



Site Allocations DPD

2016



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Background

- 1.1** The Site Allocations Development Plan Document (DPD) is a Local Plan in accordance with the Town and Country Planning (local planning) (England) Regulations 2012 (section 6). It forms part of the Broadland Development Plan. It sets out those sites across the district that are suitable for certain forms of development such as housing, employment, community facilities etc. It is in conformity with the National Planning Policy Framework (NPPF) and the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk adopted in March 2011 with amendments adopted in January 2014. It should be read in conjunction with these and the other Development Plan Documents that make up the Broadland Development Plan. Together these documents make up an overarching plan for the future development of the area which forms the basis for decision-taking.
- 1.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth across Broadland, Norwich and South Norfolk up to 2026. It identifies key locations for growth and sets out strategic policies to guide future development. A hierarchy is defined which identifies the scale of development for each settlement up to 2026. As such the overall aim of the Site Allocations is to achieve the growth targets set out in that document.
- 1.3** The Site Allocations (DPD) identifies or allocates areas of land for specific types of development such as housing, employment, community facilities, etc. The scale of development reflects the requirements set out in the JCS. It also includes the definition of development boundaries or "settlement limits" for those places where some growth may take place. It excludes the area proposed for major growth known as the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle which will be subject to a separate planning document, and also does not include the Broads Area.
- 1.4** The production of the Site Allocations DPD has involved a number of stages, whereby various potential sites have been considered for development.
- 1.5** Comments raised by the public and other stakeholders have been taken into account in appraising the sites and ultimately in arriving at the site allocations.
- 1.6** In addition, European and National legislation requires local planning authorities to undertake a Strategic Environmental Assessment Sustainability Appraisal, and Appropriate Assessment under the Habitat Regulations to inform the decision making and ensure that sustainability objectives have been addressed.
- 1.7** A review of the Broadland Local Plan is to be commenced in 2015/16 and should be completed by 2020/21. The review will involve new evidence gathering to understand future needs for development, such as the Strategic Housing Market Assessment, that is currently being produced and that will identify revised housing need figures to 2036. This will include working with other local planning authorities

Introduction

in accordance with the Duty to Co-operate. It is likely that the review will “roll forward” planning for the district to 2036, giving at least a 15 year time horizon from its adoption.

- 2.1** The Site Allocations DPD needs to conform with higher order policies both at National level and local level. The section below explains the relevance to those plans.

National Policy

- 2.2** The government published the National Planning Policy Framework (NPPF) in March (2012) , which sets out the national policies for land use and development.

- 2.3** The NPPF creates a presumption in favour of sustainable development. Local plans are considered to be the key to delivering sustainable development, and they must seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development. Local planning authorities are required to prepare local plans on the basis that objectively assessed development needs should be met, with sufficient flexibility to respond to rapid shifts in demand or other economic changes. Local plans should be aspirational but realistic.

- 2.4** Key NPPF requirements that are particularly relevant to this Site Allocations DPD are that Local plans should:

allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on the form, scale, access and quantum of development where appropriate
 deliver a wide choice of high quality homes that people want and need, and increase the supply of housing
 create sustainable, inclusive and mixed communities, including through the regeneration and renewal of areas of poor housing
 plan proactively to meet the development needs of business and support an economy fit for the 21st century
 promote the vitality and viability of town centres, and meet the needs of consumers for high quality and accessible retail services, and
 ensure viability and deliverability of development.

- 2.5** The requirement to identify and maintain a rolling five year supply of deliverable housing sites and a longer-term supply of developable sites is retained from previous government guidance (Planning Policy Statement 3: Housing), as are its key tools and mechanisms to assess the local need for market and affordable housing and to calculate the sufficiency of the housing supply and delivery over time. When calculating this five year supply on an annual basis the council will normally seek to identify an additional buffer of 5% to ensure choice and competition in the market for land, in accordance with advice in the NPPF.

- 2.6** Strategic Housing Land Availability Assessments (SHLAAs), Strategic Housing Market Assessments (SHMAs) and Housing Trajectories within monitoring reports continue to be a key part of the council's evidence base, both to monitor the

Policy Context

implementation of housing policies and allocations, and to ensure that the delivery of new housing is keeping pace with plan requirements and meeting identified needs. The NPPF emphasises that the housing supply should come in the main from identifiable sites in the short and medium term and identified broad locations in the longer term. Windfall sites should not be allowed for in the first ten years of housing supply unless there is compelling evidence to show that specific sites cannot be identified.

- 2.7** The delivery of a wide choice of quality homes requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. In relation to affordable housing they should set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.
- 2.8** Planning positively and strategically to support business, ensuring an adequate supply of land and premises for economic growth and promoting inward investment and innovation (particularly in key sectors and clusters) are emphasised in the NPPF. The guidance advises against long term protection of employment allocations stating that “applications for alternative uses of designated land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities”.

Local Policy

- 2.9** The Broadland, Norwich and South Norfolk **Joint Core Strategy (JCS)** distributes growth throughout the Greater Norwich area up to 2026 based on a settlement hierarchy which has been created using a number of criteria, such as population and number of services offered. Settlements higher up within the hierarchy generally have the capacity to receive more growth than those lower down. Table 1 below illustrates this hierarchy, showing which settlements (rather than parishes) within Broadland fit into which level and the associated levels of growth earmarked for each settlement. As set out in the JCS the scale of development generally decreases at each level of this hierarchy. Figure 1 below illustrates the settlement hierarchy on a map of the district. The housing requirements in the JCS are a minimum, and the allocations made in this DPD for each settlement may be higher than the minimum suggested in the JCS e.g. due to site considerations such as size of site or particular benefit that may arise from a particular proposal.

Table 1: JCS Settlement Hierarchy

Level in Hierarchy	Broadland settlements	Housing Scale of development (minimum)*	Employment
Norwich Policy Area: major mixed use developments in specified locations	Old Catton - Sprowston-Rackheath - Thorpe St. Andrew Growth Triangle This is addressed through an Area Action Plan (DPD) . For more information please refer to the Council's website at http://www.broadland.gov.uk/bf	7,000 dwellings (by 2026, rising to 10,000 thereafter)	
Norwich Policy Area: smaller sites Fringe Parishes: Drayton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St Andrew. Other Parishes: Blofield, Brundall, Blofield Heath, Gt Plumstead and Lt Plumstead, Horsford St Faith & Newton St Faith, Rackheath, Salhouse, Spixworth	Within the Norwich Policy Area (NPA), but outside the Growth Triangle, some development will also take place in the fringe parishes close to Norwich. Smaller scale development will also take place in the surrounding villages. Settlements below marked with a '*' could, in addition to the scale of development highlighted in the box to their right, receive extra	2,000 dwellings	The Joint Core Strategy proposes employment at strategic locations to included a new business park related to the airport extension to Broadland Business Park and new employment land at Rackheath. Small Scale opportunities will also be promoted.

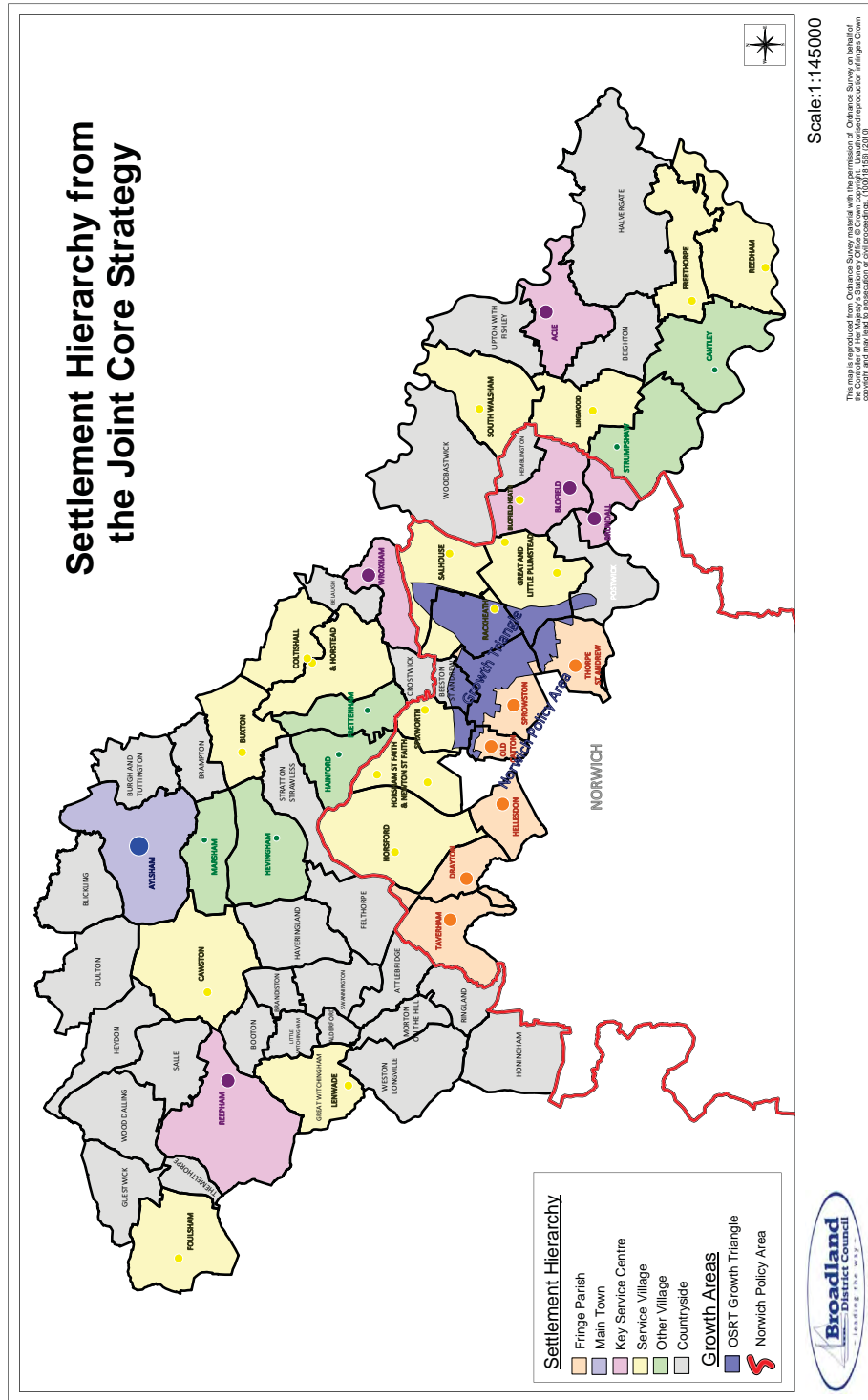
Policy Context

Level in Hierarchy	Broadland settlements	Housing Scale of development (minimum)*	Employment
	development to help deliver these 2,000 dwellings on smaller sites within the Norwich Policy Area.		
Main Towns - Policy	Aylsham	300 dwellings (subject to overcoming disposal constraints)	Expansion based on existing employment areas
Key Service Centres	Acle, Blofield*, Brundall*, Reepham, Wroxham	Acle, Reepham and Wroxham: 100-200 dwellings each. Blofield and Brundall: approx. 50 dwellings each.	Local employment opportunities to be promoted.
Service Villages	Blofield Heath*, Buxton, Cawston, Coltishall and Horstead, Foulsham, Freethorpe, Great Plumstead and Little Plumstead*, Horsford*, Horsham St. Faith and Newton St. Faith*, Lenwade, Lingwood, Reedham, Salhouse*, South Walsham, Spixworth*	10-20 dwellings	Small scale employment or service development appropriate to the scale and needs of the village and surroundings to be encouraged.
Other Villages	Cantley, Frettenham, Hainford, Hevingham,	Very limited, windfall, infill development where appropriate.	Small scale business or services, subject to

Policy Context

Level in Hierarchy	Broadland settlements	Housing Scale of development (minimum)*	Employment
	Marsham, Strumpshaw		form and character considerations.
The Countryside	Villages not identified above	Affordable housing on exception sites to address local needs, farm diversification, small and medium scale commercial enterprises, where appropriate etc.	Farm diversification and small or medium scale enterprises where a rural location can be justified.

Settlement Hierarchy for the Joint Core Strategy



- 2.10** Allocations of land for development in this plan must take account of the strategic longer term needs and priorities in the Joint Core Strategy, including identifying sufficient land for necessary community facilities and infrastructure, and the need to support significant levels of job growth through identifying business development opportunities and (in particular) by retaining employment land for its designated purpose (JCS Policy 5) and making provision for necessary community facilities and infrastructure.

Norwich Policy Area

- 2.11** The **Norwich Policy Area** (NPA) includes the city of Norwich, part of South Norfolk (including Wymondham and Long Stratton), and part of Broadland District. In Broadland, the **fringe parishes** of Taverham, Drayton, Hellesdon, Old Catton, Sprowston and Thorpe St. Andrew are part of the NPA, as are the adjacent parishes (Horsford, Horsham & Newton St. Faith, Spixworth, Beeston St. Andrew, Rackheath, Salhouse, Great & Little Plumstead, Postwick, Brundall, Blofield and Hemblington).
- 2.12** The Joint Core Strategy for Broadland, Norwich and South Norfolk identifies the NPA as being the focus for major growth and development in the Greater Norwich area.
- 2.13** Housing allocations need to meet the target to deliver a minimum of 21,000 dwellings within the NPA, up until 2026, of which at least 9,000 are to be delivered within Broadland. Of these, 7,000 are to be located within the Growth Triangle Area Action Plan (AAP) (rising to 10,000 after 2026), with 2,000 to be found on smaller sites elsewhere within the NPA.
- 2.14** The Site Allocations need to deliver 2,000 new dwellings within the fringe parishes and the other settlements in the Norwich Policy Area as set out in the Joint Core Strategy Settlement Hierarchy (Joint Core Strategy Policies 12-17).
- 2.15** In addition to the dwellings requirement stated for individual settlements in the **Joint Core Strategy**, the Settlements may also be considered for additional development to provide for the "smaller sites" allowance of 2,000. This has been taken into account in making the allocations for each settlement.

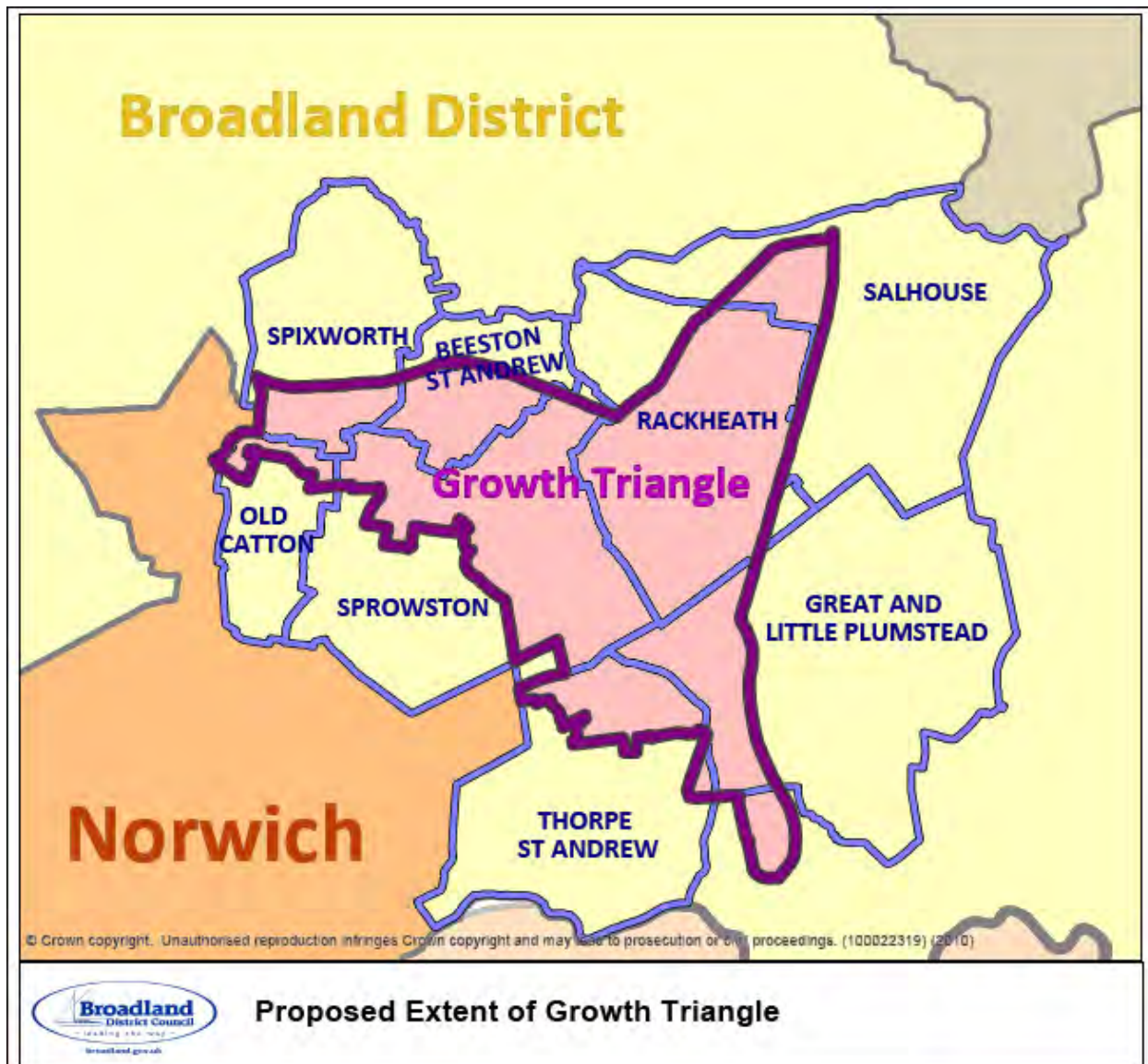
Old Catton Sprowston Rackheath Thorpe St Andrew Growth Triangle

- 2.16** The Site Allocations (DPD) does not deal with major growth allocated within the **Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle (Growth Triangle)** stated in the Joint Core Strategy (Policy 10). This will be addressed separately by an Area Action Plan (DPD) that is being developed concurrently with the Site Allocations (DPD). The area of the Growth Triangle is shown in Figure 2 below.

Policy Context

Figure 2.

Growth Triangle



Meeting requirements for new homes

- 2.17** The National Policy Framework (NPPF) requires local planning authorities to make adequate provision for housing, looking over 5, 10 and 15 year periods. The requirement for new homes in the district to 2026 is set out in the JCS, as referred to in Table 1 above. This is sub-divided into two areas, that for the Norwich Policy Area (NPA) and that for the remainder of the district. The Site Allocations DPD identifies sufficient land to meet these requirements, following the settlement hierarchy in the JCS. Further details on the specific sites is continued in the following chapters. The Table below (Table 2) summarises the housing provision that is being made, relative to the JCS requirements.

- 2.18** Table 2 demonstrates that the housing requirements to 2026 have been more than met; in addition, it is expected that there will be some further development on 'infill' sites within the settlement limit that have not been specifically identified. This additional element, gives added flexibility to the housing supply, potentially makes up for any shortfall should any identified sites fail to be developed and contributes to requirements after 2026, reflecting the 15 year horizon suggested by the NPPF.

Table 2: Housing provision (excluding Growth Triangle)

	Number of homes allocated (approx) (excluding re-allocations)	JCS minimum requirement to 2026
Norwich Policy Area - Fringe Parishes Drayton Hellesdon Old Catton Sprowston Taverham Thorpe St Andrew	1602 – 1802 (less 140 net loss from changes to previous Local Plan allocations that were already taken into account in JCS figures) = 1462 – 1662	
Norwich Policy Area - Key Service Centres Blofield Brundall	486	
Norwich Policy Area - Service Villages Blofield Heath Gt. Plumstead & Lt. Plumstead	417	

Policy Context

	Number of homes allocated (approx) (excluding re-allocations)	JCS minimum requirement to 2026
Horsford Horsham St. Faith & Newton St. Faith Rackheath Salhouse Spixworth		
Norwich Policy Area - Countryside Beeston St Andrew Hemblington Postwick	0	
NPA Total	2365 - 2565	2000
Outside NPA		
Main Towns Aylsham	550	
Key Service Centres Acle Reepham Wroxham	340 – 390 (plus 10 net gain from changes to previous Local Plan allocations that were already taken into account in JCS figures) = 350 – 400	
Service Villages	185 – 200	

	Number of homes allocated (approx) (excluding re-allocations)	JCS minimum requirement to 2026
Buxton Cawston Coltishall & Horstead Foulsham Freethorpe Lenwade (Great Witchingham) Lingwood & Burlingham Reedham South Walsham	(less 7 or 12 net loss from changes to previous Local Plan allocations that were already taken into account in JCS figures) = 173 – 193	
Other Villages Cantley Frettenham Hainford Hevingham Marsham Strumpshaw	0 (less 37net loss from changes to previous Local Plan allocations that were already taken into account in JCS figures) = -37	
The Countryside Alderford Attlebridge Beighton	0	

Policy Context

	Number of homes allocated (approx) (excluding re-allocations)	JCS minimum requirement to 2026
Belaugh		
Blickling		
Booton		
Brampton		
Brandiston		
Burgh and Tuttington		
Outside NPA Total	1036 - 1106	690 - 1080

- 2.19** The following sections give a brief "settlement overview" for each parish settlement, referring to the location's position in the JCS settlement hierarchy . A map shows the defined settlement limit and site allocations or specific policies. The "specific policies" apply to sites that already have planning permission. The "allocations" identify the area of land that is identified for development, and the type and scale of development that is proposed. Both of which being the most appropriate sites to meet the identified needs for development. Guidelines for development are also set out, though for a development regard will also be made to relevant policies in other Development Plan Documents, including the Joint Core Strategy and Development Management DPD, and to the National Planning Policy Framework.

Employment

- 2.20** Allocations of land for employment use are made in some parishes, in accordance with the Joint Core Strategy Settlement Hierarchy, to identify sufficient land to meet future needs in the most appropriate locations. Regard should also be had to the relevant policies in the Development Management DPD.

Community Facilities

- 2.21** Allocations of land for community facilities, such as recreation or burial grounds, are made in some parishes to identify sufficient land to meet future needs in the most appropriate locations. Regard should also be had to the relevant policies in the Development Management DPD.

Norwich Policy Area - Fringe Parishes

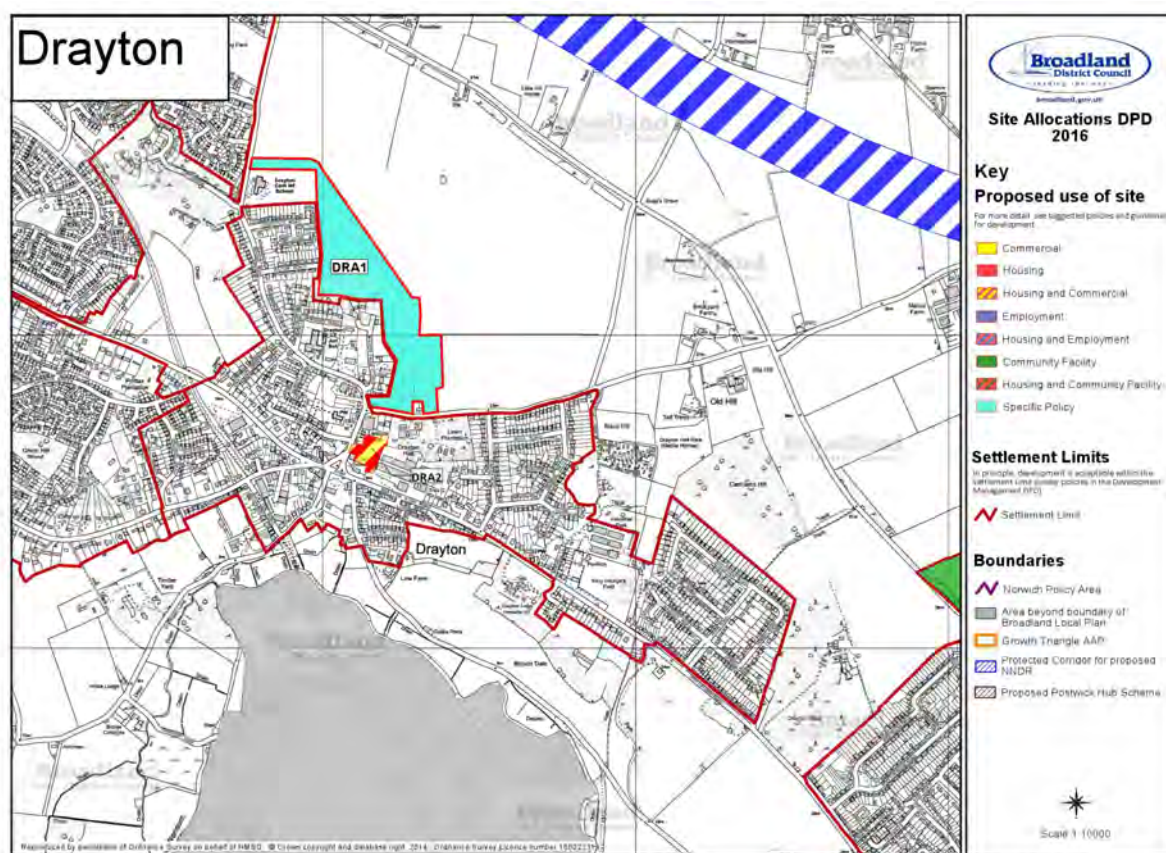
- 3.1** The "Fringe" parishes are Drayton, Hellesdon, Old Catton, Sprowston, Taverham and Thorpe St Andrew.

Drayton

Settlement Overview

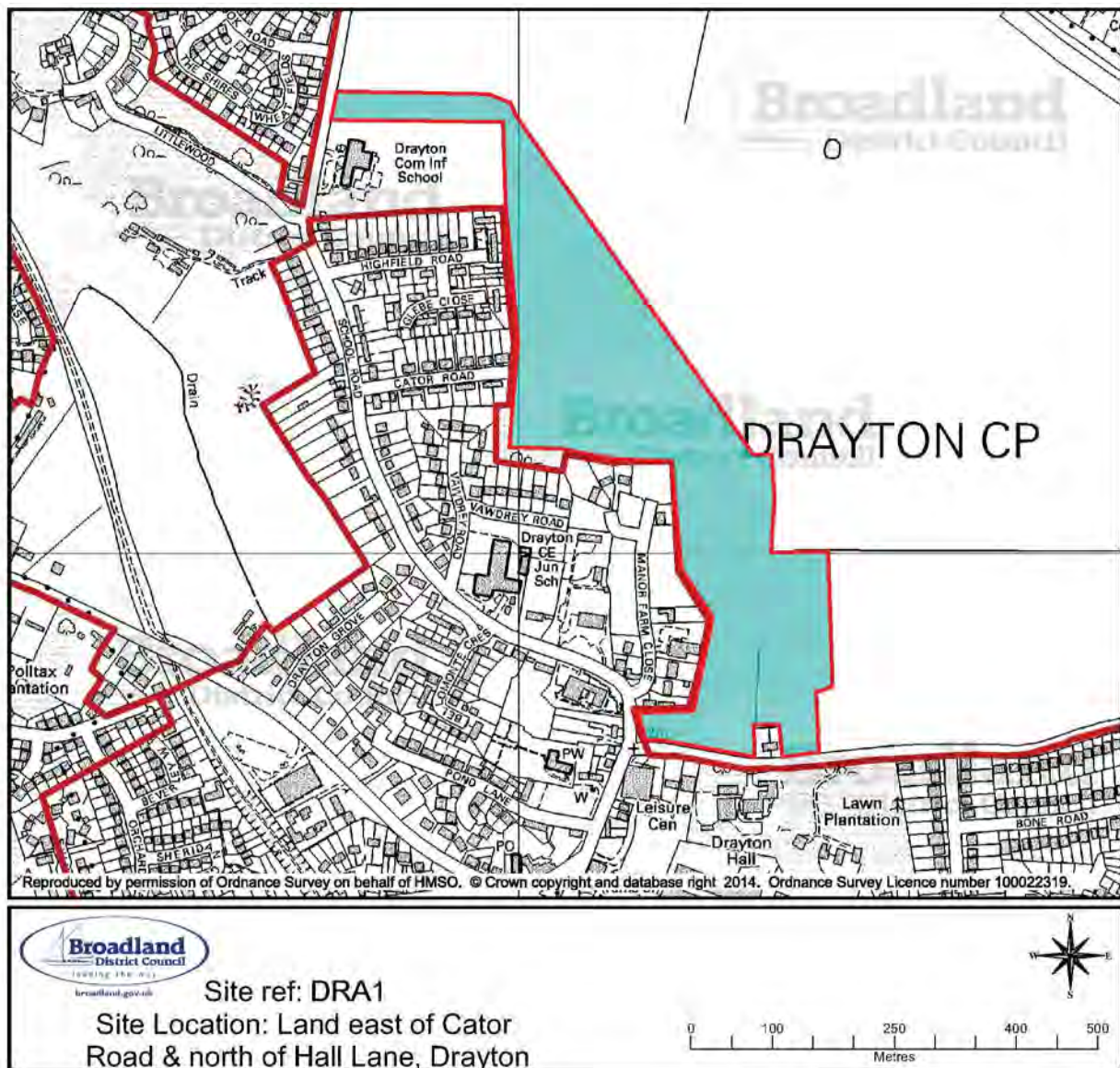
- 3.2** Drayton is within the Norwich Policy Area and is identified as a Fringe Parish in the Joint Core Strategy (Policy 12). Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9). Drayton is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 3.3** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



DRA1

DRA1

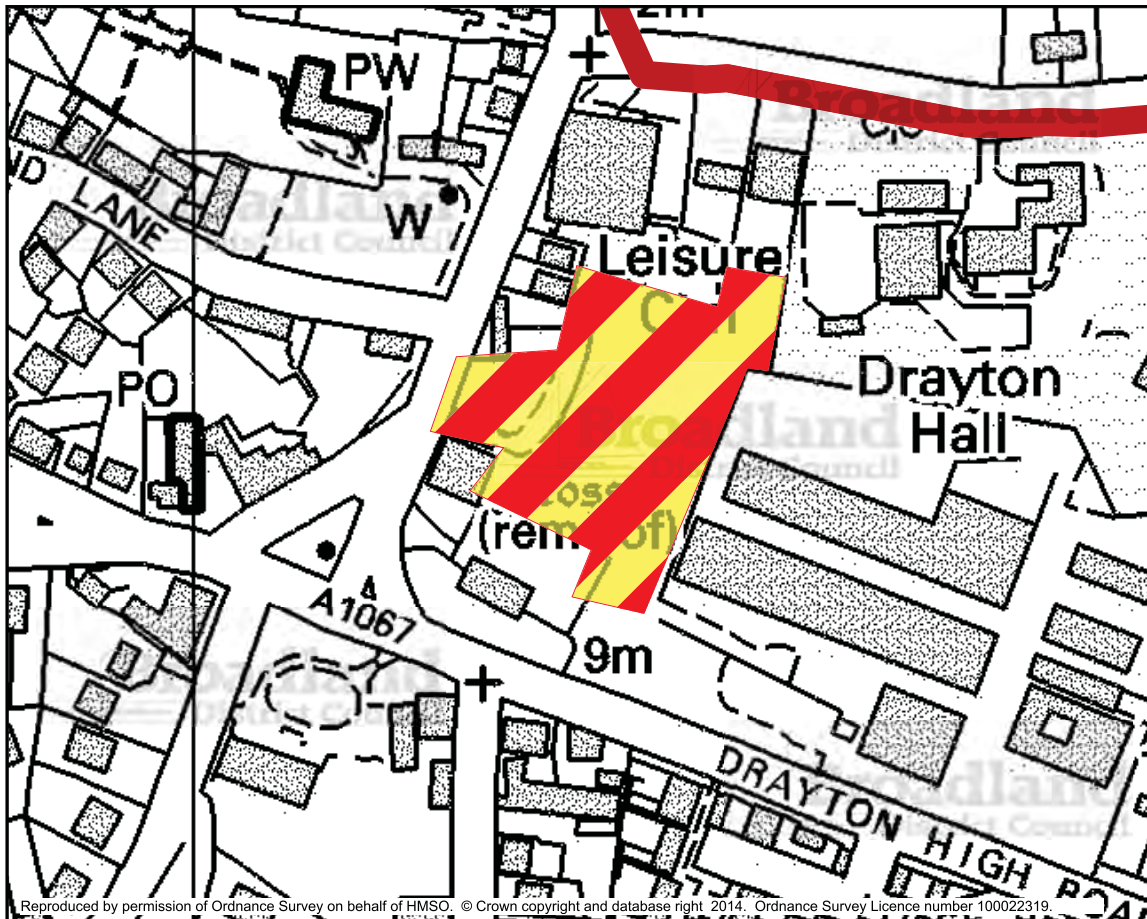


DRA1

Specific Policy: Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 Ha) is to be developed in accordance with permission 20130885. This will include the development of 200 dwellings, allotments and open space.

DRA2

DRA2

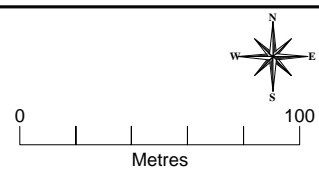


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Site ref: DRA2

Site Location: Land east of School Road, Drayton



Norwich Policy Area - Fringe Parishes**DRA2**

Land east of School Road, Drayton (Approx. 0.8 Ha) is allocated for commercial / community and residential development. This may accommodate approximately 20 dwellings and/or retail uses falling within Class A and/or possibly some Business B1 use and/or possibly some community facilities D1 use.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Vehicular access from School Road via an improved access point.

The site should also provide access to the adjacent leisure centre car park and public parking spaces.

Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

The provision of a ghost island right turn lane at the site access onto School Road may be necessary. In addition, a contribution may also be required to a local road scheme at the junction of the A1067 with the C162 Costessey Lane. Other off-site improvements to the highway network may also be necessary, as required by the Highway Authority.

Any development should support the safe movement of cyclists and pedestrians accessing or exiting the site. Permeability through the site will be important for maximising pedestrian/cycle links to local shops, schools, jobs etc. and access to bus services.

A sustainable drainage system (SUDS) should be provided.

The Norwich Surface Water Management Plan identifies that this site may be susceptible to surface water flooding and therefore further investigation is likely to be required in this regard. It might be beneficial if the development on the site provides additional surface water storage capacity to improve the flood risk in the area.

Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.

The site is within Source Protection Zone 3 and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.

Adequate landscaping and green infrastructure to be provided, with a particular emphasis on retaining and protecting the existing trees on the site, and considering wider views from the surrounding area.

Design and layout should respect and reflect the local character and heritage. Commercial development should be of a size compatible with an extension to the Drayton Road District Centre.

Infrastructure provision

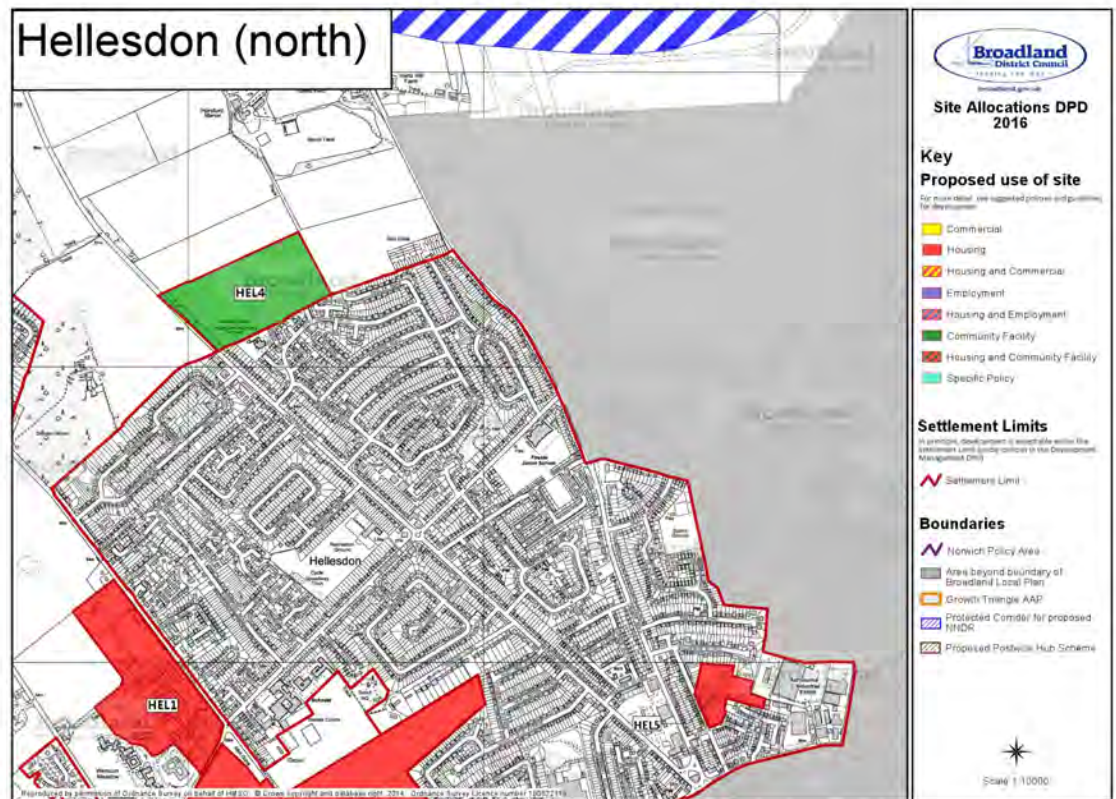
Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

Hellesdon

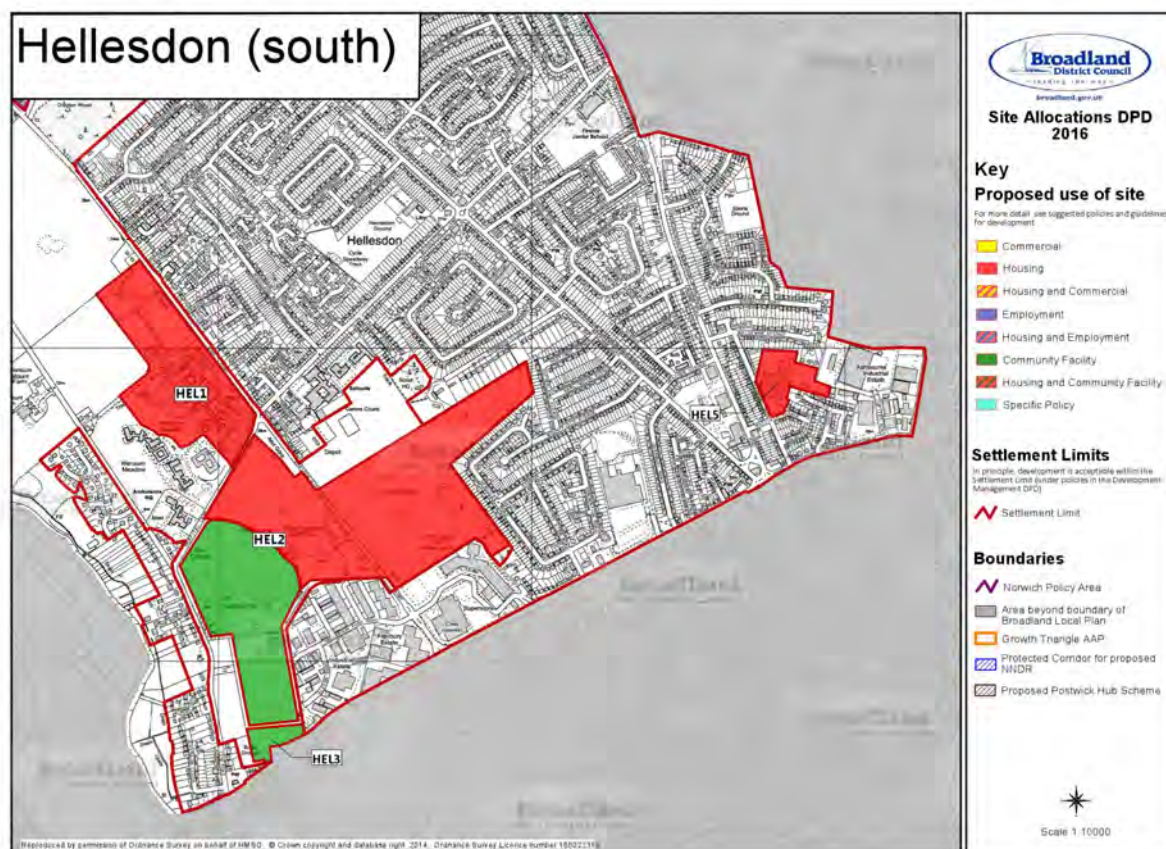
Settlement Overview

- 3.4** Hellesdon is located within the Norwich Policy Area and is identified as a Fringe Parish in the Joint Core Strategy (Policy 12). Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9).
- 3.5** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.

