that guide the determination of planning applications in the Broads, including within the flood plain and economic development in a protected landscape.

The Wroxham Neighbourhood Plan is also believed to be in conformity with the emerging Local Plan for the Broads.

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<sup>6</sup> Paragraph 6.59, Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014).





Figure 9: Aerial photograph of Wroxham village from Hoveton side of the River Bure, looking south (source: Mike Page Aerial Photography).



## 3. How the Plan was prepared

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The Neighbourhood Plan Steering Group has prepared the Plan with support from two independent consultants and the Wroxham Parish Clerk. The process started in Summer 2017 after the Neighbourhood Area was adopted on 26<sup>th</sup> May 2017.

### Funding

The Plan has been commissioned and part funded by Wroxham Parish Council. Other funding has come from a Locality grant from central government, and a grant from Broadland District Council.



### Community engagement and consultation

The Wroxham 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 all the consultation are outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to Broadland District Council in Autumn 2018. Full results of all consultation events and notes are on the Neighbourhood Plan website. Below is a summary of each of the 5 stages.

#### **Consultation 1: Hoveton Summer fete**

*Sunday, 13<sup>th</sup> August 2017*

#### **St Mary's Church, Wroxham, Christmas fair**

*Saturday, 2<sup>nd</sup> December 2017*

To raise the profile of the Neighbourhood Plan and start gathering ideas to inform the vision.

Residents and visitors were asked what they love about Wroxham and what would make Wroxham an amazing place. The friendly community and the lovely area were what they loved most. And traffic and more village amenities came through as improvements. Full results can be found at: [www.wroxhamplan.wordpress.com/community-consultation](http://www.wroxhamplan.wordpress.com/community-consultation)



Figure 10 above: Hoveton Summer fete, August 2017.



## Consultation 2: Community workshop

10am-2pm on Saturday, 4<sup>th</sup> November 2017

To establish themes and ideas for objectives, and test the draft aims and draft vision for the Neighbourhood Plan. Also available online.

84 people attended the event, plus 6 online and 4 emails. From here a set of questions on the key themes were developed to explore the issues further.

The following issues were highlighted:

- Housing and the built environment – number of houses; infrastructure; retirement living/downsizing housing types; character/design of housing.
- Business and employment – retail; pub/restaurant/tearoom; village centre; employment.
- Transport and access – by-pass; crossing points; parking, traffic; roundabout; pavements; footpaths and cycle ways; speed; bridge; transport.
- Environment – trees; access to countryside and river; sewage/pollution; Conservation Area; phone mast; streetlights; flooding.
- Community and services – open space; facilities for young people/families; facilities for older people; recreation spaces; village centre; medical facilities; places of worship, education.

Full results can be found here: [www.wroxhamplan.wordpress.com/community-consultation](http://www.wroxhamplan.wordpress.com/community-consultation)



Figure 11 above: Community Workshop, November 2017.



### Consultation 3: Stakeholder input

*November 2017 – April 2018*

Meetings and correspondence with interested groups and stakeholders to establish detail for policy. The Steering Group met with or corresponded with the following: Landowners; Wroxham, Hoveton and Belaugh Twinning Association; Hoveton and Wroxham Medical Centre; Keys Hill House; St Mary's Parochial Church Council; Trafford Walk residents; Wroxham United Reformed Church; Women's Institute; Wroxham Social Club; St John's Primary School governors; Bure Valley Rotarians; 1<sup>st</sup> Wroxham Girl Guides, and a range of local businesses.

Notes of meetings can be found here:

[www.wroxhamplan.wordpress.com/community-consultation](http://www.wroxhamplan.wordpress.com/community-consultation)



Figure 12 above: 1<sup>st</sup> Wroxham Girl Guides group.

### Consultation 4: Policy ideas workshops

*10am-1pm on Saturday, 17<sup>th</sup> March 2018 and 5pm-8pm on Thursday, 22 March 2018. Also online survey with content of the workshop display material, and session with the 1<sup>st</sup> Wroxham Girl Guides.*

Purpose: to check emerging policy ideas. 103 respondents (60 at the two events, 21 online and 22 Girl Guides). Most ideas were agreed with, with additional comments that helped shape the policy writing further. Full results can be found here: [www.wroxhamplan.wordpress.com/community-consultation](http://www.wroxhamplan.wordpress.com/community-consultation)



Figure 13 above: Policy ideas workshop, March 2018.

### Consultation 5: Pre-submission consultation on the draft Neighbourhood Plan

10am-1pm on Saturday, 21<sup>st</sup> July 2018

Purpose: to present the draft pre-submission Neighbourhood Plan and receive comments from residents, through an exhibition of the policies with consultation response forms. The draft Plan was also be available in community locations and online (with an online Consultation Response form) until 1<sup>st</sup> September 2018.



Figure 14 left: Publicity for pre-submission consultation.



Figure 15 above: Process of producing the Wroxham Neighbourhood Plan (own diagram).



## Communication

Communicating with residents and businesses through the development of the Wroxham Neighbourhood Plan was particularly important at consultation stages, but also in between as planning and writing took place.

The website **[www.wroxhamplan.wordpress.com](http://www.wroxhamplan.wordpress.com)** was used for: describing the Neighbourhood Plan; holding documents as they were produced; details of Steering Group members; terms of reference; a project plan; meeting dates and agendas; minutes; Parish Council update reports; all details and results of community consultation; contact details; and the latest news on progress.

The Bridge Magazine (monthly parish magazine delivered to every household in Wroxham, Hoveton and Belaugh) had frequent articles about the Neighbourhood Plan, and advertised consultation events.

The Facebook group 'Our Wroxham' **[www.facebook.com/ourwroxham](https://www.facebook.com/ourwroxham)** was a useful communication channel for the Neighbourhood Plan, with 362 followers. Posters, updates and videos were posted. The Neighbourhood Plan group also had a Facebook group for communicating consultation events coming up. For all community consultation events there were posters around the village, a large banner outside the venue and a flyer through the door of every household (distributed through the Bridge Magazine). At the November 2017 event, a video about the village and the Neighbourhood Plan played on a loop and was put onto Facebook: <https://www.youtube.com/watch?v=gNXpl8DI58w&feature=youtu.be>.

An update for the Parish Council on Neighbourhood Plan progress was presented at most monthly meetings.



## 4. The Vision: 2039

The Neighbourhood Plan vision is an overarching statement describing what Wroxham should be like at the end of the Plan period, 2039.

The vision sets out what Wroxham residents wish their parish to be like in 20 years time. It was drafted in response to early consultation and then finalised through further liaison. The vision attempts to capture what is unique about Wroxham parish now, whilst looking ahead 20 years to what it could be.

The vision underpins the objective and policies of the Wroxham Neighbourhood Plan and is picked up throughout the Neighbourhood Plan.

<b>VISION</b>	<b>Wroxham parish must remain a unique and beautiful waterside community. It will have a variety of good quality homes to meet strategic and local needs, improved community services, effective traffic management, and a range of businesses, developed in ways that are sensitive to its iconic location and the Conservation Area.</b>
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From the vision flows the different objectives of the Neighbourhood Plan and from there the policies. The diagram below outlines this relationship.

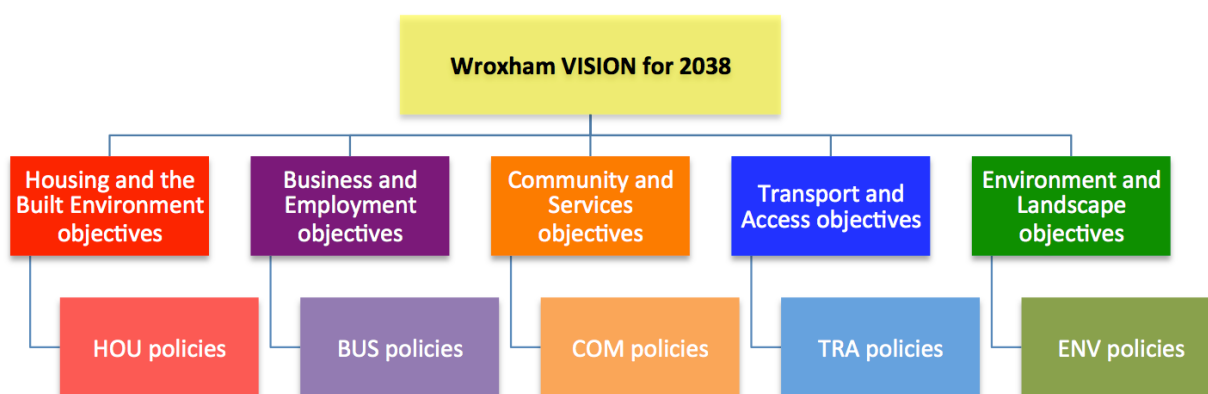


Figure 16 above: structure of the Neighbourhood Plan (own diagram).





## 5. Objectives of the Plan

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The objectives of the Neighbourhood Plan are broad statements of intent, there to help deliver the vision and address key issues in Wroxham. The objectives were drafted from the second consultation session, a community workshop in November 2017.

<b>Housing and the Built Environment</b>	<b>Objective 1: To support a sustainable number and range of housing types for a vibrant and mixed community.</b>
<b>Housing and the Built Environment</b>	<b>Objective 2: To encourage sympathetic, well-designed development that complements the distinct character and history of Wroxham.</b>
<b>Business and Employment</b>	<b>Objective 3: To encourage and support appropriate new and existing businesses.</b>
<b>Community and Services</b>	<b>Objective 4: To encourage engagement and a sense of identity, recreating a recognised village heart, through improved community facilities and public spaces.</b>
<b>Transport and Access</b>	<b>Objective 5: To address the high volume of traffic in and through Wroxham.</b>
<b>Transport and Access</b>	<b>Objective 6: To ensure safer walking and cycling within the parish.</b>
<b>Environment and Landscape</b>	<b>Objective 7: To both protect existing and develop appropriate new access to the river and broads for recreation.</b>
<b>Environment and Landscape</b>	<b>Objective 8: To safeguard and improve the natural environment, wildlife corridors and the unique bio-diversity of the Broad.</b>



## 6. Policies and Projects

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### Policies

The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates back to a particular objective under the following five broad themes: Housing and the Built Environment; Business and Employment; Community and Services; Transport and Access; Environment and Landscape.

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 their writing.

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>.

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.

### Projects

As expected, during consultation events, the local community identified a number of projects that fall outside the remit of the planning system. These appear in the white boxes below the policies and will be taken forward outside the Neighbourhood Plan process. These are included only for topics where relevant and are not an exhaustive list. Over the lifetime of the Neighbourhood Plan, Wroxham Parish Council will also develop a range of projects as a result of development. See Chapter 7 for more details on implementation of the Plan.

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





## 6.1 Housing and the Built Environment

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It is the desire of Wroxham residents that all development is well designed, appropriately located and brings benefit to the existing community. The unique and beautiful nature of Wroxham must remain as the parish develops in the future.

Wroxham is identified as a Key Service Centre within the Joint Core Strategy (Policy 14), which states that Wroxham should accommodate approximately 100 to 200 dwellings by 2026. As Wroxham has few services, there is likely be a greater pressure on services in neighbouring Hoveton. This needs to be considered by North Norfolk District Council in their planning of Hoveton. Improvements to community services and effective traffic management are needed.

Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s'.

The Census 2011 data showed that there were 653 households in Wroxham, of which 79.5 per cent of households are owned, 10.9 per cent are social rented and 8.4 per cent are private rented. The remaining residents are living rent-free or have shared ownership<sup>8</sup>. A further 100 to 200 dwellings would mean another 230 to 460 residents (based on average Norfolk household size of 2.3 persons<sup>9</sup>).

Future population projections for Broadland district and North Norfolk district as outlined in the Central Norfolk Strategic Housing Market Assessment, show an aging population into the future.

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<sup>8</sup> Census 2011.

<sup>9</sup> Norfolk Insight, [www.norfolkinsight.org.uk/housing-households](http://www.norfolkinsight.org.uk/housing-households).