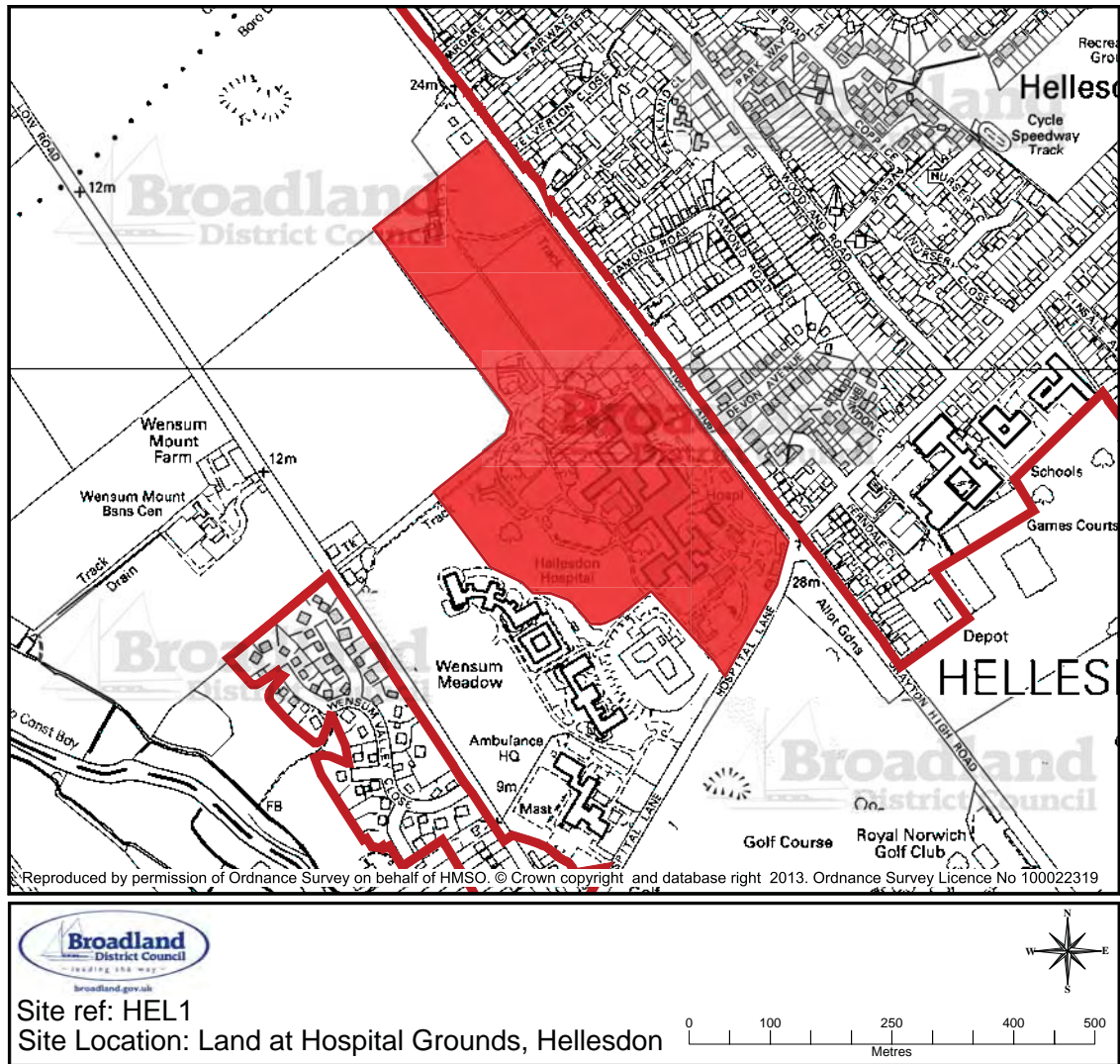


N.B: map is reduced and not to scale.



HEL1

HEL1



HEL1

Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (approx. 14.7Ha) is allocated for residential and employment uses. The site will accommodate approximately 300 homes, and B1 employment uses.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

A small amount of B1 employment uses will be considered appropriate e.g. converting existing buildings.

The phased construction of the development relative to the delivery of the Northern Distributor Road will need to be agreed.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development, and necessary mitigation measures.

Vehicular access from Drayton High Road and/or Hospital Lane.

A pedestrian crossing is likely to be required on the A1067 Drayton High Road as are improvements to Middletons Lane / A1067 junction. Other off-site improvements to the highway network may also be necessary, as required by the Highway Authority.

Consideration should be given to the development of this site in conjunction with development to the south because of the need for off-site highway improvements.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention. Further consideration is likely to be required in this regard and whether these buildings lend themselves to possible conversion for employment use.

Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.

The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.

The site may be susceptible to surface water flooding and therefore further investigation is likely to be required in this regard.

Adequate landscaping and green infrastructure to be provided, with a particular emphasis on retaining and protecting the existing trees on the site, and considering wider views from the surrounding area, and avoiding impact on the Wensum Valley landscape.

A sustainable drainage system (SUDS) should be provided.

Design and layout should respect and reflect the local character and heritage.

Recreational provision could be included on-site.

Norwich Policy Area - Fringe Parishes

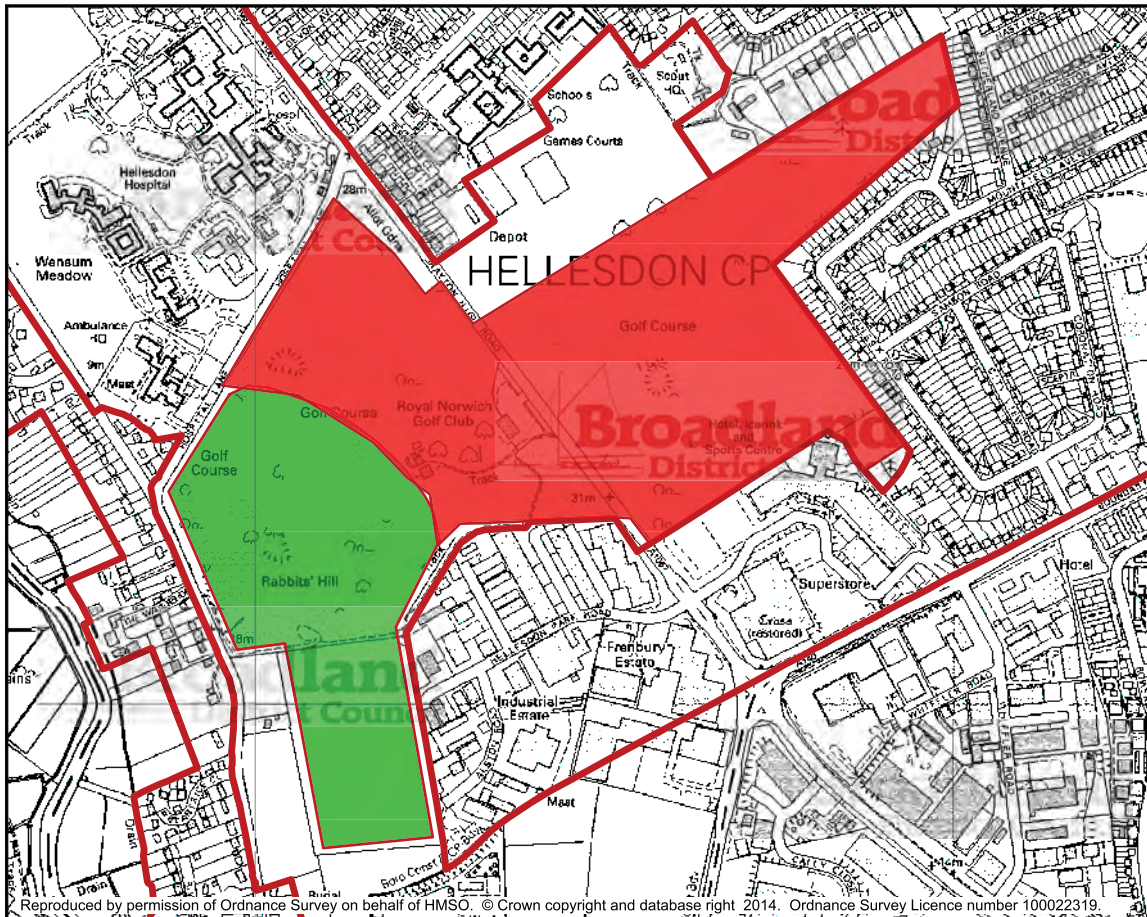
The allocation is underlain by safeguarded sand and gravel resources. Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

HEL2

HEL2

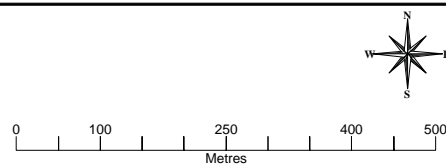


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Site ref: HEL2

Site Location: Land at Royal Norwich Golf Club



Norwich Policy Area - Fringe Parishes**HEL2**

Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1Ha) is allocated for residential and open space uses. This will accommodate approximately 800 - 1,000 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

The phased construction of the development relative to the delivery of the Northern Distributor Road will need to be agreed.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Improvements may be needed to existing traffic light controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road.

Any development should support the safe movement of cyclists and pedestrians accessing or exiting the site. Permeability through the site will be important for maximising pedestrian/cycle links to local shops, schools, jobs etc. and access to bus services.

Other off-site improvements to the highway network may also be necessary, as required by the Highway Authority.

Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.

The site should provide on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.

The loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere.

The southwest corner of the site is within the HSE safeguarding zone associated with the chemical plant to the south of the site.

Adequate landscaping and green infrastructure to be provided in accordance with relevant policies, with a particular emphasis on retaining and protecting the existing trees wherever possible on the site, and considering the impact upon the Wensum Valley.

The land shown in green as community facility is indicative of the area that may be required for such use. However, there will be some flexibility regarding the distribution of the residential and community uses throughout the site.

A sustainable drainage system (SUDS) should be provided.

Norwich Policy Area - Fringe Parishes

The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.

The Norwich Surface Water Management Plan identifies that this site may be susceptible to surface water flooding and therefore further investigation will be required in this regard. It may be beneficial if the development of the site provides additional surface water storage capacity to improve the flood risk in the area.

Design and layout should respect and reflect the local character.

The allocation is underlain by safeguarded sand and gravel resources. Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

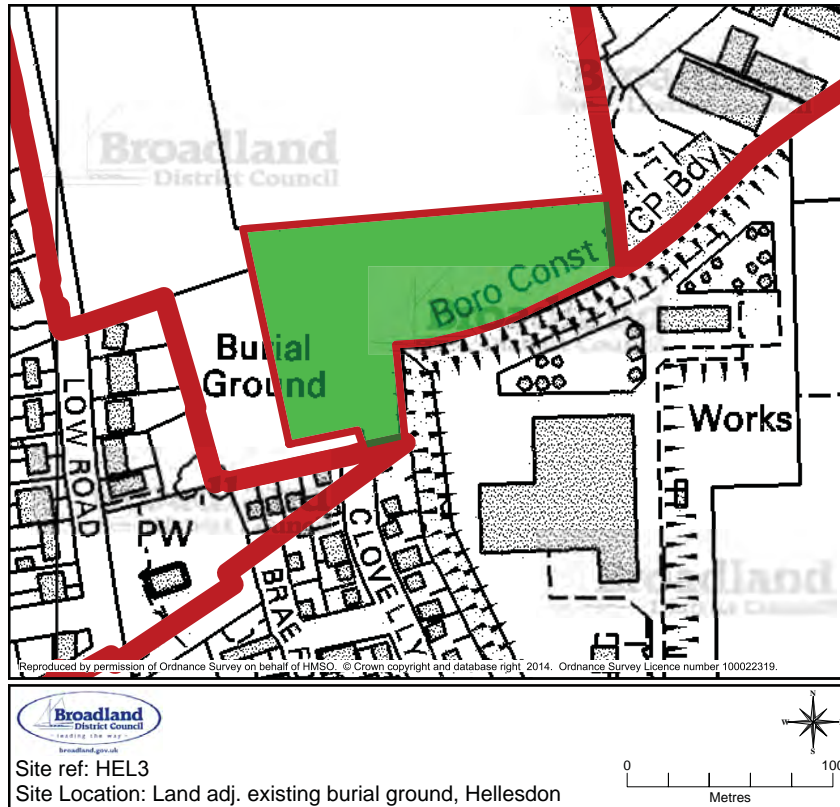
The site contains a historic environment record and therefore further investigation will be required in respect of archaeology.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

HEL3

HEL3



HEL3

Land adjacent to existing burial ground – north east of St Marys Church, Hellesdon (approx. 1.3Ha) is allocated for an extension to the existing burial ground.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Access via the existing cemetery.

The site falls within Source Protection Zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.

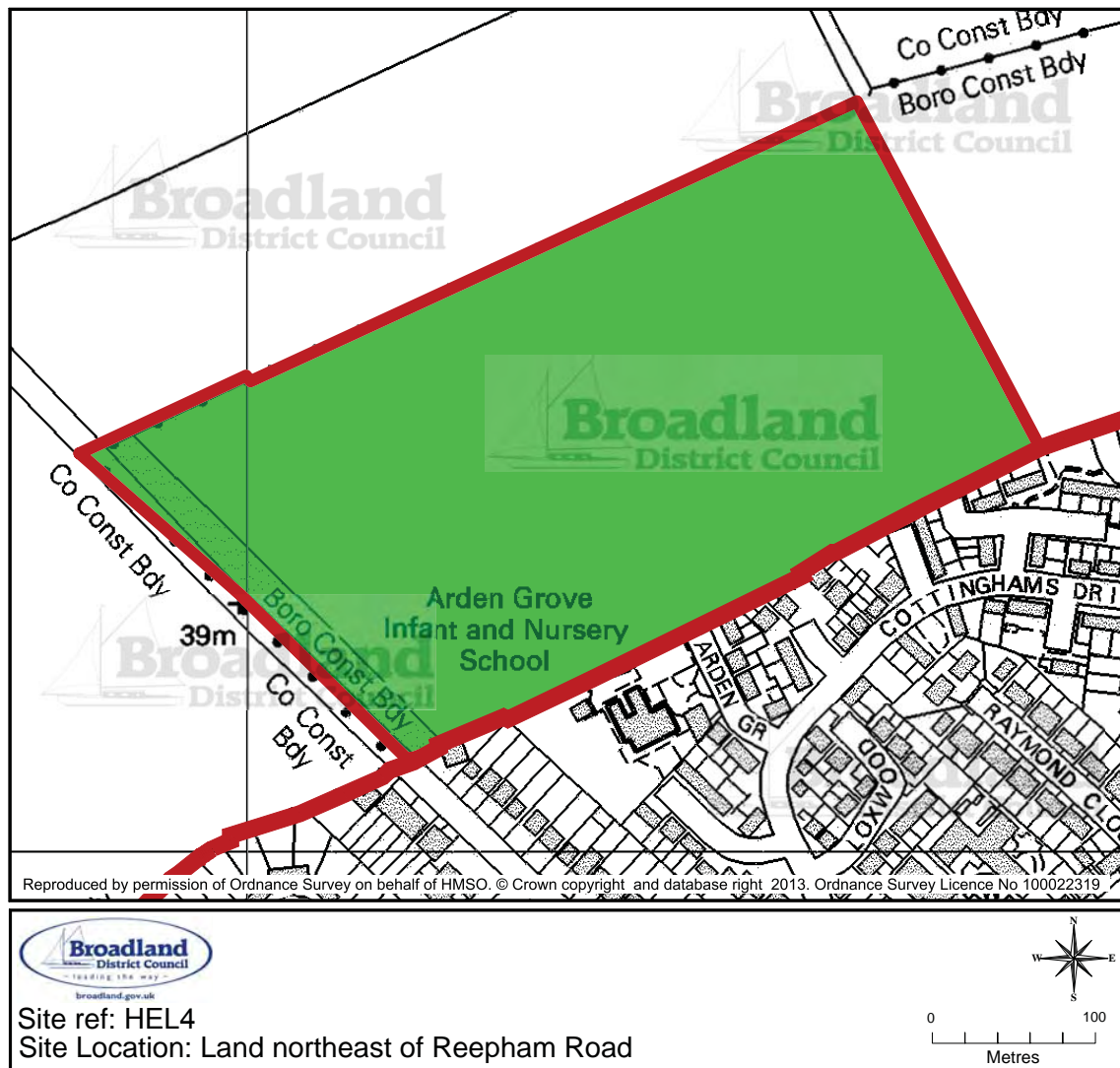
The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

Adequate landscaping and green infrastructure is required.

Archaeological/Heritage assessments may be required.

HEL4

HEL4



HEL4

Land northeast of Reepham Road, Hellesdon (approx. 11.9Ha) is allocated for recreational open space.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Access onto Reepham Road.

Off-site requirements may include a footway along the north-eastern side of Reepham Road, extended street lighting to a point 100m west of the entrance, and increased pedestrian access from surrounding areas.

Regard should be had to the possibility of the future expansion of the adjoining school.

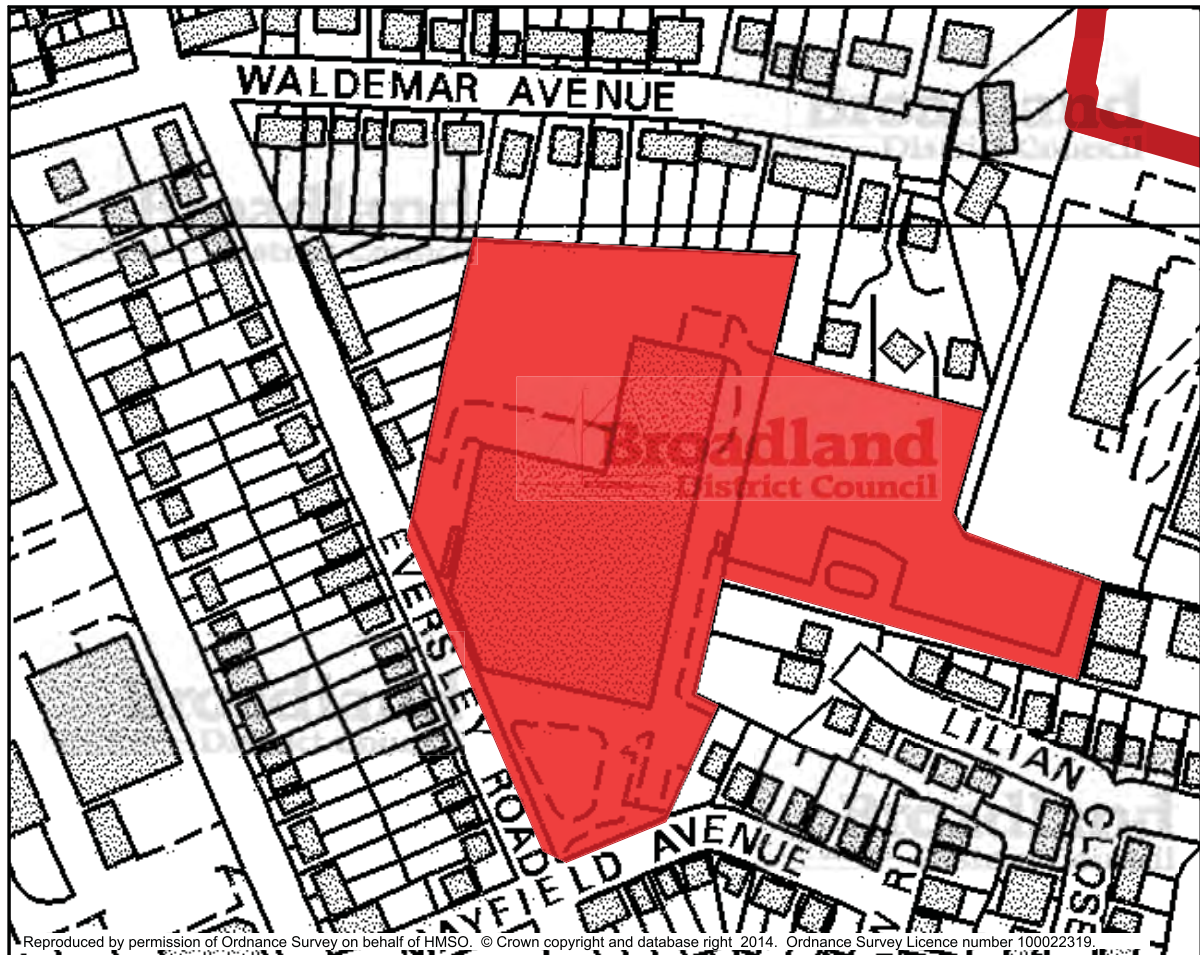
Adequate landscaping and green infrastructure to be provided.

Consultation with Norfolk County Council Minerals & Waste department should ensure that the best use of sand and mineral resources available on site is in accordance with Norfolk Minerals and Waste Core Strategy Policy CS16 - safeguarding.

The site contains a historic environment record and therefore further investigation in this respect may be required.

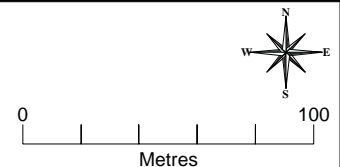
HEL5

HEL5



Site ref: HEL5

Site Location: Land east of Eversley Road, Hellesdon



HEL5

Land east of Eversley Road, Hellesdon (approx. 2.7Ha) is allocated for residential use. This will accommodate approximately 55 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology. The Victorian Blockworks should be considered for retention.

Vehicular access from Eversley Road.

Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Off-site requirements may include improvements to pedestrian and cycle links.

Further investigation should be undertaken to assess the extent of potential contamination associated with former uses of the site.

The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.

Adequate landscaping and green infrastructure to be provided, with a particular emphasis on retaining and protecting the existing trees on the site.

A sustainable drainage system (SUDS) should be provided.

Design and layout should respect and reflect the local character and heritage.

Recreational provision could be included on-site.

The allocation is partly underlain by safeguarded sand and gravel resources.

Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

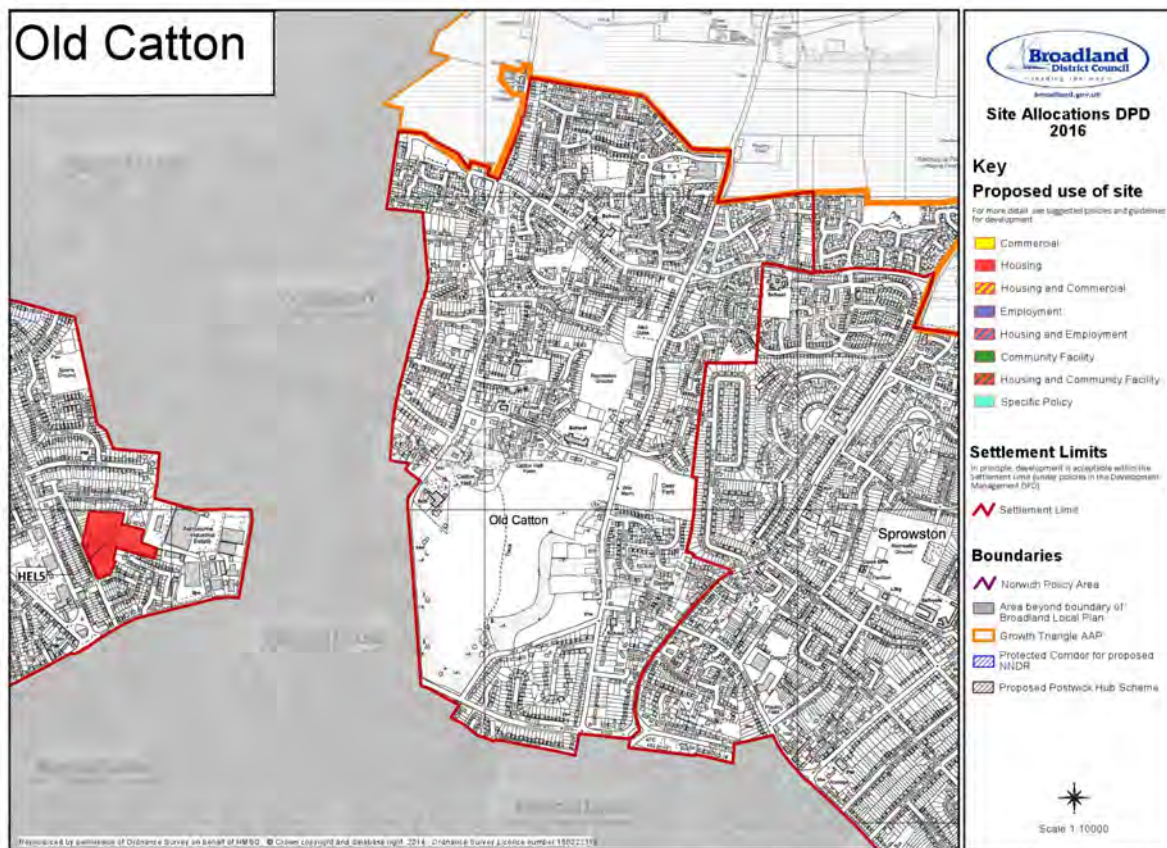
Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

Norwich Policy Area - Fringe Parishes**Old Catton****Settlement Overview**

- 3.6** **Old Catton** is located within the Norwich Policy Area, and is identified as a **Fringe Parish** in the Joint Core Strategy (Policy 12). In addition, part of the Parish is within the **Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle (OSRT Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area for major growth. This will be addressed through an Area Action Plan (DPD). For more information please refer to the Council's website on <http://www.broadland.gov.uk> or contact the Council.
- 3.7** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



Sprowston

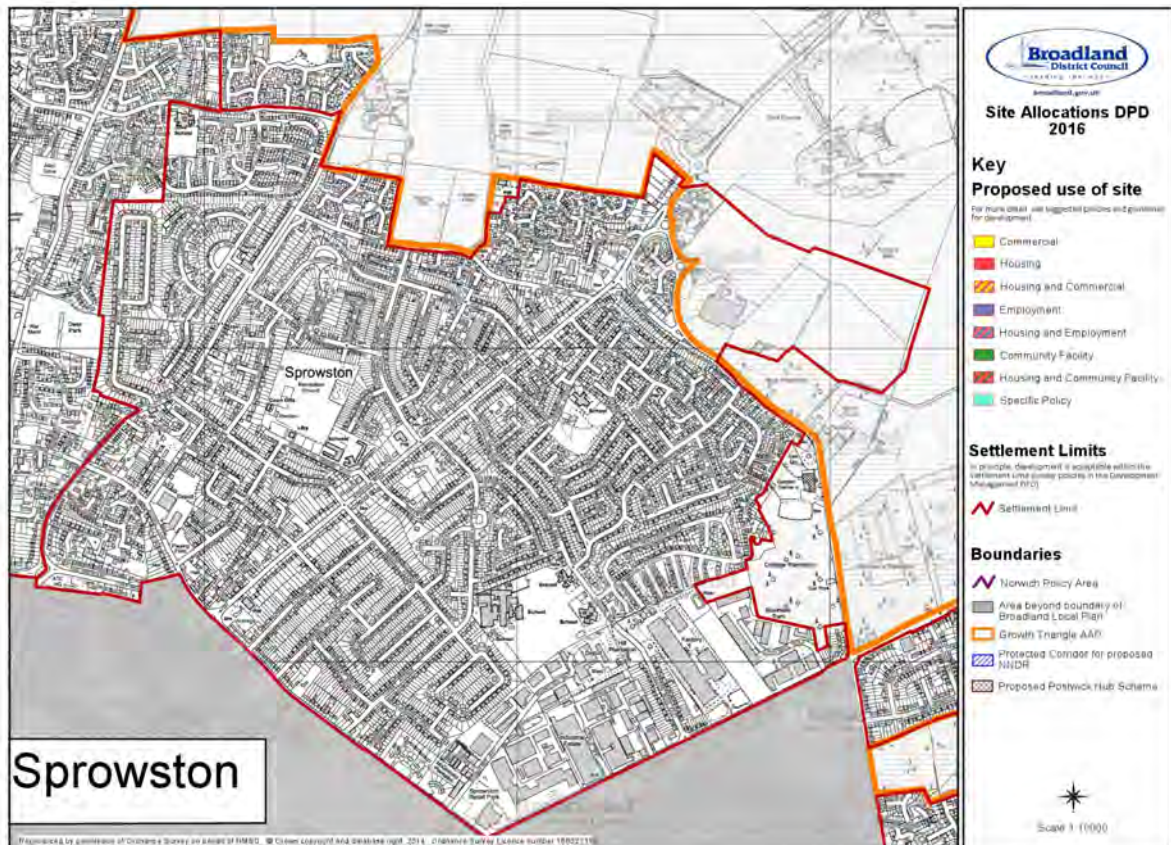
Settlement Overview

- 3.8** **Sprowston** is located within the Norwich Policy Area, and is identified as a **Fringe Parish** in the Joint Core Strategy (Policy 12). In addition, part of the Parish is within the **Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle (OSRT Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area for major growth. This will be addressed through a Development Plan Document (DPD). For more information please see the Council's website at <http://www.broadland.gov.uk> or contact the council. Sprowston is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 3.9** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating

Norwich Policy Area - Fringe Parishes

to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



Taverham

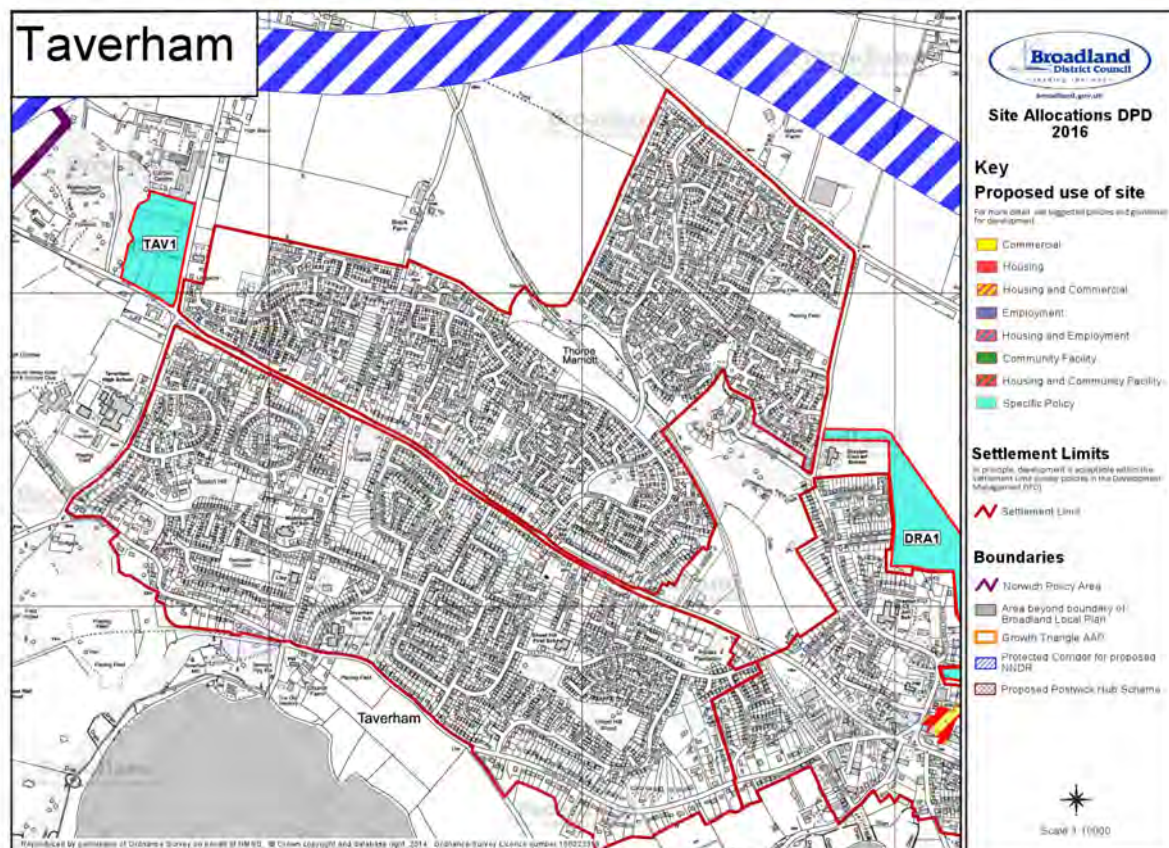
Settlement Overview

- 3.10** Taverham is located within the Norwich Policy Area is identified as a **Fringe Parish** in the Joint Core Strategy (Policy 12). Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9).
- 3.11** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating

Norwich Policy Area - Fringe Parishes

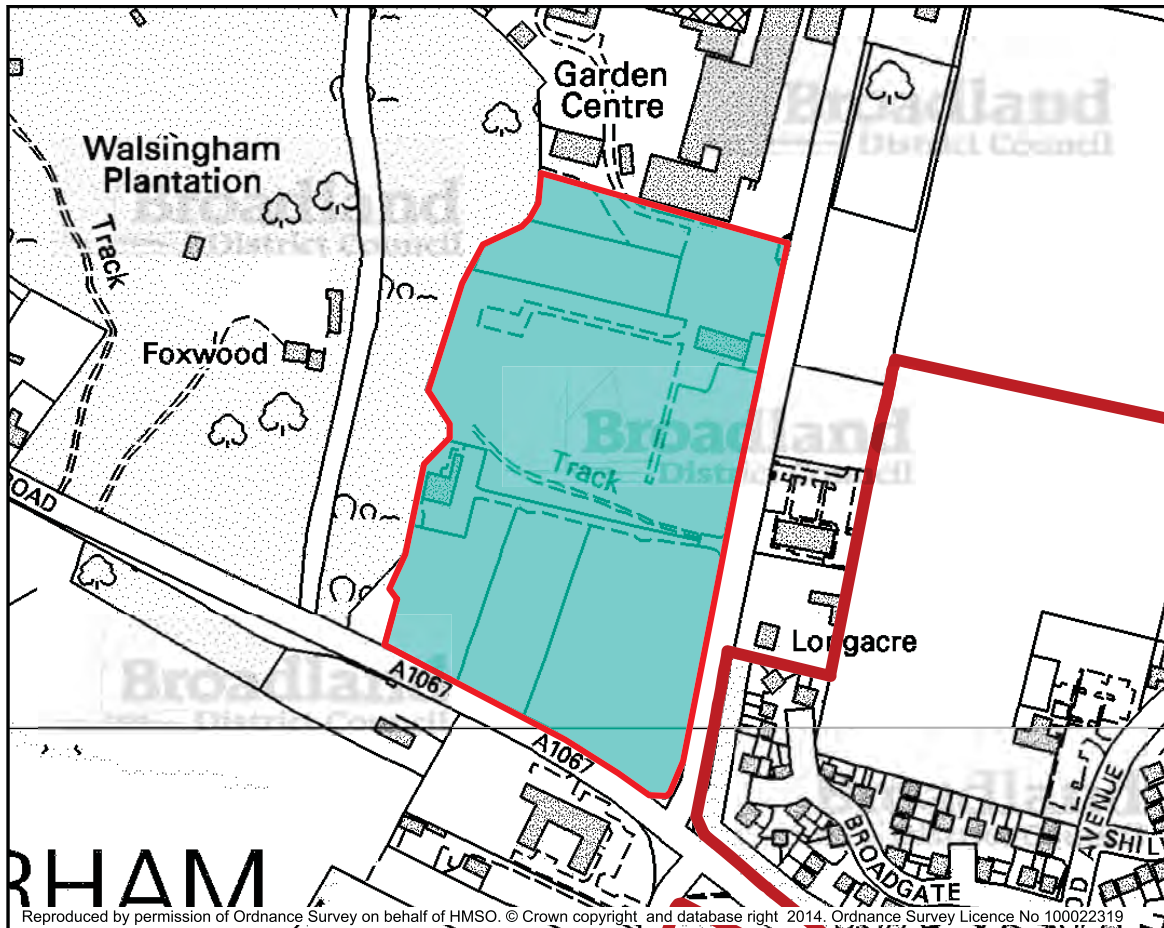
to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



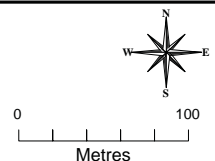
TAV1

TAV1



Site ref: TAV1

Site Location: Land at Fir Covert Road, Taverham



TAV1

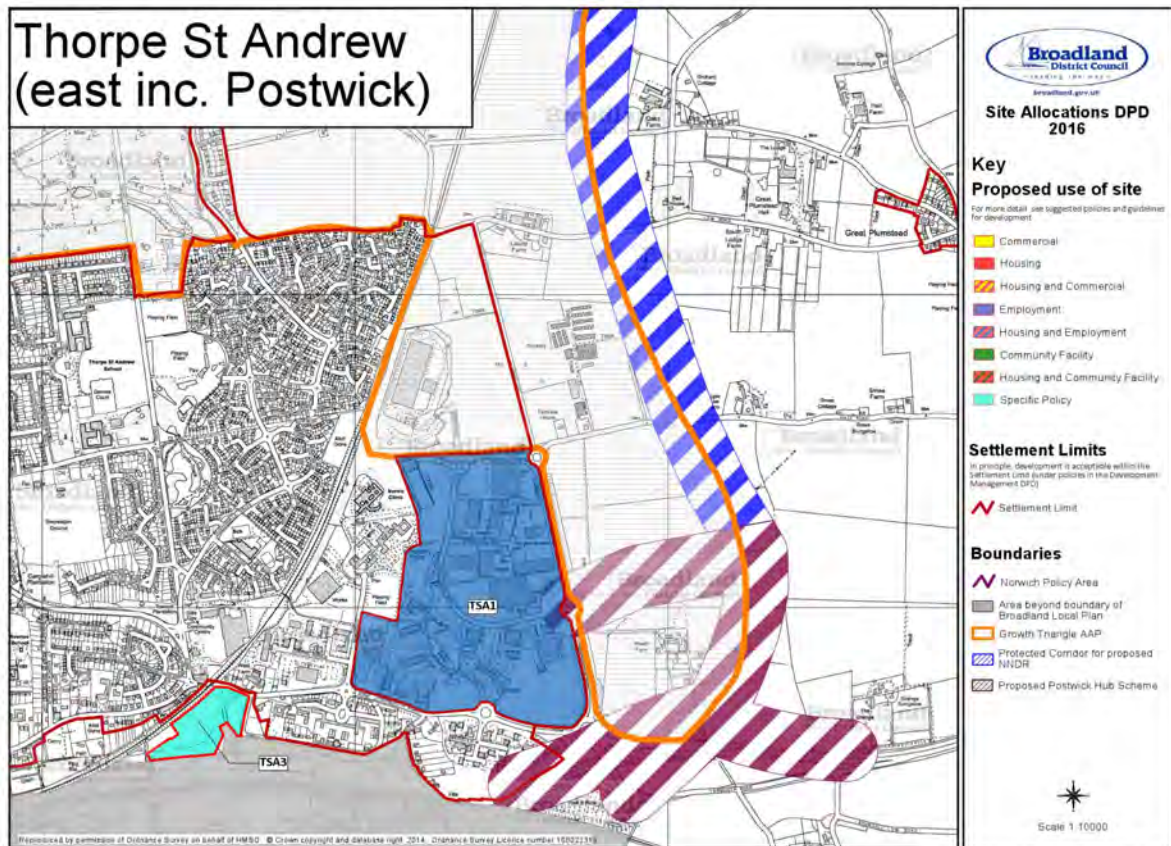
Specific Policy – Land at Fir Covert Road, Taverham (approx. 5.6 ha) is to be developed in accordance with planning permission 20131175. This will include a Supermarket (Class A1), Car Parking with a Petrol Filling Station, Public House/Restaurant (Class A3/A4), and a commercial unit (a mixture of Classes A1/A3/B1/D1).