**Objective 1: To support a sustainable number and range of housing types for a vibrant and mixed community.**

Policy 14 of the Joint Core Strategy (JCS) requires the provision of 100-200 dwellings in Wroxham in the period 2008-2026. 100 dwellings have been completed in the Wherry Gardens development between Salhouse Road and Norwich Road. Although this only meets the minimum requirement, Broadland District Council considers that, in view of the specific circumstances of Wroxham and traffic issues in particular, there is no strategic requirement for any further allocations under the Joint Core Strategy. The period for the Neighbourhood Plan extends to 2039, 13 years beyond the timescale for the JCS and 3 years beyond the timescale for the emerging GNLP, which will replace the JCS. This Plan is still at an early stage, and it is unclear whether it will identify a need for any additional allocations for housing. If such a need is identified, new allocations will be made by the GNLP and it has been agreed with BDC that there is no requirement for the Wroxham Neighbourhood Plan to identify additional land for housing. However further windfall development in accordance with the policies of the JCS, DMDPD and this Plan will be accommodated.

The type, size and location of development are important in contributing to Wroxham remaining 'a unique and beautiful waterside community' (Neighbourhood Plan vision). Given its predominant character (see Appendix C) and settlement size, residents identified a preference for infill development, rather than a large urban extension. This is in part about retaining the character of Wroxham, but also not overloading the current infrastructure – roads, community amenities and a lack of health facilities and schools within the parish. In the context of this policy 'small scale' should reflect the scale of growth of the village in recent decades. Since records were available from 1974, this has been circa 5 new houses per annum average rate of annual development. Wherry Gardens is considered a large development for the size of Wroxham and has developed at a rate far greater than that seen in recent decades.

Wroxham is also considered primarily a residential village, and not a tourist destination (often confused with Hoveton across the river which is a honeypot<sup>10</sup> for Broads tourism), although Wroxham Broad attracts day-trippers on the water. Consultation showed that local people want to keep it that way, and so the building of residential dwellings rather than holiday dwellings is preferable.

A large portion of the Wroxham Parish is in an area at risk of flooding, with flood zones 1, 2 and 3 the respective low/medium/high zones, located within the parish boundary. All development should therefore refer to the Environment Agency's Flood Risk Standing Advice on reviewing flood risk assessments in Flood Zones 2 and 3. According to the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG) inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at

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<sup>10</sup> 'A honeypot is a location attracting a large number of tourists who, due to their numbers, place pressure on the environment and local people' (Source: Wikipedia).



highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. If new development is located within an area at risk of flooding a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall. All future development proposals submitted within the Fluvial Flood Zones of the River Bure (which includes Flood Zones 2 and 3, as defined by the Environment Agency), or elsewhere involving sites of 1ha or more, must be accompanied by a Flood Risk Assessment (FRA).

**POLICY**

**HBE1: Type, size and location of development**

New housing development within Wroxham will be:

- a. Within the Conservation Area, small-scale<sup>11</sup> infill development, or
- b. Outside of the Conservation Area, of a scale that is appropriate to the location within the village, its rural and waterside setting, and current infrastructure.

Larger scale development within the Conservation Area may be permitted where it clearly demonstrates that it is not harmful to the character and appearance of the Conservation Area.

The Wroxham Neighbourhood Plan supports the development of a vibrant and mixed community. The average age of Wroxham residents is relatively high and it is an attractive location for retirees. The mean age of residents of Wroxham is 52 years old, compared with a mean age of 43.9 for Broadland and 42.7 for Norfolk<sup>12</sup>. It is more similar to North Norfolk in its demographic make up, with a mean age of 47.5 years<sup>13</sup>. The estimates for mid-2015 show that the population of Wroxham is older than Norfolk as a whole, with 28 per cent of the population aged 65 and over compared with 24 per cent in Norfolk.

Ensuring that the supply of appropriate housing meets the needs of the local community is therefore important that older people are catered for. A comment that came through consultation said ‘I would LOVE to downsize from my large family house to a bungalow in Wroxham’.

Whilst there are a considerable number of family houses in Wroxham, there isn’t a significant supply of housing for older people to move into. If the community is going to remain mixed, vibrant and attractive to families, then it is important to have the housing stock for older people to move into locally. Gavin Barwell (the then Housing Minister) stated in 2017 that ‘if we can make it easier for elderly people to move into that kind of accommodation, it releases family homes that we’re

<sup>11</sup> For Wroxham, small scale is considered 10 dwellings or less.

<sup>12</sup> Rural Services Online, Census 2011.

<sup>13</sup> <http://rsnonline.org.uk/neighbourhood-planning-in-north-norfolk>.

desperate for'<sup>14</sup>. Local people have commented that they would like bungalows, but it is recognised that to maximize the land value within the village, denser retirement living properties may be needed as well as some bungalows. Any figure guiding the level of provision would need to be applied with some flexibility to reflect the location and characteristics of the site. The proportion of dwellings would need to be determined having regard to such factors as access to services, the nature of the site and the proposals as a whole.

The Steering Group have identified a number of 'retirement living' properties within Broadland district which could be replicated in Wroxham. These include Wherry Court in Thorpe St Andrews and The Limes in Acle.



Figure 17 above: Wherry Court, Thorpe St Andrew.



Figure 18 above: The Limes, Acle.

Policy HBE2 outlines the types of housing for older people that could be delivered within Wroxham, which have been particularly asked for by local residents.

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<sup>14</sup> [www.theguardian.com/society/2017/feb/05/government-to-help-older-people-downsize-to-free-up-family-homes](http://www.theguardian.com/society/2017/feb/05/government-to-help-older-people-downsize-to-free-up-family-homes).



The document 'Retirement Living Explained: a guide for design and planning professionals' includes twelve design characteristics that are desirable for retirement living complexes. These are outlined in Appendix B.

**POLICY**

**HBE2: Housing for older people**

New housing developments designed to meet the needs of older people will be supported and developments of 5 or more dwellings will be required to include some housing to meet the needs of the elderly, unless it can be demonstrated to be unviable or impractical having regard to the location and characteristics of the site. The proportion of such housing will be flexible having regard to location and design considerations. This could include:

- a. A retirement living complex.
- b. Supported housing (including sheltered accommodation).
- c. Bungalows.
- d. Life-time homes, adaptable to the changing needs of its occupants.
- e. Smaller retirement properties designed for downsizing. Extensions to such homes requiring planning permission will not be supported, to maintain their intended purpose as retirement properties.

**Objective 2: To encourage sympathetic, well designed development that complements the distinct character and history of Wroxham.**

Wroxham is a unique and beautiful village with a distinct character. There are some exceptionally well-designed dwellings, which contribute to an overall attractive built form. In the past holiday dwellings have not been built to the high standards of residential properties. In order to remain an attractive village, any holiday dwellings should be similar in quality to residential builds.

Whilst the Neighbourhood Plan does not set out where development should take place in the form of allocating sites, HBE3 attempts to preserve and enhance the current built form of Wroxham, paying particular regard to character, linking to the rural aspect, waterside community and prevailing design. This is critical in achieving the vision for Wroxham presented within this Plan. The policy pays particular regard to the consultation results, and demonstrates some overlap with 'policy PUBDM42: Design' in the emerging Local Plan for the Broads.

Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record of protecting property and lives.

**HBE3: High quality design**

All new development (including all holiday dwellings) within the parish must demonstrate high quality design, reinforcing local distinctiveness and not adversely impacting on the rural character and appearance. Design that fails to have regard to local context and does not preserve or enhance the character and quality of Wroxham will not be acceptable.

All new development should:

- a. Respect the scale and character of existing and surrounding buildings, reinforcing local development patterns, form, scale, massing and character of adjacent properties (see Appendix C Character Appraisal). Dwellings should predominantly be no higher than two storeys.
- b. Have high regard for the Conservation Area and the setting of listed buildings in the parish (see HNE4).
- c. Be of a density that is consistent and compatible with the existing prevailing density in the immediate area.
- d. Respect established building set backs and arrangements of front gardens, walls, railings or hedges.
- e. Have substantial tree planting, native to the area, where appropriate.
- f. Use materials that maintain a village character rather than an urban extension, whilst providing richness and variety.
- g. Integrate new residential developments into the established settlement.
- h. Not allow subdivision of garden plots where safe access is compromised.
- i. Incorporate discrete household and business waste storage.
- j. Provide adequate surface and foul water drainage, adopting the principles of sustainable urban drainage where appropriate. Where possible, accessible water features should be incorporated to reflect the waterside community.
- k. Include innovative technologies and embrace sustainable, low carbon construction.
- l. Ensure that new residential developments provide a safe environment, taking account of best practice in designing out crime.
- m. Demonstrate how it will contribute to the achievement of fast broadband and telecommunication in the area.

Where a Design and Access Statement is required proposals must demonstrate how the proposed development is in keeping with Wroxham's character, as defined in the Character Appraisal (Appendix C).

The Wroxham Conservation Area covers most of the village settlement of Wroxham (see figure 5). A Conservation Area is defined as 'an area of special architectural or



historic interest, the character of which is desirable to preserve or enhance'<sup>15</sup>. The problems and pressures identified in the character statement for Wroxham include the pressure for new residential development, pressure to build new dwellings in gardens between the Avenue and the River Bure and along the riverside, leading to harm the special character of the area. Similarly, demolition and redevelopment at higher densities in Charles Close and The Avenue would damage the pleasant landscape-dominated environment of the area. Pressure for extensions that change the architectural character of the dwellings and a lack of off road parking that has led to the loss of front gardens is also a concern. All development should be sensitive to its iconic location, the Conservation Area and the area adjacent to it (referenced by local residents).

There is one Grade I listed building in Wroxham, which is the Church of St Mary's. There are nine Grade II listed buildings in Wroxham. These are a barn approximately 20 metres North of Broad House, Broad House, Church Cottage, Crow Steps, Rivercroft Cottage, The Grange, The Manor House and the Trafford Mausoleum and St Mary's Churchyard.<sup>16</sup> These form an important part of the historic fabric of the parish. There are no buildings on the Historic England 'Buildings at Risk' register in Wroxham.

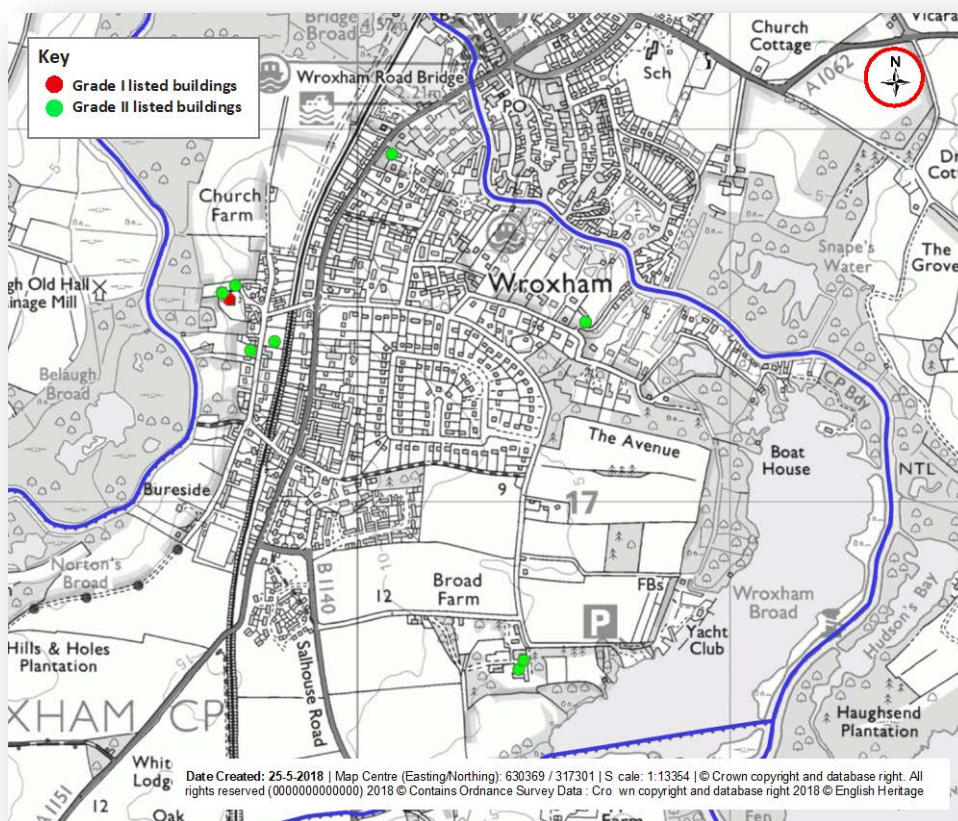


Figure 19 left: Listed buildings in Wroxham (Source: Parish Online), with own annotations. Blue line denotes parish boundary.