Thorpe St Andrew

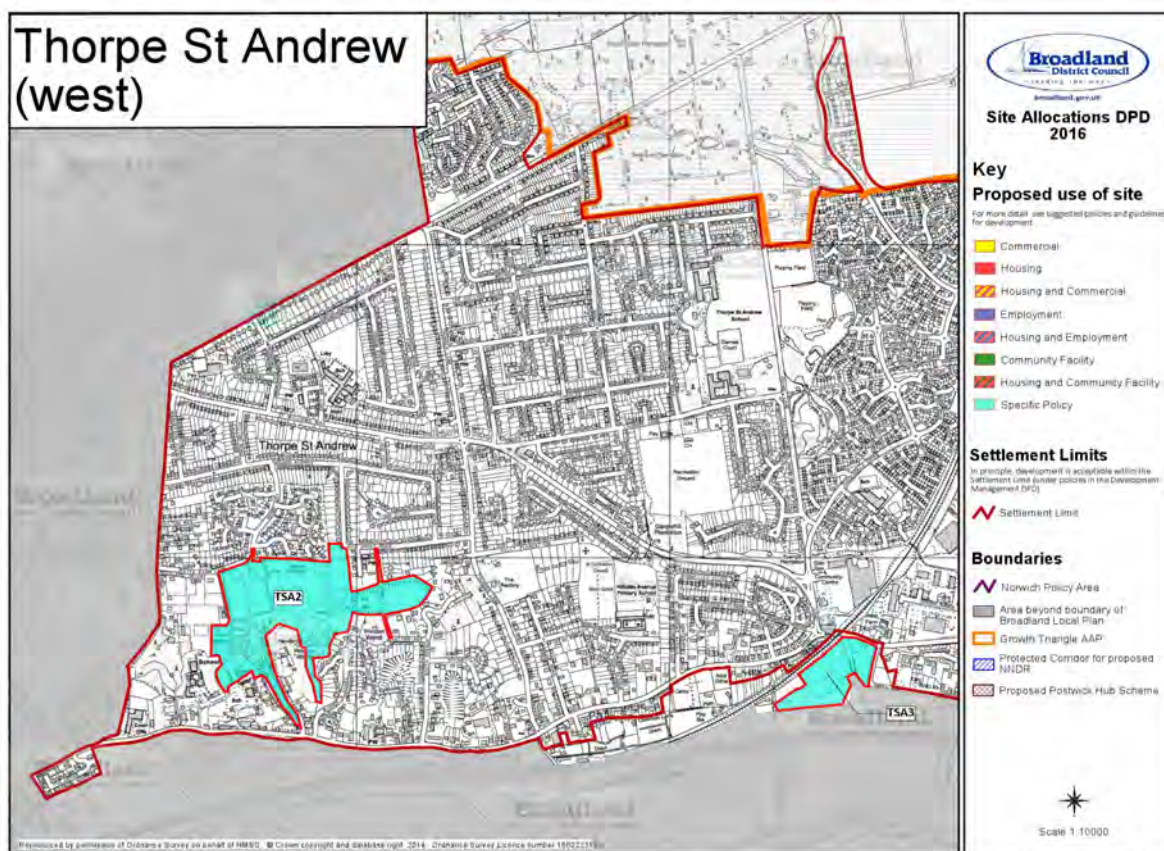
Settlement Overview

- 3.12 Thorpe St Andrew** is located within the Norwich Policy Area, and is identified as a Fringe Parish in the Joint Core Strategy (Policy 12). Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9).
- 3.13** In addition, part of the Parish is within the **Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle (OSRT Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area for major growth. This will be addressed through an Area Action Plan (DPD). For more information please see the Council's website at <http://www.broadland.gov.uk> or contact the Council.
- 3.14** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.

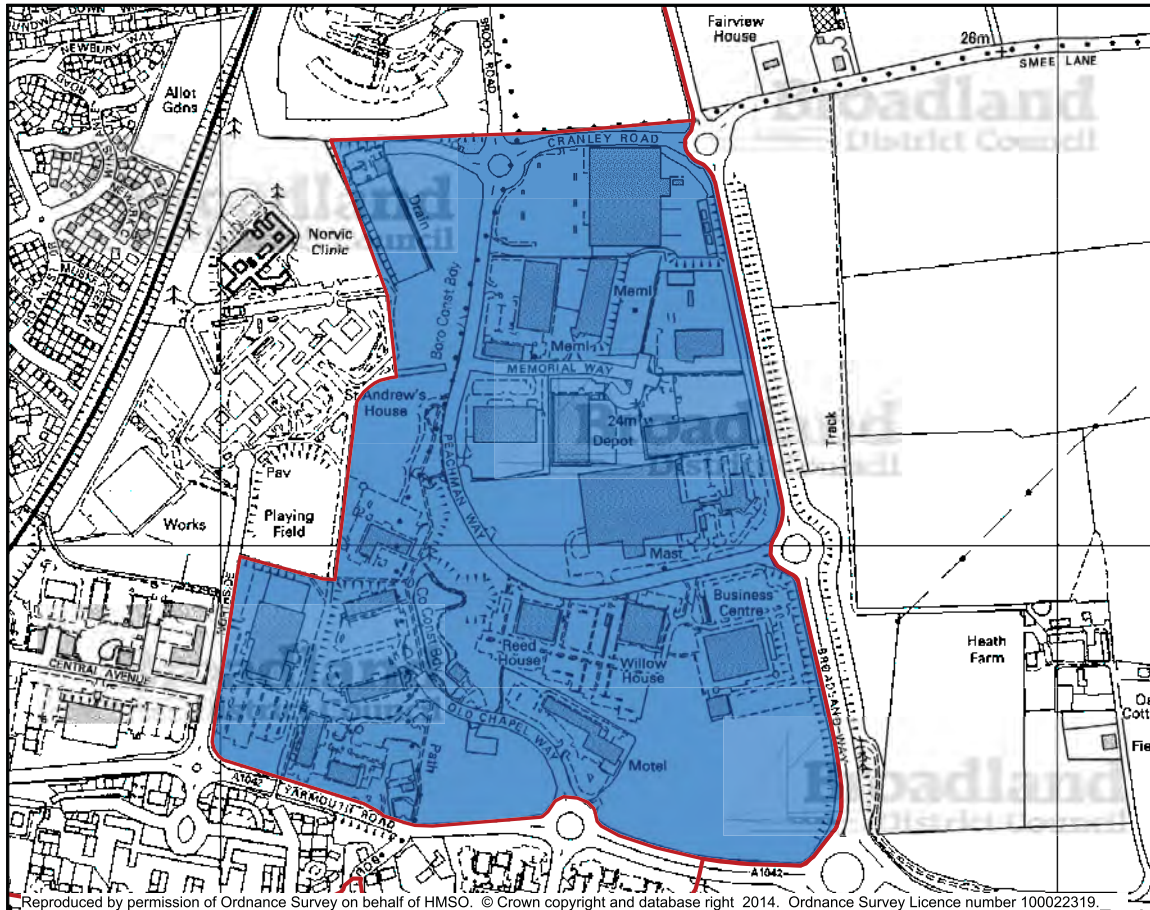


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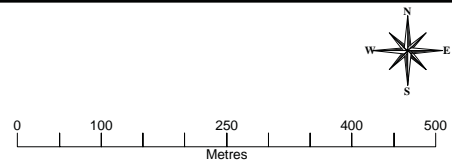
TSA1

TSA1



Site ref: TSA1

Site Location: Land at Broadland Business Park



TSA1

Land at Broadland Business Park, Thorpe St Andrew (approx. 45.9Ha) is allocated for employment uses (Use Classes B1, B2, B8), for the completion of this part of the business park.

Delivery

It is expected that development of the Business Park will continue to be progressed through individual planning permissions.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Adequate landscaping and green infrastructure to be provided.

A sustainable drainage system (SUDS) should be provided.

The site falls within Source Protection Zone 2/3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.

The site may be susceptible to flooding and therefore further investigation in the form of a site specific Flood Risk Assessment is likely to be required.

The site is underlain by safeguarded sand and gravel resources. Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology.

Development will need to be well designed and built to an appropriate density reflecting the character of the high quality business park

Development must ensure there is no detrimental effect on the River Yare and the Whitlingham Marsh.

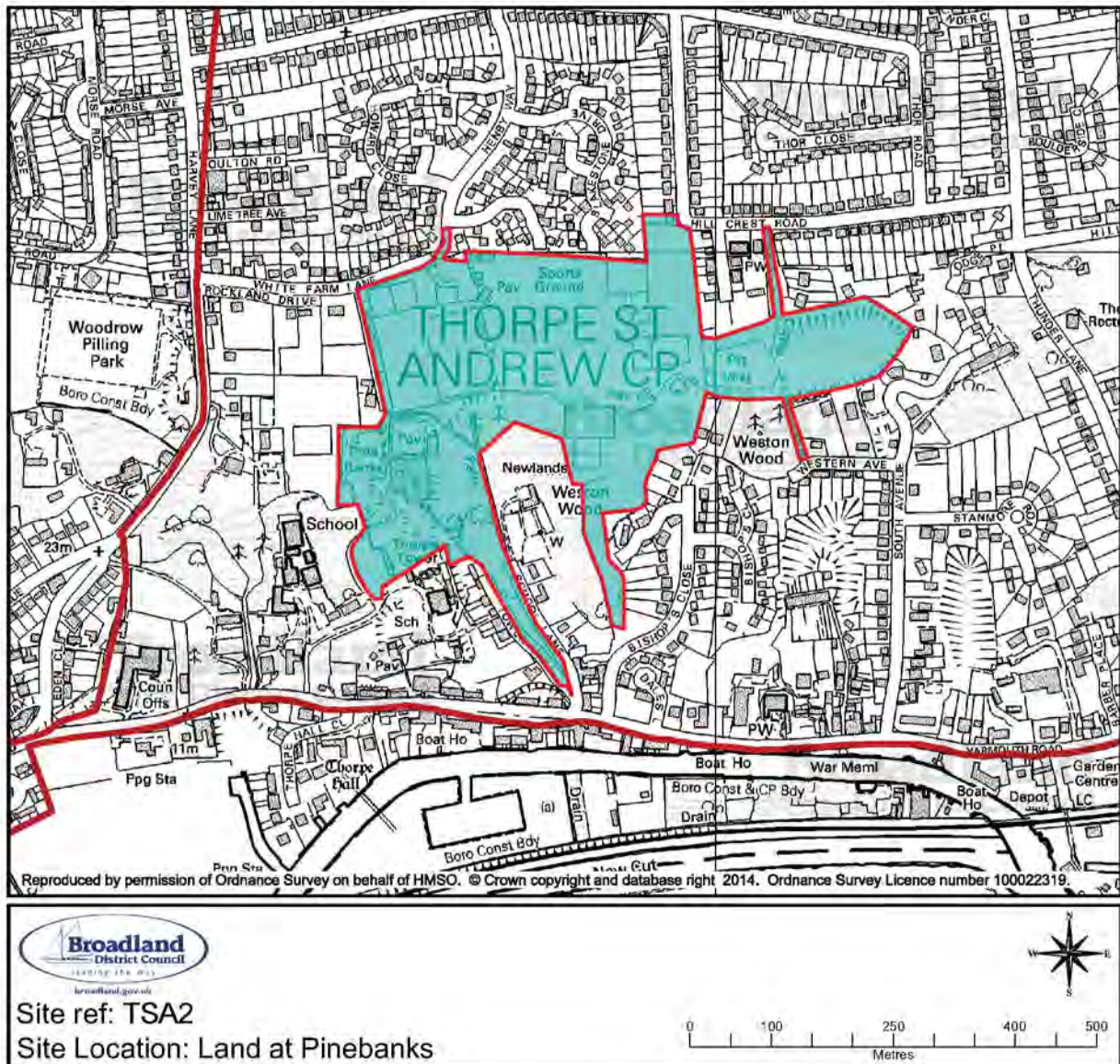
Development must ensure there are no detrimental effects on environment, heritage or areas designated of landscape importance

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

TSA2

TSA2

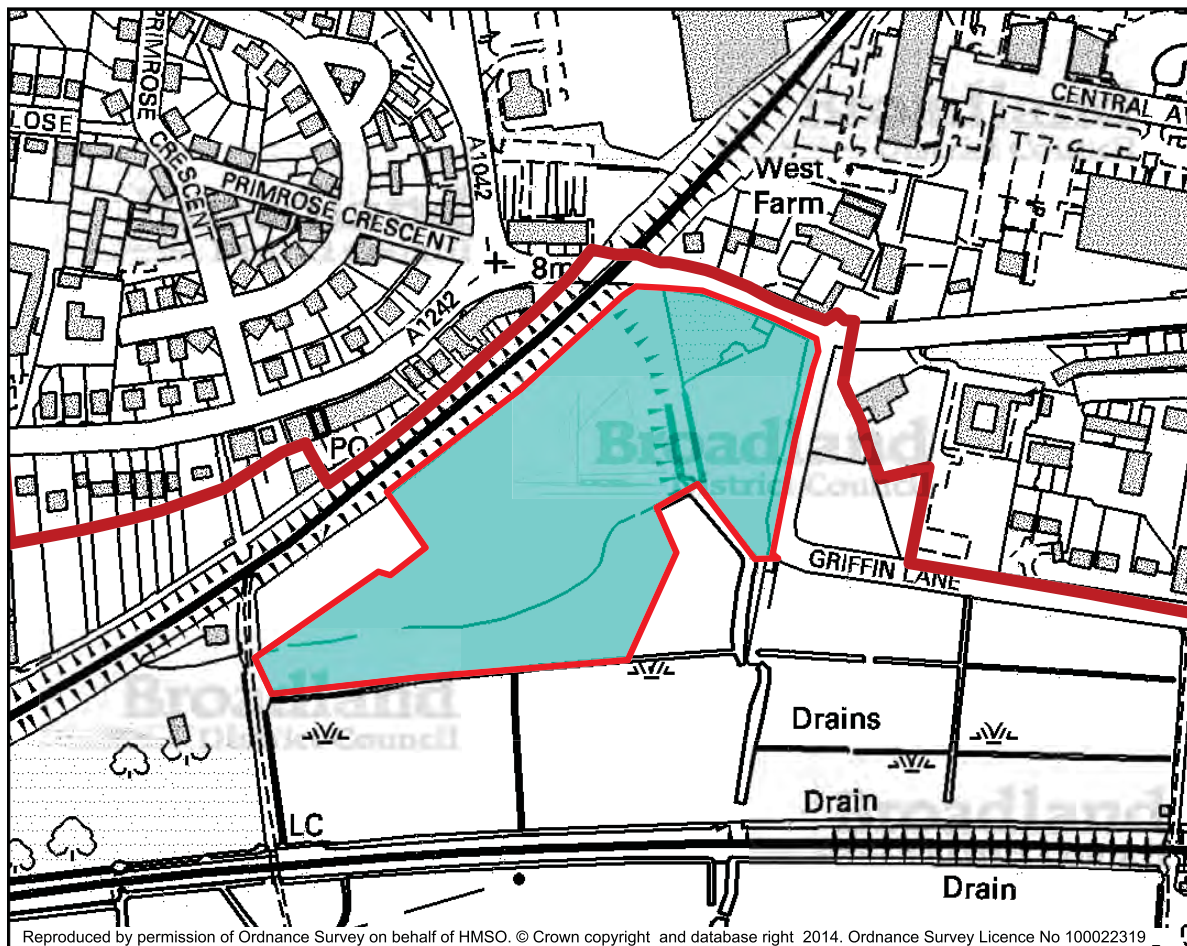


TSA2

Specific Policy: Land at Pinebanks, Thorpe St Andrew (approx. 16.1 Ha) is to be developed in accordance with planning permission 20130649. This will include the development of 231 homes and open space.

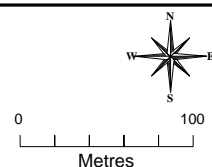
TSA3

TSA3



Site ref: TSA3

Site Location: Land at Griffin Lane, Thorpe St Andrew



TSA3

Specific Policy: Land at Griffin Lane, Thorpe St Andrew (approx. 3.7 Ha) is to be developed in accordance with planning permission 20130650. This will include the development of 71 homes, open space and a community building.

Norwich Policy Area - Key Service Centres

Norwich Policy Area - Key Service Centres

4.1 The Key Service Centres within the Norwich Policy Area are Blofield and Brundall.

Blofield

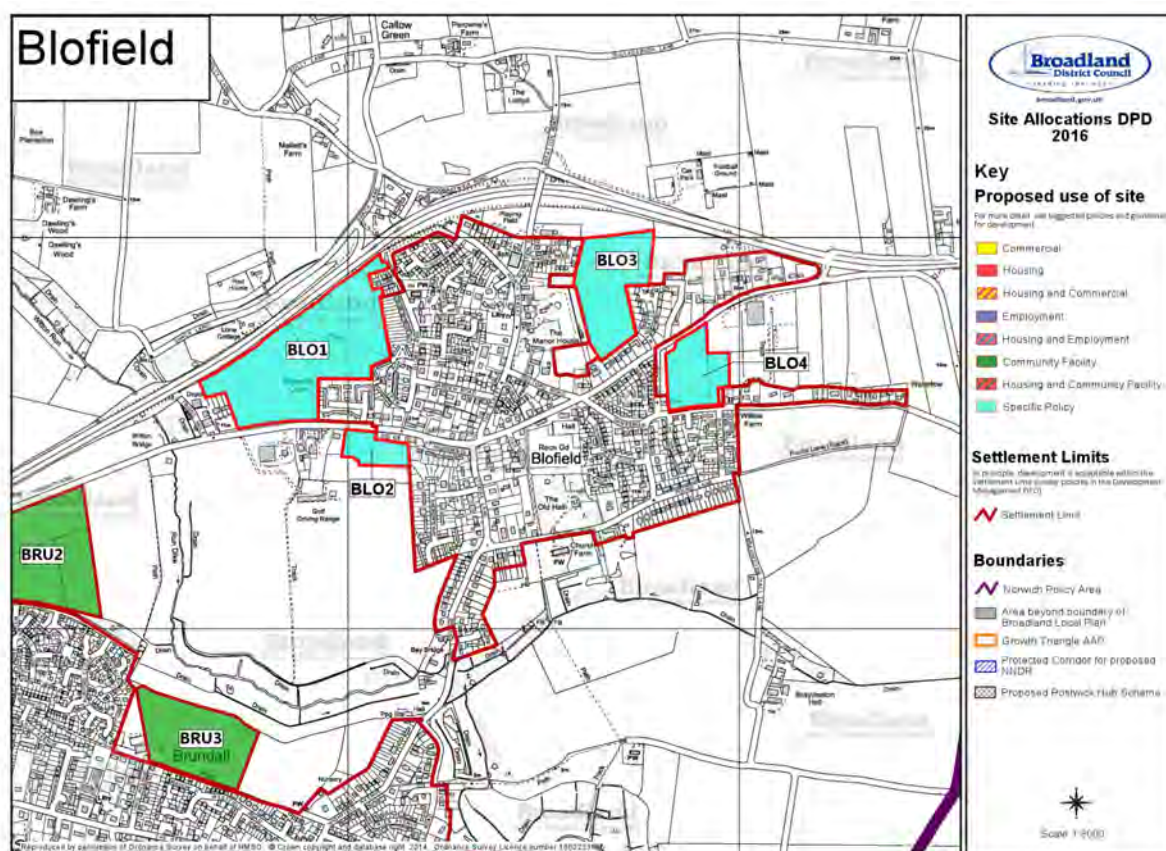
Settlement Overview

4.2 **Blofield** is located within the Norwich Policy Area and is identified as a **Key Service Centre** in the Joint Core Strategy (Policy 14). The Joint Core Strategy states that Blofield should accommodate 50 houses (as a minimum) and potentially a higher amount as part of the 2,000 units smaller sites in the Norwich Policy Area allowance.

4.3 This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

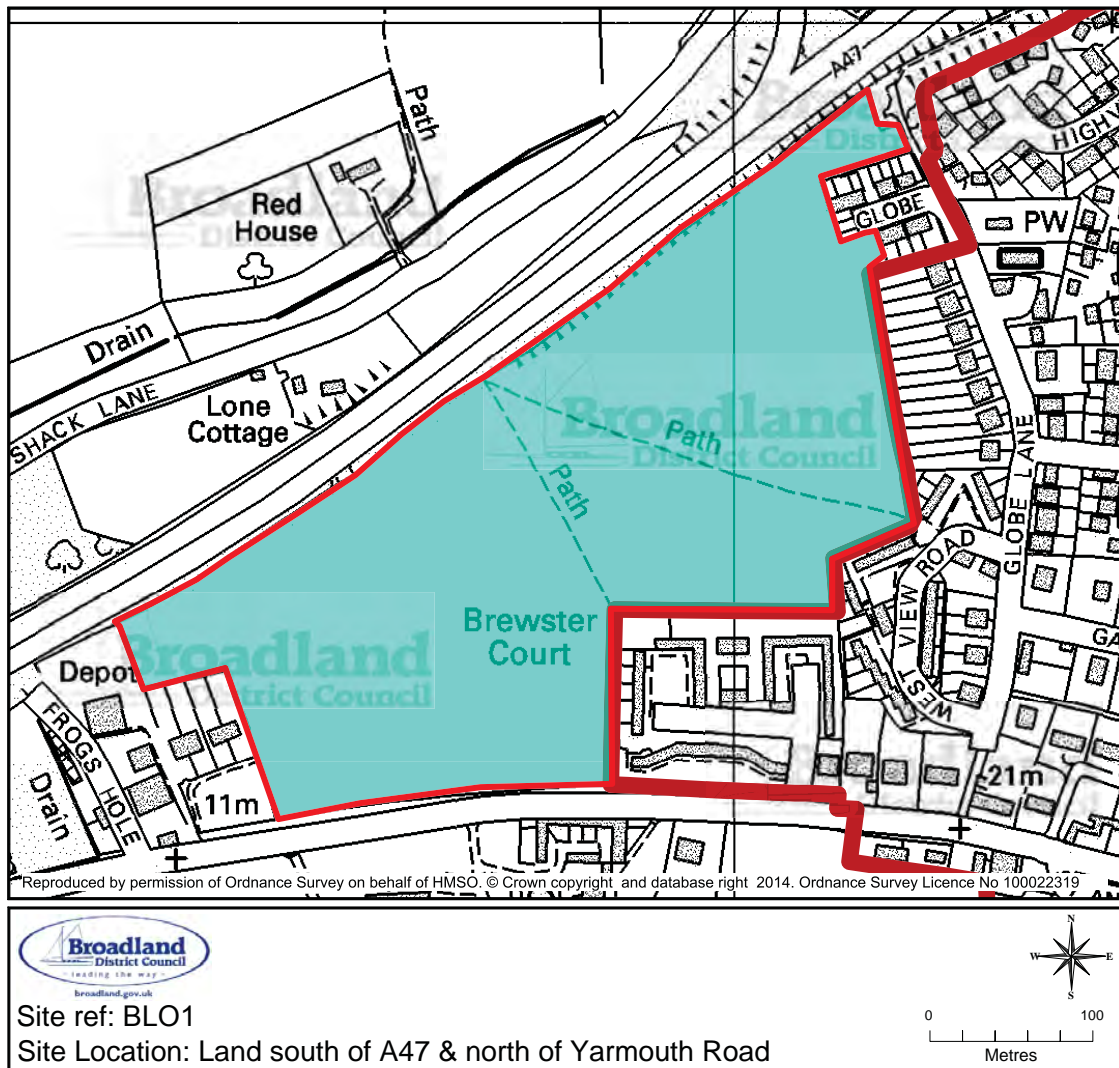
Norwich Policy Area - Key Service Centres

N.B: map is reduced and not to scale.



BLO1

BLO1

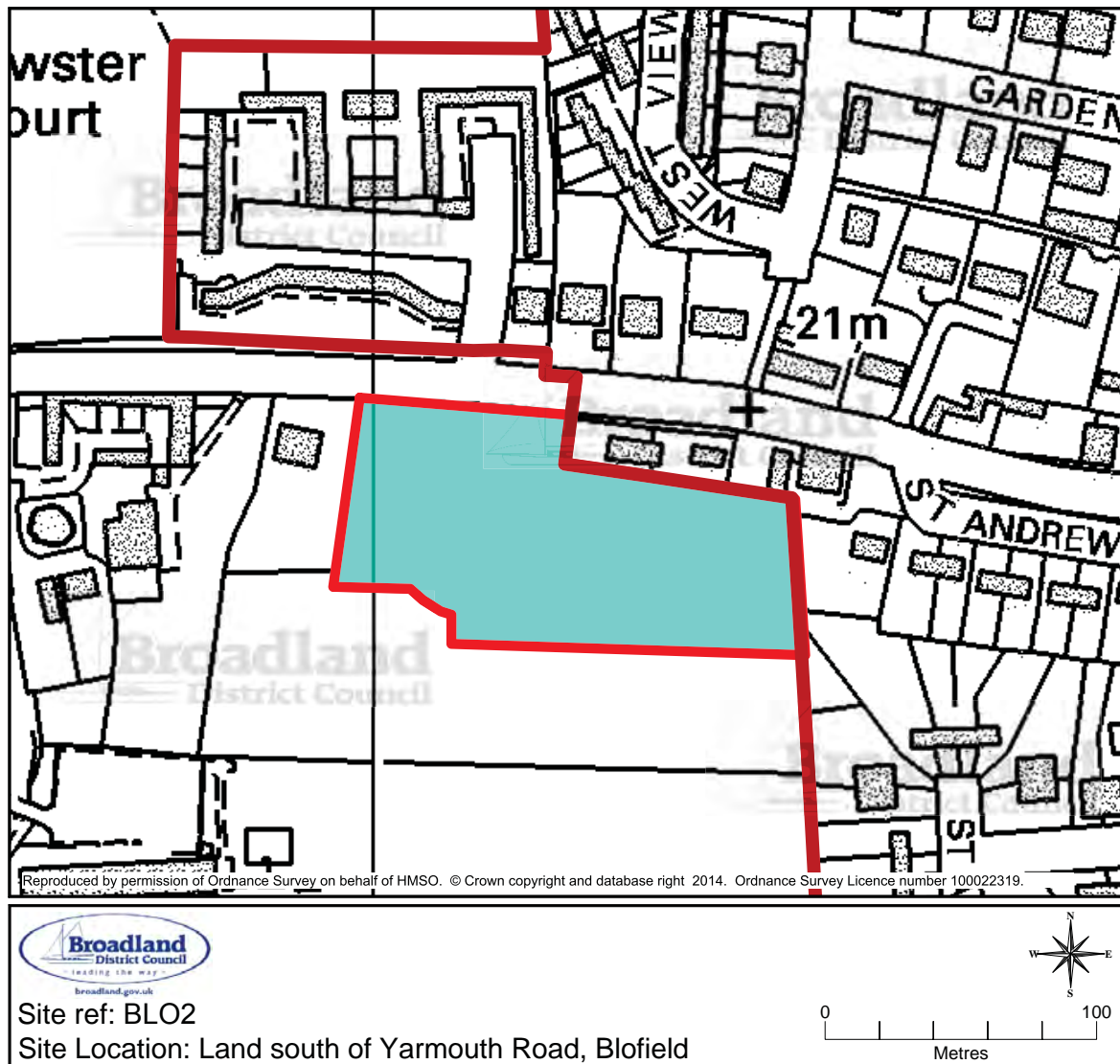


BLO1

Specific Policy: Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.9Ha) is to be developed in accordance with planning permission 20111303. This will include a mixed use development to deliver 175 dwellings, a maximum floor space of 4,000m² B1 Class Use and open space.

BLO2

BLO2

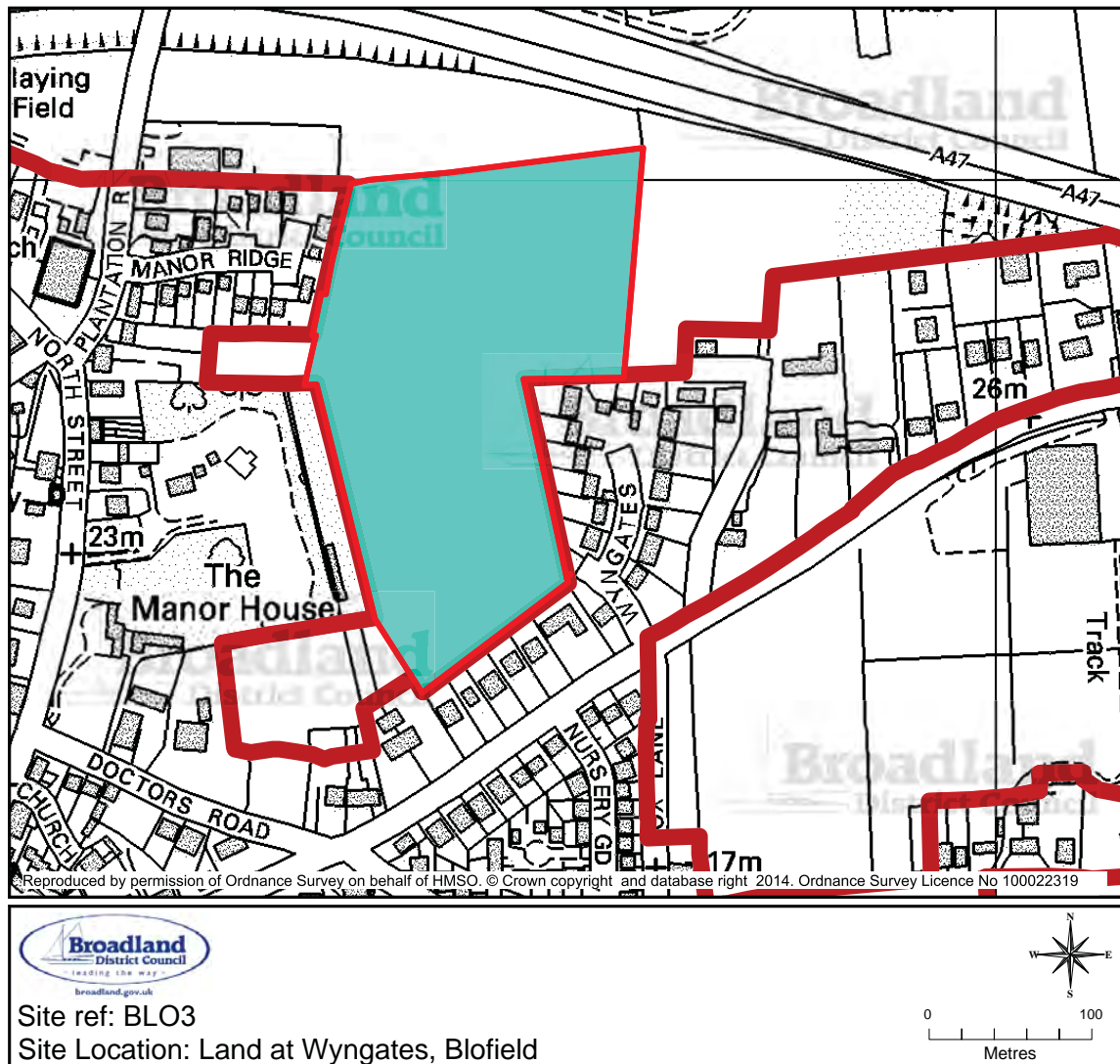


BLO2

Specific Policy: Land to the south of Yarmouth Road (Manor Farm), Blofield (approx. 1.4 Ha) is to be developed for residential development in accordance with planning permission 20120910. This will include the development of 22 dwellings (9 affordable and 13 open market).

BLO3

BLO3

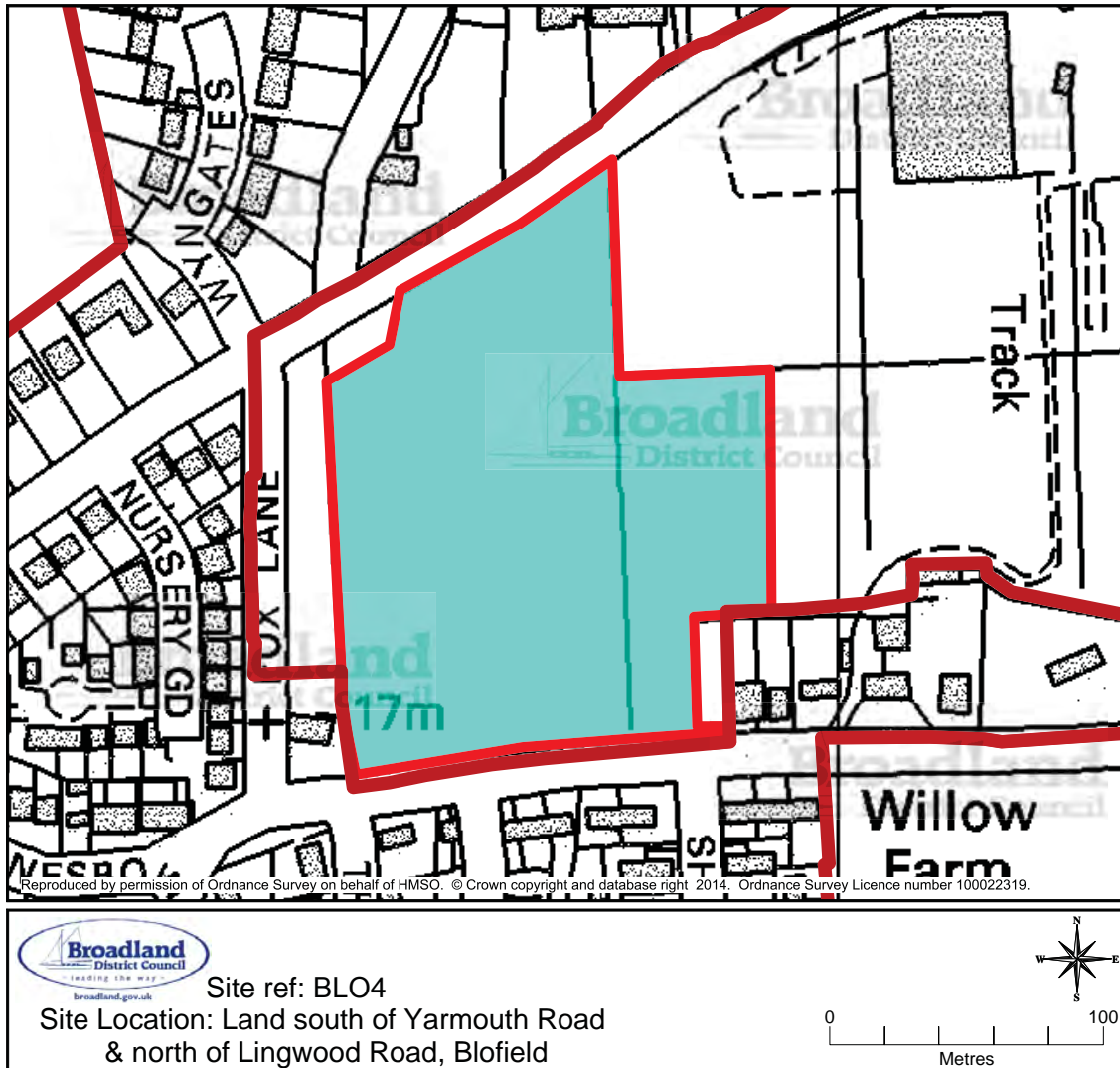


BLO3

Specific Policy: Land at Wyngates, Blofield (approx. 4.5 Ha) is to be developed in accordance with planning permission 20130296. This will include development of 64 dwellings and open space.

BLO4

BLO4



BLO4

Specific Policy: Land to the south of Yarmouth Road & north of Lingwood Road, Blofield (approx. 2.5 Ha) is to be developed in accordance with permission 20121587. This will include development of 75 dwellings, open space and a community facility.