<sup>15</sup> Wroxham Conservation Area – Character Statement, Broadland District Council (Adopted by Broadland District Council 20<sup>th</sup> July 2010, adopted by Broads Authority 13<sup>th</sup> August 2010).

<sup>16</sup> [www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list). Data extracted 09.02.2018 from the National Heritage List.

**HBE4: Conservation Area and Listed Buildings**

New development in or adjacent to the Wroxham Conservation Area and Listed Buildings should take account of the historic fabric of the parish and should preserve or enhance the character or appearance of the area (see Appendix C). A statement that outlines how the development will contribute to the character of the parish, taking account of the Wroxham Conservation Area Character Statement, should accompany the application.

Strategic gaps help protect the identity and character of separate settlements, giving a sense of leaving one place and arriving at another. In order to retain this, it is necessary to protect these gaps from development, which could undermine their openness or lead to the coalescence of settlements, particularly where substantial growth is envisaged in nearby Rackheath (part of the 'Growth Triangle' identified in the Joint Core Strategy). One resident at the November 2017 consultation event said 'If we join with Rackheath, Wroxham will become a village from the past'. The map below shows the relative closeness to neighbouring parishes. The size of the gap is not specified in HBE5, however, it should be such that the village settlements remain distinct physically, visually, and preserve wildlife corridors. This does not prevent development, it requires developers to be sensitive to the location.

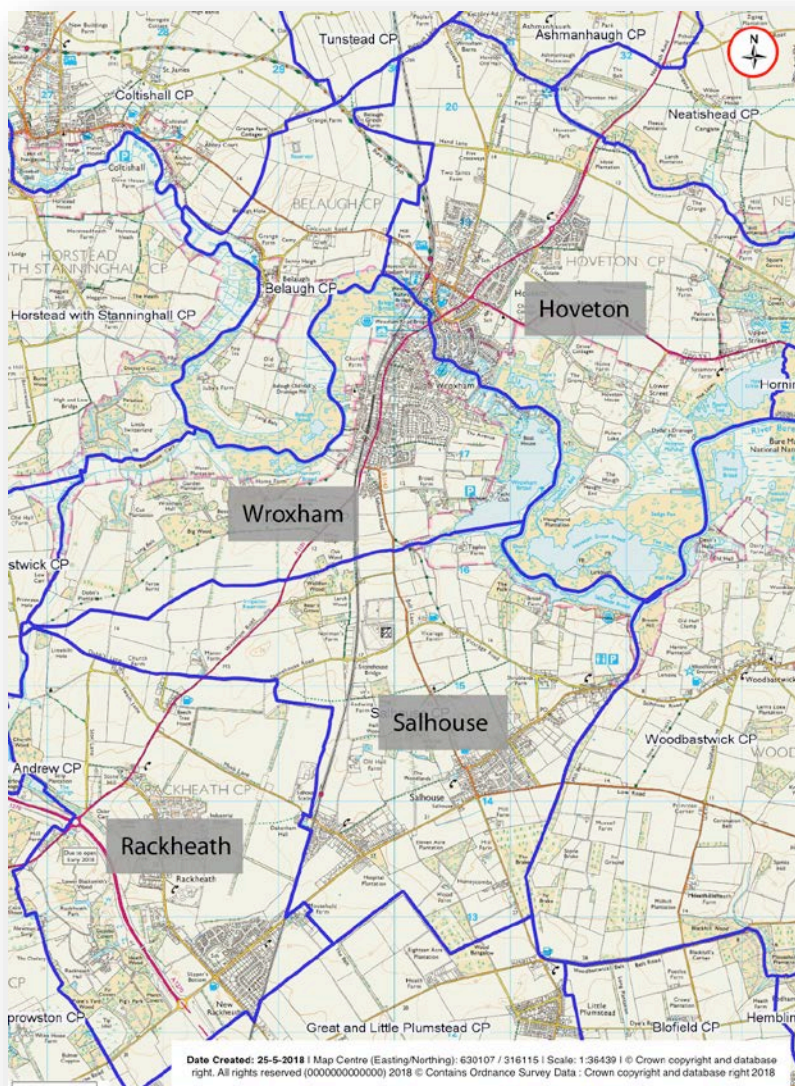


Figure 20 left:  
Neighbouring settlements likely to take significant housing growth (Source: Parish Online), with own annotations. Blue line denotes parish boundary.



**POLICY**

**HBE5: Gaps between settlements**

Wroxham parish is to be protected as a separate settlement by maintaining a green gap to the west, east and south. No development should undermine the physical and visual separation between Wroxham and the settlements of Salhouse and Rackheath.

**Community action projects**

- To actively work with landowners and developers to encourage homes for older people.
- Public realm improvements to the village.
- To work with other neighbouring parishes to ensure gaps between settlements remain in accordance with HBE5.

Figure 21 below: outside St Mary's Church, Wroxham.





## 6.2 Business and Employment

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Of the Wroxham population aged 16 to 74 years old, 60 per cent are economically active, 27.4 per cent are in full-time employment, 14.1 per cent are in part-time employment, 13 per cent are self-employed, 3 per cent are unemployed and 2.5 per cent are students. Wroxham has a lower proportion of the population who are economically active, 60 per cent, compared to Broadland 71.1 per cent and Norfolk 68.1 per cent.

Of the 40 per cent of the population of Wroxham who are economically inactive, 28.2 per cent are retired compared to 18.6 per cent for Broadland and 17.9 per cent for Norfolk, 3.7 per cent are looking after their home and/or family and 3.5 per cent are disabled or have long term sickness.<sup>17</sup>

Wroxham has a higher percentage of the population in managerial jobs, 16.9 per cent compared to Broadland 11.2 per cent and Norfolk 10.4 per cent. Wroxham has a lower proportion of the population in caring, leisure and other service occupations and process plant and machine operatives than the proportion for Broadland and Norfolk.

The parish has a range of businesses, including a florist, a veterinary surgery, bed and breakfasts, boatyards, boat tour operators and car parks for visitors to the Broads, a service station and shop, a barber, Riverside Glass and Art, a launderette, the Canoe Man and the Bridge Restaurant (this list is not exhaustive). The majority of shops, services and businesses that serve Wroxham residents are in Hoveton. There are also many businesses that are run from homes within the parish.

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<sup>17</sup> Census 2011.



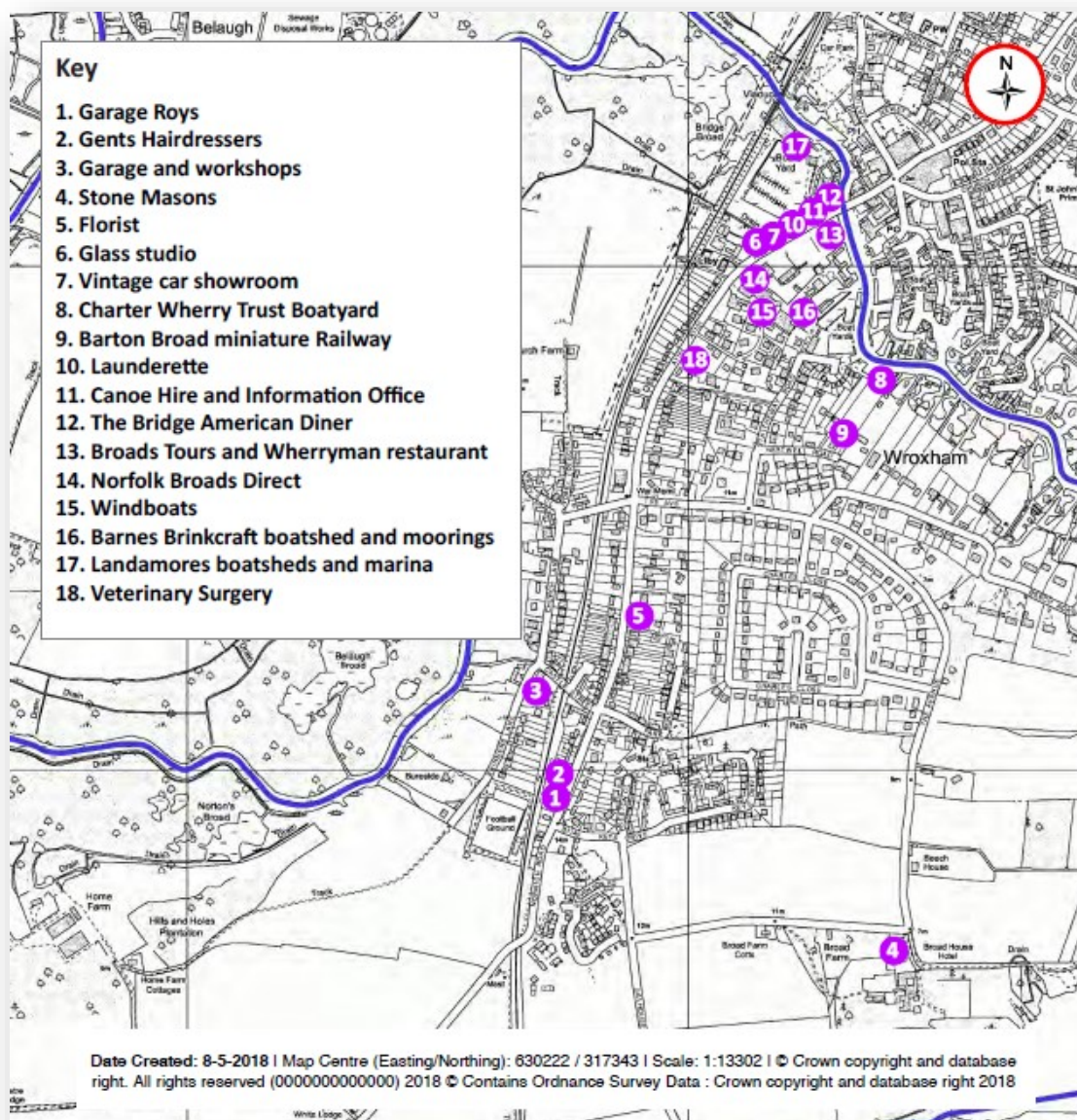


Figure 22 above: Wroxham businesses premises open to the public (Source: Parish Online), with own annotations. Blue line denotes parish boundary. Please note this is not an exhaustive list.

### **Objective 3: To encourage and support appropriate new and existing businesses.**

The hire boat industry started in the 1870s in the area around Wroxham Bridge and the village. Together with Hoveton it soon became known as the ‘Capital of the Broads’. Visitors tend not to distinguish between Wroxham and Hoveton, but residents do.

In Walter Jerrold’s book ‘Norwich and the Broads’ (published in 1910) he states that ‘Wroxham Broad itself is not the bit of water by the bridge, but a far larger woodland-bordered stretch lying about a mile off downstream... it is one of the most



popular pieces of water, owing no doubt to its nearness to the railway and easiness of access from Norwich'. Now Broads tourism is vital for economic development in Norfolk. More than seven million visitors a year support thousands of jobs and contribute around £550 million annually to the local economy.<sup>18</sup>

Consultation showed strongly that local residents perceive Wroxham to be distinct from Hoveton, in terms of its character and retail offer. One resident stated 'We don't want to be a mirror image of Hoveton, we wish to have something different'. There was overwhelming support that this should continue to be the case. Wroxham should not compete with Hoveton for tourist-focused retail opportunities. In particular, the introduction of takeaways to Wroxham is strongly resisted by local residents, which could make Wroxham less attractive for local residents and create direct competition with Hoveton. At the time of writing, across the bridge in Hoveton there is a high density of takeaway establishments, currently at least ten.