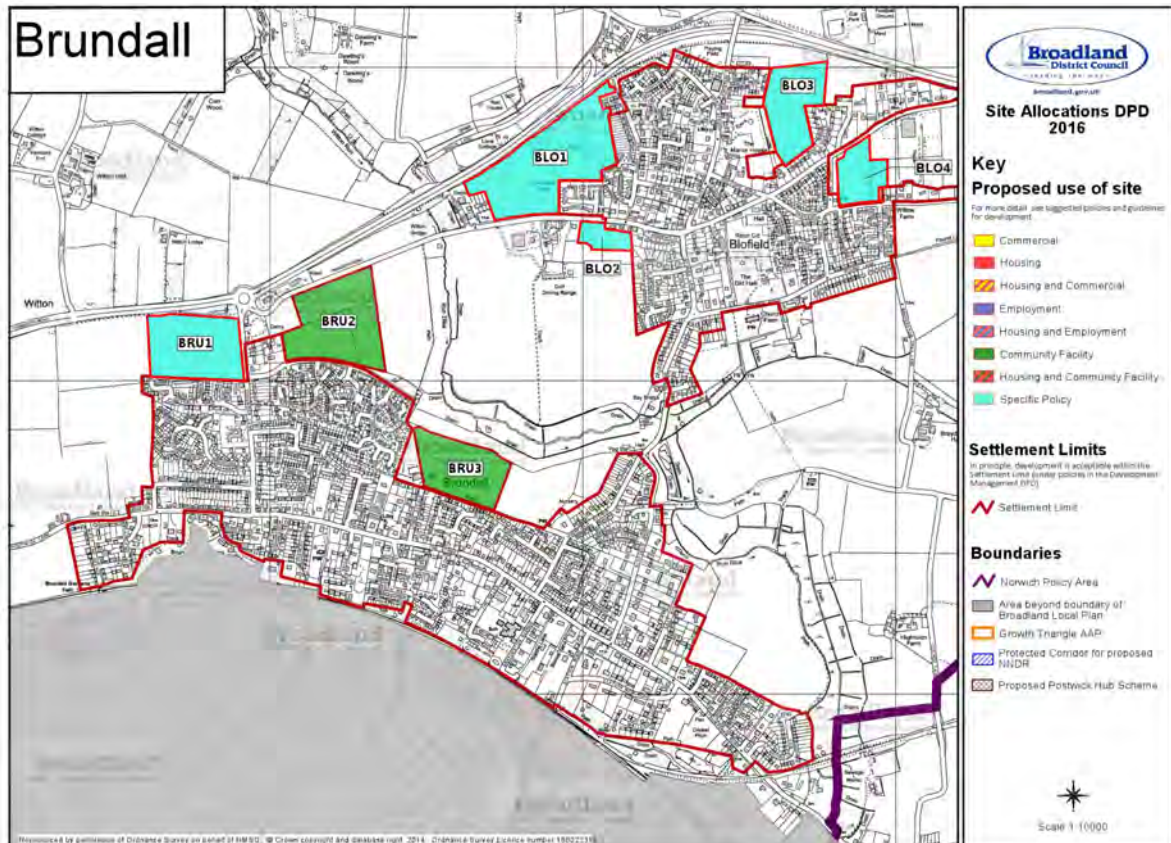
Norwich Policy Area - Key Service Centres

Brundall

Settlement Overview

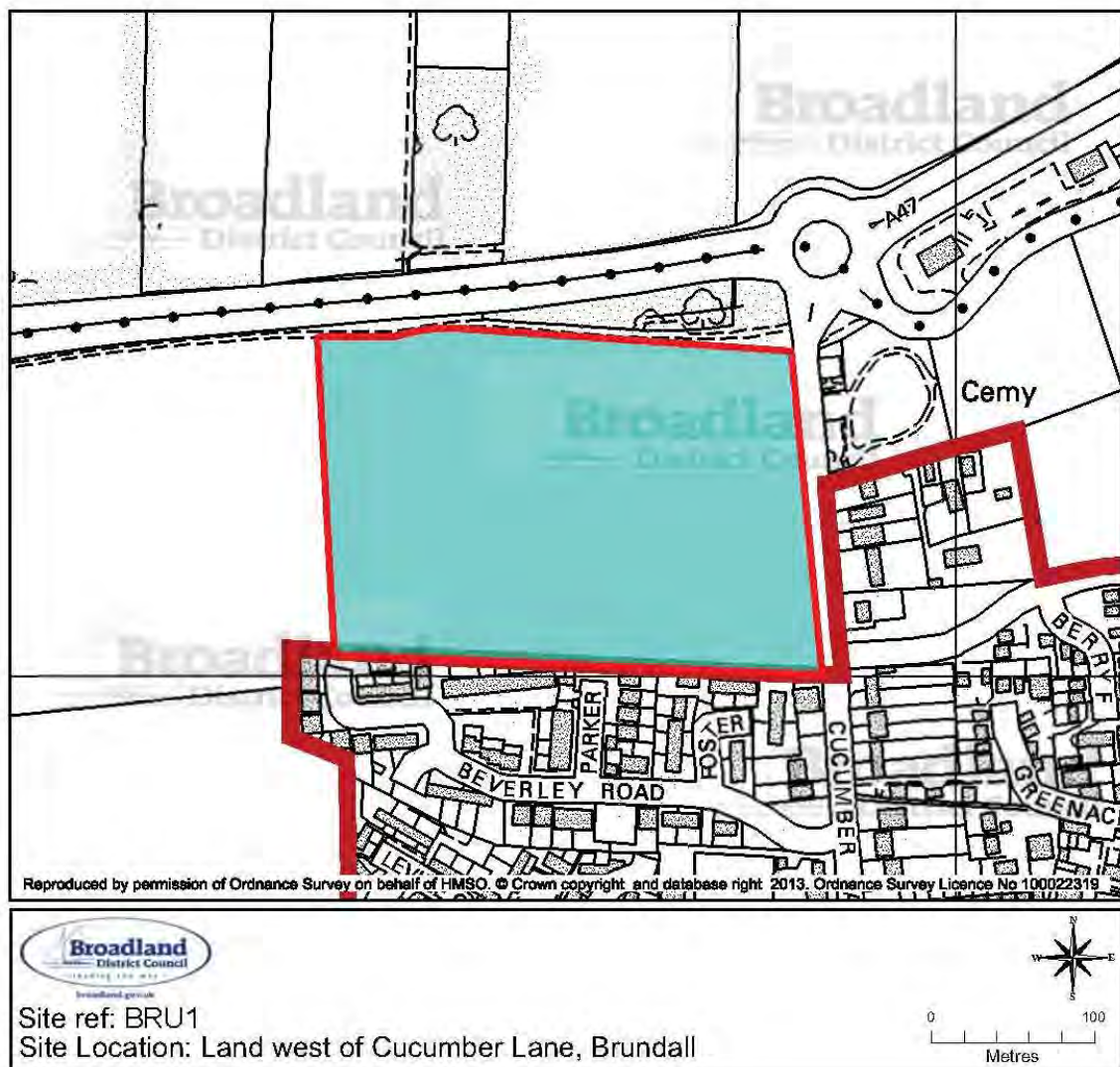
- 4.4** **Brundall** is located within the Norwich Policy Area and is identified as a **Key Service Centre** within the Joint Core Strategy (Policy 14). The Joint Core Strategy states that Brundall should accommodate 50 houses, and potentially a higher amount as part of the 2,000 units smaller sites in the Norwich Policy Area allowance.
- 4.5** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



BRU1

BRU1

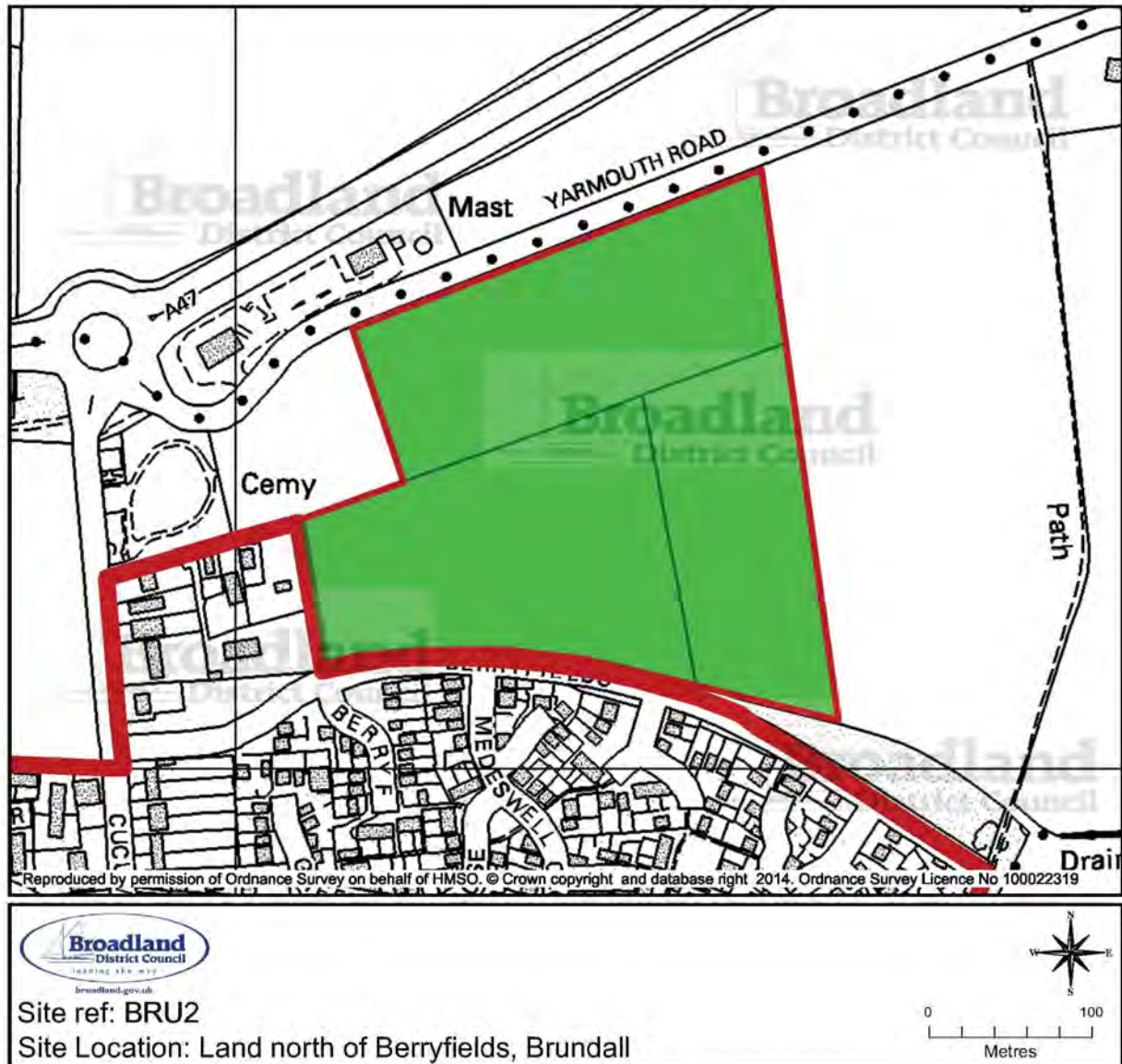


BRU1

Specific Policy: Land west of Cucumber Lane, Brundall (approx. 5.8Ha) is to be developed in accordance with planning permission 20121638. This will include the development of 150 dwellings and open space.

BRU2

BRU2



BRU2

Land north of Berryfields, Brundall (approx. 7.2Ha) is allocated for recreational open space.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular access from Berryfields.

Footway provision on the northern side of Berryfields and a suitable crossing may be required.

Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.

A sustainable drainage system (SUDS) should be provided in the event that any development is proposed.

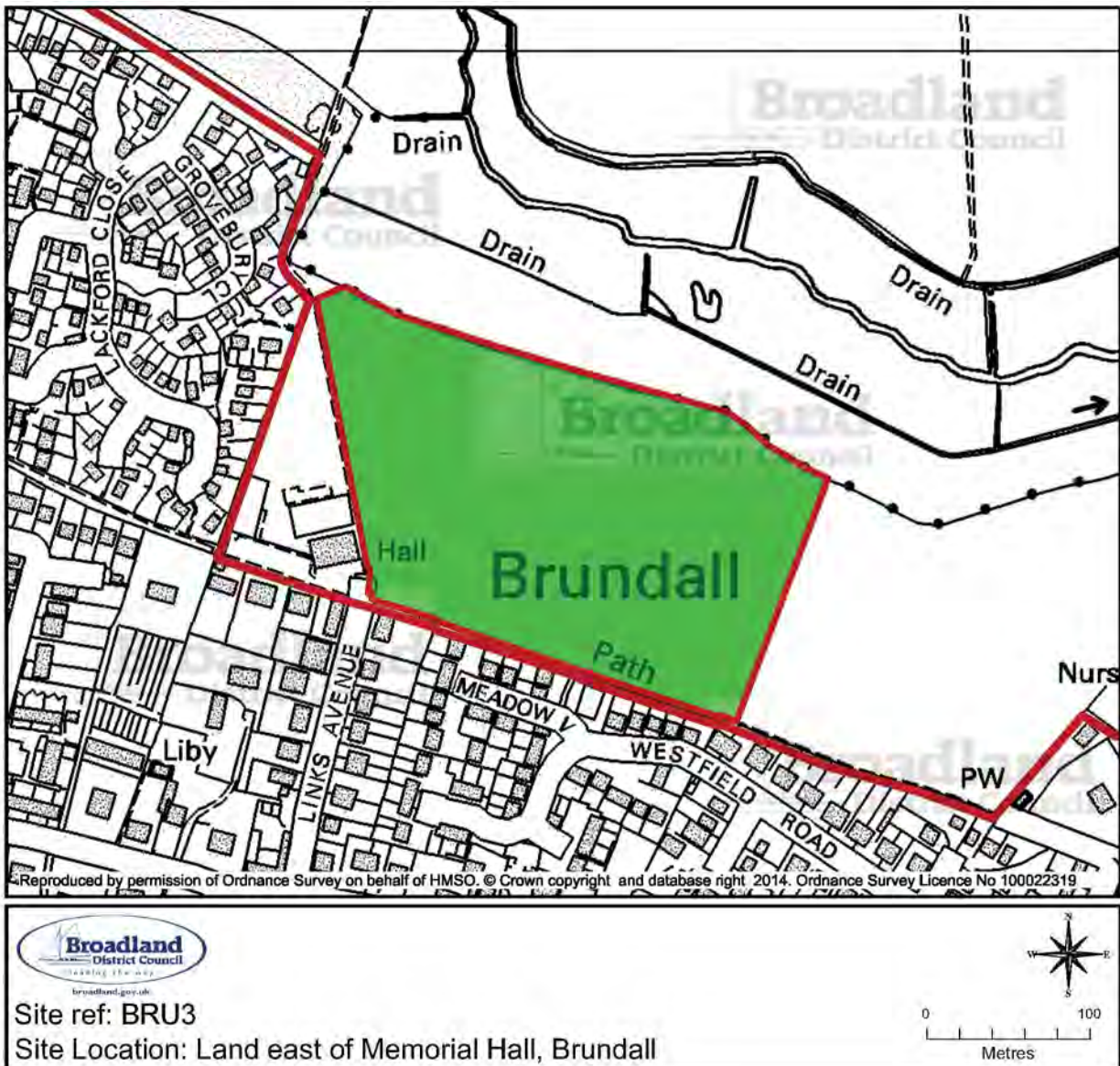
A Flood Risk Assessment with the pollution control measures will be required.

Further investigation in respect of archaeology may be required.

The open space will be primarily for formal recreation uses such as playing pitches.

BRU3

BRU3



BRU3

Land east of the Memorial Hall, Brundall (approx. 4.9Ha) is allocated for recreational open space.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access.

Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue.

Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.

A sustainable drainage system (SUDS) should be provided to serve any development.

Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3).

Further investigation in respect of archaeology may be required.

The open space will be for formal recreation uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc.

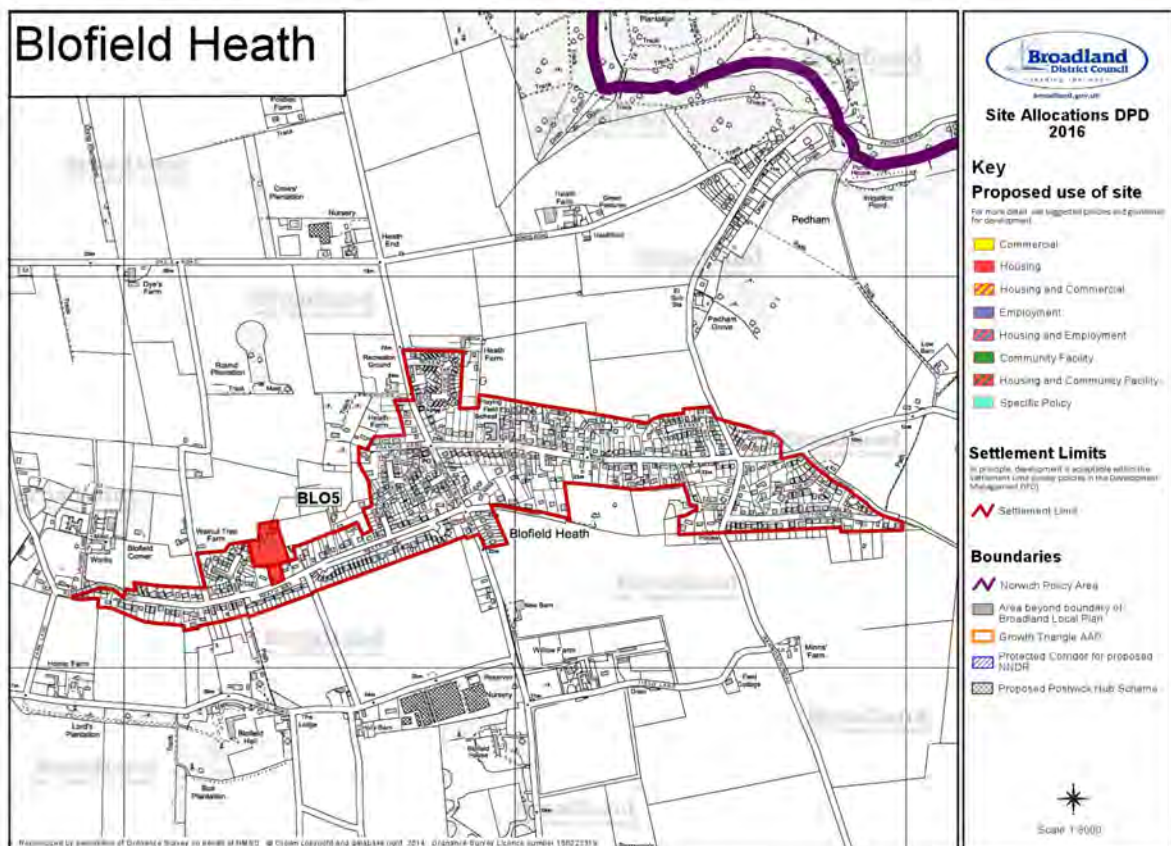
Norwich Policy Area - Service Villages

Blofield Heath

Settlement Overview

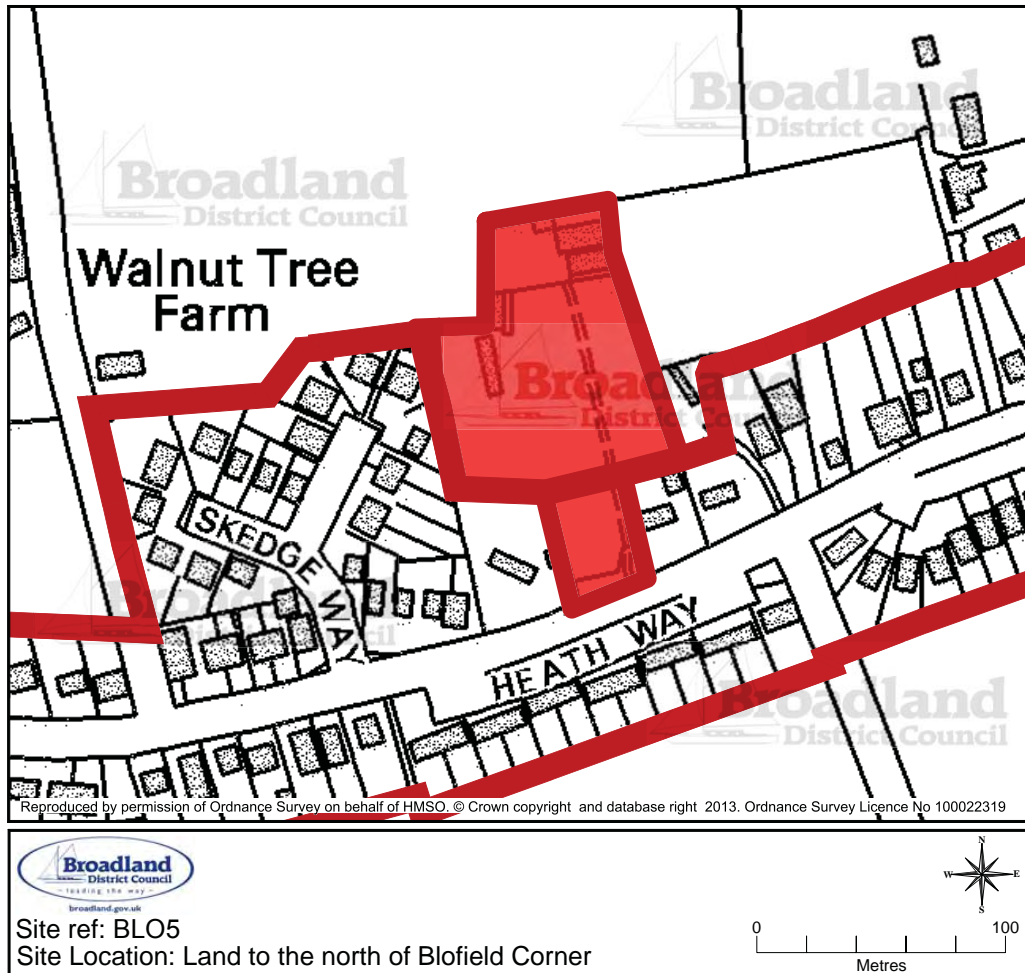
- 5.1 Blofield Heath** is within the Norwich Policy Area and is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The Joint Core Strategy states that Service Villages should accommodate small-scale housing development subject to form and character considerations. Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see Policy 9).
- 5.2** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



BLO5

BLO5



Norwich Policy Area - Service Villages**BLO5**

Land to the north of Blofield Corner, opposite 'Heathway', Blofield Heath (approx. 0.9Ha) is allocated for residential development. This will accommodate approximately 20 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing types and tenures should be provided, including affordable housing.

Access (vehicular and pedestrian) via Blofield Corner Road.

Visibility improvements are likely to be required by the Highway Authority.

Off-site improvements to the highway network may also be necessary, including footway and cycleway improvements.

A sustainable drainage system (SUDS) should be provided.

Adequate landscaping and Green Infrastructure is to be provided, with particular emphasis on retention of the existing trees and hedges.

Design and layout should respect and reflect the local character and heritage.

An archaeological assessment may be required in advance of any development.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to the schools, sewerage, highways, and possibly recreational provision. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

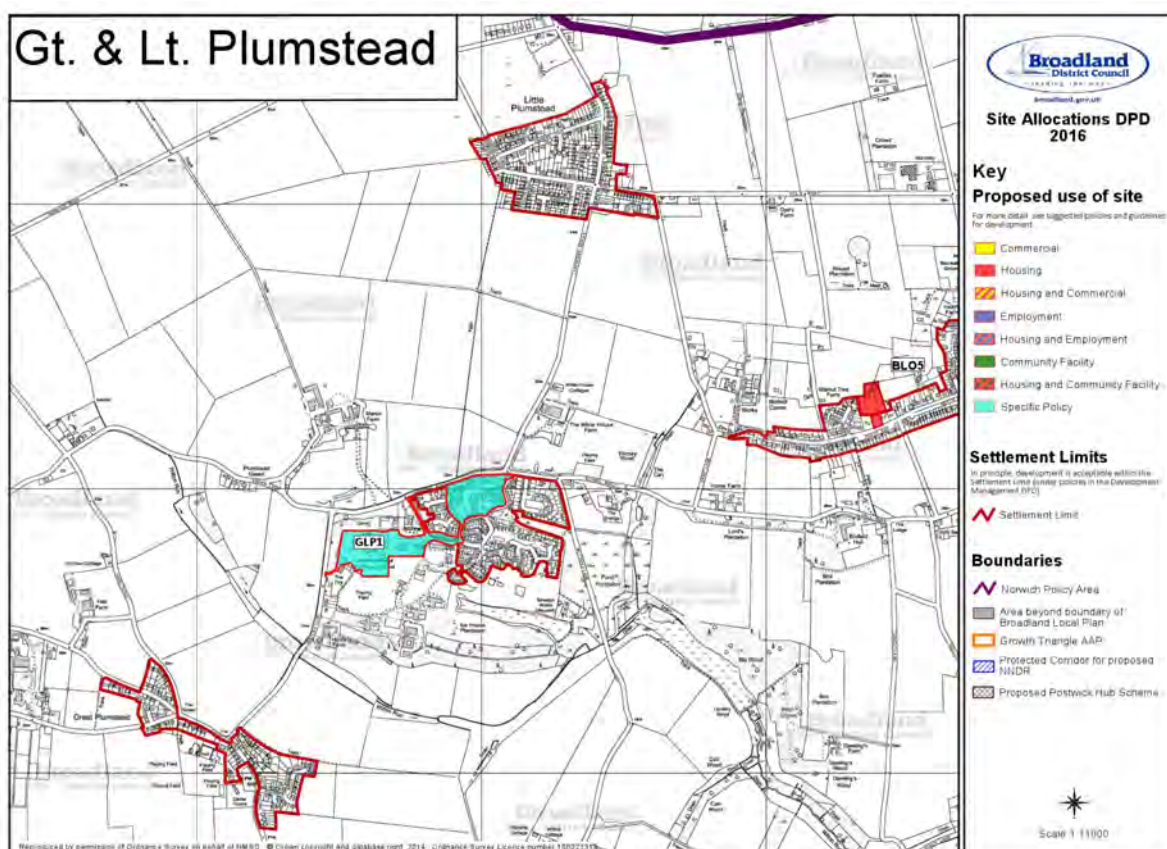
Gt. Plumstead & Lt. Plumstead**Settlement Overview**

- 5.3** **Great and Little Plumstead** is located within the Norwich Policy Area and is identified as a **Service Village** within the Joint Core Strategy. The Joint Core Strategy states that Service Village should accommodate small-housing developments subject to form and character considerations.
- 5.4** Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development if necessary, to help deliver the smaller sites in the NPA allowance. Part of the parish of Great and Little Plumstead is within the Growth Triangle, including the village of Thorpe End.

Norwich Policy Area - Service Villages

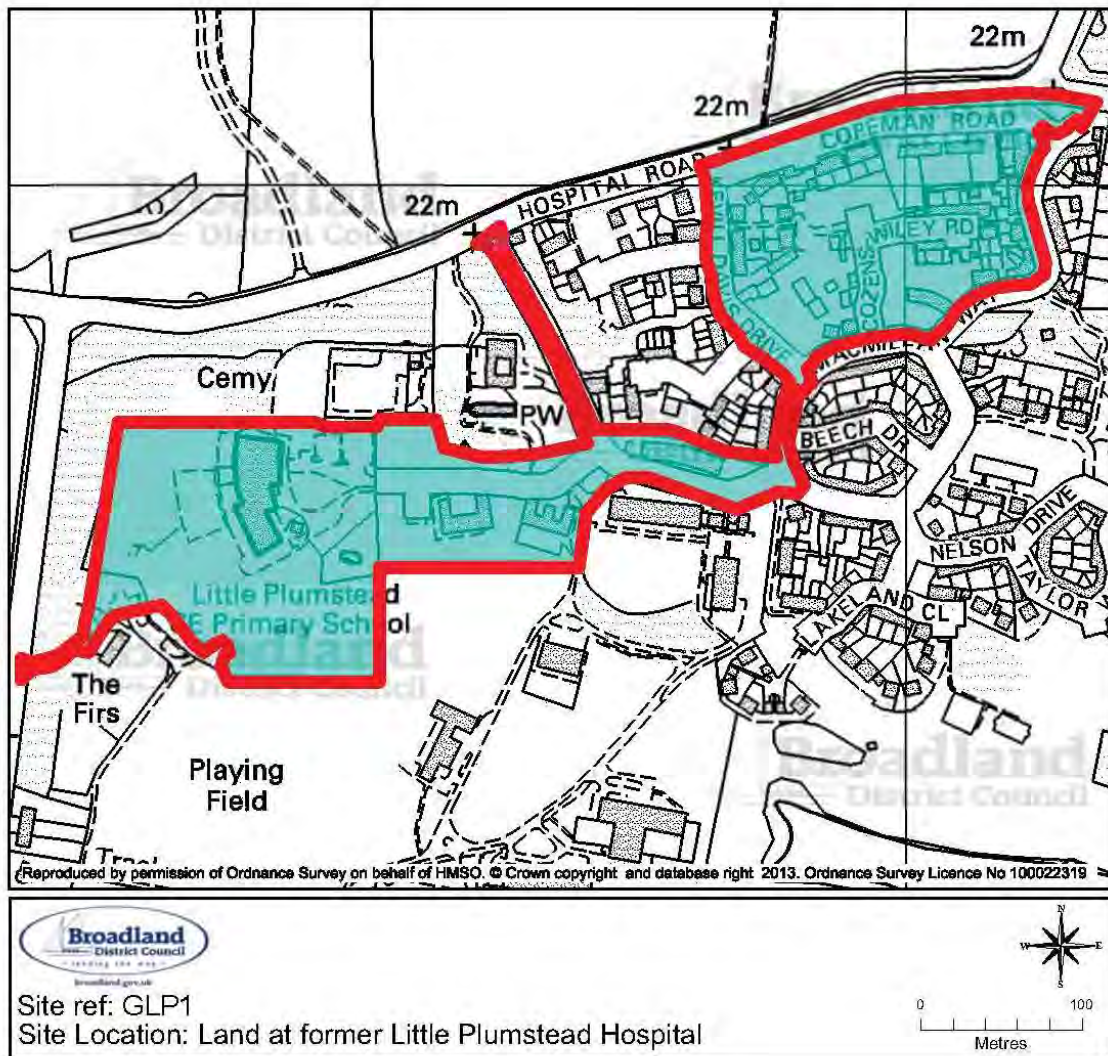
- 5.5** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



GLP1

GLP1



GLP1

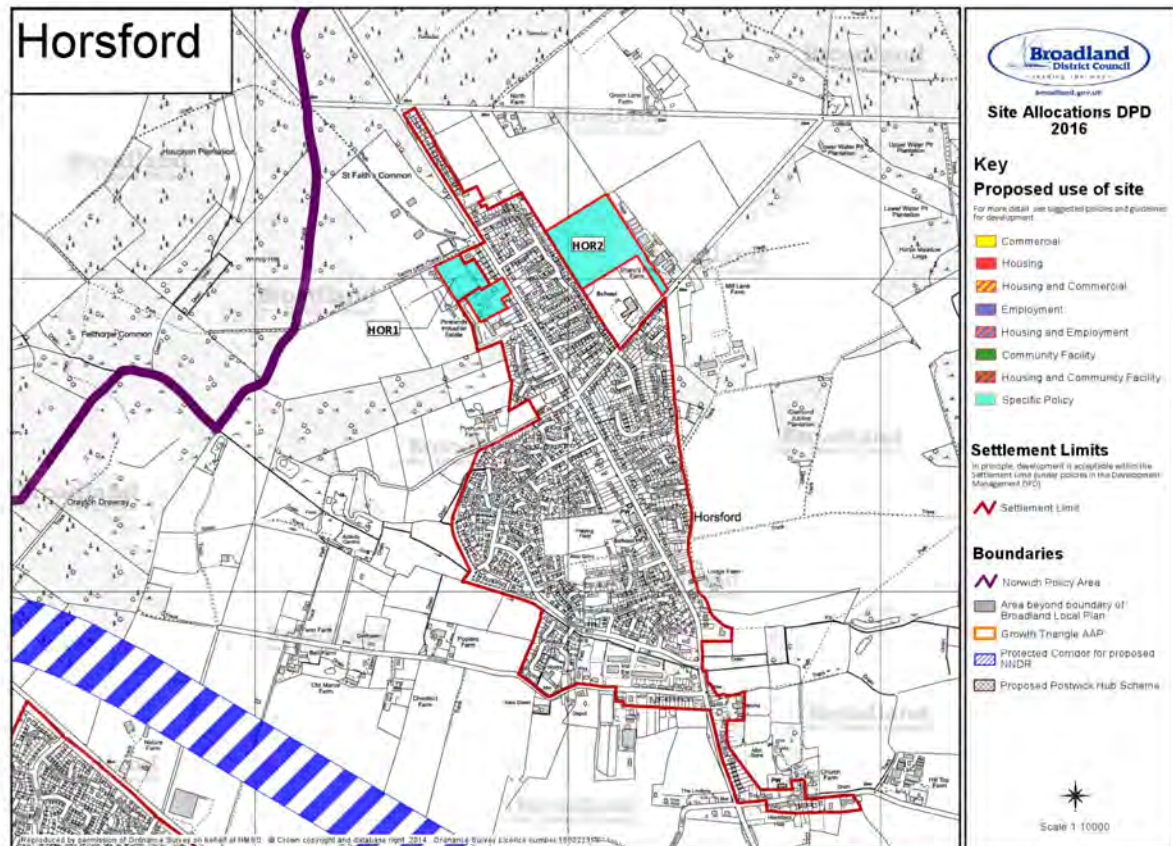
Specific Policy: Land at the former Little Plumstead Hospital (approx. 6.6ha) is to be developed in accordance with planning permissions 20080199 (Outline) & 20101213 (Reserved Matters). This will include the development of approximately 75 dwellings and a new school.

The site benefits from planning permission. A substantial number of the dwellings are already completed on the site as is the school. It is anticipated that the remainder will be completed in the near future.

Norwich Policy Area - Service Villages**Horsford****Settlement Overview**

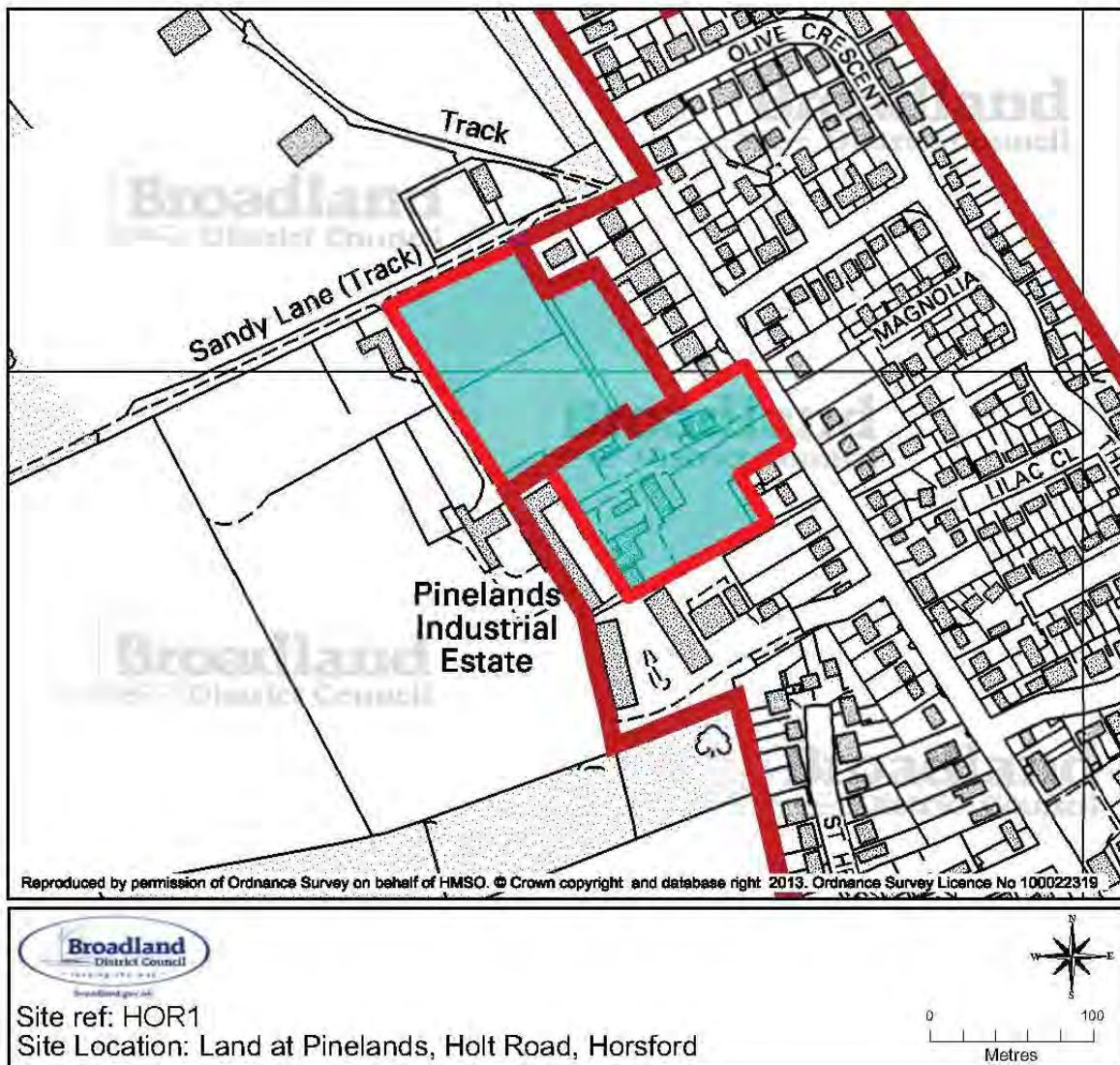
- 5.6** **Horsford** is located within the Norwich Policy Area and is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The Joint Core Strategy states that Service Village should accommodate small-scale housing development subject to form and character considerations. Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9).
- 5.7** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



HOR1

HOR1



HOR1

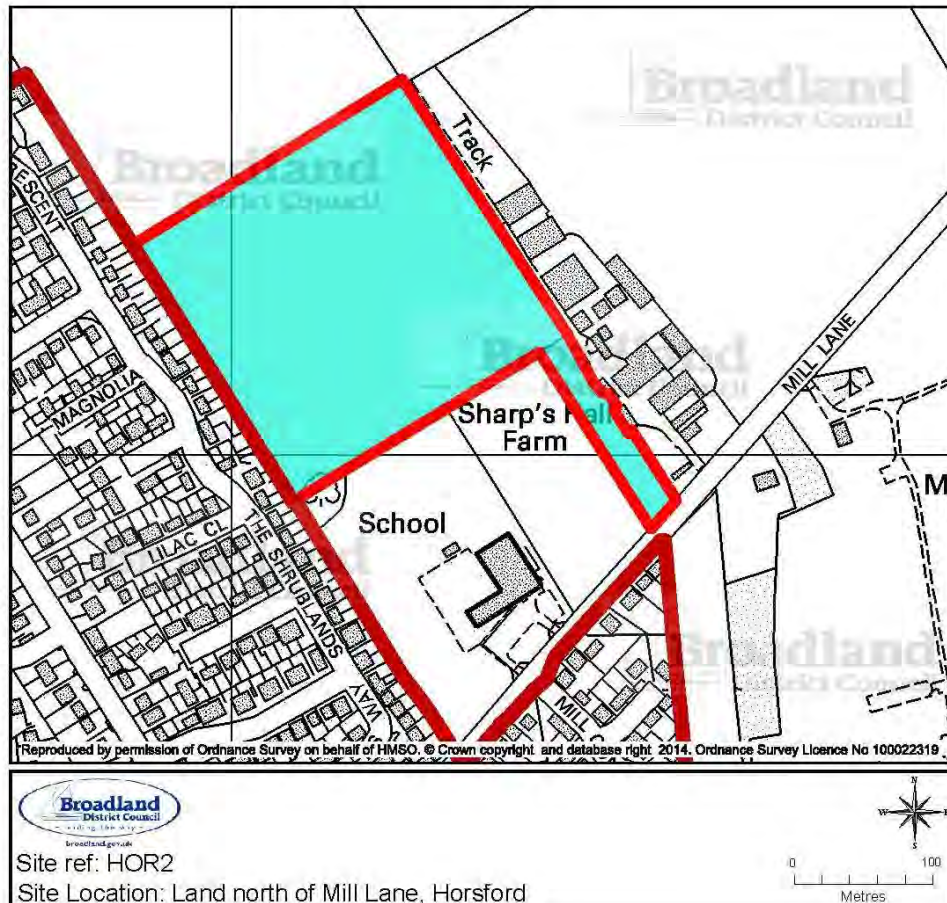
Specific Policy: Land at Pinelands, Holt Road, Horsford (approx. 2.6 Ha) is to be developed in accordance with permission 20100774. This will include the development of 63 dwellings and employment use (Use Class B1, B2, B8).

The land at the former Pinelands Industrial Estate benefits from planning permission reference 20100774. A substantial number of dwellings are already completed on the site and it is anticipated that the remainder will be completed in the near future.

Norwich Policy Area - Service Villages

HOR2

HOR2



HOR2

Specific Policy: Land north of Mill Lane, Horsford (approx. 5.4 Ha) is to be developed in accordance with planning permission 20130547. This will include the development of 125 dwellings and open space.