Small retail outlets are encouraged, such as those that sell convenience goods.

<b>POLICY</b>	<p><b>BUS1: Retail</b></p> <p>New small retail outlets are encouraged in Wroxham, particularly where they serve the local resident community and respect the character of the local area.</p> <p>In order to preserve the distinctive character of Wroxham, proposals for hot food and takeaway establishments (A5) are not supported, unless it can be demonstrated that the proposal will not have a significant harmful effect on the character of Wroxham.</p>
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As part of a longer-term strategy of local economic development, Wroxham needs a broader range of new businesses to come and establish themselves in the parish. The development of new employment opportunities in Wroxham, that are not seasonal or dependent on tourism are encouraged. Members of Wroxham Parish Council and Hoveton Parish Council are of the same view, that new high-tech and green businesses could be the new emerging industry that takes the economy of the Broads into the future.

In keeping with the character of Wroxham, policy BUS2 outlines a number of new business premises that could encourage new employment opportunities in Wroxham and have overwhelming community support, evidenced through community consultation. The Local Plan for the Broads identifies live/work units as a unique offer of the Broads. 'They offer business space, residential accommodation and off-street parking, and have moorings associated with them. Each unit is relatively small and provides an opportunity for small-scale and new businesses to become

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<sup>18</sup> Broads Plan 2017.

established, with reduced overheads as the operators can live onsite.’<sup>19</sup> In contrast holiday dwellings are not supported due to their visitor impact, seasonal employment and change of townscape character of Wroxham village.

<b>POLICY</b>	<p><b>BUS2: New businesses</b></p> <p>Proposals for new business development, as listed below, that diversify employment opportunities in Wroxham will be supported:</p> <ul style="list-style-type: none"><li>a. Start up/incubator units.</li><li>b. Office facilities.</li><li>c. Training facilities.</li><li>d. Live/work units.</li><li>e. Marine businesses.</li><li>f. Light industry/new technologies.</li></ul> <p>All new businesses need to demonstrate how their size and design respects the immediate surrounding in which they are located (HBE1), are appropriate to the character of Wroxham.</p>
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The rise in popularity of self-catering holiday dwellings has the potential to have a significant impact on the available housing stock of Wroxham. Whilst it is recognised this is an important part of the economic viability of the Norfolk and Suffolk Broads, Wroxham residents have a preference for housing designed to accommodate permanent residents (see HBE1). In particular, the character of development is critical to Wroxham remaining a beautiful waterside community. A consultation comment summed up a number of others, ‘We must not allow Wroxham to become a Blackpool on the Bure’.

Wroxham residents are not adverse to some small-scale tourism development, but with conditions outlined in policy BUS2. Wroxham should not become a honeypot destination to the detriment of local residents. Holiday dwellings should not be at the expense of traditional marine industries, new high tech businesses or on a scale that would be detrimental to the resident population.

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<sup>19</sup> Emerging Local Plan for the Broads, pre-submission consultation version, January 2018.

**BUS3: Sustainable tourism**

Small scale tourism developments, including holiday dwellings, will be supported where they:

- a. Do not have an adverse effect on the character of the surrounding area.
- b. Do not have an adverse impact on the landscape or biodiversity.
- c. Respond positively to any opportunity to improve public access and amenity value for residents.
- d. Are of high quality design (see HBE3).
- e. Do not have an adverse impact on the quality of life of adjacent residents.
- f. Are located within easy access of public transport provision and/or provide sufficient car and cycle parking on site, unless there is adequate public parking within easy walking distance.

**Community action projects**

- Work in partnership with the owners of waterside businesses to encourage sustainable tourism that will benefit Wroxham parish, for example, Bridge Broad redevelopment.

Figure 23 below: riverside businesses in Wroxham.







## 6.2 Community and Services

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Wroxham is a small community of people who love living where they do, but feel that the village lacks a physical heart or focus. Its identity is wrapped up with access to the Broads and river. As identified in the Business and Employment chapter, Wroxham is very dependent on Hoveton for services. Community facilities such as schools, medical centre, Post Office, police station, train station, dentist, professional services and banks, supermarkets and the large Roys department store are located in Hoveton.

The Parish Plan, undertaken in 2011, identified the loss of meeting places for local residents as part of the reason why Wroxham has lost some of its identity, in particular citing the lack of a local pub, shops, a Post Office and a school. The Parish Plan consultation suggested more needed to be done for the visual presentation of Wroxham, including flowers and tree planting, and upgrading the Church Hall.

**Objective 4: To encourage engagement and a sense of identity, recreating a recognised village heart, through improved community facilities and public spaces.**

Wroxham has been described as a ‘gateway to the Broads’. Non-residents see Wroxham as a through road to Hoveton and the North Norfolk coast. In recent years the Parish Council has improved the public realm<sup>20</sup> of the village through simple projects such as spring bulb planting. However, there is more that can be done to say ‘welcome to Wroxham’ as people approach the village and drive through it.

There are three vehicle access points into the village, from the southern end of the parish on the Norwich Road (A1151) and the Salhouse Road (B1140), and from the bridge coming from Hoveton. There is significant development potential at each of these approaches, with an opportunity to create an attractive and welcoming public realm that is in keeping with the character of Wroxham as a whole. The aesthetic

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<sup>20</sup> ‘The part of the village... (whether publically or privately owned) that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks’ (The Dictionary of Urbanism, 2005).

aspects of that welcome should also be accompanied with safe crossing points for pedestrians and cyclists, an issue that has arisen through community consultation, particularly talking to older residents.

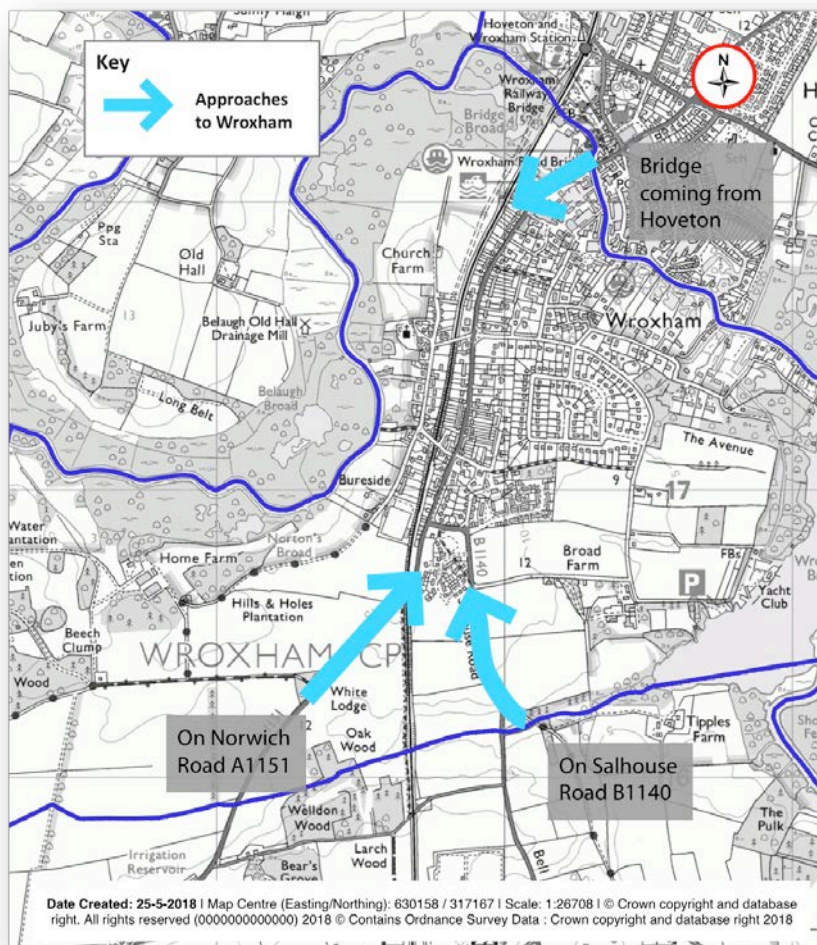


Figure 24 left: Identified approaches to Wroxham (Source: Parish Online), with own annotations. Blue line denotes parish boundary.

## POLICY

### COM1: Approaches to Wroxham

New development located at the village entrances (southern end of parish on Norwich Road and Salhouse Road, and from the bridge coming from Hoveton), should enhance the visual approach or gateway to Wroxham village, for example through the provision of, where appropriate:

- Soft landscaping.
- Signage.
- Speed reduction measures.
- Tree, shrub and flower planting (native species where possible).
- Hedgerows.
- Buildings in character with the village.

All public realm proposals must enhance the overall appearance, safety and functionality of the area. Approaches should maintain visual connections with the countryside, for example through views and vistas (see ENV4).



It has been argued that Wroxham lacks a physical heart to the community and would benefit from an amenity that gives a further sense of identity and belonging. This could further differentiate Wroxham settlement from Hoveton and enable residents to feel more engaged with their village.

There is no school or preschool provision in Wroxham. Local children are in the catchment area for St. John's Community Primary School and Nursery in Hoveton. Most secondary school aged children go to Broadland High School, also in Hoveton. As Rackheath and Salhouse grow substantially in terms of service provision with planned housing growth, the pattern of where Wroxham children go to school may change.

The enabling of a preschool provision through an appropriate community facility was considered of particular importance. One resident commented, 'If we want families in the village we must have preschool provision'.

Wroxham is served by a number of small community amenities and community buildings that play an important role in village life, enabling a range of activities to take place. These are marked on figure 25 below. However, there remains potential for redevelopment, refurbishment or extension of a number of community buildings, which have seen better days or are not big enough to hold large events (more than 100 people). Policy COM2 outlines those that have particular potential, but is not an exhaustive list. Developer contributions will be sought towards the funding and/or buildings of community amenities; whichever is most appropriate for the given site.

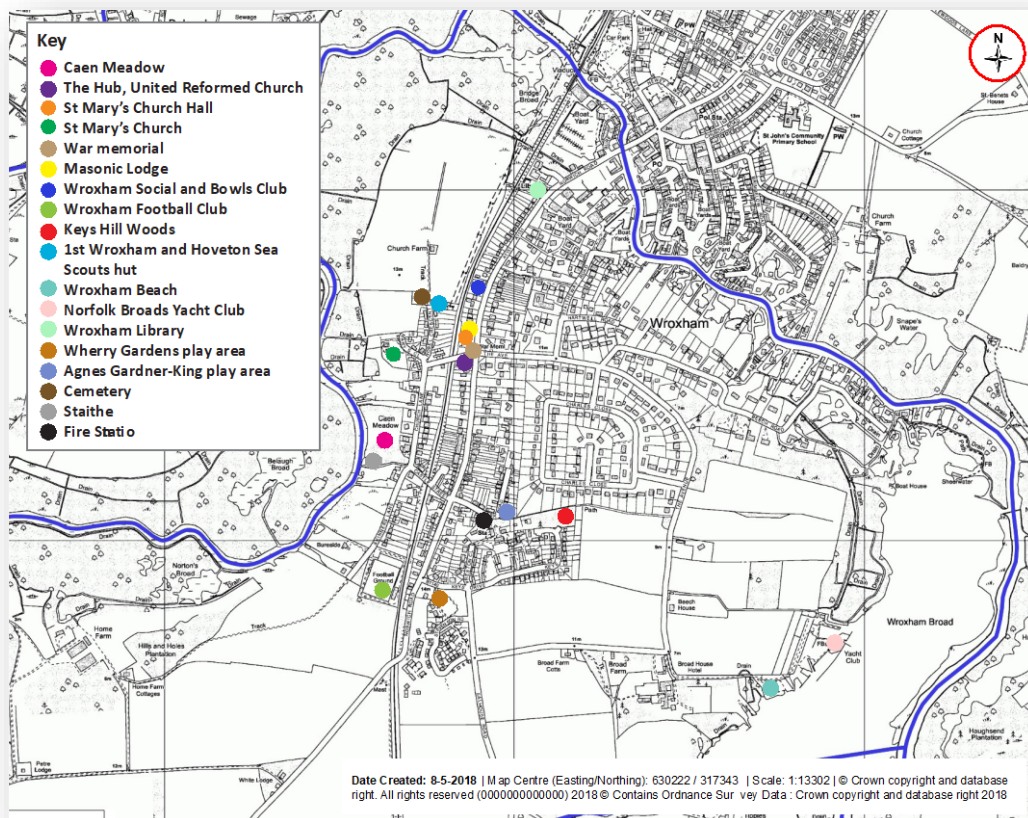


Figure 25 left: Community Amenities in Wroxham (Source: Parish Online), with own annotations. Blue line denotes parish boundary.



**COM2: Community amenities**

The improvement of existing community amenities will also be supported, particularly where they could provide a space for leisure activities and preschool provision.

Potential sites for redevelopment, refurbishment or extension (as shown on figure 24), include the following: St Mary's Church Hall; Wroxham Social and Bowls Club; Wroxham Sea Scout Hut; Wroxham Library; and Wroxham Fire Station.

Proposals that would result in any loss of community amenities will not be supported unless:

- It can be demonstrated that the amenities are no longer needed or viable under the existing ownership;
- It can be demonstrated that suitable alternative provision exists; or
- Suitable alternative provision will be delivered by new development.

Within the 2011 Parish Plan, the 'lack of a village green or a large open space for recreation' were both given as reasons for some lack of community cohesion within the village.

The emerging Local Plan for the Broads identifies that 'the provision of public open space, sports fields, play space and allotments is essential in promoting active living and providing physical, mental and social health and wellbeing benefits for the community'.<sup>21</sup> Part of enabling a heart to Wroxham is meeting the desire for more public open space. Caen Meadow (marked on figure 25) is a well loved and used space within the parish of Wroxham. Local residents would welcome another space of similar quality, whether that be for dog walking, kicking a ball about on, or for holding village events on. Caen Meadow has a significant slope leading down to the river and excludes many older residents and visitors in the village from safe access. An additional site with less of a gradient would be desirable. At the time of writing no sites had been secured. COM3 could tie in with ENV1.

<sup>21</sup> Emerging Local Plan for the Broads, pre-submission consultation version, November 2017.

**COM3: New public open space**

The creation of new public open spaces, particularly with riverside and/or Broad access, or in association with new housing development, will be supported where clear arrangements for their ongoing maintenance are in place.

Schemes of all sizes should be designed to work with the natural environment, benefit local residents, contribute to a network of green spaces and improve the biodiversity of the parish as a whole.

**Community action projects**

- Work with existing community buildings to recognise their potential.
- Investigate the potential for further public open space, to be owned/leased by the Parish Council.
- Secure an additional riverside recreation area, which can be easily accessed by all.

Figure 26 below: Wroxham Library.







## 6.3 Transport and Access

15.6 per cent of households in Wroxham have no access to a car or van, which is greater than the 11.4 per cent of households in Broadland without access to a car or van. 39.2 per cent of Wroxham households have access to one van or car compared to 44.4 per cent for Broadland. Car or van ownership levels for two cars/van or more are similar to the ownership levels for Broadland and Norfolk.<sup>22</sup> Consultation with some residents who do not have their own transport, appreciate the ability to walk to services and shops.

Data from the 2011 Census shows that of the population of Wroxham in employment, 69.2 per cent of people from Wroxham travel to work driving the car, 4.49 per cent as a passenger in a car, 9.17 per cent work from home, 5.21 per cent travel to work by bus, 1.25 per cent travel to work by train, 1.25 per cent travel to work by bike, 6.83 per cent walk to work. The remaining 2.6 per cent of people travel to work by other methods including taxi and motorbike. 31 per cent of people from Wroxham parish travel between 10km and 20km to work. 15 per cent travel 5km to 10km to work and 13 per cent travel less than 2km to work.

For a rural area in Norfolk, Wroxham is relatively well served by public transport. Hoveton and Wroxham train station is in Hoveton, which runs a line from Norwich to Sheringham. At the time of writing there are three daytime bus services that come through the village.

A community car scheme operates in Wroxham, Hoveton and Belaugh. Volunteer drivers are matched with people needing lifts to medical appointments.

**Objective 5: To address the high volume of traffic in and through Wroxham.**

Consultation has shown that traffic volume and congestion is the single biggest issue of concern for Wroxham residents. Being a gateway to the Broads and a through

<sup>22</sup> Census 2011.



road to Hoveton and North Norfolk, means that summer months in particular are very congested through the village on the Norwich Road (A1151). Residents can spend a long time getting out of side roads within the village all through the year. There is concern about the speed at which emergency vehicles can pass through the village.

The solution put forward by many local residents through consultation, is a relief road for the village, i.e. a road that takes traffic over the River Bure, but by-passes Wroxham, leaving it to be a residential area, not a through place. Whilst a relief road is beyond the scope and potentially the geographical area of the Neighbourhood Plan, measures to reduce traffic volume and congestion will be encouraged. In principle a relief road is supported locally.

With congestion come problems of poor air quality. Poor air quality in Hoveton, particularly in the vicinity of Wroxham Bridge, has been an issue of concern to North Norfolk District Council for some time and has been the subject of monitoring. Air quality is perceived to be worse in Wroxham due to the queuing traffic on the Norwich Road, often stretching back as much as several miles in the summer months. Given the Joint Core Strategy and the North Norfolk Core Strategy propose further housing development in the area, there is a potential for an increase in traffic along the Norwich Road (A1151). This is likely therefore to increase levels of air pollutants. Local residents have complained of traffic congestion and air pollution issues all the way along the Norwich Road and through the centre of Wroxham village (as shown on figure 27 below).

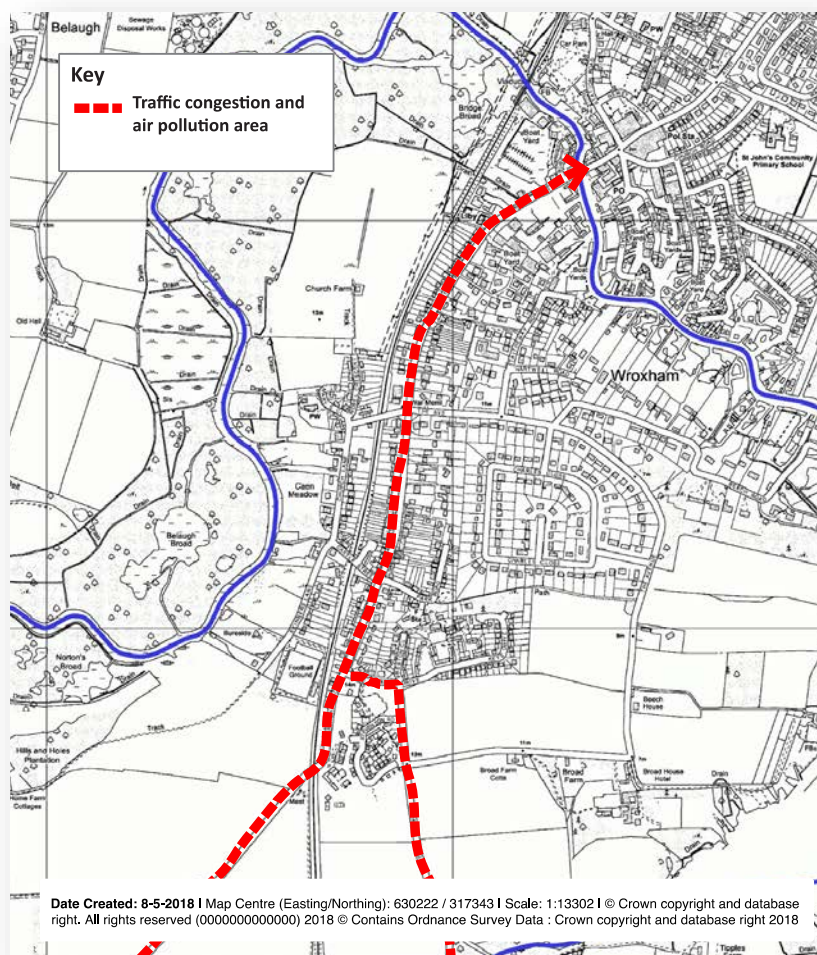


Figure 27 left: Traffic congestion and air pollution in Wroxham, as identified locally (Source: Parish Online), with own annotations. Blue line denotes parish boundary.

**POLICY**

**TRA1: Traffic volume and congestion**

Development proposals that include measures to reduce traffic volume and congestion through Wroxham will be supported. New development, which would add significantly to existing levels of congestion or risks to highway safety, that cannot be effectively mitigated, will not be supported.

All developments will be required to demonstrate that they can provide safe access onto the adjacent highway network. New developments of 10 or more dwellings and for new or expanded business premises will be required to:

- a. Quantify the level of traffic movements they are likely to generate.
- b. Include measures to mitigate any negative impacts on congestion and safety, parking and air pollution.
- c. Demonstrate how they will facilitate the use of sustainable transport options (public transport and access to cycle ways).

Figure 28 below: traffic congestion over the Wroxham Bridge.



Adequate and well-designed parking provision is an important element of any new development, whether it is for a single dwelling, business premises or a larger development. Whilst the Neighbourhood Plan encourages sustainable transport options, it is also a reality that private cars will be used to access services and employment beyond the village.

At the time of writing, Wherry Gardens is the newest large estate development in the parish. There has been some provision for allocated parking (garages and bays) for residents, but some obstructions do occur, and residents find garage parking small for the size of modern cars.

The only pay and display public parking within the parish is at Wroxham Broad Beach and at Broads Tours just before the bridge. In peak summer months, some visitors will avoid paying for parking and leave their vehicles in other parts of the village causing problems for local residents. Any new development should clearly define allocated parking for residents or customers.

The following policy adds to the Broadland District Council Parking Standards Supplementary Planning Document (adopted June 2007), and is based on community consultation.

**POLICY**

**TRA2: Parking provision**

Any new residential developments, holiday dwellings, business premises and individual dwellings, must provide adequate parking for the intended users, so as not to create further road obstructions and ensure safety for pedestrians. The visual impact of the car should be minimised. Car parking should therefore be discreet and accessible, in keeping with the character of the proposed development.

Provision should be made for:

- a. Private car parking spaces allocated to each dwelling on residential developments.
- b. Parking for visitor and deliveries on residential developments and within the village, through the provision of parking bays.
- c. Electric car charging points, where it is practical and viable to do so.
- d. Bicycle parking.

Where parking is provided in the form of garaging, carports or any other type of enclosed area, it should be capable of accommodating a range of modern vehicles.



## **Objective 6: To ensure safer walking and cycling within the parish.**

The Neighbourhood Plan encourages development that addresses the impact of climate change by reducing the reliance on the private car. New development should provide opportunities for safe footpaths and cycle ways to connect through developments and to village amenities, Hoveton and the surrounding area. Local residents who contributed to consultation events unanimously supported this. The ability to walk or cycle within the village will contribute to social connections being made between residents, in a way that doesn't happen in a car dependent community.

At the time of writing a proposed new route is being considered by Norfolk County Council called the Broadland Way, which could connect up Thorpe St Andrew, with Rackheath and Wroxham. Should this go ahead, new cycle ways within Wroxham parish should feed into this route, encouraging local residents to use any new provision.

There is particular concern from residents about the safety of walking and cycling on roads within Wroxham, particularly the Norwich Road and the Salhouse Road. Ideally separate footpaths and cycle ways should be created, or alternative routes. Residents also highlighted the need for more and safer crossing points.

### **POLICY**

#### **TRA3: Walking and cycling**

Wherever possible, new development must incorporate opportunities for walking and cycling, by providing footpaths and cycle ways that connect to village services, Hoveton and the surrounding area. New footpaths and cycle ways should form part of a coherent joined up network, and aim to encourage pedestrian alternatives to using the private car.

Footpaths and cycle ways should, where possible, always be separate from roads and well overlooked.

The design of new developments must incorporate safe access to and from the site for pedestrians and cyclists, for example through the provision of crossing points.

#### **Community action projects**

- Work with landowners, Norfolk County Council and neighbouring parishes to create a green loop for walkers and cyclists, away from the A1151.
- Work with Norfolk County Council to consider further crossing points.