Horsham St. Faith & Newton St. Faith

Settlement Overview

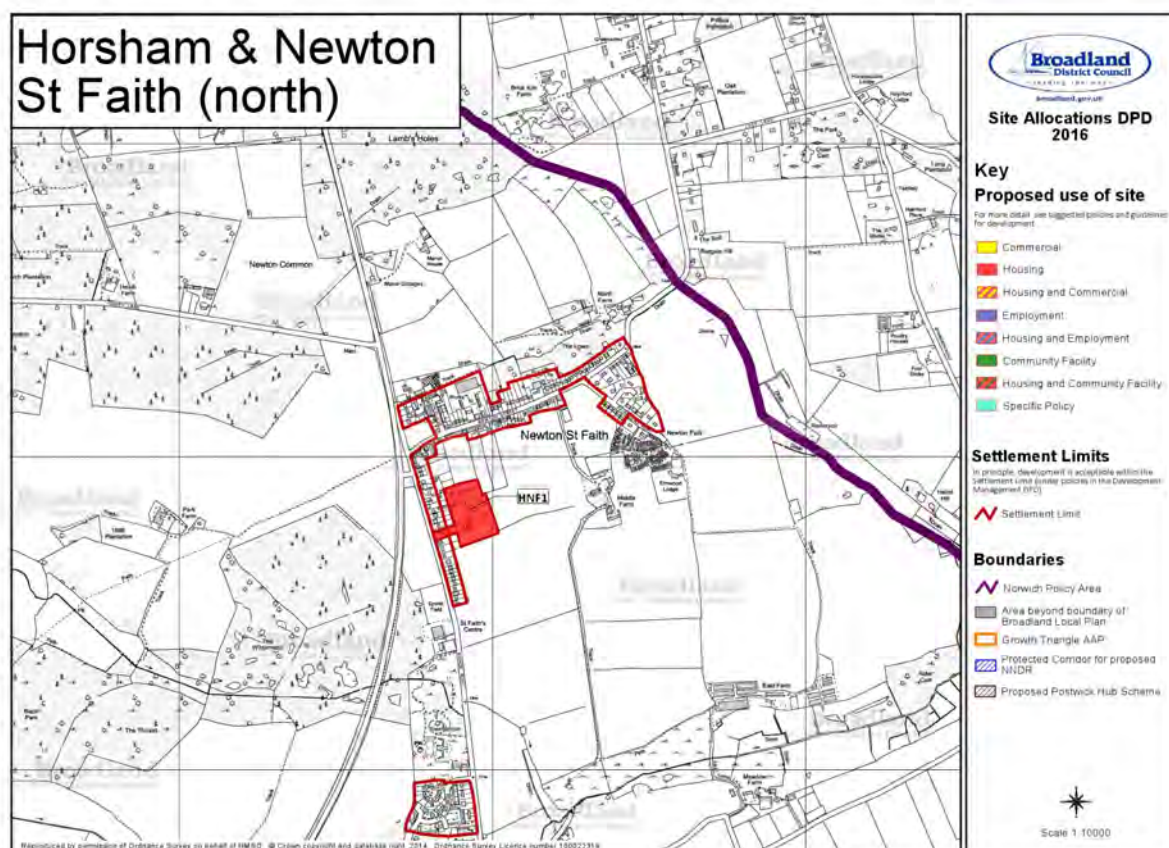
- 5.8 Horsham St Faith & Newton St Faith** is located within the Norwich Policy Area and is identified as **Service Village** in the Joint Core Strategy (Policy 15) where land will be allocated for small-scale housing development subject to form and character considerations. Settlements identified in this policy that are also within

Norwich Policy Area - Service Villages

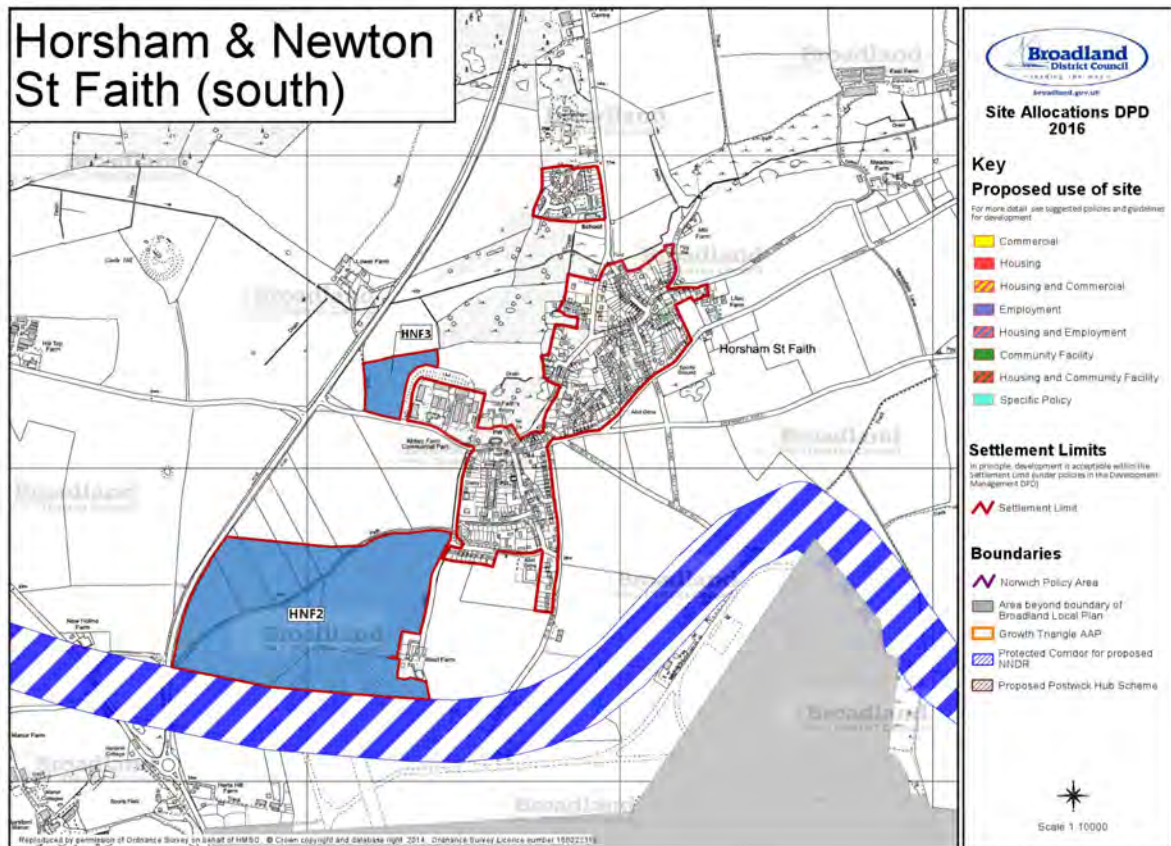
the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see JCS Policy 9). To the south of the Parish the Joint Core Strategy identifies the need for a Business Park related to the Airport.

- 5.9** The Site Allocations DPD identifies areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's Development Management DPD. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



N.B: map is reduced and not to scale.



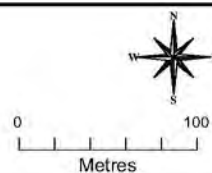
HNF1

HNF1



Site ref: HNF1

Site Location: Land east of Manor Road, Newton St Faith



Norwich Policy Area - Service Villages**HNF1**

Land east of Manor Road, Newton St Faith (approx. 2.5 ha), is allocated for residential development. This will accommodate approximately 60 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Further investigation in respect of contamination will be required.

Access (vehicular and pedestrian) via Manor Road.

Off-site improvements to the highway network may also be necessary which might include a footway link to the school, provision of a crossing point and upgrading/widening the existing footpath.

A sustainable drainage system (SUDS) should be provided.

Potential to include play space on-site.

Adequate landscaping and Green Infrastructure to be provided, with a particular emphasis on retaining and protecting the existing trees on the site, and considering wider views from the surrounding area.

The site is in close proximity of a major aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology.

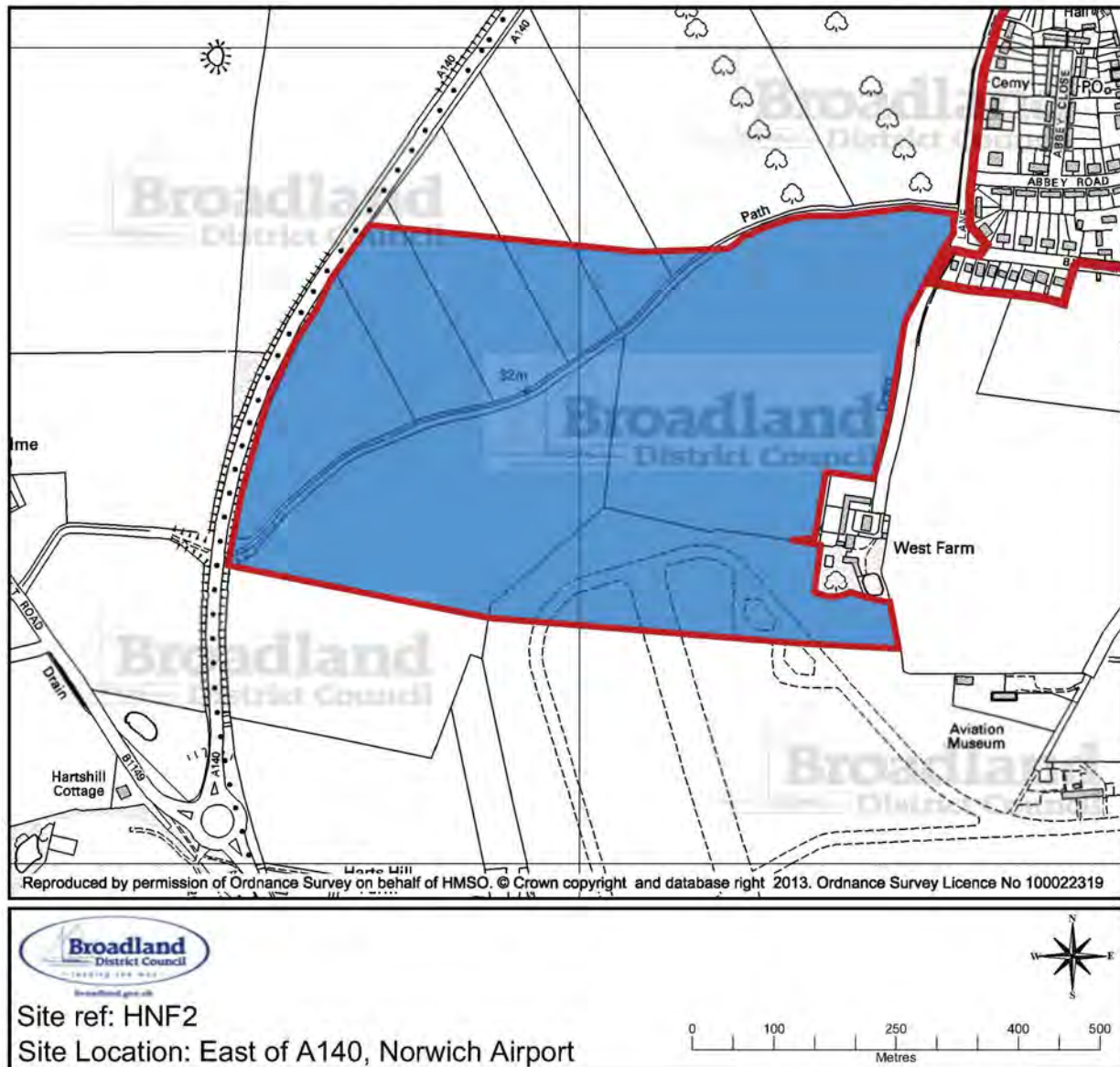
Design and layout should respect and reflect the local character and heritage.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

HNF2

HNF2



Norwich Policy Area - Service Villages**HNF2**

Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35 ha) is allocated for employment uses benefitting from an airport location. This will be to provide a full range of employment uses benefitting from a location close to the airport. It is expected:

1. Uses to be within use classes B1, B2 and B8, with a maximum of 50% of total floorspace to be within any one use class;
2. Proposals to demonstrate that there will be a significant specific benefit from a use being located near the airport;
3. Substantial treebelts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties;
4. Access to be provided directly from the A140 / Northern Distributor Road interchange, with a possible second point of access from the northern part of the site to the A140;
5. A masterplan is to be produced for the site showing a coordinated approach to bringing forward the development, particularly in relation to access provision including coordination with the NDR and any necessary off-site highway improvements, and the early provision of landscaping to mitigate visual impacts. Accordingly, development is to be in two phases: Phase 1 the south-western, north-western and north-eastern parts of the site; Phase 2 the south-eastern portion.

Delivery

It is expected that development of the Airport business park will be progressed to phased planning permissions following an approved masterplan. It is expected that development of the site will span the plan period.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Adequate landscaping and Green Infrastructure is to be provided.

In order to achieve a range of employment uses (B1 Business – offices, research and development, and light industry, B2 general industrial, B8 storage or distribution) and limit traffic generation it is envisaged that the amount of floorspace in one use class will not exceed 50% of the total floorspace within the overall development.

Phase 1, the major part (approx 29.6Ha), will reflect the provision of access being from the west, and the need to provide treebelts and landscaping to the north and eastern boundaries in the early stages.

Norwich Policy Area - Service Villages

Phase 2 (approx 5.2Ha) is expected to progress in the later stages of development as needed and related to the provision of infrastructure.

Some further land may be incorporated from the current “safeguarded area” of the Northern Distributor Road (NDR) if not used for the NDR.

Further public transport, pedestrian, cycling and highway infrastructure improvements will need to be agreed with the Highway Authority.

Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.

The appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment.

Consultation with Norfolk County Council Minerals & Waste department should ensure that the best use of sand and mineral resources available on site is in accordance with Norfolk Minerals and Waste Core Strategy Policy CS16 - safeguarding.

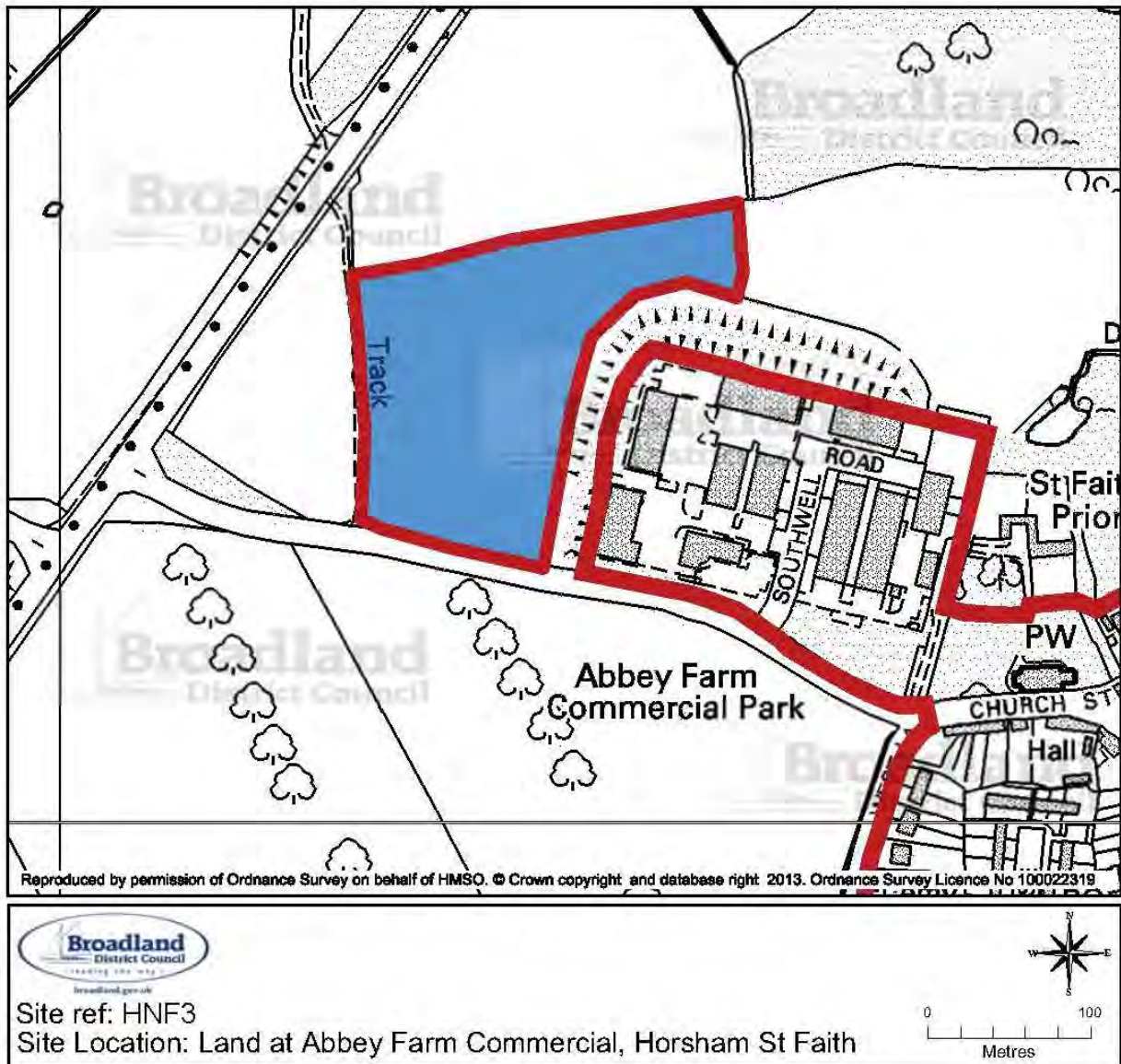
Archaeological investigation must be undertaken prior to any development.

Infrastructure provision

Improvements to physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage and highways. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

HNF3

HNF3



HNF3

Land at Abbey Farm Commercial, Horsham St Faith (approx. 2.9 ha) is allocated for employment uses (Use Classes B1, B2, B8).

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular access off Church Street either via the existing access or a new access; a new access may require extension of the 30mph speed restriction.

Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.

Adequate landscaping and green infrastructure to be provided.

Pollution control techniques should be used to mitigate harm to the water environment.

A sustainable drainage system (SUDS) should be provided.

The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage and highways. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

Rackheath**Settlement Overview**

- 5.10 Rackheath** is located in Norwich Policy Area, and is identified as a Service Village in the Joint Core Strategy (Policy 15) . In addition, a large part of the Parish is within the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle (Growth Triangle). The Joint Core Strategy states (Policy 10) that this will be an area for major growth. This will be addressed through an Area Action Plan (DPD). For more information please see the Council's website at <https://www.broadland.gov.uk/GTAAP> or contact the Council at <https://www.broadland.gov.uk/contactus>. For more information on the proposed former Eco-Community please check the website at <http://www.northrackheath.co.uk/>.

Norwich Policy Area - Service Villages

- 5.11** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

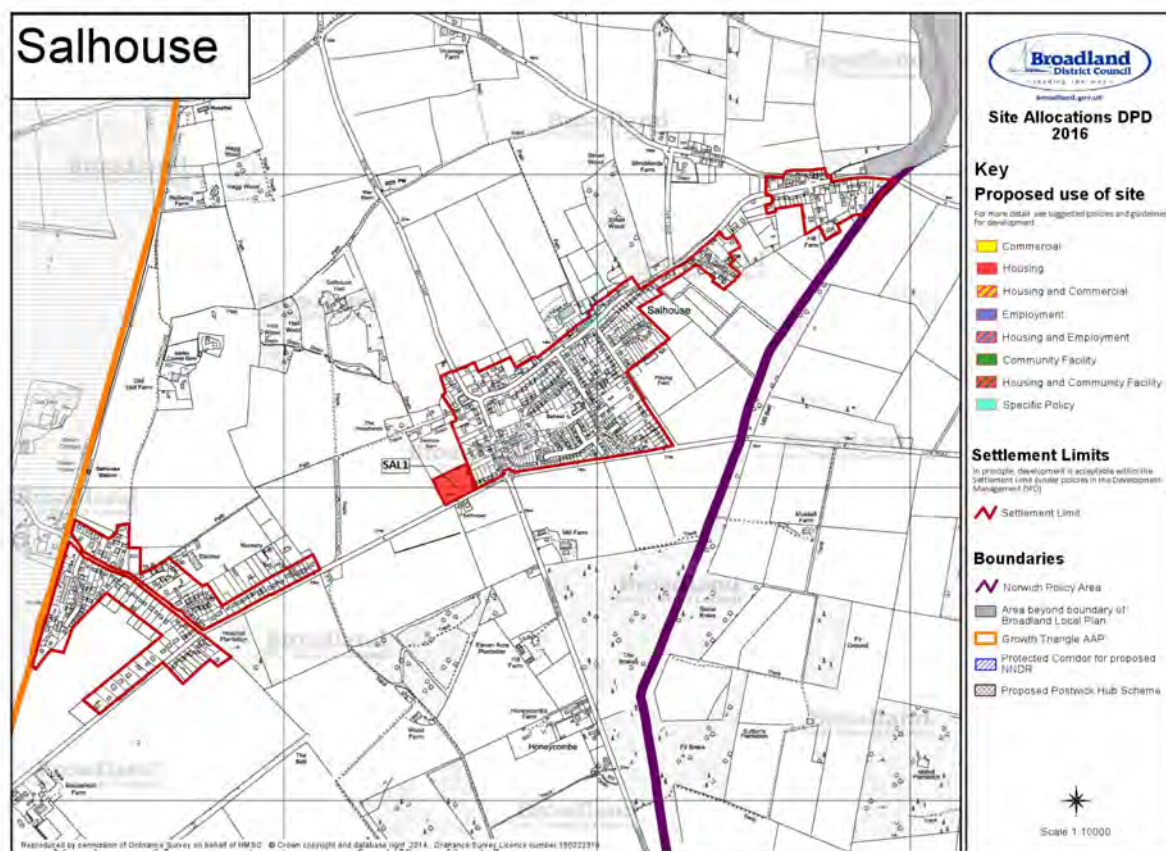
Salhouse

Settlement Overview

- 5.12** **Salhouse** is located within the Norwich Policy Area (NPA) and is identified as a **Service Village** in the Joint Core Strategy (Policy 15) where land will be allocated for small-scale housing development subject to form and character considerations. Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see Policy 9). Salhouse is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 5.13** In addition, the western part of the Parish is within the **Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area of major growth. This area will be addressed through an Area Action Plan Document (DPD). For more information please refer to the Council's website at <http://www.broadland.gov.uk> or contact the Council.
- 5.14** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

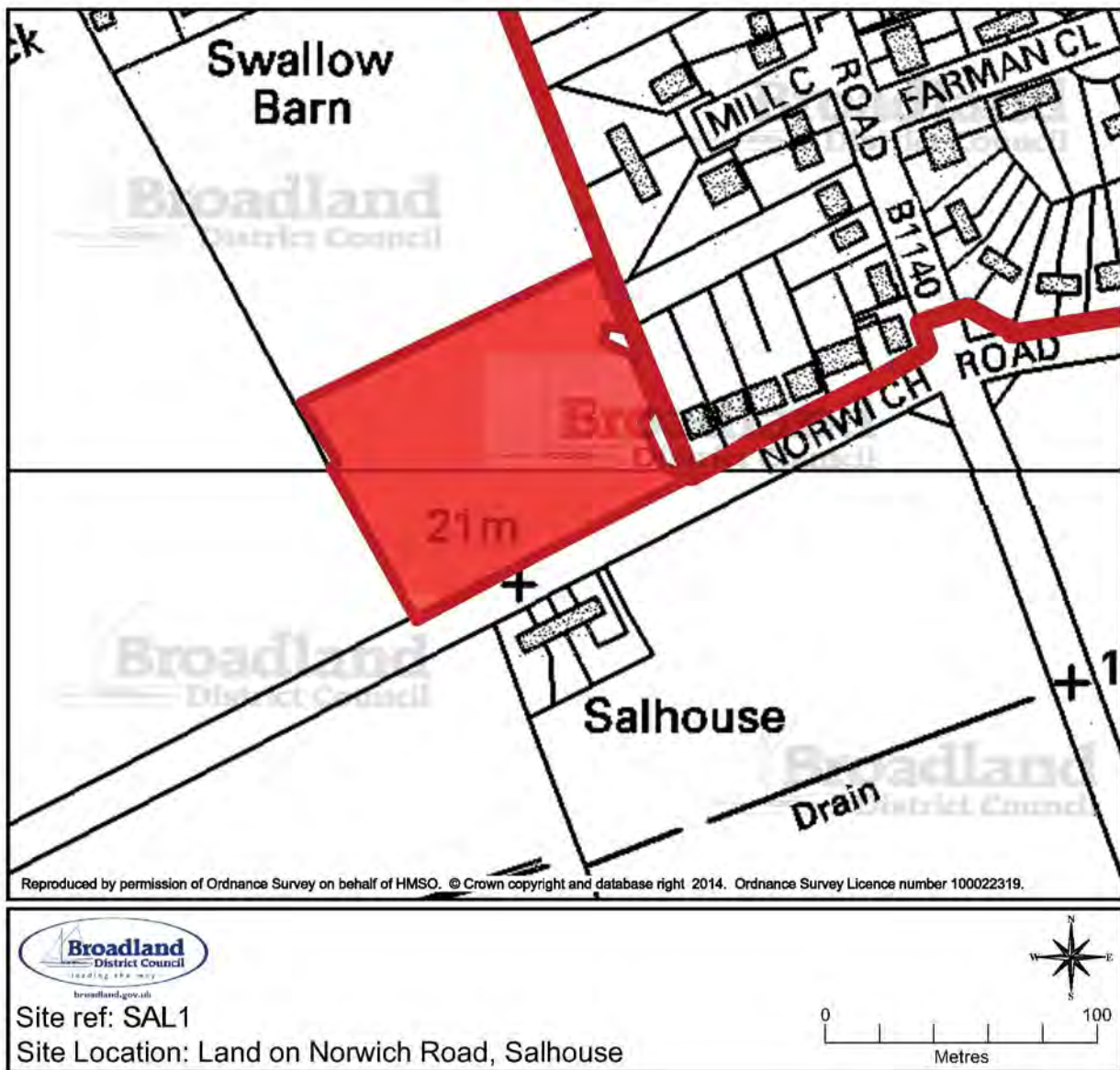
Site Allocations DPD - (2016)
Norwich Policy Area - Service Villages

N.B: map is reduced and not to scale.



SAL1

SAL1



SAL1

Land on Norwich Road, Salhouse (approx 1.0Ha) is allocated for residential development. This will accommodate approximately 20 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Vehicular access should be achieved off Norwich Road.

Off-site requirements may include footway improvements between Norwich Road and Mill Road.

A sustainable drainage system (SUDS) should be provided.

Design and layout should respect and reflect the local character.

Adequate landscaping and Green Infrastructure to be provided with a particular emphasis on the northern and western boundaries of the site.

Further investigation in respect of archaeology may be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

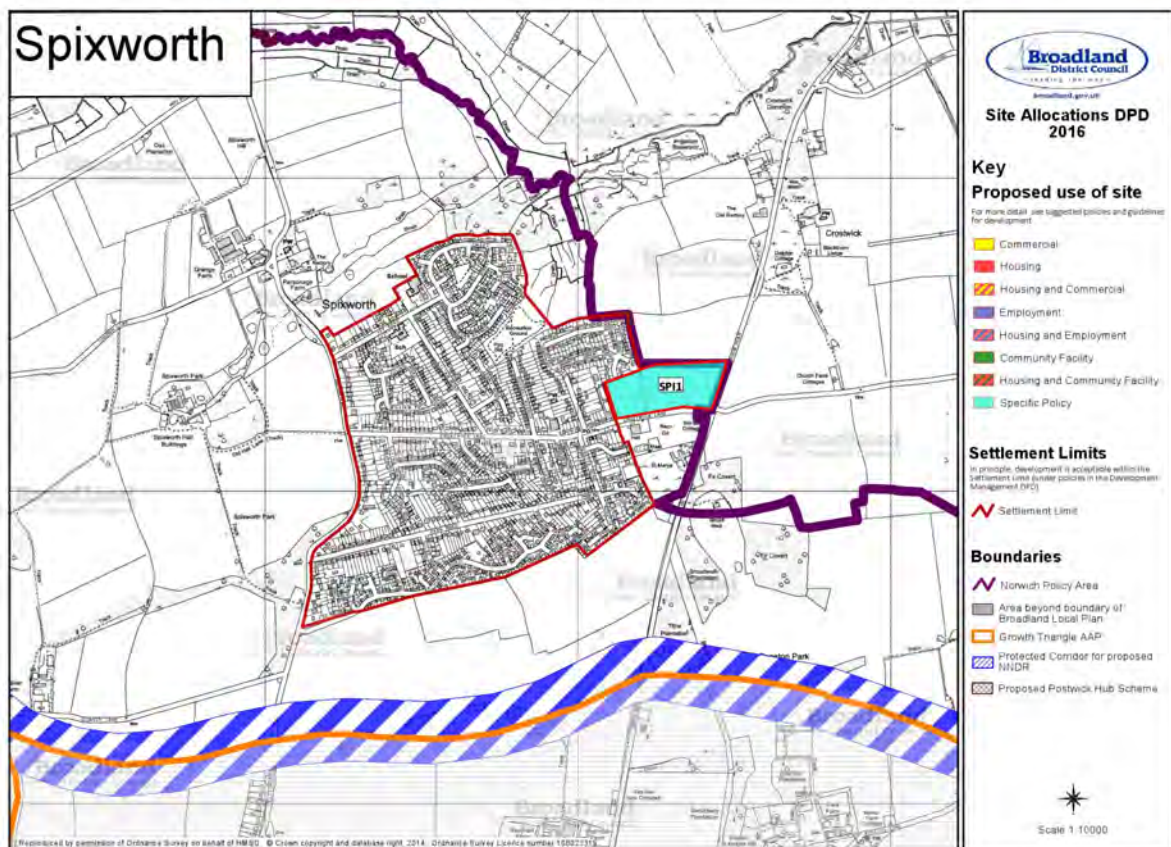
Spixworth**Settlement Overview**

- 5.15 Spixworth** is located within the Norwich Policy Area and is identified as a **Service Village** in the Joint Core Strategy (Policy 15) where land will be allocated for small-scale housing development subject to form and character considerations. Though the southern part is within the **Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (Growth Triangle)**. Settlements identified in this policy that are also within the Norwich Policy Area (marked *) may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance (see Policy 9).

Norwich Policy Area - Service Villages

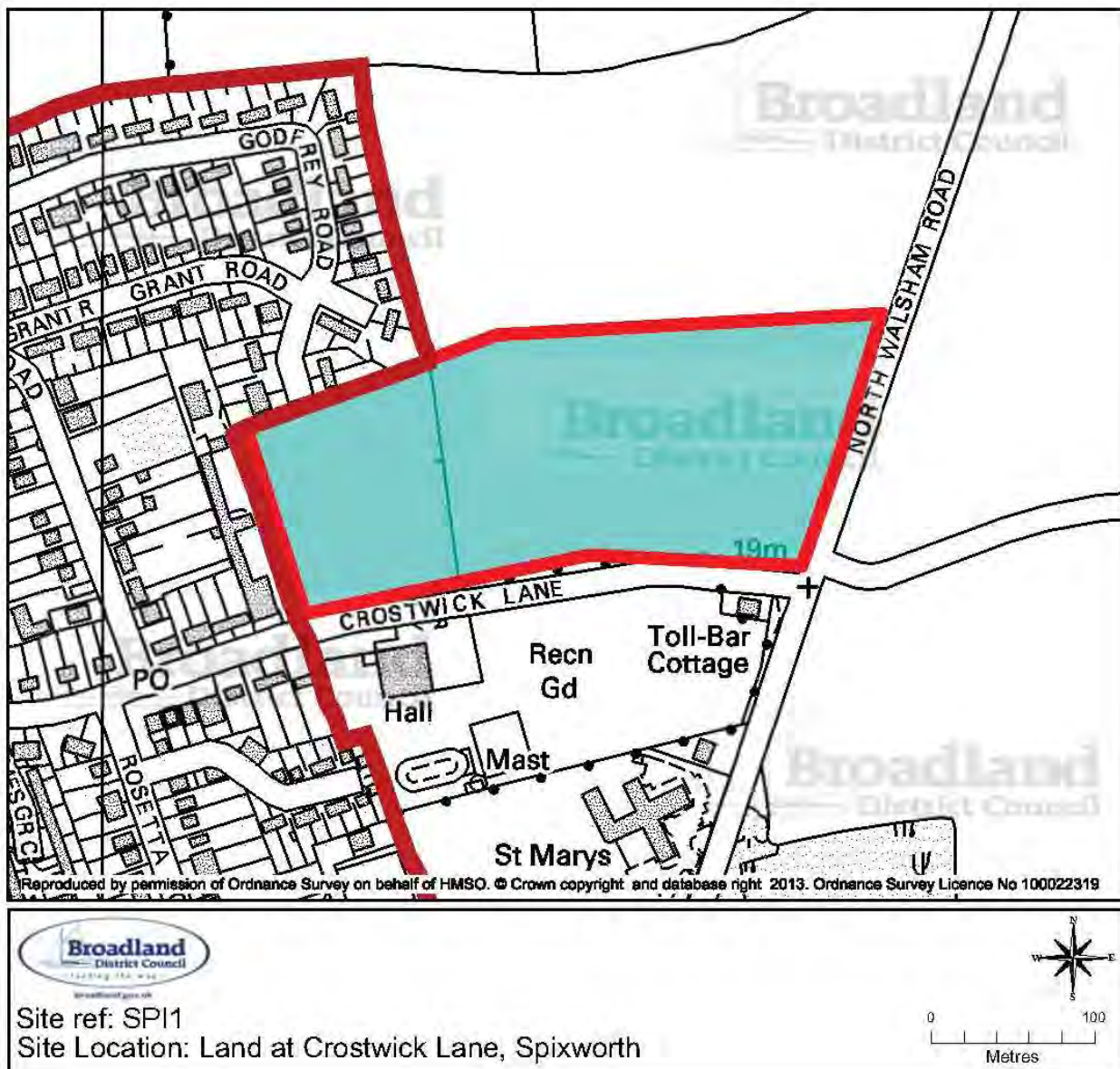
- 5.16** Furthermore, The Joint Core Strategy states (Policy 10) that this area will be addressed through an Area Action Plan (DPD). For more information please check the Council's website at <http://www.broadland.gov.uk> or contact the Council.
- 5.17** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



SPI1

SPI 1



SPI1

Specific Policy: Land at Crostwick Lane, Spixworth (approx 4.9 Ha) is to be developed in accordance with planning permission 20120850. This will include the development of 54 dwellings and open space.

Norwich Policy Area - Countryside

- 6.1** Any settlement within the Norwich Policy Area that are not identified under the previous section of the settlement hierarchy are deemed as being within the countryside. This includes the parishes of Beeston St Andrew, Hemblington, and Postwick, except for the parts of Beeston St Andrew and Postwick that come within the Growth Triangle.

Beeston St Andrew

- 6.2** **Beeston St Andrew** is located in the Norwich Policy Area and is identified as part of the Countryside in the Joint Core Strategy (Policy 17). However, the southern part is within the **Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (OSRT Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area of major growth. This area will be addressed through an Area Action Plan (DPD). For more information please refer to the Council's website at <http://www.broadland.gov.uk/ldf>

Hemblington

- 6.3** **Hemblington** is located in the Norwich Policy Area adjacent to the Settlement Limit of Blofield Heath which identified as a **Service Village** in the Joint Core Strategy (Policy 15) (see Blofield Heath section). The remainder of the parish (including Pedham) is identified as **Countryside** in the Joint Core Strategy (Policy 17).

Postwick

- 6.4** **Postwick** is located in the Norwich Policy Area and is identified as part of the **Countryside** in the Joint Core Strategy (Policy 17). Some of the western part is within the **Old Catton, Sprowston, Rackeath, Thorpe St Andrew Growth Triangle (OSRT Growth Triangle)**. The Joint Core Strategy states (Policy 10) that this will be an area of major growth. This area will be addressed through an Area Action Plan (DPD). For more information please refer to the Council's website at <http://www.broadland.gov.uk/ldf> or contact the Council. Also see the Thorpe St Andrew section for the western part of the parish, adjacent Thorpe St Andrew parish boundary.