## 6.4 Environment and Landscape

It is the natural environment of the parish that gives Wroxham village its unique beauty. Wroxham lies in an elevated position, within a loop in the river, flanked by Belaugh Broad to west and Wroxham Broad to east. To the south, there is a gentle undulating landscape with arable fields with boundaries formed by thorn hedge and hedgerow oaks. The village is set within a flat marshland landscape containing broads, large areas of open water formed by medieval peat digging. Broadland District Council's Landscape Character Assessment (September 2013) identifies Wroxham parish as two different landscape character types. The area near to the River Bure is identified as Marshes Fringe and the rest of the parish is Wooded Estatelands<sup>23</sup>.

The Broads Authority Landscape Character Assessment states, 'boat access is the only way to really view this area as much of it is private and inaccessible by foot. As the medieval bridge at Wroxham limits the size of boats upstream (the limit of navigation being Horstead Mill) there is reduced river traffic which helps to promote a strong sense of tranquility, although there is a level of localised intrusion associated with the settlements of Wroxham and Hoveton to the east, in addition to the A1151 and the Bittern Line railway which cross the area on the eastern edge'.<sup>24</sup>

Part of Wroxham parish is within the Broads National Park, Britain's largest protected wetland and third largest inland waterway (see figure 5 showing the Broads Authority area). There are no international designations within Wroxham parish. However, neighbouring Wroxham to the east is the Bure Broads Marshes Site of Special Scientific Interest (SSSI) within the parish boundary of Hoveton. To the west of Wroxham parish is the Crostwick SSSI. Wroxham is within the SSSI Risk Impact Zones for the two nearby SSSIs and any planning applications within Wroxham must be assessed for their impacts on the SSSIs. The Broads Special Area of Conservation and the Broadland Ramsar site are also adjacent to the parish of Wroxham. The Ramsar site is a wetland of international importance and is recognised as being of significant value not only for the country in which it is located but for humanity as a whole.

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<sup>23</sup> Broadland District Council Landscape Character Assessment SPD September 2013.

<sup>24</sup> Source: [http://www.broads-authority.gov.uk/\\_\\_data/assets/pdf\\_file/0004/1037164/LCA\\_Part-3\\_Areas-16-23.pdf](http://www.broads-authority.gov.uk/__data/assets/pdf_file/0004/1037164/LCA_Part-3_Areas-16-23.pdf)



Figure 29 above: Aerial photograph of Wroxham showing its rural nature (Source: Parish Online), with own annotations. Blue line denotes parish boundary.

**Objective 7: To both protect existing and develop appropriate new access to the river and broads for recreation.**

The staithe alongside Caen Meadow, on the Trafford Memorial ground, on the banks of the River Bure has three 24 hour moorings, which are the responsibility of the Parish Council. Otherwise, all other moorings are privately owned or rented.

There is an expectation within the emerging Local Plan for the Broads that 'new development proposals will enhance and integrate with the local green infrastructure network'.<sup>25</sup> For a community within such close proximity to the Broads and the River Bure, there is relatively little opportunity for public access. Early consultation with Wroxham residents identified a desire for greater access to the riverside, broads, footpaths and general countryside, one resident saying that 'more general access to riverside would be a dream come true for the village'<sup>26</sup>. Whilst on the Wroxham side of the River Bure, most access on foot to the waters edge is restricted to private dwellings; there are some opportunities for public access off Skinners Lane, at Bridge Broad and where the current Wind Boats site is located. However, there is no network of riverside or broadside walks. Should the two sites of Bridge Broad and Wind Boats be developed, it is important to local residents that

<sup>25</sup> Policy PUBDM7, Emerging Local Plan for the Broads, pre-submission version, November 2017

<sup>26</sup> Parish workshop, 4<sup>th</sup> November 2017.



an opportunity for river and broad public access is not lost. Bridge Broad has potential to be a beautiful public amenity for local residents and tourists.

Not only is access to the water important, but also a link up of Public Rights of Way. Despite its rural nature, Wroxham lacks a network of linked walks or any circular route around the parish (see figure 30). Any new development should work to improve this where possible.

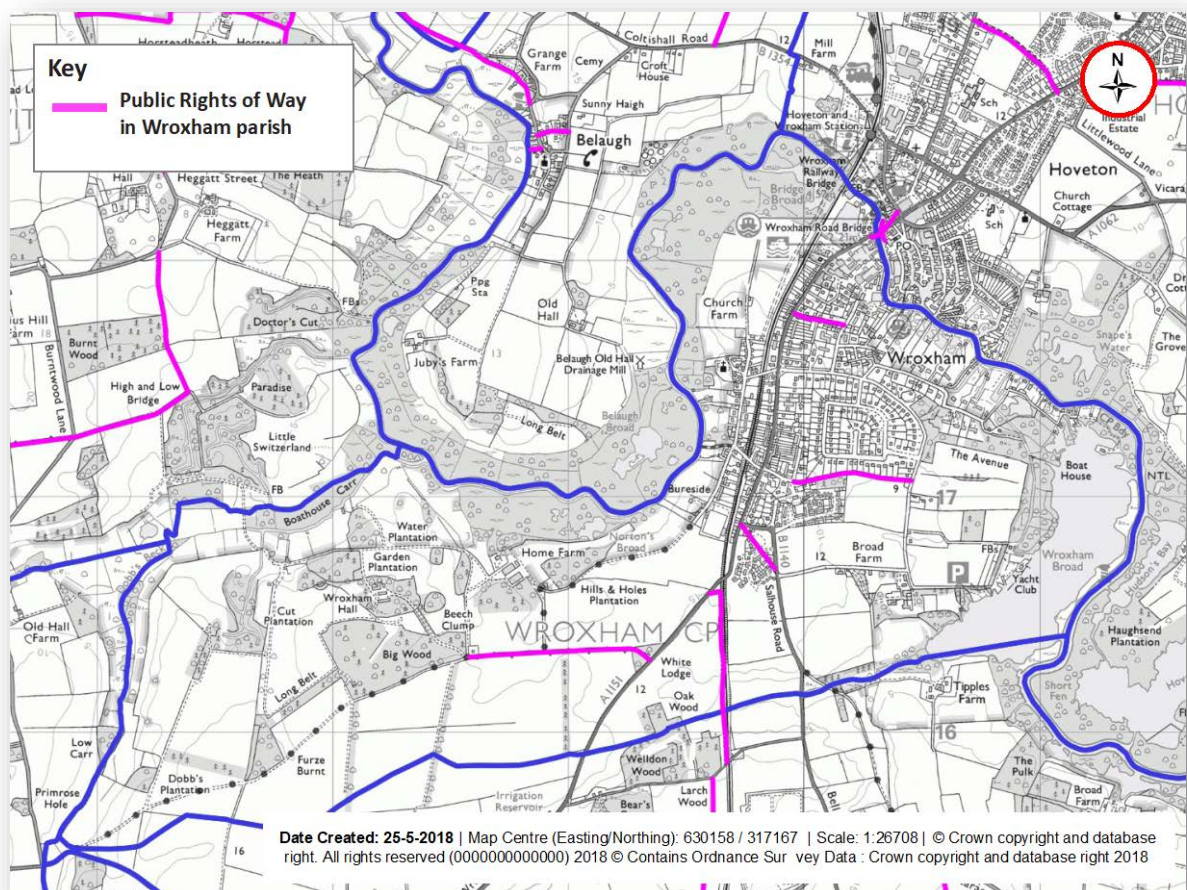


Figure 30: Public Rights of Way in Wroxham parish (source: Parish Online mapping). Blue line denotes parish boundary. Note: Malthouse Lane is also a Public Right of Way, which runs from the Church Lane to the staithe and is shown on the Norfolk County Council definitive map.

**POLICY**

**ENV1: Public access to the river and broads**

Where feasible, new waterside development (of more than a single dwelling) should enable public access to the River Bure, Wroxham Broad or Bridge Broad. Current access points should be enhanced.

Development that detracts from the landscape and ecological value of the river or Broad will not be permitted.

Broadland District Council requires 4 ha of informal recreation per 1000 population and 0.16 ha of allotments and 2.02 ha per 1000 population of formal recreational space for developments consisting of 5 dwellings or more.<sup>27</sup> It is important to Wroxham residents that more informal and formal recreation spaces are provided, but also that existing spaces are protected.

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 ENV2 has come through community consultation and is in conformity with the National Planning Policy Framework (paragraph 77), where designation should only be used:

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

A justification for each of the designated Local Green Spaces is found in Appendix D.

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<sup>27</sup> Broadland District Council, 'Recreational Provision in Residential Development Supplementary Planning Document (SPD)', April 2016.

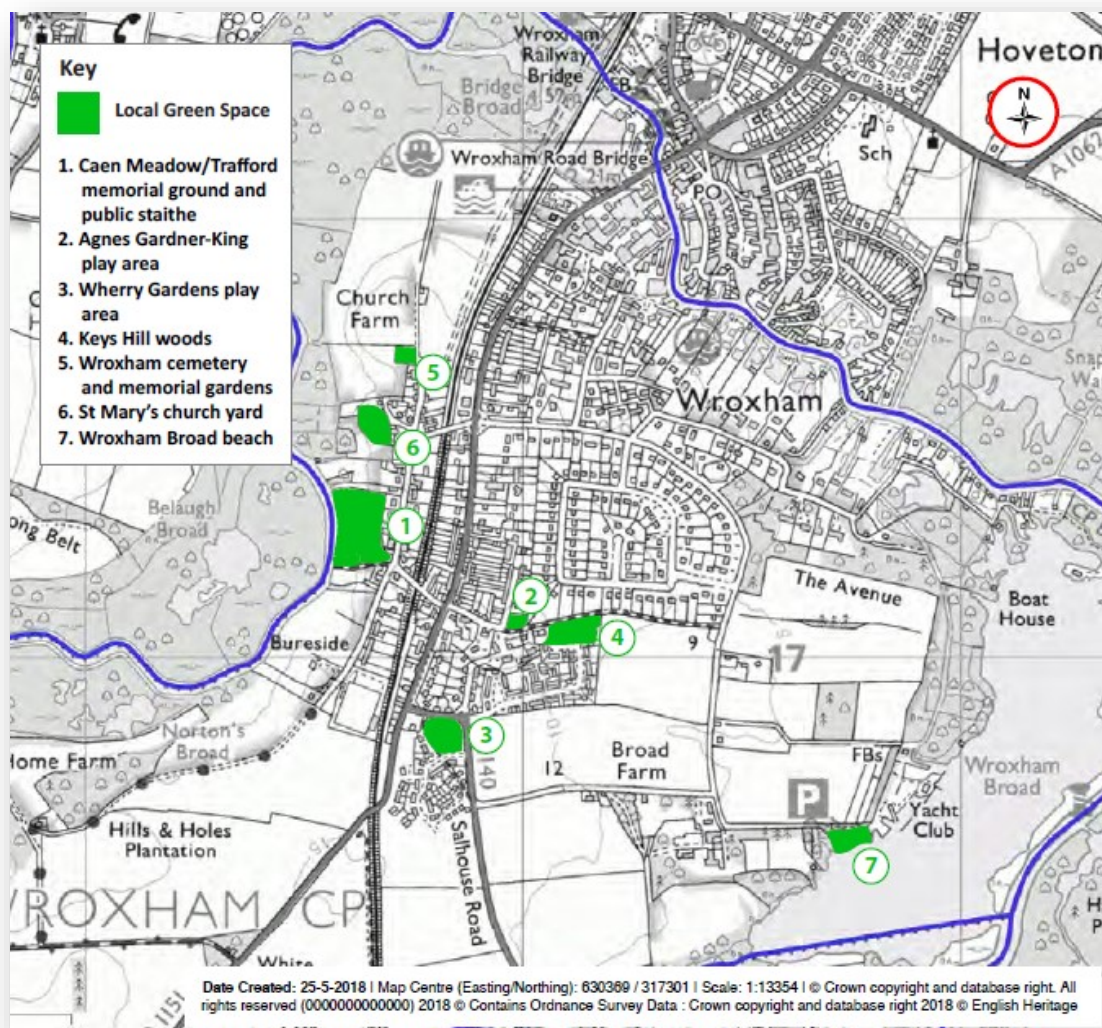


Figure 31 left: Local Green Spaces (Source: Parish Online), with own annotations. Blue line denotes parish

## POLICY

### ENV2: Local Green Space

The following areas are designated as Local Green Space for special protection (as shown on in figure 31):

1. Caen Meadow/Trafford memorial ground and public staithe
2. Agnes Gardner-King play area
3. Wherry Gardens Play area
4. Keys Hill woods
5. Wroxham cemetery and memorial gardens
6. St Mary's churchyard
7. Wroxham Broad beach

Development within a Local Green Space will only be permitted where it is consistent with its function and character except in very special circumstances.



**Objective 8: To safeguard and improve the natural environment, wildlife corridors and the unique bio-diversity of the Broads.**

The natural environment is a very important part of living in Wroxham. It is home to a selection of animals and birds. There are otters in the Broads, coots, moorhens, grebes, ducks, herons and kingfishers on the water. Raptors lurk overhead at certain times of the day and owls are in the woods along with a variety of deer. There are also squirrels, swans and geese (Canada, Grey Lag, Egyptian). These extensive wetlands and woods are a wonderful source of biodiversity in their range of plants and insects and a valuable wildlife corridor for many neighbours.

The continued safeguarding plays an important part in Wroxham being an environmentally sustainable place. The prospect of further development in Wroxham provides an opportunity to enhance biodiversity through the creation of ecological networks.

There are two County Wildlife Sites in the parish of Wroxham, which are recognised as being of importance for biodiversity at a county level and an important element of the ecological network for Norfolk.<sup>28</sup> The County Wildlife Site scheme is managed by Norfolk Wildlife Trust. The County Wildlife Sites are the Hills and Holes Plantation and Wroxham Hall Woods.

There are a number of aquatic and terrestrial non-native invasive species in Wroxham. Measures will need to be in place to prevent the risk of spreading these species as a result of any development. Himalayan Balsam is one example of an invasive non-native species found in Wroxham. The Broads Authority has management plans to deal with invasive non-native species. Care should be taken that development does not contribute to the spread of these plants and animals.

A search by the Norfolk Biodiversity Information Service found 655 protected species in a 5km radius of Wroxham. Any development will need to consider impact on the protected species, and ways in which a net gain in biodiversity as a whole can be encouraged.

There are a number of views across the parish that are of particular community significance. To keep Wroxham a unique and beautiful waterside community in which to live and enjoy, residents feel that a connection with the countryside, waterways and beyond is required, by safeguarding particular views and vistas. This is not to stop development within these views, but to ensure the character of Wroxham remains beautiful.

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<sup>28</sup> Norfolk Biodiversity website 3.7.2017.

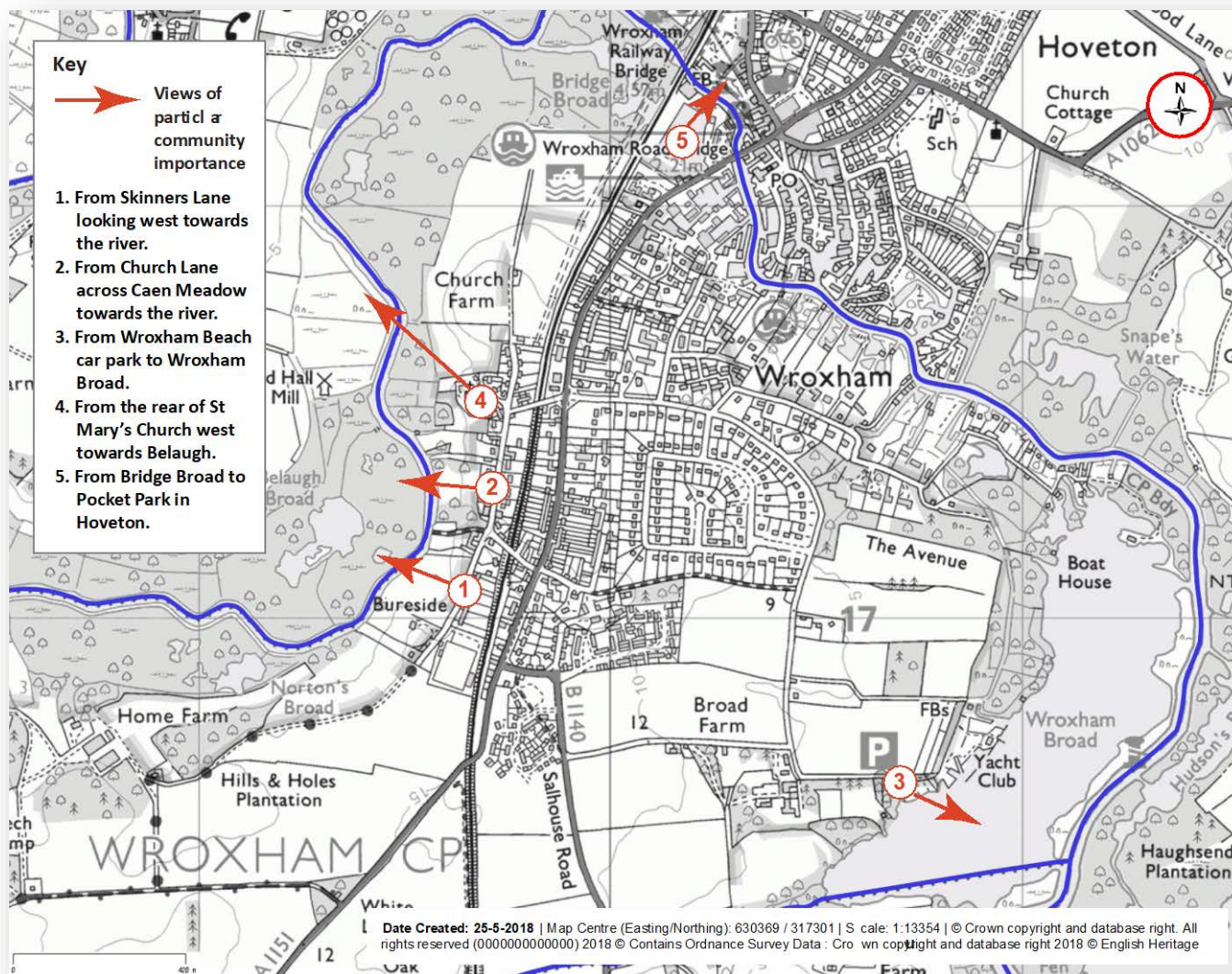


Figure 32 above: Views of particular community importance (Source: Parish Online), with own annotations. Blue line denotes parish boundary.



Figure 33 left: Views of particular community importance, see figure 32 for map.

**ENV3: Important local views and vistas**

Development within the following views that is overly intrusive, unsightly or prominent will not be supported:

1. From Skinners Lane looking west towards the river.
2. From Church Lane across Caen Meadow towards the river.
3. From Wroxham Beach car park to Wroxham Broad.
4. From the rear of St Mary's Church west towards Belaugh.
5. From Bridge Broad to Pocket Park in Hoveton.

Also, within new developments, views and vistas of the surrounding open countryside should be created where there are opportunities to do so.

In accordance with the National Planning Policy Framework (paragraph 125) and the emerging Broads Local Plan policy PUBDM21, any new development should limit impact on dark skies. This is part of Wroxham remaining a unique and beautiful waterside community, contributing to a rich biodiversity.

**ENV4: Dark skies**

Developers are strongly encouraged to ensure that all external lighting is designed to minimise the impact on dark skies. Where planning permission is required, all street lighting and the lighting of residential buildings or businesses in Wroxham will be required to be environmentally efficient, sympathetic in design and limited where adjacent to the countryside, broads and river.

A major challenge for this easterly, low-lying freshwater wetland is likely to come from rising sea levels and accelerated changes to the climate, especially in terms of managing water resources and flood risk<sup>29</sup>. Given this, every effort should be made to make a local contribution to addressing climate change. Realistically, this can be done through mitigation measures in the design of all types of buildings. This is in accordance with JCS policy 1. Reuse of rainwater/grey water is encouraged.

<sup>29</sup> Broads Plan 2017, page 12.



**ENV5: Climate change**

Support will be given to buildings that have cost effective and efficient passive solar gain, solar PV panels, use grey water where possible and have electric car charging points. The layout and massing of development should take account of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets.

Renewable energy developments, including solar options, will be supported, where they are not detrimental to the landscape, as long as they conform to HBE3.

**Community action projects**

- Investigate potential for further public access to the River Bure and the broads.



## 7. Implementation

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### **Delivery of policies and projects**

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Within Broadland district new development that creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. 15 per cent is passed directly to the Parish Council to be spent on local priorities. Now that the Neighbourhood Plan is in place, Wroxham Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Wroxham.

Where appropriate, Wroxham Parish Council will work with appropriate agencies and neighbouring Parish Councils to deliver policies and projects.

### **Monitoring the use of the Neighbourhood Plan**

It is important to note that further development is likely to take place during the Neighbourhood Plan period 2019-2039. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. It will be the role of the Parish Council to promote and monitor the use of the Neighbourhood Plan for all planning applications.

### **Updates to the Neighbourhood Plan**

The Neighbourhood Plan spans a period of 20 years. It is likely to need reviewing within that timeframe. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time. At the time of writing a number of the first Neighbourhood Plans in the country are starting to be revisited.

Figure 34 below: River Bure at Caen Meadow, public moorings.



# Appendix

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## Appendix A: Neighbourhood Plan Steering Group members

- **Tony Adams** – Wroxham resident and Wroxham Parish Councillor
- **Elaine Allsop** – Wroxham resident, member of St Mary's Church Parochial Church Council and Wroxham Women's Institute
- **Malcolm Allsop (Deputy Chair)** – Wroxham resident and Wroxham Parish Councillor
- **Linda Aspland** – Wroxham resident and Broads Authority Navigation Committee member, Norfolk Broads Yacht Club
- **Kim Claxton** – Wroxham resident and Wroxham Parish Councillor
- **Susan Everett (Chair)** – Wroxham resident and member of Norfolk Broads Yacht Club
- **Philip Everett** – Wroxham resident, Wroxham Parish Councillor and member of Norfolk Broads Yacht Club
- **Barry Fiske** – Wroxham resident and Wroxham Parish Councillor
- **Michael Holden** – Wroxham resident and member of Wroxham and Hoveton Lions (at the time of writing)
- **Moira Holden** – Wroxham resident and member of Wroxham Women's Institute (at the time of writing)
- **Peter Mantle** – Wroxham resident, Wroxham Parish Councillor and member of Norfolk Broads Yacht Club
- **Jo Wicker** – Wroxham resident

### Supported by

- **Clare Male** – Wroxham Parish Clerk
- **Rachel Leggett** – Project Manager, principal independent consultant for the Neighbourhood Plan
- **Emma Harrison** – Independent consultant for the Sustainability Appraisal



## **Appendix B: Design characteristics for retirement living accommodation for older people in the UK.<sup>30</sup>**

1. Single-building with internal level access (for reasons of economy and end-user accessibility);
2. Mainly single-aspect apartments (double-loaded corridors necessitated by land values/sustainable land use, though double- aspect achieved where possible);
3. Quality amenity space (quantity is less important where there is a shared garden);
4. Parking ratio of one space per three apartments (supported by precedent, research<sup>5</sup> and appeal decisions);
5. Communal space or 'Owners Lounge' (a central feature of sheltered accommodation, providing space for social interaction, helping mitigate loneliness);
6. Manager's office (and apartment for Lodge Manager in developments over 50 apartments);
7. Guest suite (twin bedroom and shower room for visiting friends and family);
8. Plant room (plant is managed centrally, particularly air source heat pumps for energy-efficient heating);
9. One lift (essential for end-user accessibility, albeit developments promote independent living/active lifestyles i.e. not a residential institution);
10. Internal refuse store (for environmental reasons and end-user accessibility/comfort);
11. Mobility scooter store (for protected storage of mobility scooters and bicycles);
12. Target minimum of 30 apartments (to spread cost of management charge for end-users).