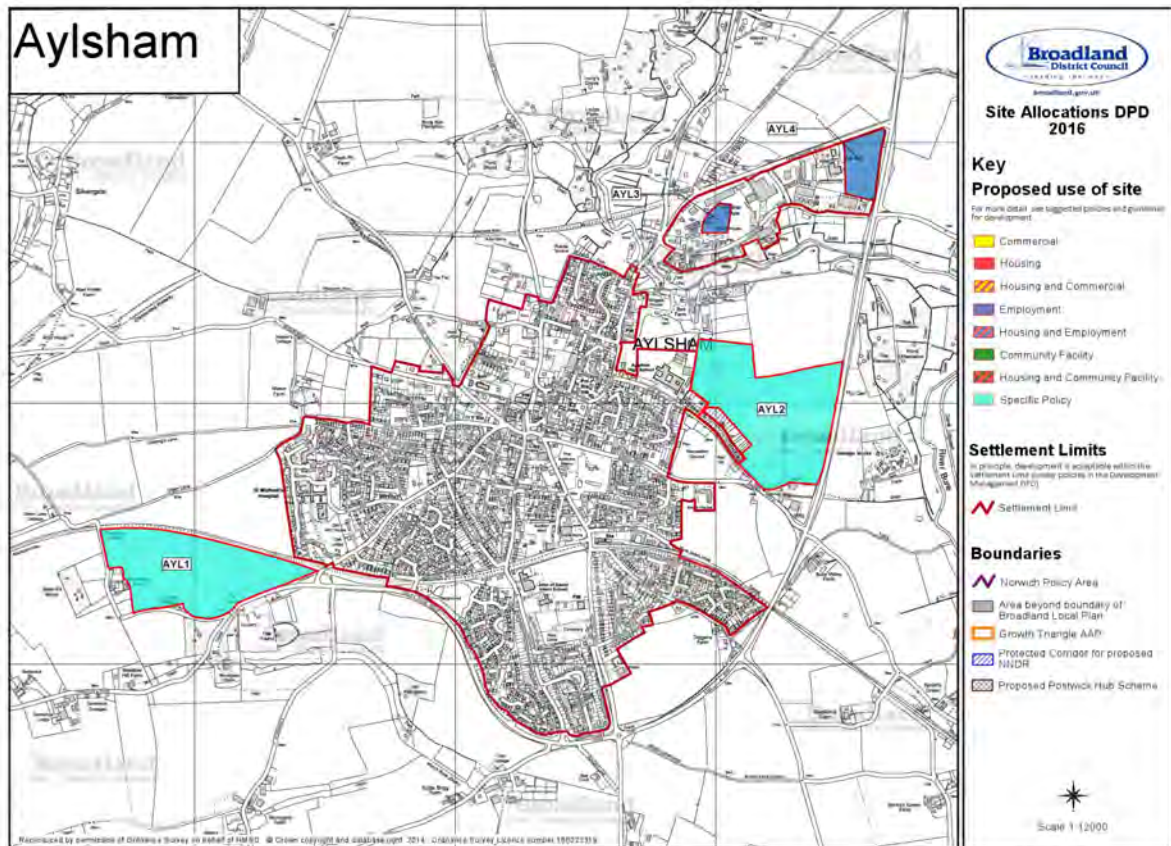
Aylsham

Settlement Overview

- 7.1** **Aylsham** is classified as a **Main Town** in the Joint Core Strategy (Policy 13) which states that approximately 300 homes up to 2026 should be built including Mixed tenure housing with care as part of overall provision subject to the resolution of sewage capacity constraints. Aylsham is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 7.2** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

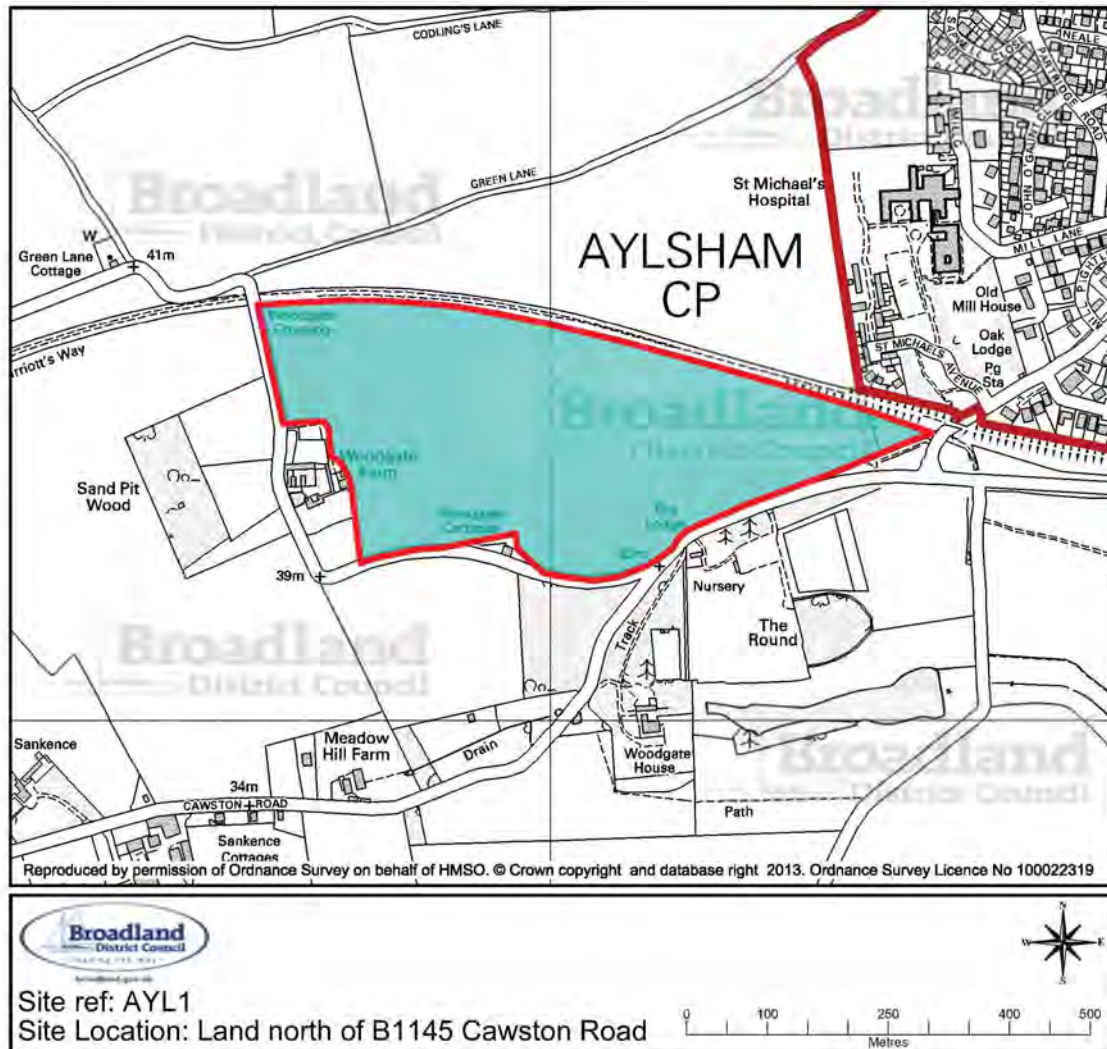
Main Towns

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AYL1

AYL1



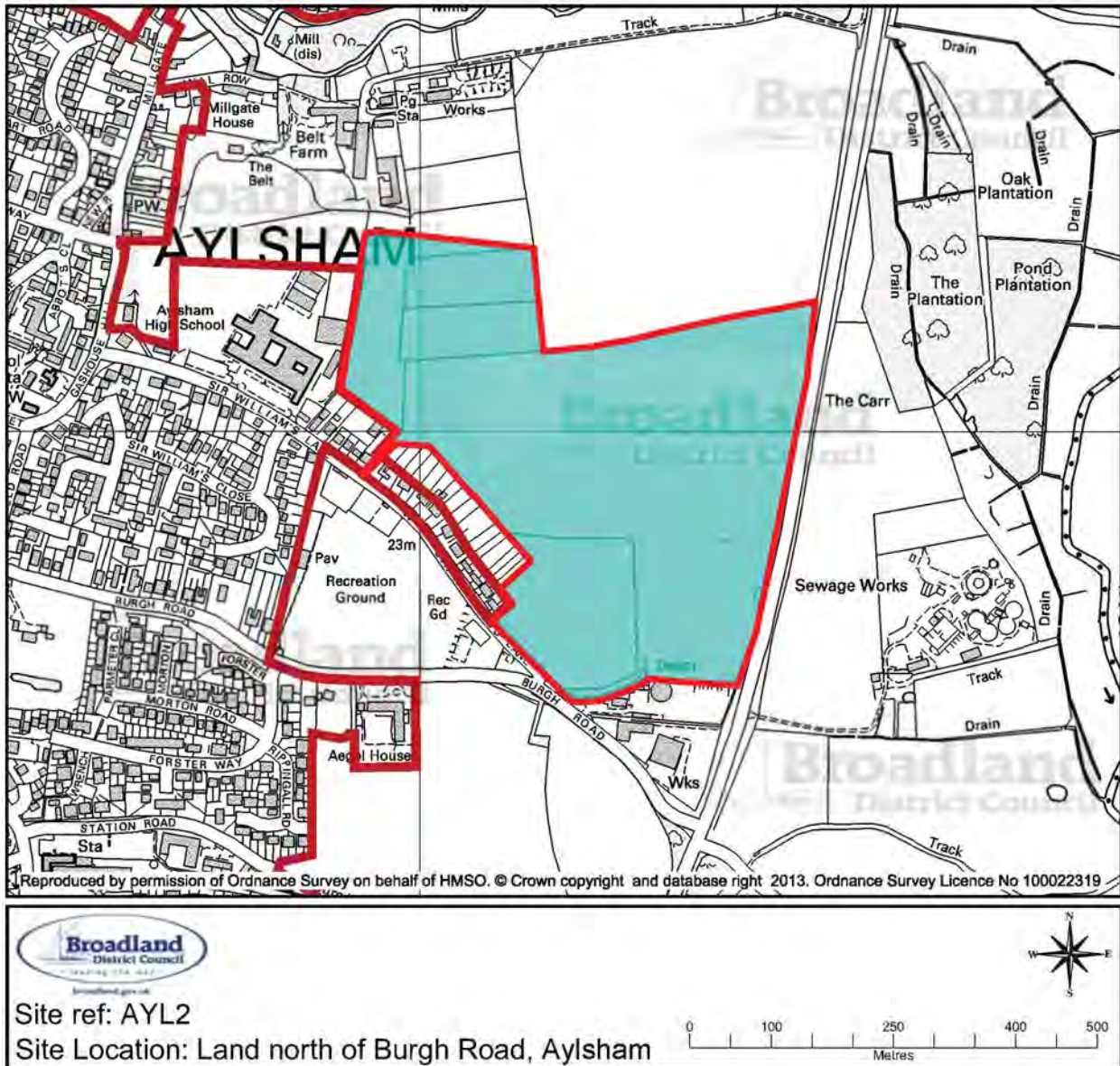
AYL1

Specific Policy: Land north of B1145 Cawston Road, Aylsham (approx 17.5 ha) is to be developed in accordance with planning permission 20110128. This will include the development of approximately 250 dwellings, a football club, associated community facilities, public open space and allotments.

Main Towns

AYL2

AYL2

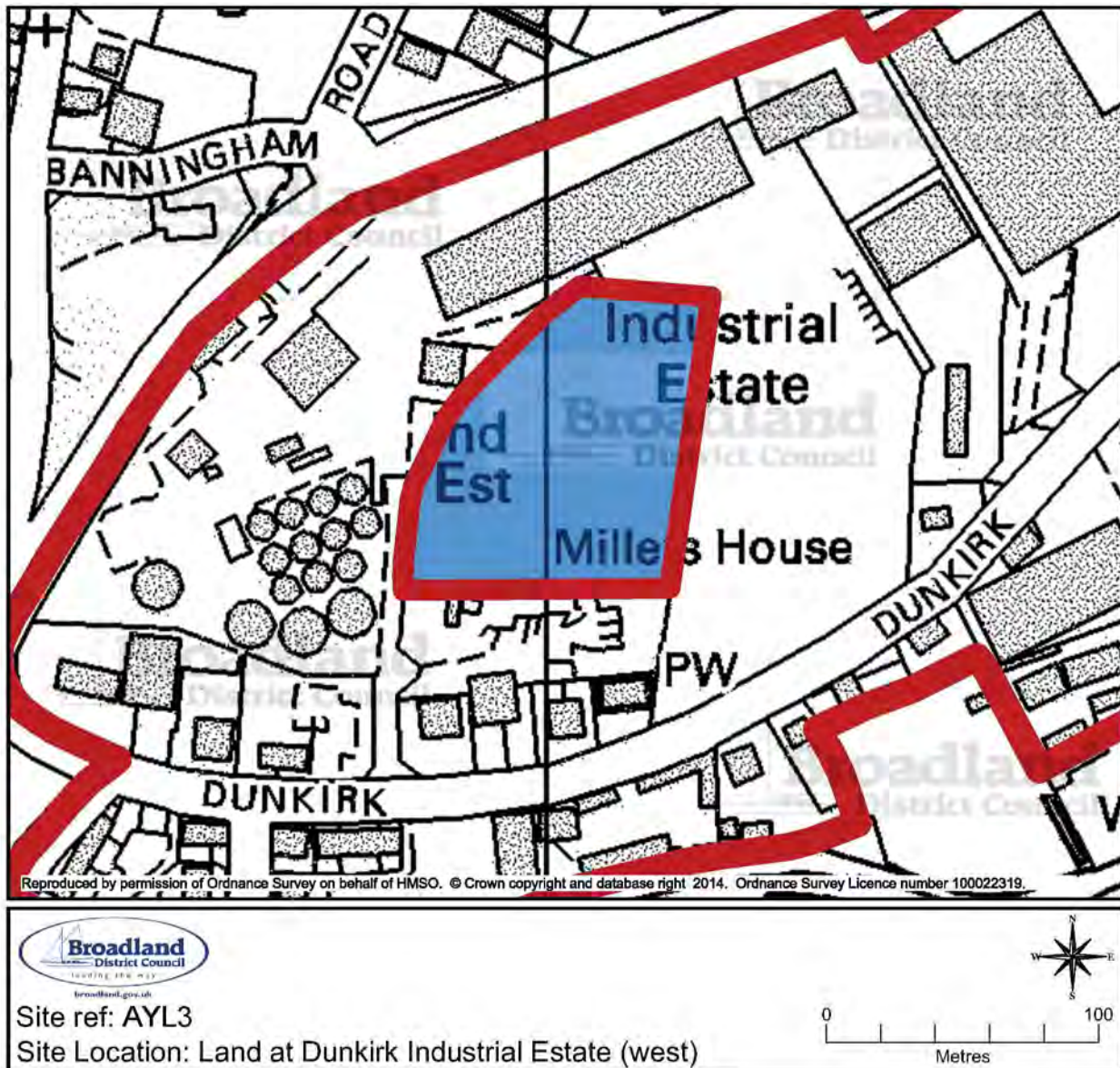


AYL2

Specific Policy: land north of Burgh Road and west of A140, Aylsham (approx 19.9 ha) is to be developed in accordance with planning permission 20111453. This will include the development of approximately 300 dwellings, land for school expansion, community facilities, public open space and allotments.

AYL3

AYL3



Main Towns**AYL3**

Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (of approx. 1.0Ha) is allocated for employment use. This will accommodate B1, B2 & B8 uses.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular access off Dunkirk.

Off-site improvements to the highway network may be necessary, as required by the Highway Authority.

Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Adequate landscaping and Green Infrastructure to be provided.

A sustainable drainage system (SUDS) should be provided.

The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

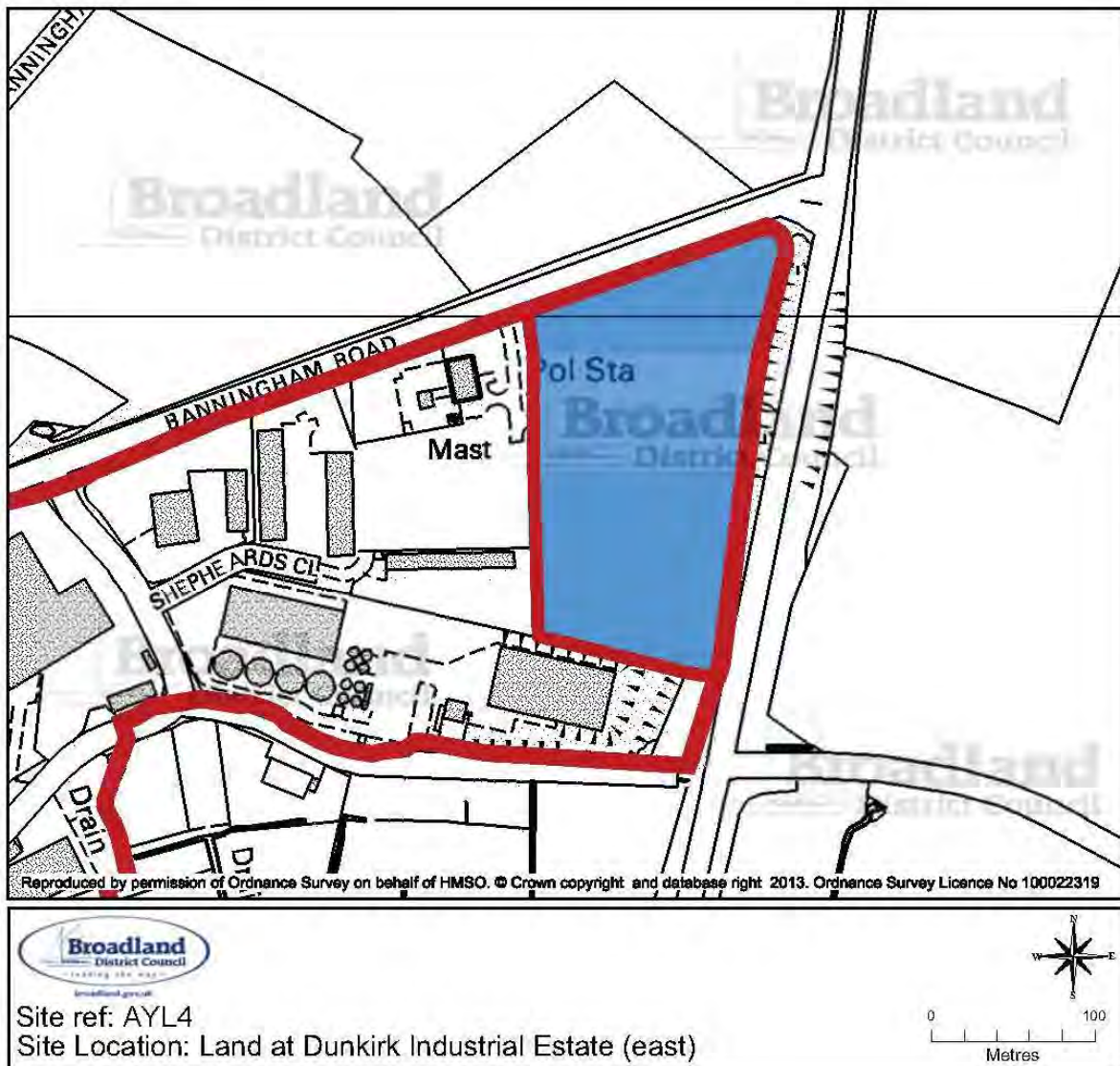
Upgrades to the Wastewater Treatment Works and sewerage network may be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage and highways. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

AYL4

AYL4



Main Towns**AYL4**

Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (of approx. 3.0Ha) is allocated for employment use. This will accommodate B1, B2 & B8 uses.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular access off Dunkirk.

Off-site improvements to the highway network may be necessary, as required by the Highway Authority.

Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Adequate landscaping and Green Infrastructure to be provided.

A sustainable drainage system (SUDS) should be provided.

The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

A Flood Risk Assessment should be undertaken as the site area exceeds 1 hectare.

Upgrades to the WwTW and sewerage network may be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage and highways. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

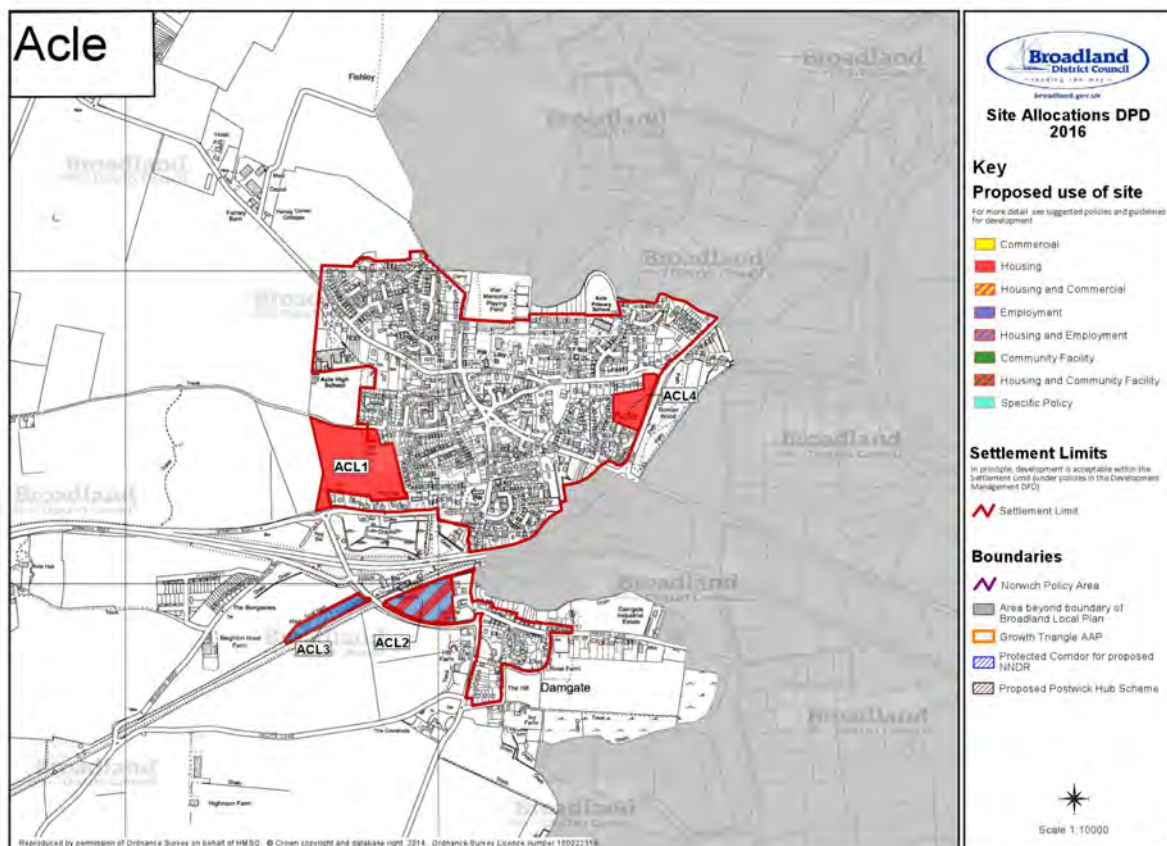
Key Service Centres

Acle

Settlement Overview

- 8.1** **Acle** is identified as a **Key Service Centre** within the Joint Core Strategy (Policy 14) which state a minimum housing allocation of between 100-200 dwellings up to 2026 (subject to overcoming sewage capacity constraints). Acle is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 8.2** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

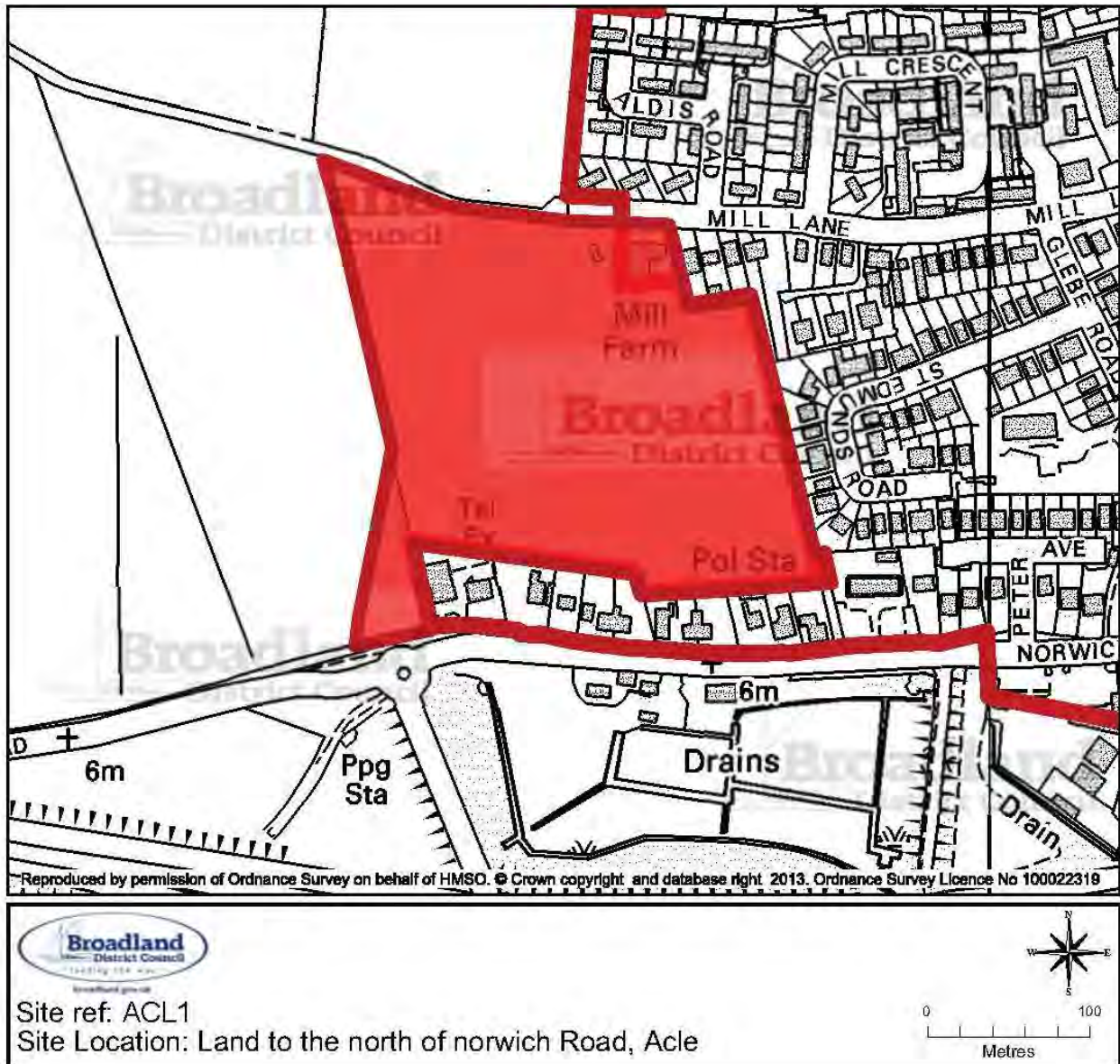
N.B: map is reduced and not to scale.



Key Service Centres

ACL1

ACL1



ACL1

Land to the north of Norwich Road, Acle (approx 5.6 ha) is allocated for residential development. This will accommodate approximately 120 - 150 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from Norwich Road, with additional pedestrian access via Mill Lane to the High School and village centre; with potential emergency vehicular access to Mill Lane.

Off-site improvements to the highway network may also be necessary, as required by the Highway Authority.

Adequate landscaping and Green Infrastructure to be provided, with a particular emphasis on the western boundary, and considering potential links into the surrounding countryside.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.

A flood risk assessment should be carried out including consideration of the nearby reservoir.

Design and layout should respect and reflect the local character and heritage.

Recreational provision should be included on-site

The allocation is underlain by safeguarded sand and gravel resources. Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology.

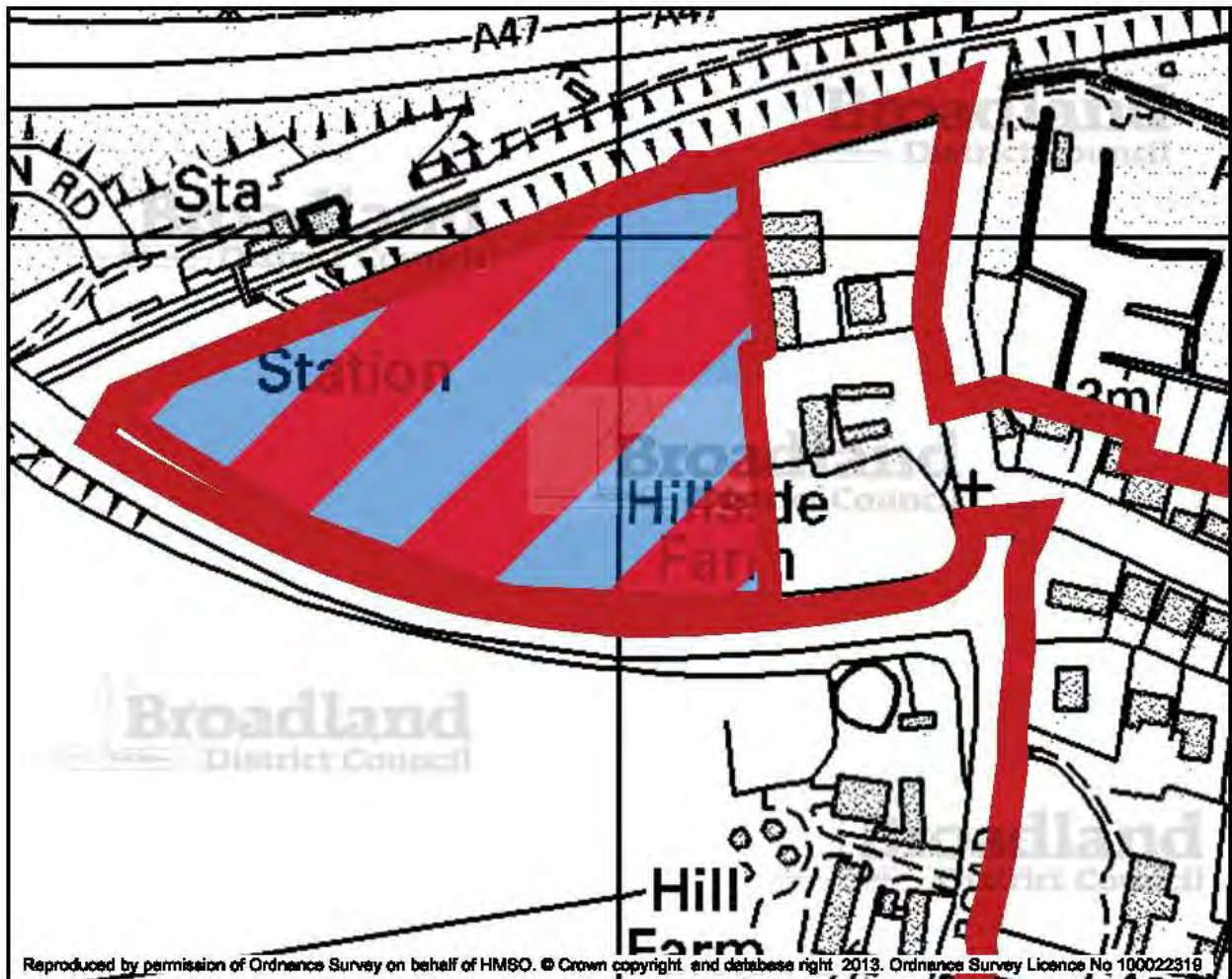
Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer

Key Service Centres

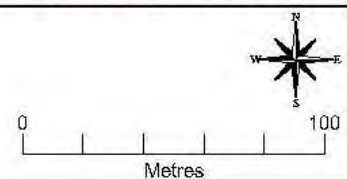
ACL2

ACL2



Site ref: ACL2

Site Location: Land to the south of Acle Station



ACL2

Land to the south of Acle Station, between Reedham Road and New Reedham Road (approx 2.0ha) is allocated for residential development and employment use. This will accommodate approximately 20 homes, with the remainder of at least 1.0 ha for class B1 employment.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

In the residential element, located in the southern part of the site, a mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

In the employment element, located adjacent the railway line, the most appropriate employment uses are those within use class B1a-c to reduce the risk of harm to residential amenity.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from New Reedham Road.

Off-site improvements to the highway network may also be necessary, as required by the Highway Authority, potentially including pedestrian access to the rail station to the north and to Reedham Road.

Adequate landscaping and Green Infrastructure is to be provided, with a particular emphasis on the southern boundary and within the development between the employment and residential uses.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures should be used to ensure that no harm comes to the water environment which is within Source Protection Zone 2.

Design and layout should respect and reflect the local character and heritage; and with a particular regard to addressing potential conflicts between the employment and residential uses.

Development must ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads SAC.

A flood risk assessment and Flood Defence Consent may be required.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology.

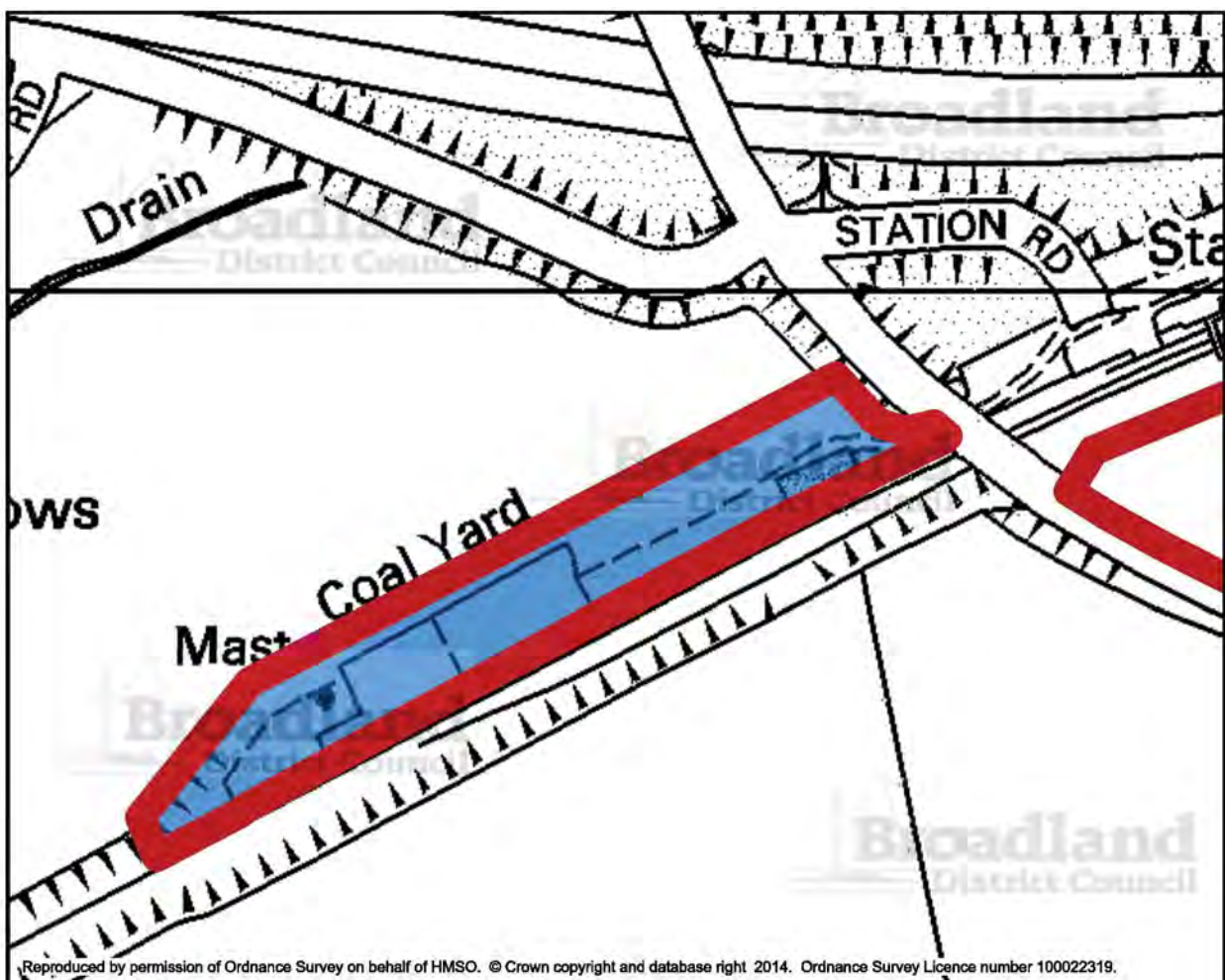
Infrastructure provision

Key Service Centres

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

ACL3

ACL3

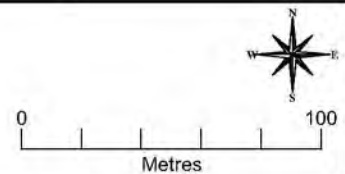


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Site ref: ACL3

Site Location: Land at former station yard, west of A140



ACL3

Land at the former station yard, west of B1140, Acle (approx 1ha) is allocated for small scale employment use. This is likely to be within class B2.

Delivery

It is expected that development of the site will be progressed slowly reflecting the constraints applying to the site.

The site is currently in low-key employment use, and has had a number of planning permissions for employment use in the past, as well as being allocated in the current Local Plan.

There are a number of servicing difficulties which will limit the uses.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

The most appropriate employment uses are likely to be those within use class B2 general industry, because of the constraints on the site such as access, though other employment uses will be considered.

Access (vehicular and pedestrian) to be from New Reedham Road.

Access is restricted because of the low bridge which crosses the road which serves the site, limiting the size of vehicles.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

There are no main sewers or water mains on the site, and it will be necessary for developers to investigate the possibility of connecting to the public foul sewer or provide other suitable means.

There is a metered water supply to the existing station buildings and agreement must be reached with British Rail to connect this supply.

No easily accessible gas main exists which is suitable to serve the site. A gas supply may be able to be made available but offsite costs are likely to be relatively high.

Adequate landscaping and Green Infrastructure is to be provided.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.

Design and layout should respect and reflect the local character and heritage.

A study to investigate land contamination may be required.

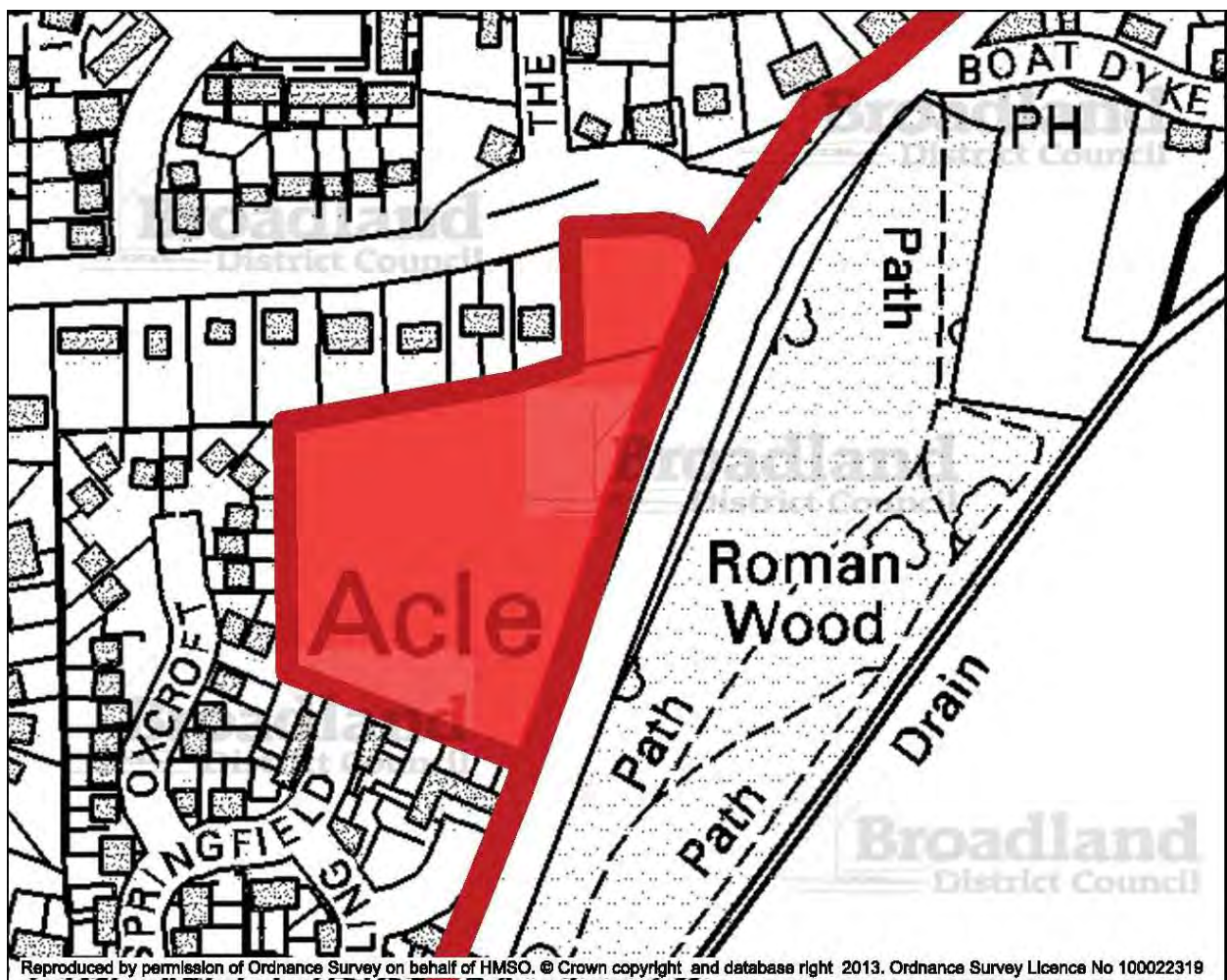
Infrastructure provision

Key Service Centres

Improvements to physical infrastructure will need to be undertaken by the relevant bodies, as appropriate and depending on the nature of development proposals. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

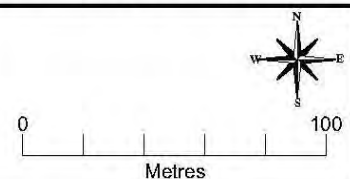
ACL4

ACL4



Site ref: ACL4

Site Location: Land to the north of Springfield, Acle



ACL4

Land to the north of Springfield, Acle (approx 1.4 Ha) is allocated for residential development. This will accommodate approximately 30 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing types and tenures should be provided, including affordable housing.

Development to be contained behind the existing banking on its eastern boundary. Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from Springfields, with potential additional pedestrian access via Old Road.

Off-site improvements to the highway network may also be necessary, as required by the highway authority.

Adequate landscaping and Green Infrastructure to be provided, with a particular emphasis on the eastern boundary.

A sustainable drainage system (SUDS) is likely to be provided.

Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.

Design and layout should respect and reflect the local character and heritage.

Recreational provision should be included on-site

visual impacts of development in relation to Broads area should be considered and mitigated

Infrastructure and/or treatment upgrades may be required to the sewerage network to serve proposed growth or diversion of assets.

Infrastructure provision

Improvements to physical infrastructure will need to be undertaken by the relevant bodies, as appropriate and depending on the nature of development proposals.

Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

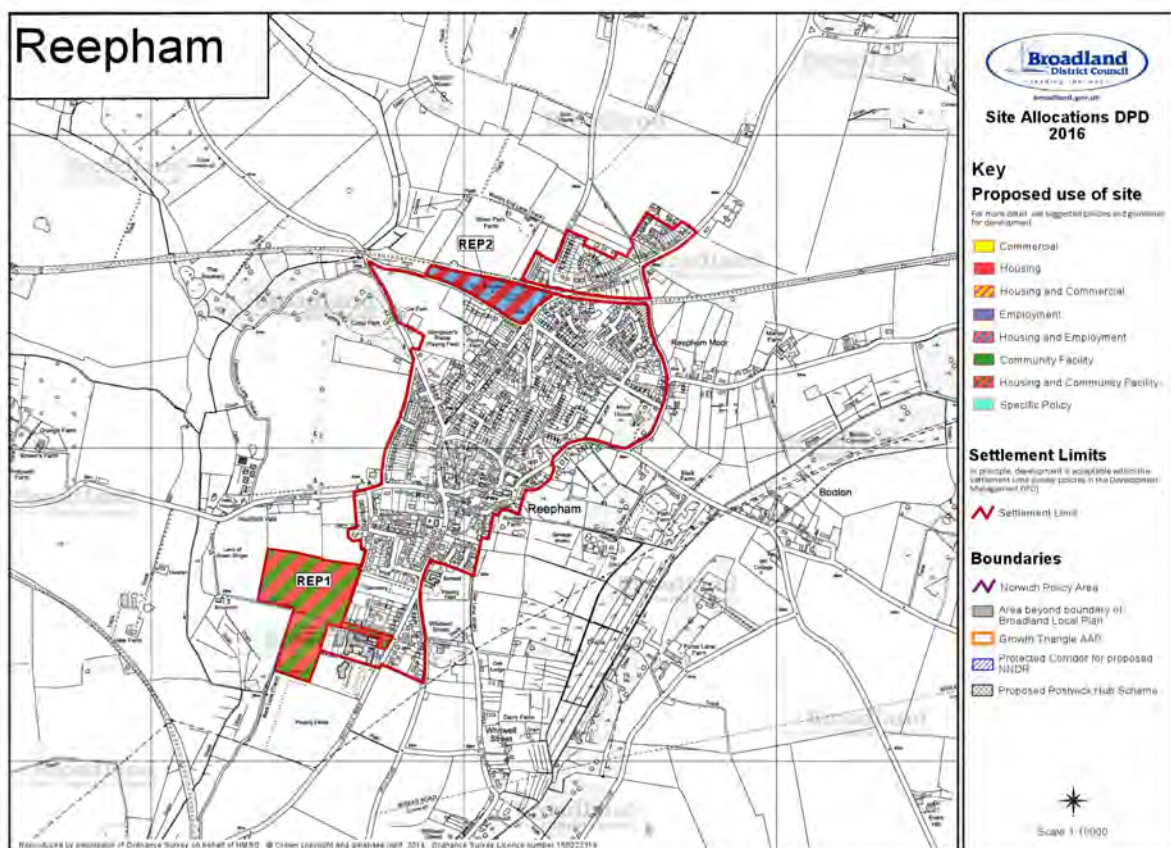
Key Service Centres

Reepham

Settlement Overview

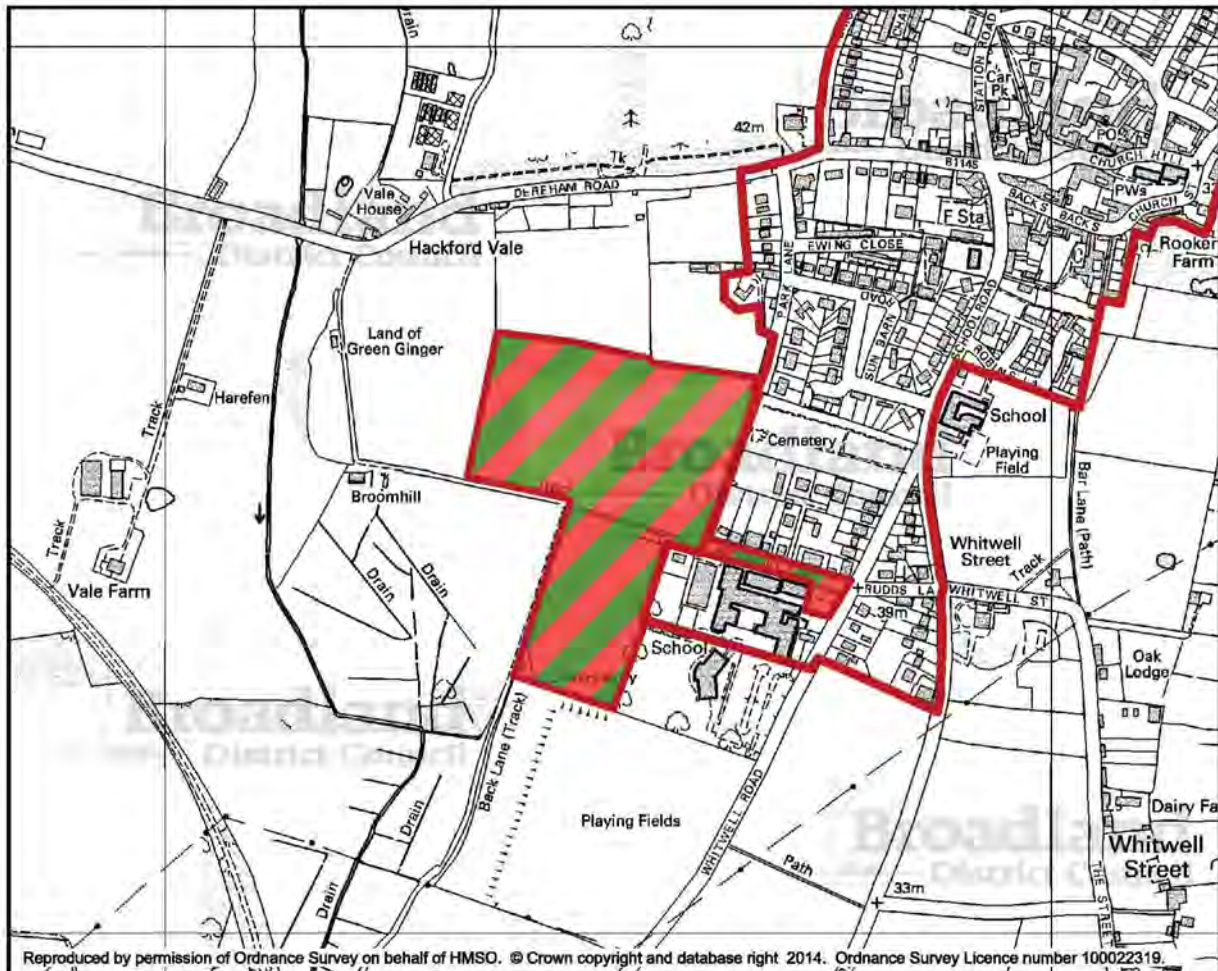
- 8.3** Reepham is identified as a **Key Service Centre** in the Joint Core Strategy (Policy 14) where approximately 100-200 new homes are proposed up to 2026 (subject to overcoming sewage capacity constraints), with the encouragement of appropriate local job growth.
- 8.4** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



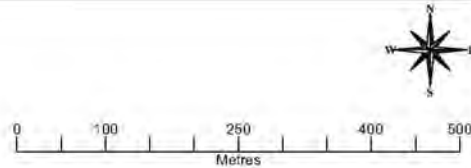
REP1

REP1



Site ref: REP1

Site Location: Land off Broomhill Lane, Reepham



Key Service Centres**REP1**

Land off Broomhill Lane, Reepham (approx 8.2Ha) is allocated for residential development & community facilities (including cemetery land, recreational open space and a sports hall). This comprises land to the north (approx. 5.7Ha) and south (approx. 2.5Ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100-120 homes in total.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Vehicular access to be from a realigned and improved Broomhill Lane, incorporating appropriate traffic management measures and footway provision, with pedestrian access linking to Park Lane and Broomhill Lane.

Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including extension of the 30mph speed limit on Whitwell Road and consideration of extending the 20mph speed limit to the High School.

Adequate landscaping and green infrastructure to be provided, with a particular emphasis on the western and southern boundaries and potential linkages into the adjoining countryside.

A sustainable drainage system (SUDS) should be provided.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Design and layout should respect and reflect the local character and heritage.

Provision to be made for recreational open space.

Provision of a sports hall for the High School to be located in proximity to the existing school facilities.

Provision to be made for an extension of the existing town cemetery.

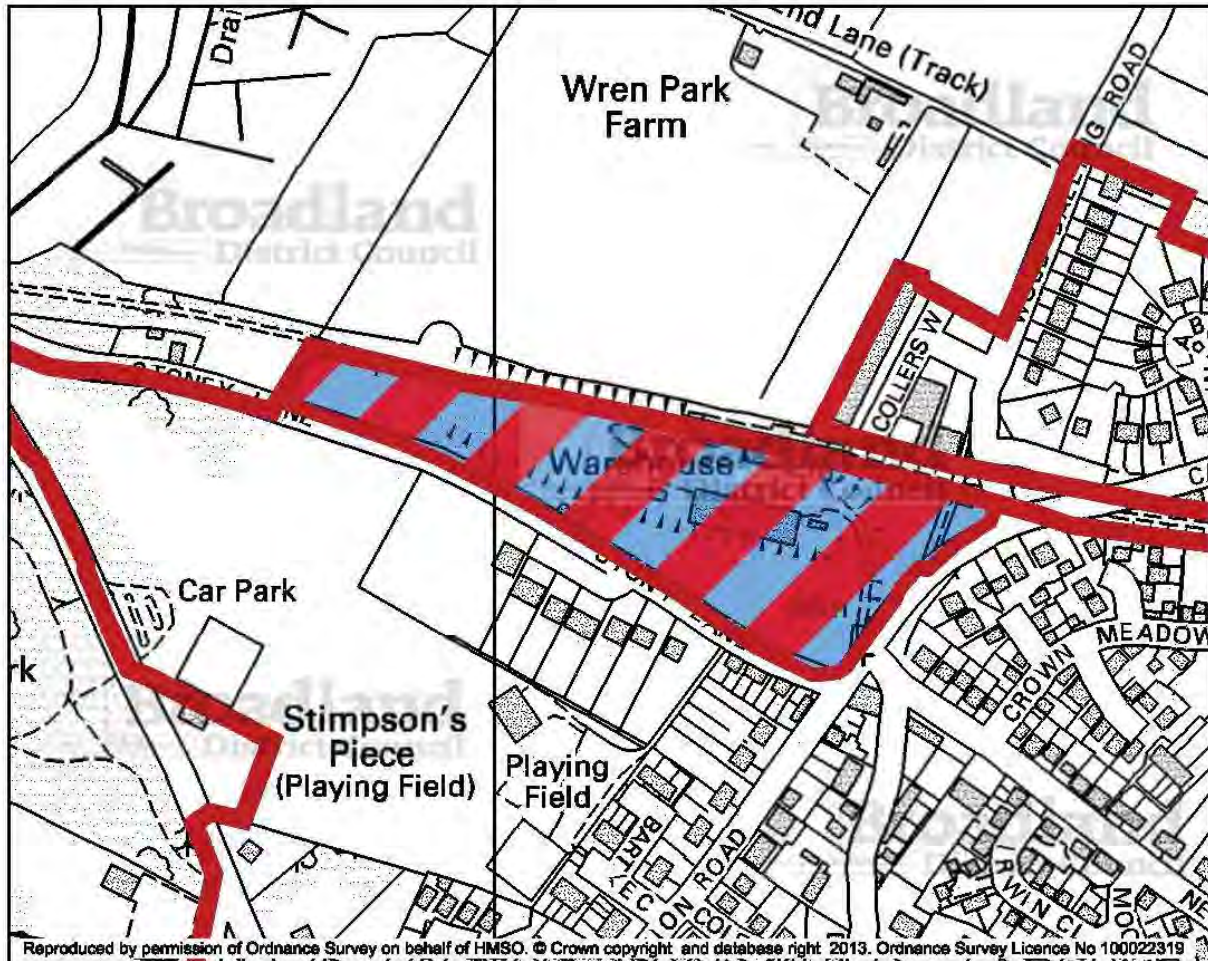
The allocation is underlain by safeguarded sand and gravel resources. Further investigation should therefore be undertaken in accordance with the Norfolk Minerals and Waste Core Strategy Policy CS16 -safeguarding.

Infrastructure provision

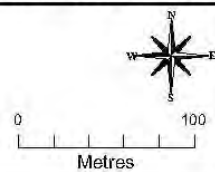
Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to the schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

REP2

REP2



Site ref: REP2
Site Location: Land at former Station Yard, Reepham



Key Service Centres

REP2

Land at the former station yard, Station Road (approx. 2.8 Ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, B1 and B2 employment uses.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from Station Road, with possible pedestrian access to Stoney Lane.

Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including improvements to footways.

Adequate landscaping and green infrastructure to be provided, with a particular emphasis on the western, southern and northern boundaries and potential linkages into the adjoining countryside.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures should ensure that no harm comes to the water environment including the nearby Source Protection Zone.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Design and layout should respect and reflect the local character and heritage.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to the schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

Wroxham

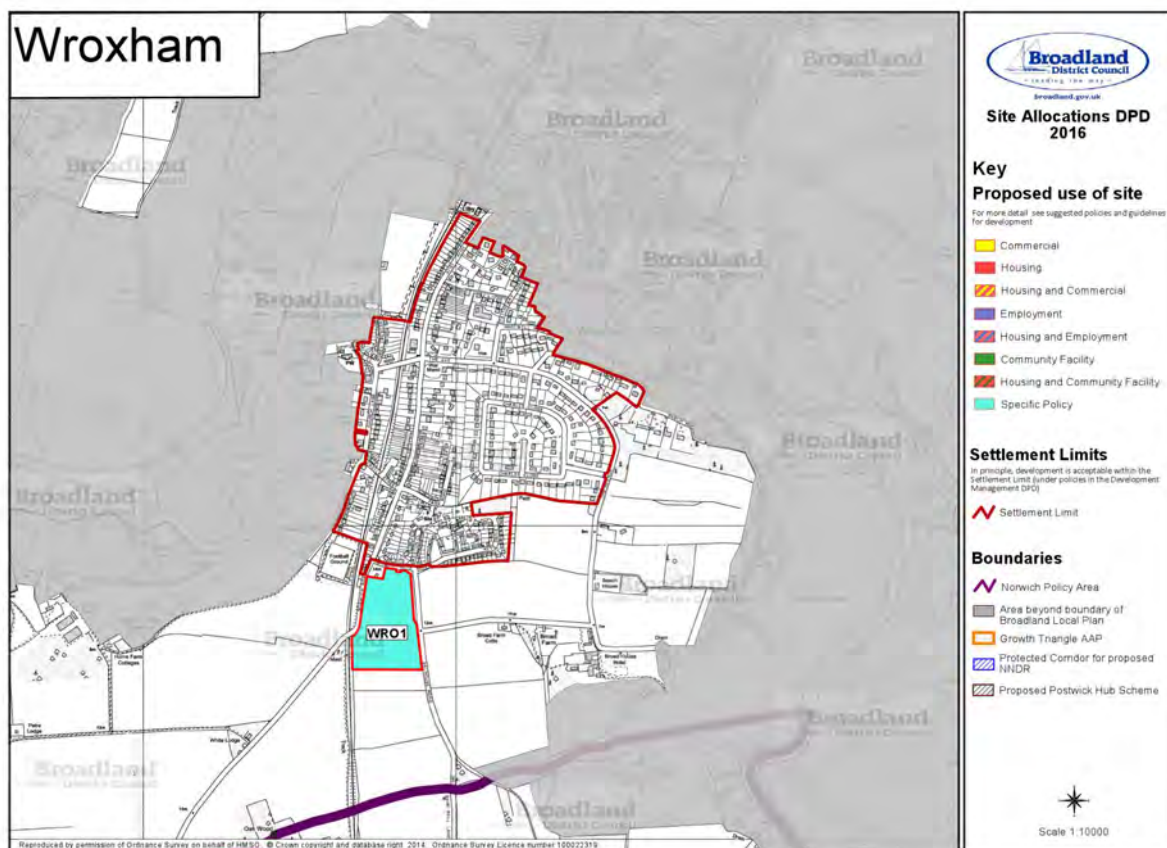
Settlement Overview

- 8.5 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 being adjacent to the large service centre of Hoveton.

Key Service Centres

- 8.6** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

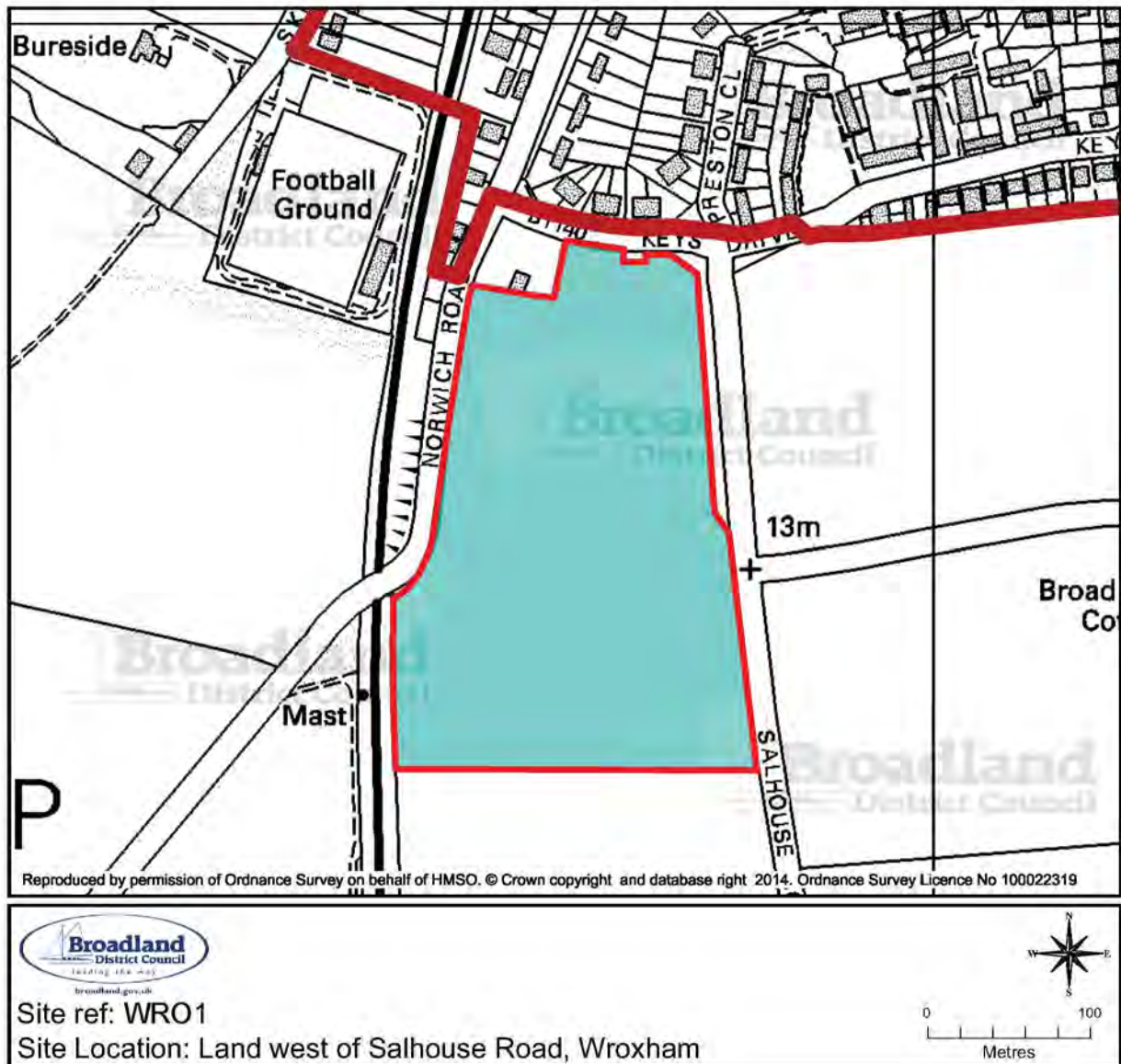
N.B: map is reduced and not to scale.



Key Service Centres

WRO1

WRO1



WRO1

Specific Policy: Land west of Salhouse Road, Wroxham (approx. 5.6 Ha) is to be developed in accordance with planning permission 20130965. This will include the development of 100 dwellings & open space.

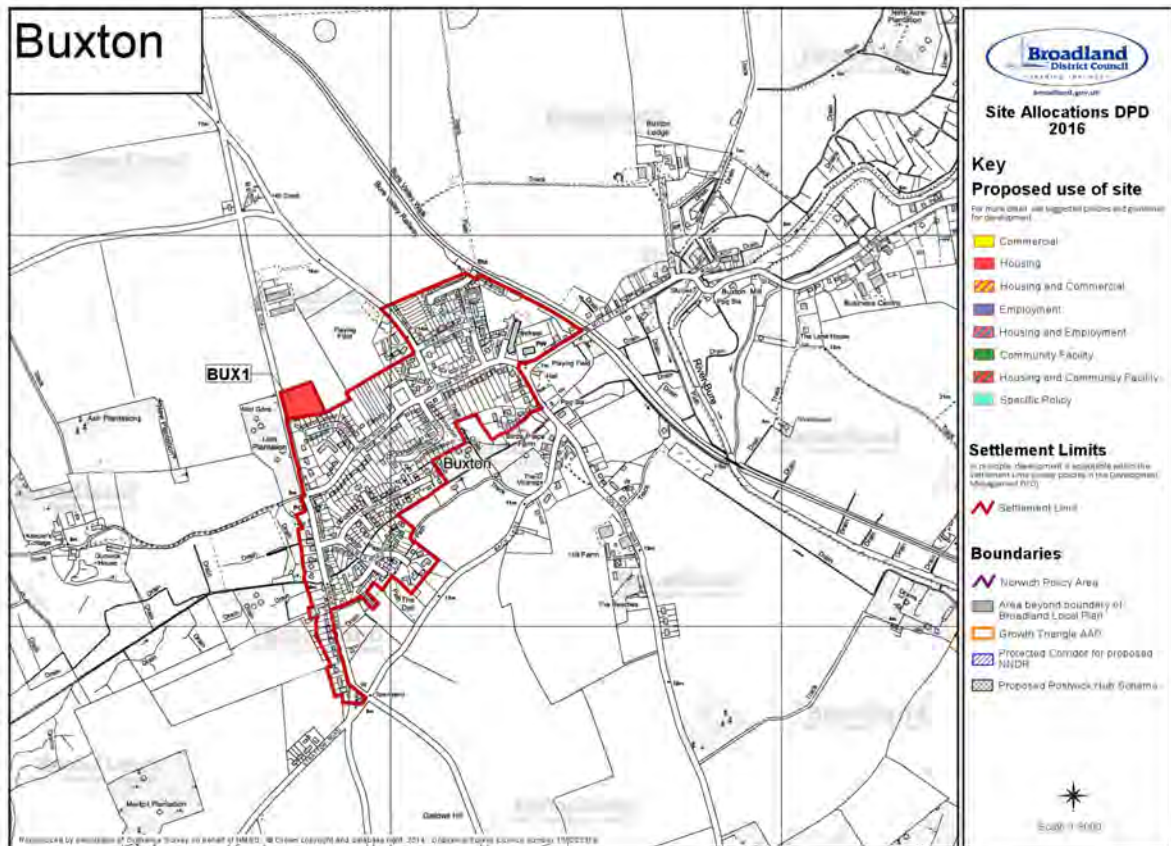
Buxton

Settlement Overview

- 9.1** **Buxton** is identified as a **Service Village** in the Joint Core Strategy (Policy 15) which states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.
- 9.2** The Site Allocations DPD identifies areas where development is acceptable in principle through the definition of a “settlement limit”. In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an “allocation” or in some cases as a “specific policy” where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council’s Development Management DPD. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

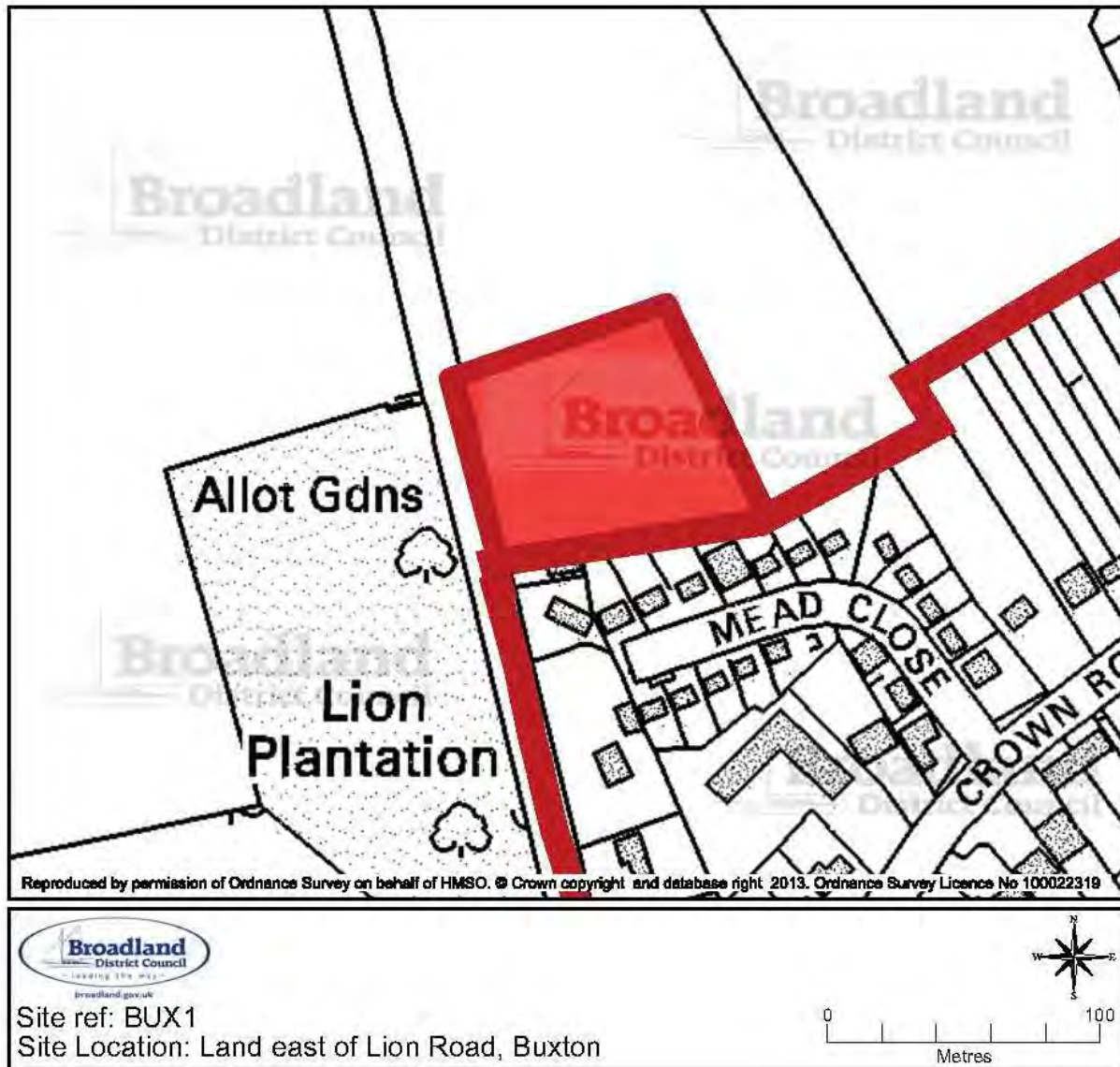
Service Villages

N.B: map is reduced and not to scale.



BUX1

BUX1



Service Villages

BUX1

Land east of Lion Road, Buxton (approx. 0.7Ha) is allocated for residential development. This will accommodate approximately 20 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Vehicular and pedestrian access will need to be investigated; there are significant difficulties for access from Lion Road, so an alternative may be necessary.

Off-site requirements may include footway and cycleway improvements, including a footpath from the site to Crown Road.

A sustainable drainage system (SUDS) should be provided.

Design and layout should respect and reflect the local character.

Adequate landscaping and green infrastructure is to be provided with a particular emphasis on the northern and eastern boundaries of the site.

Further investigation in respect of archaeology may be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

Cawston

Settlement Overview

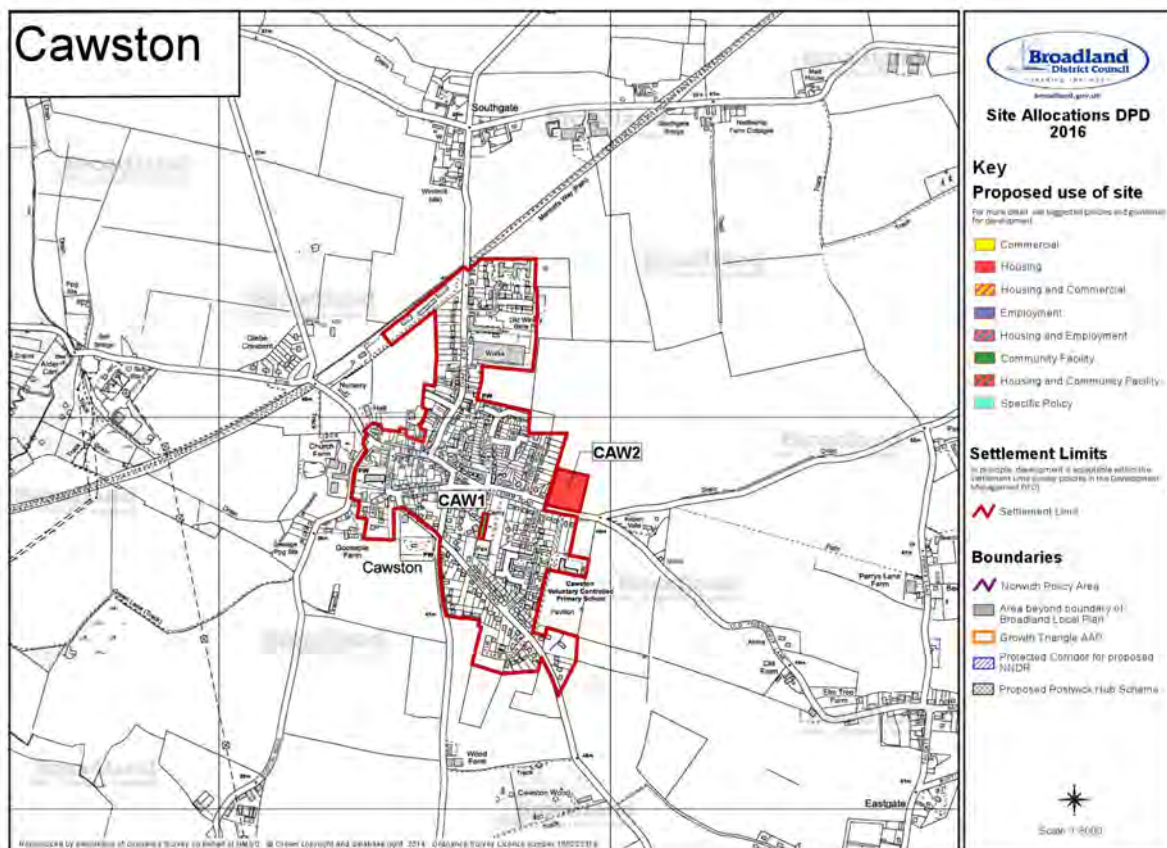
- 9.3 Cawston** is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The Joint Core Strategy states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites. Further allocations may be

Service Villages

considered in Service Villages in the NPA if it should prove necessary to meet the total housing provision target, having regard to sites which can be made available in higher order settlements as set out in the settlement hierarchy.

- 9.4** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

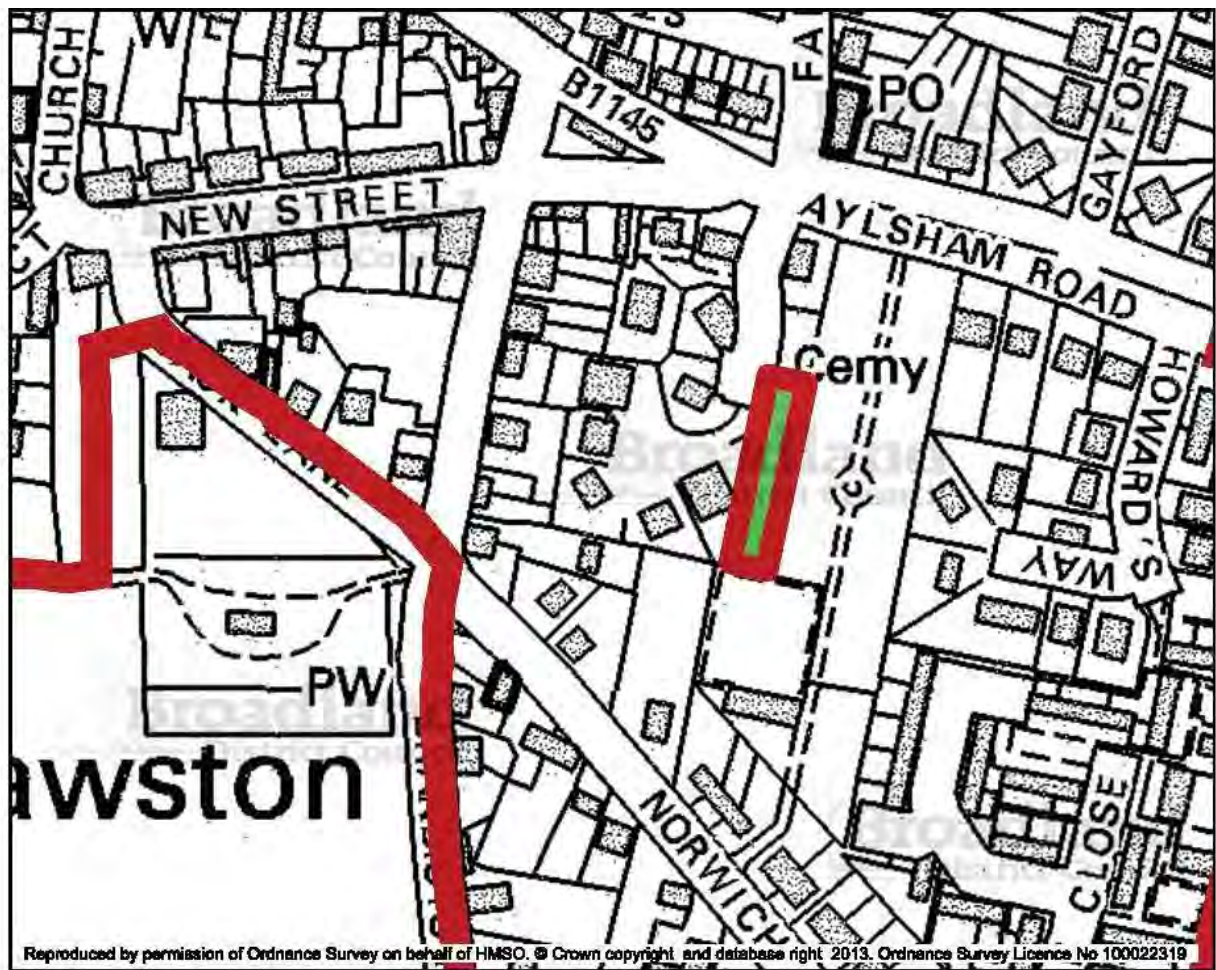
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CAW1

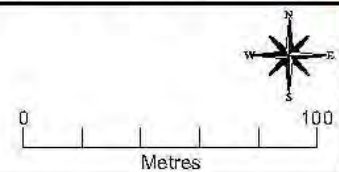
Service Villages

CAW1



Site ref: CAW1

Site Location: Land to the west of the existing cemetery



CAW1

Land to the west of the existing cemetery, Cawston (of approx. 0.2 Ha) is allocated for an extension to the existing burial ground.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Access via the existing cemetery.

The site is within close proximity of a Major Aquifer of high vulnerability and therefore further investigation should be undertaken to assess the potential risk to groundwater.

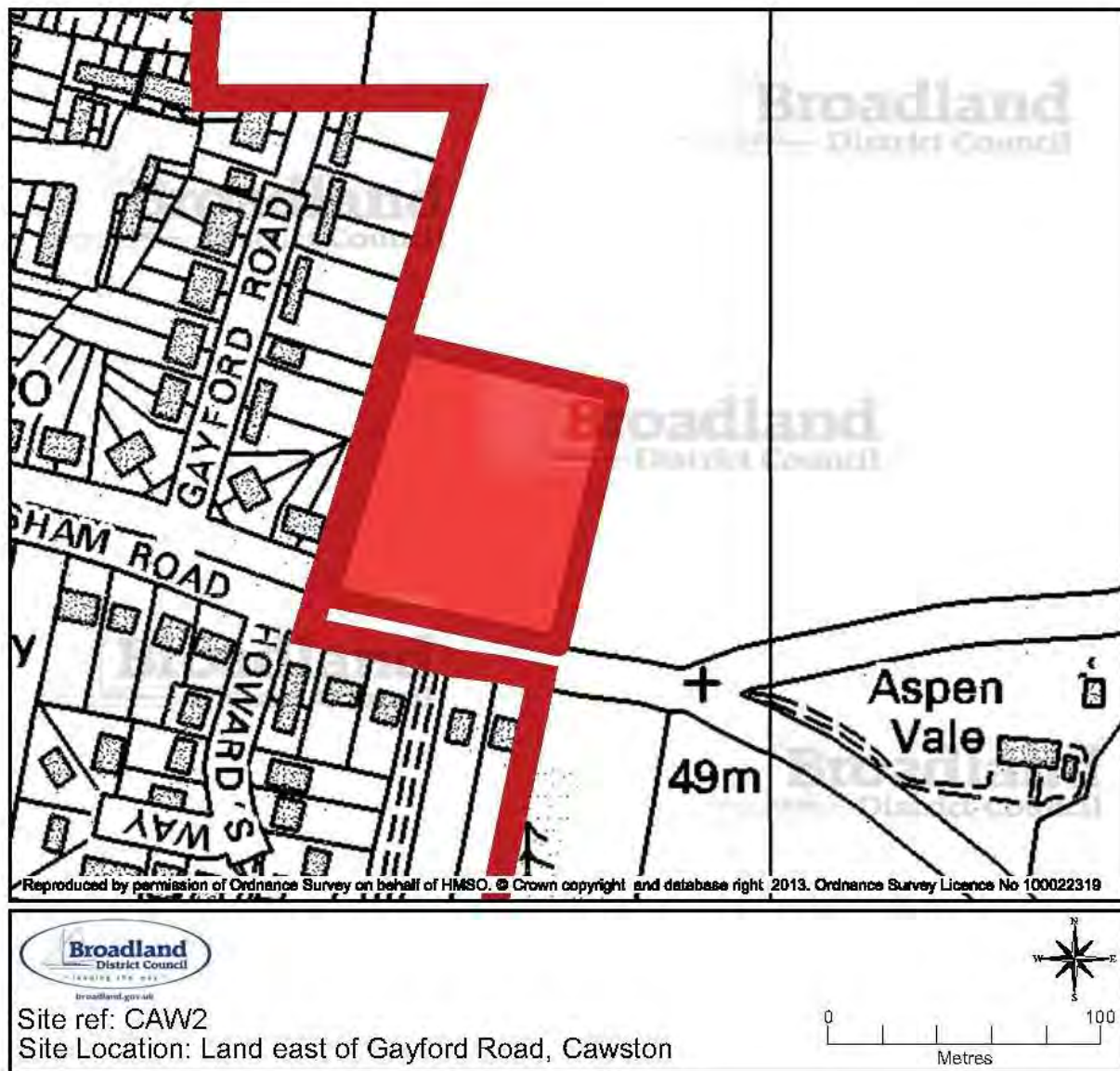
The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

Adequate landscaping and Green Infrastructure is to be provided.

CAW2

Service Villages

CAW2



CAW2

Land east of Gayford Road, Cawston (approx. 0.8 Ha) is allocated for residential development. The site will accommodate approximately 20 dwellings.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Access via Aylsham Road.

Adequate landscaping and Green Infrastructure is to be provided.

Improvements to footways, particularly across the site frontage.