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<sup>30</sup> Page 11, 'Retirement Living Explained: A Guide for Design and Planning Professionals' (April 2017), <https://www.housinglin.org.uk/Topics/type/Retirement-Living-Explained-A-Guide-for-Design-Planning-Professionals/>

## Appendix C: Wroxham village character assessment

Below is a map and a description of distinct character areas within Wroxham, undertaken and written up by the Wroxham Neighbourhood Plan steering group. This complements the Conservation Area Appraisal for Wroxham. Further information on historic character can be found in the Conservation Area Appraisal.

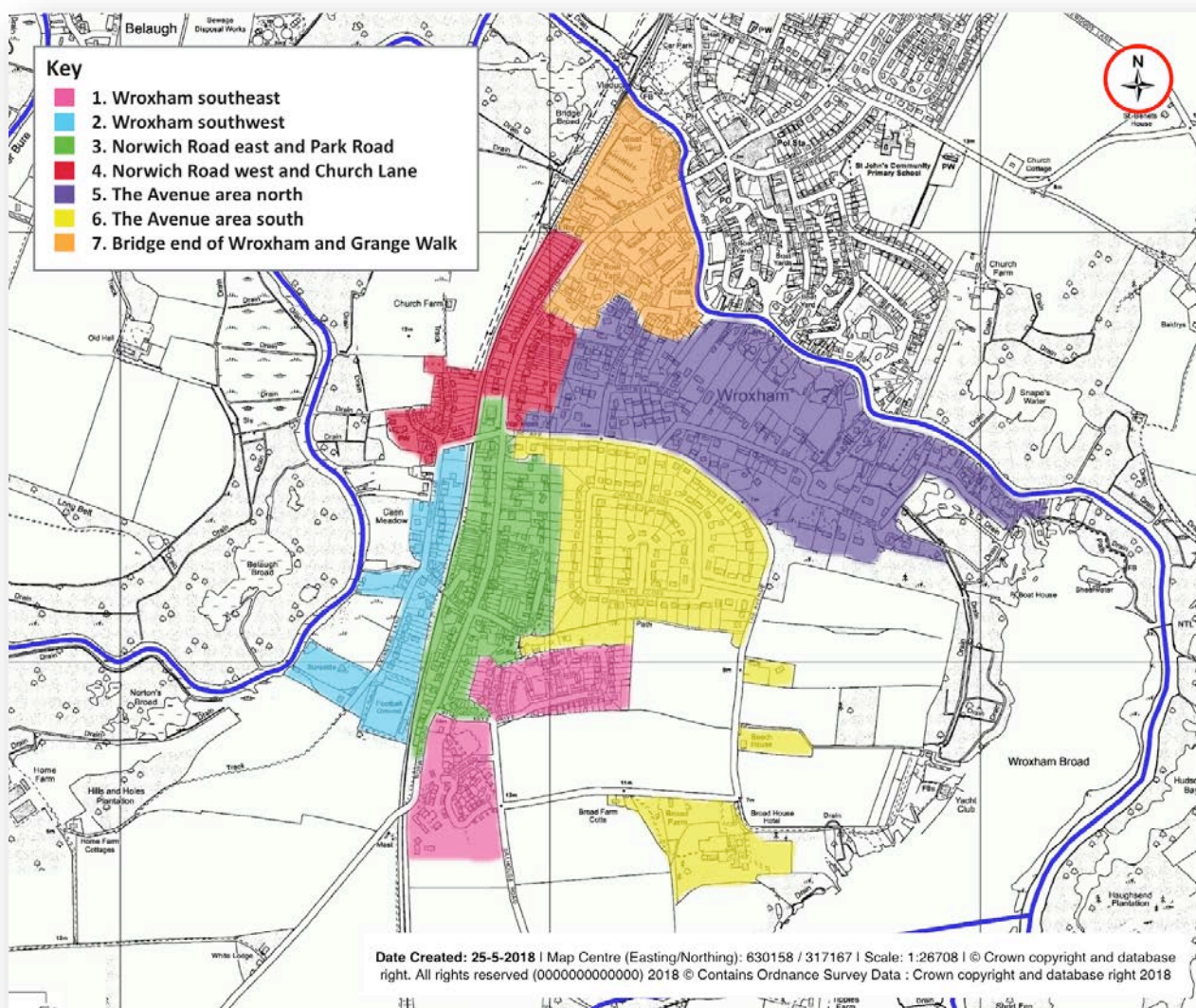


Figure 35 above: Wroxham character areas within the village (source: Parish Online with own annotations). Blue line denotes the Parish boundary.

## General

Wroxham Village is situated on the A1151 which travels north south from Norwich to Stalham, bordered to the North by a medieval bridge over the River Bure. A branch line of the Sheringham to Norwich railway runs parallel to this road with three road bridges over the line. It is surrounded on three sides by the River Bure and there are currently three places where public can have access to

## General

the river. To the north of the river bridge is the larger community of Hoveton, which provides many of the services that the village needs.

### 1. Wroxham southeast: Preston Close, Keys Drive, Trafford Walk, Salhouse Road, Wherry Gardens

- Preston Close, Keys Drive and Trafford Walk are mixed social housing and detached owner occupied, with a considerable number of warden assisted bungalows and flats. There are some streetlights, bins and benches.
- All three roads are cul-de-sacs with pavements, a modest area of green space and limited off road parking.
- Salhouse Road is a busy route south with limited pavements and lighting. Within 500 metres it becomes open country.
- Wherry Gardens, on the west side is a new development of 100 homes, mixed social and owner occupied, during completion of this document all properties now fully occupied. It has pavements, lighting and a modest area of green space. Residents have to cross the busy Salhouse Road to access main village facilities.

### 2. Wroxham southwest: Castle Street, Skinners Lane, Church Lane

- This area was the original main road through the village and runs parallel to Norwich Road towards the church. There is a small bridge over the railway line, no pavements along most of this route and no lighting.
- The housing is mixed bungalows, a few flats, some very large houses and a large number of medium sized detached properties. It is also the access route to Caen Meadow which is a sloping meadow with river bank on the west side which has a small boat launch ramp and three 24-hour Broads Authority mooring spaces.
- To the south of Skinners Lane there is the Wroxham Football Club and then the road becomes the farm track to Wroxham Farms.
- Adjacent to the Norwich Road are two small engineering businesses.
- There are some particularly attractive buildings on these roads, views of the river and a well-used, and valued amenity, in Caen Meadow.

### 3. Norwich Road east and Park Road

- Norwich Road (A1151) is heavily used and frequently congested. Pollution and noise are very unpleasant. It is difficult to cross for pedestrians and unsafe for cyclists. Approximately one mile in length to the river bridge it crosses the railway at the farthest south point of the village. There are two sets of pedestrian lights, streetlights and pavements.
- This is the main bus route for the number 12, X11, and 5b and the only river crossing point for some miles.
- There are several businesses on the road itself, the petrol station and retail outlet, a barbers, florists, undertakers, care home and two Bed and Breakfasts.
- The housing is well established, very mixed in nature. Some of the properties are ex-social housing, and rental properties. There are a large number of



## General

terraced houses with parking in front of their houses and larger properties with substantial driveways.

- There are also several community amenities along this route, the United Reformed Church, church hall, masonic hall, social club and bowls lawn.
- There are a number of mature trees, attractive gardens and small areas of public green space.
- Park Road is mostly un-adopted with quaint, well-maintained cottages and a few new houses. It is a cul-de-sac with access to the well-used footpath to Keys Hill Wood and The Avenue with a popular children playground. There are a couple of small businesses run from home along here and also the part time fire station.

## 4. Norwich Road west and Church Lane, linking Nobel Crescent and St Mary's Close

- Church Lane, crosses the railway line to Norwich Road. It is narrow and has no pavements or lighting on the section over the bridge. This is a residential area, mostly ex or current social housing, with pavements.
- Church Lane leads into St Mary's Close and was historically the centre of the village. There is access to St Mary's Church and graveyard, which overlook the River Bure. Wroxham Cemetery is located in Nobel Crescent with a new extension planned. There is a scout hut with playing field.
- To the north of Nobel Crescent the road becomes a farm track and there are fields and alder wood (to the west) between the road end and the river.
- Norwich Road towards Hoveton; on both sides of the road has quite intense housing, with a mixture of tall terraced houses, modest bungalows and some notable large properties. The area is changing rapidly as new owners remodel the older properties.

## 5. The Avenue area north and Staithe Way Road, Hartwell Road, Beech Road

- The Avenue is a long single track road (approx. 1 mile), which runs from the Norwich Road to the Salhouse Road, formerly the approach to Wroxham Hall (now demolished). To the west it has large properties with mature trees and long front gardens and then to the end of its length (east) it runs through open fields. None of the road has lighting or pavement and at several points it is only one car wide. There are roads to north and south off this main route.
- Staithe Way Road is mature houses leading to the centre of Wroxham and Hoveton. There is no pavement or street lighting. It has a number of new houses at the north end most of which have moorings and there are views across the river which is very busy at this point. There is a large care home part way down. There are two pedestrian access points to the Norwich Road, one through the boat yards.
- Along Hartwell Road and Beech Road are mature properties set in substantial grounds and most of the north side houses have river access. No pavements or lighting, and in places very narrow. The tourist attractions of the Wherry Trust and Barton House Railway are at the end of Hartwell Road.

## General

- Beech Road is probably half a mile in length and becomes a private road at the end. Probably the most expensive housing stock in the village on both sides of the road. At the end it offers walkers views of the Broad seen through privately owned meadows.

## 6. The Avenue area south and Charles Close, footpath to Keys Hill

- Charles Close is predominantly chalet bungalows in a parkland setting. Since the estate was originally built in the 1960s there have been taller properties added and many extensions to the chalets. This was the grounds of the old hall and many mature trees have been retained. There is no street lighting but there are pavements.
- At the southern end there is a private drive to the sailing club and access for general public to Wroxham Broad with a pay and display car park (free to local residents). At the time of writing, Broad House is undergoing rebuilding and refurbishment with various out buildings, developed as an artisan hub.
- Running along the back of the south side of the close is a footpath to Park Road. At the end this leads to a favourite dog walking spot Keys Hill Wood.

## 7. Bridge end of Wroxham and Grange Walk

- Adjacent to the river is a busy area with the library, vets, Riverside Glass and Art, a launderette, tours office, pub, café, restaurant and boatyards. The boatyards are predominantly offering motor cruisers, day boat hire and day trips. A small number of boat builders remain.
- There are lots of rental properties with river frontage in this area, a pay and display car park and often a lot of surface water.
- To the west of the Norwich Road there is a small development of retirement properties and an access tunnel under the railway line to Noble Crescent (currently not in use). Just to the northwest there is a large area of water called Bridge Broad, which is privately owned and currently used for private moorings. This property has recently changed hands and is destined to be more accessible and attractive for the village.
- Further to the west of Bridge Broad is a large area of privately owned woodland and scrub lining a bend in the river. Very pretty and largely untouched for years.
- Grange Walk is a small private road with detached houses situated just behind the vets surgery. Access is from Norwich Road. There are no pavements or lighting.

## Appendix D: Local Green Space justification

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 77 of the NPPF.

	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
1. Caen Meadow/ Trafford memorial ground and public staithe	Yes	Beauty, historical significance and recreational value	Green area backing onto the River Bure. Part of the local character of Wroxham, small memorial ground. Also access to River Bure
2. Agnes Gardner-King play area	Yes	Recreational value	Small play area in residential area
3. Wherry Gardens Play area	Yes	Recreational value	Small play area in residential area
4. Keys Hill woods	Yes	Recreational value and biodiversity	Small woodland in residential area
5. Wroxham cemetery and memorial gardens	Yes	Historic significance	Part of the local character of Wroxham, small cemetery and memorial gardens



	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
<b>6. St Mary's church-yard</b>	Yes	Historic significance, biodiversity	Part of the local character of Wroxham, small churchyard
<b>7. Wroxham Broad beach</b>	Yes	Recreational value	Access point to view Wroxham Broad, slip way/launch for public access to the broad