Improvements to sewage network may be necessary.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to the schools, sewerage, and highways. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

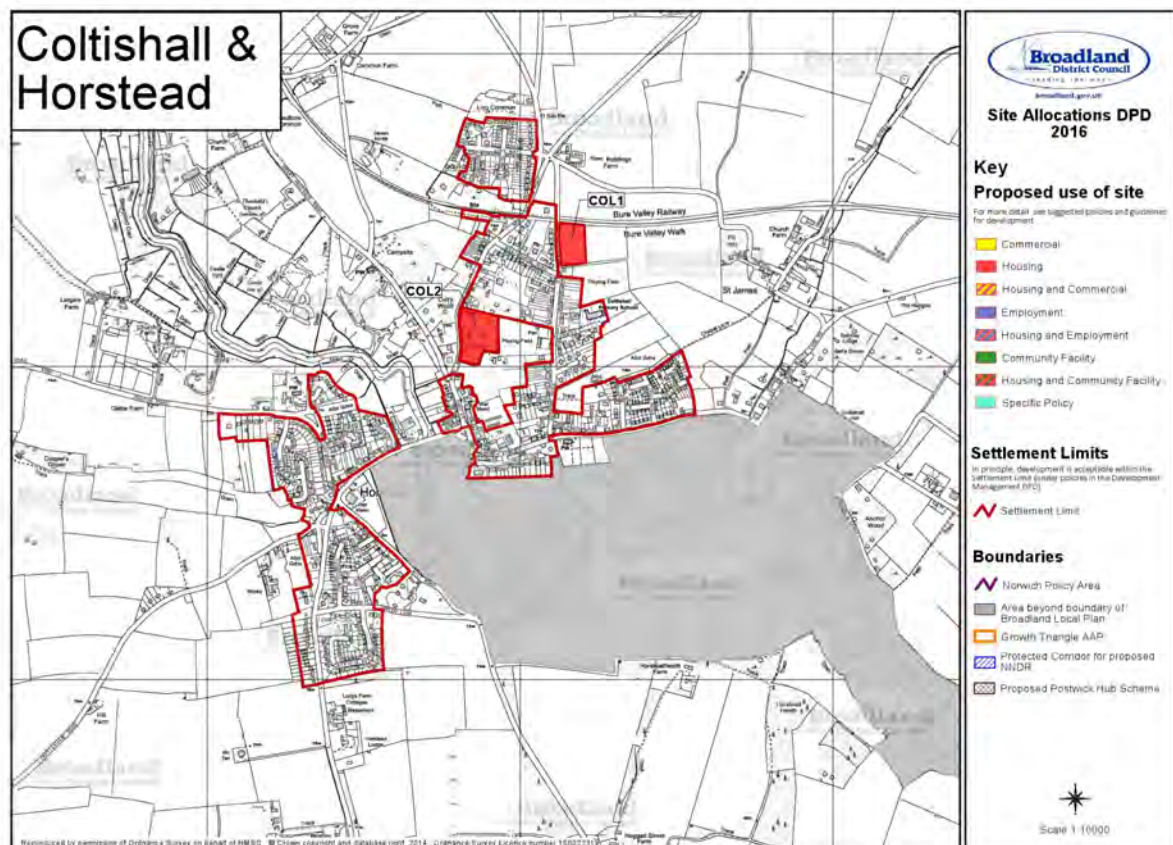
Coltishall & Horstead**Settlement Overview**

- 9.5** **Coltishall and Horstead** are identified as a **Service Village** in the Joint Core Strategy (Policy 15) where land will be allocated for small-scale housing development (10-20 dwellings up to 2026) subject to form and character considerations. Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.
- 9.6** The Site Allocations DPD identifies areas where development is acceptable in principle through the definition of a “settlement limit”. In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an “allocation” or in some cases as a “specific policy” where there is an existing planning permission. Further policies relating to the

Service Villages

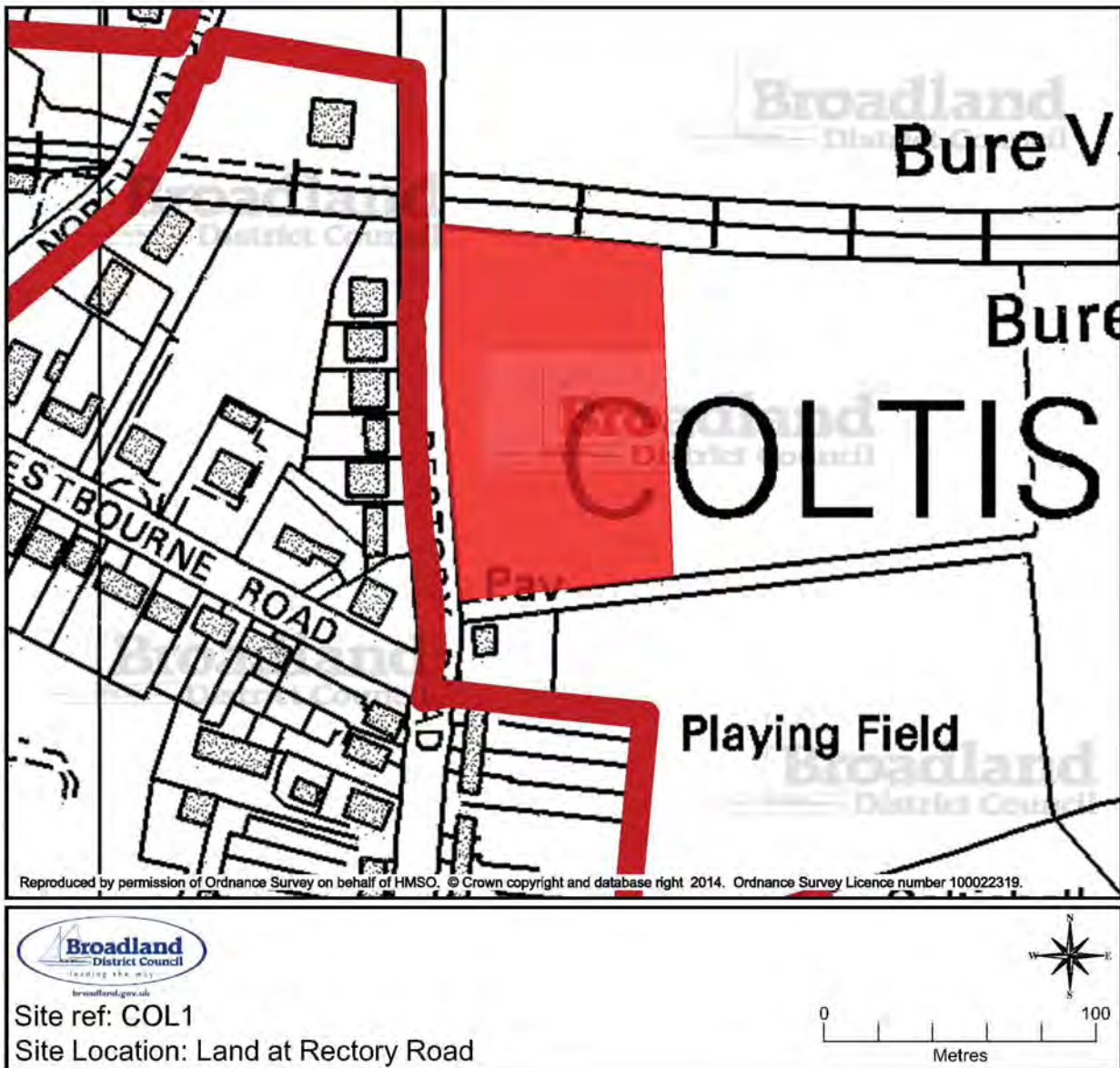
settlement limits and requirements that may apply are contained in the Council's Development Management DPD. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



COL1

COL1



Service Villages**COL1**

Land at Rectory Road, Coltishall (approx. 1.0 Ha) is allocated for residential development. This will accommodate approximately 25 – 30 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Developers will need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from Rectory Road, with possible additional pedestrian accesses to the school via the playing field and to the Bure Valley Walk.

Off-site improvements to the highway network may be required including contributions to footway / cycle links, speed restriction on Rectory Road, and public transport services.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability.

Design and layout should respect and reflect the local character and heritage.

Provision for informal and formal recreational open space will need to be made in accordance with policies EN3 and RL1 of the DMDPD. There is potential for this to be provided on adjoining land to the east or in relation to the Bure Valley Walk to the north.

Archaeological investigation may be required in advance of development.

Adequate landscaping and Green Infrastructure to be provided, with a particular emphasis on the northern boundary, and considering potential links into the surrounding countryside.

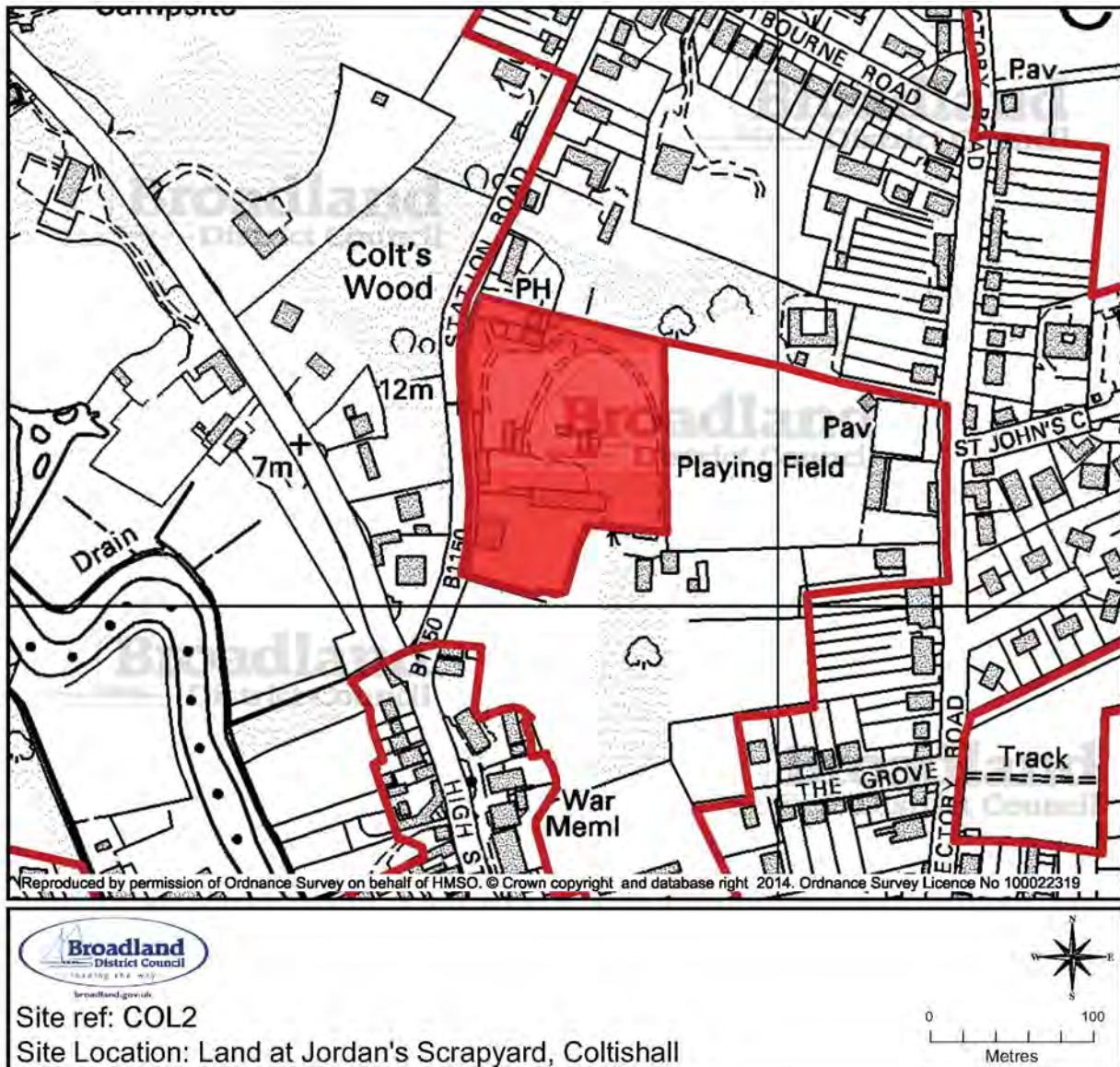
A Flood Risk Assessment is likely to be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

COL2

COL2



Service Villages**COL2**

Land at Jordan's Scrapyard, Coltishall (approx. 1.8 Ha) is allocated for residential development. This will accommodate approximately 25 – 30 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

The waste licence will need to be surrendered, with full decontamination following appropriate investigation, and mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability. Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Access (vehicular and pedestrian) to be from B1150, with possible additional pedestrian accesses to the school via the playing field.

Off-site improvements to the highway network may be required including contributions to footway / cycle links, including a pedestrian link to Rectory Road.

A sustainable drainage system (SUDS) should be provided.

Design and layout should respect and reflect the local character and heritage.

The site has potential to provide on-site recreational open space according to the varying topography of the site and the extent of mature trees which should be protected and contribute to landscaping.

Green Infrastructure is to be provided.

Archaeological investigation may be required in advance of development.

A Flood Risk Assessment is likely to be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to schools, sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

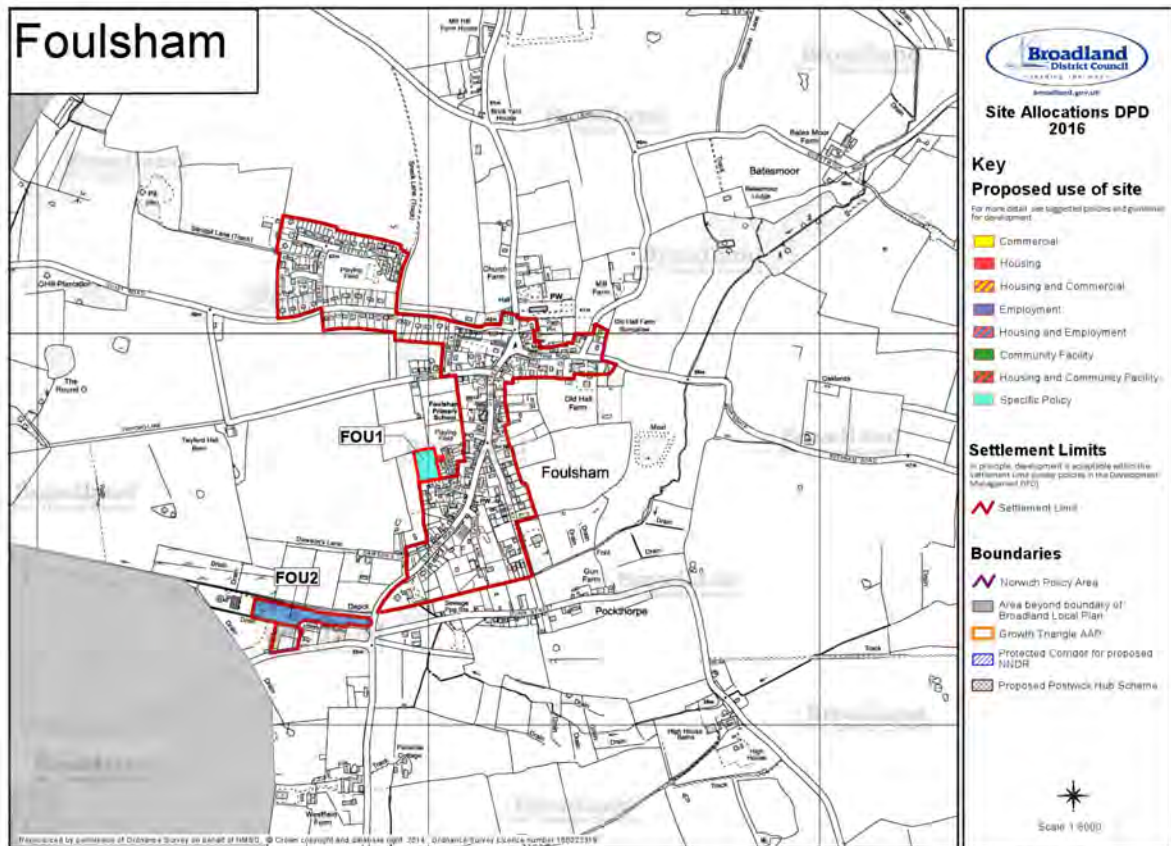
Foulsham

Settlement Overview

- 9.7 Foulsham** is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The JCS states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites. The allocation for a village hall in the existing Local Plan will be removed as this is now in place.
- 9.8** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

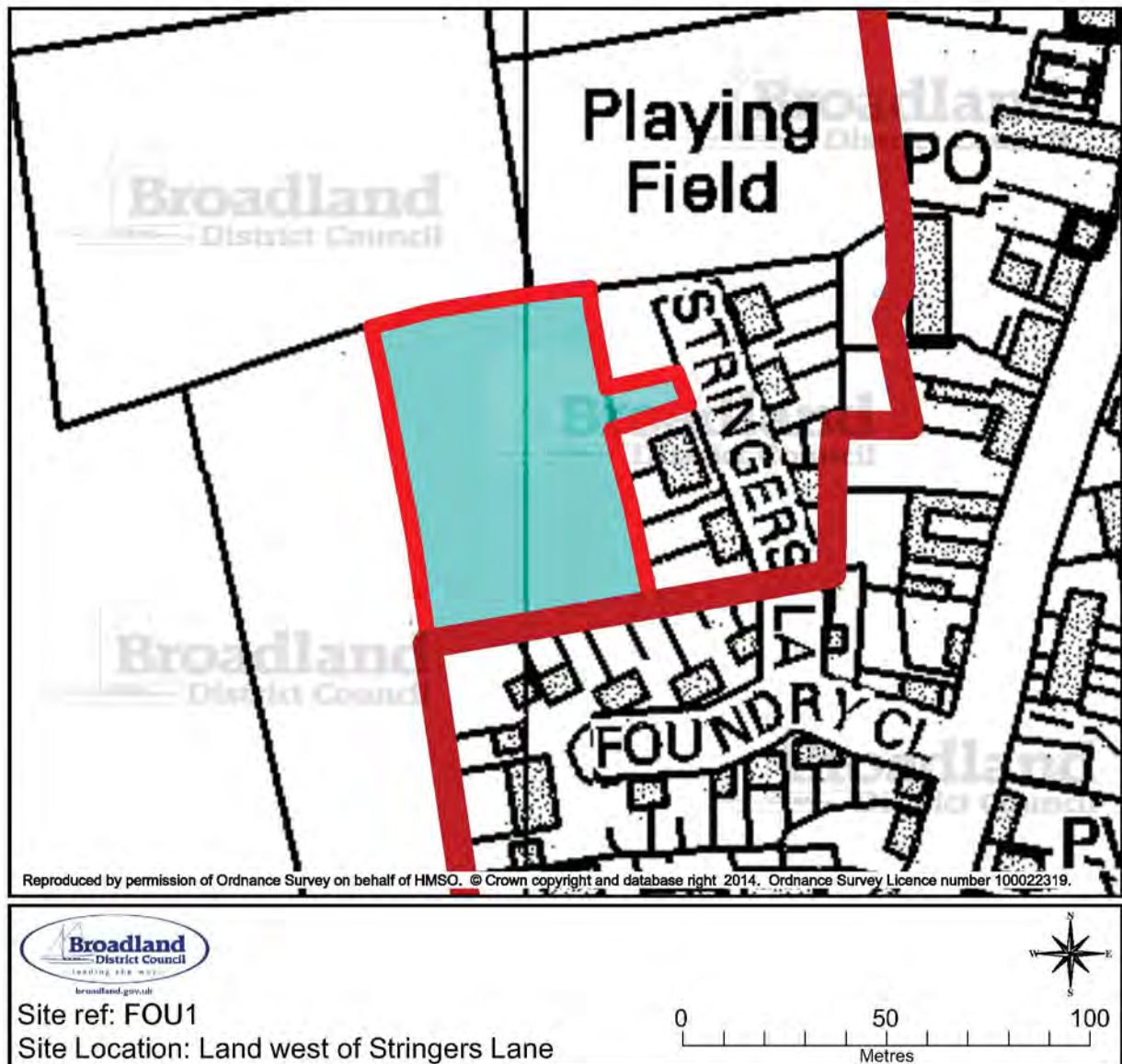
Service Villages

N.B: map is reduced and not to scale.



FOU1

FOU1



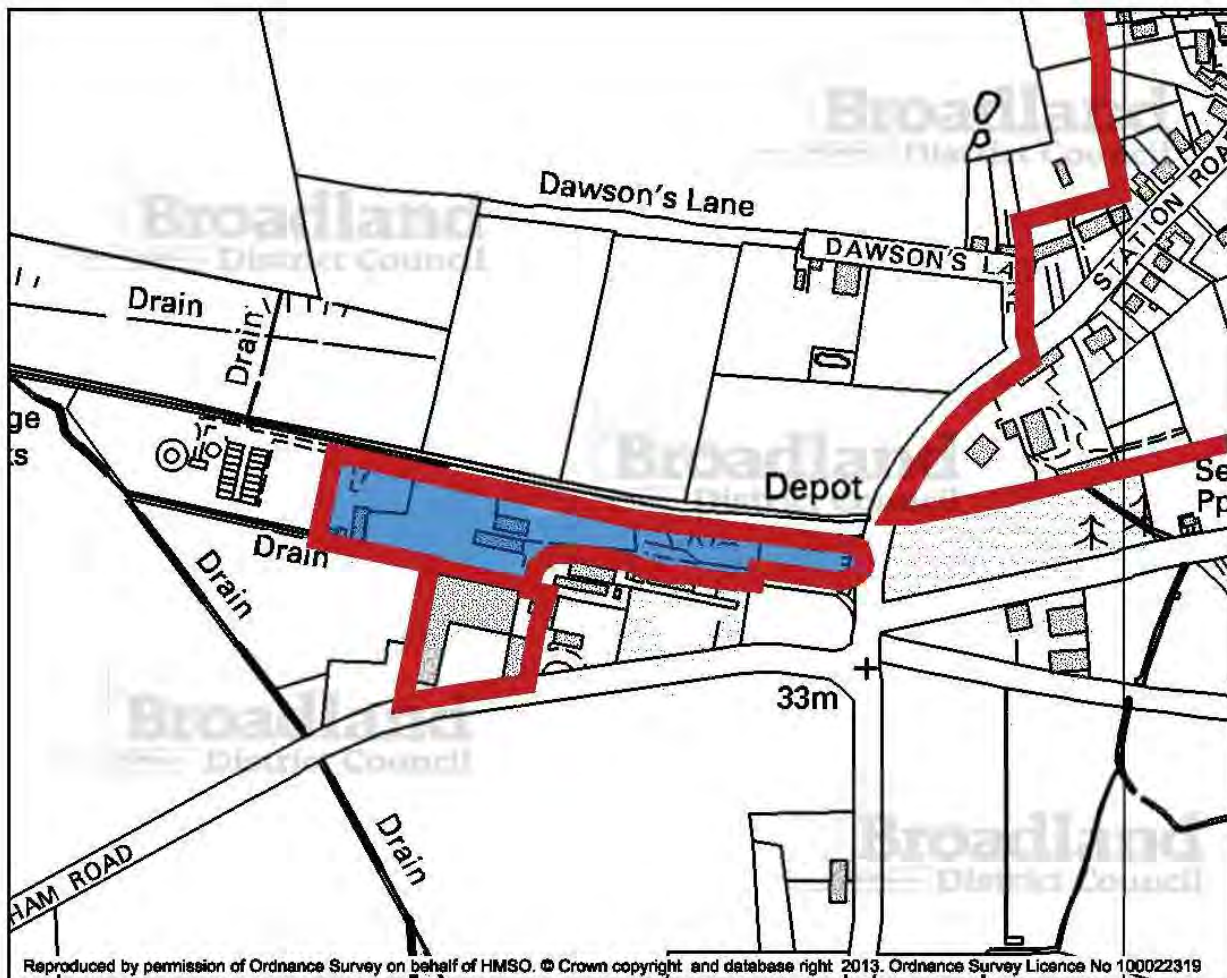
FOU1

Specific Policy: Land west of Stringers Lane, Foulsham (approx. 0.5Ha) is to be developed in accordance with planning permission 20130929. This will include the development of 14 dwellings.

Service Villages

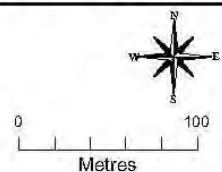
FOU2

FOU2



Site ref: FOU2

Site Location: Land at Old Railway Yard, Station Road, Foulsham



FOU2

Land at Old Railway Yard, Station Road, Foulsham (Approx. 1.1Ha) is allocated for employment use (Use Class B1, B2, B8).

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Part of the site is within flood zone 3 and therefore further investigation may be required in this regard.

The existing vehicular access off Station Road may prove suitable.

Off-site improvements to the highway network may be necessary, as required by the Highway Authority.

Developers may need to undertake a Transport Assessment to assess the traffic implications of the proposed development.

Adequate landscaping and Green Infrastructure is to be provided.

A sustainable drainage system (SUDS) should be provided.

Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.

The site is in close proximity of a major aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.

An odour assessment may be required to assess the impact of the nearby STW.

Archaeological investigations may be necessary.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to the sewerage and highways provision. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy paid by the developer.

Freethorpe**Settlement Overview**

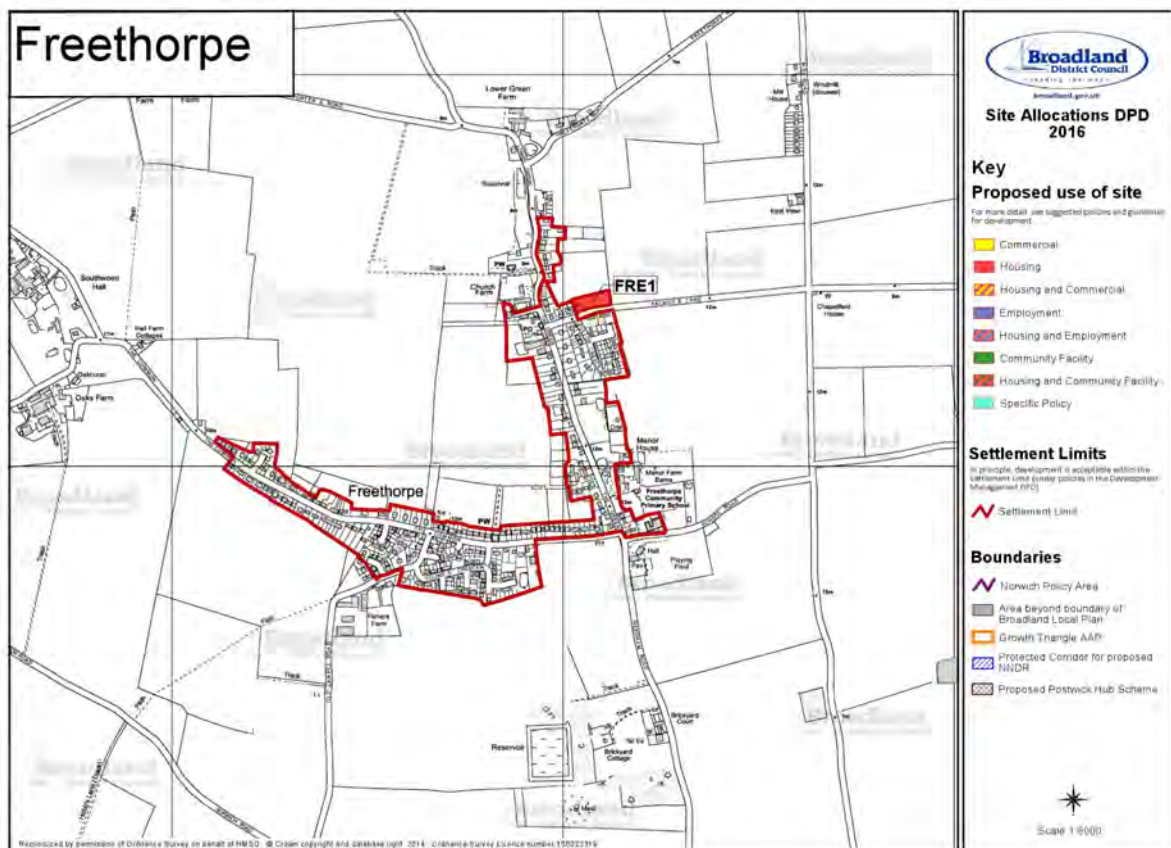
- 9.9 Freethorpe** is identified as **Service Village** in the Joint Core Strategy (Policy 15). The JCS states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026 outside the Norwich Policy Area). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to

Service Villages

improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.

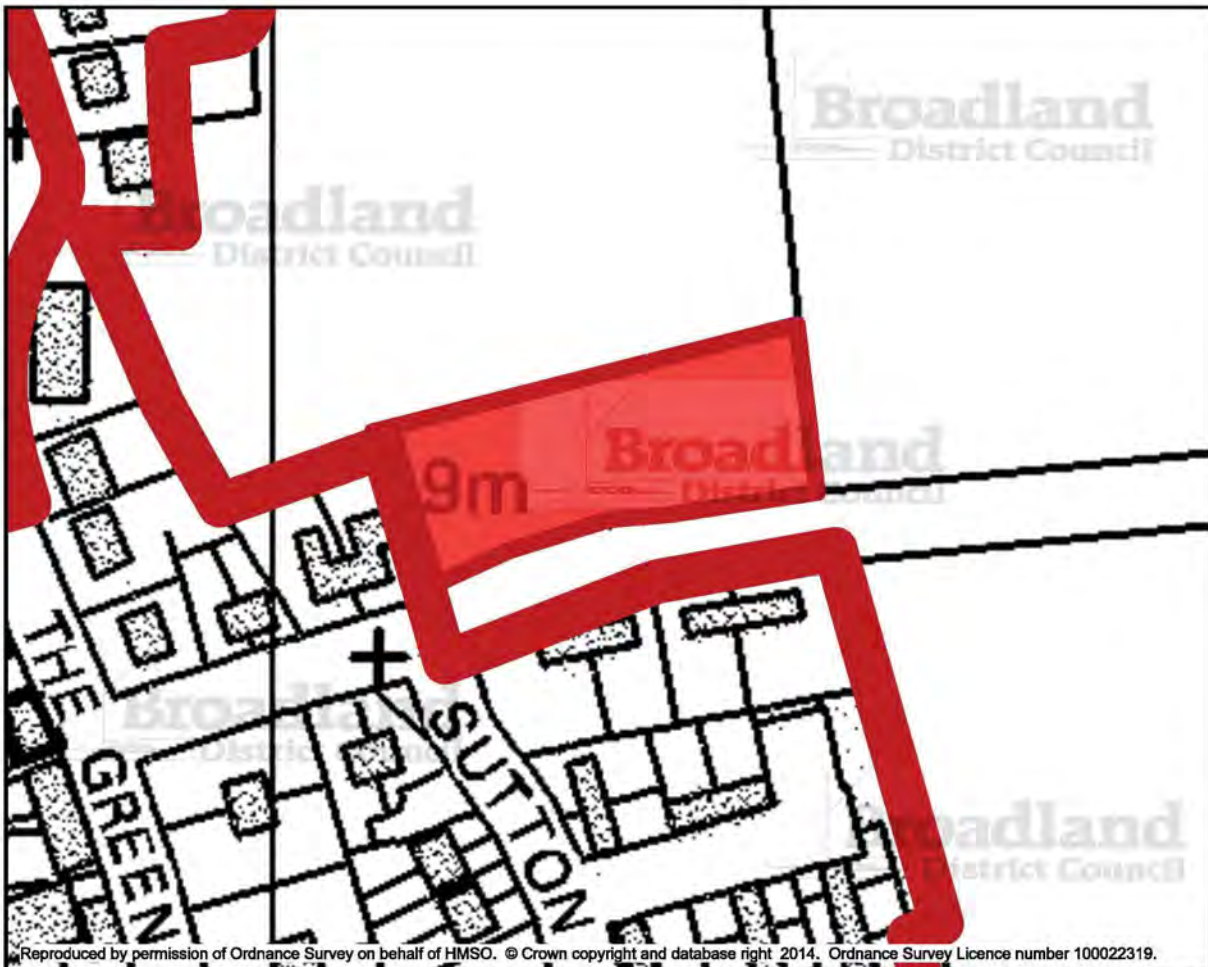
- 9.10** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.


N.B: map is reduced and not to scale.




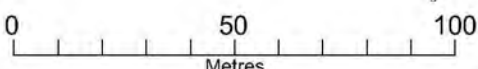
FRE1

FRE1





Site ref: FRE1
Site Location: Land north of Palmer's Lane

Service Villages

FRE1

Land north of Palmer's Lane, Freethorpe (approx. 0.4Ha) is allocated for residential development. This will accommodate approximately 10 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Vehicular access must be demonstrated off Palmer's Lane.

Other off-site improvements to the highway network will also be necessary, in particular to the junction of Palmer's Lane and The Green.

Adequate landscaping and Green Infrastructure to be provided, with a particular emphasis on the northern and eastern boundaries, and considering potential links into the surrounding countryside.

Design and layout should respect and reflect the local character and heritage.

A sustainable drainage system (SUDS) should be provided.

Pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability.

Further investigation may be required in respect of archaeology.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

Lenwade (Great Witchingham)

Settlement Overview

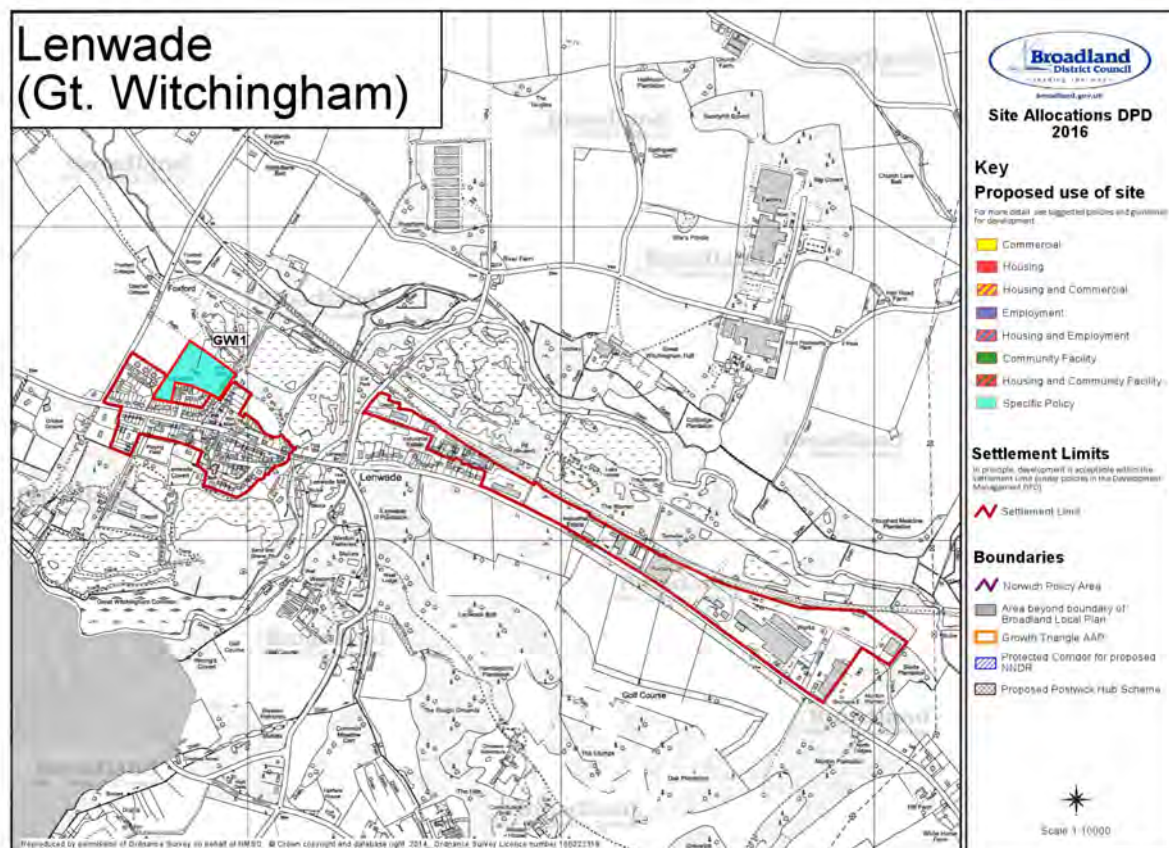
- 9.11 Lenwade** is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The JCS states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026) . Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision

Service Villages

(or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.

- 9.12** The Site Allocations DPD identifies areas where development is acceptable in principle through the definition of a “settlement limit”. In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an “allocation” or in some cases as a “specific policy” where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council’s Development Management DPD. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

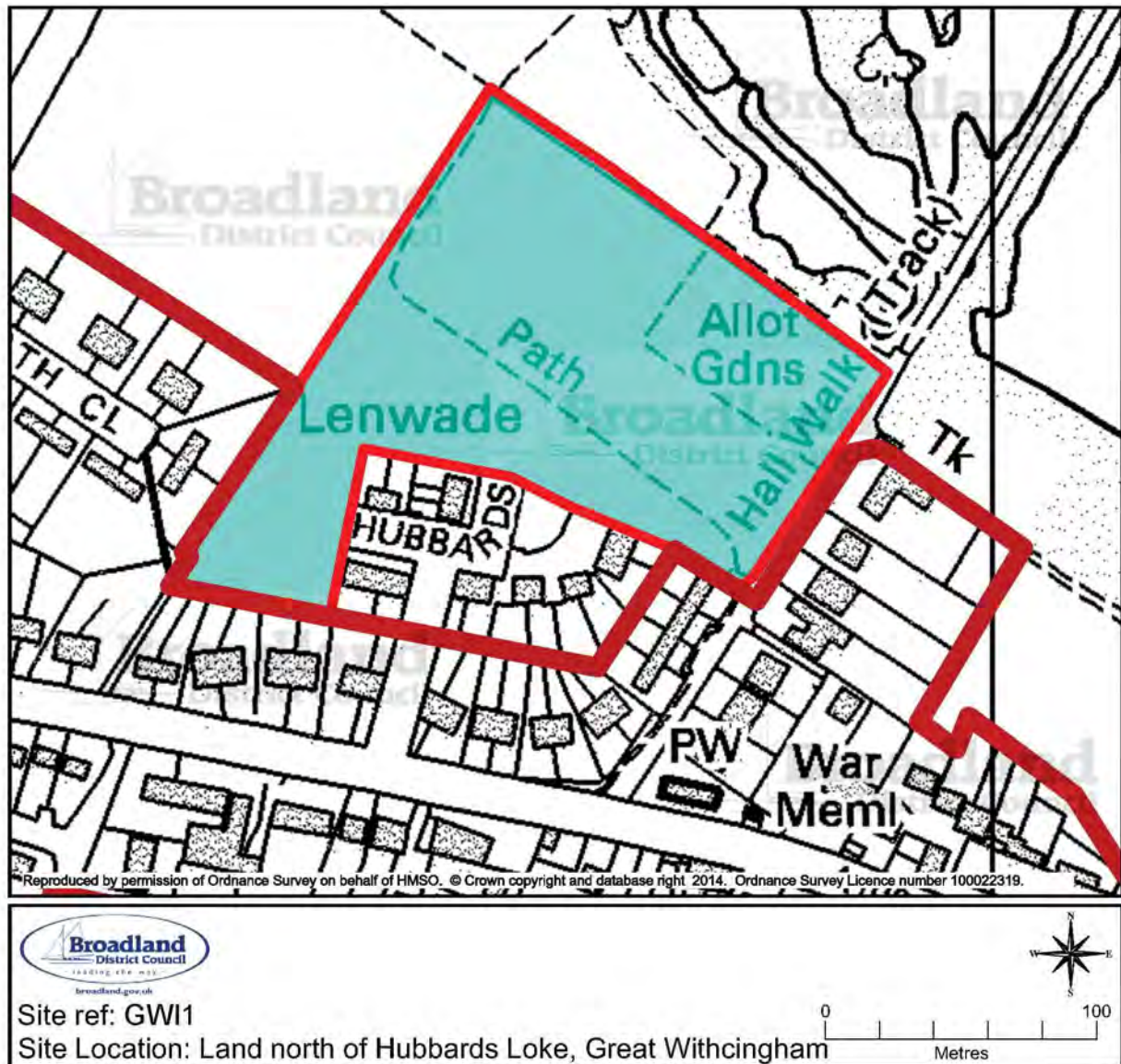
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Service Villages

GWI1

GWI1



GWI1

Specific Policy: Land north of Hubbards Loke and west of Hall Walk, Great Withingham (approx. 2.4 Ha) is to be developed in accordance with planning permission 20120697. This will include the development of 27 dwellings and a new village hall.

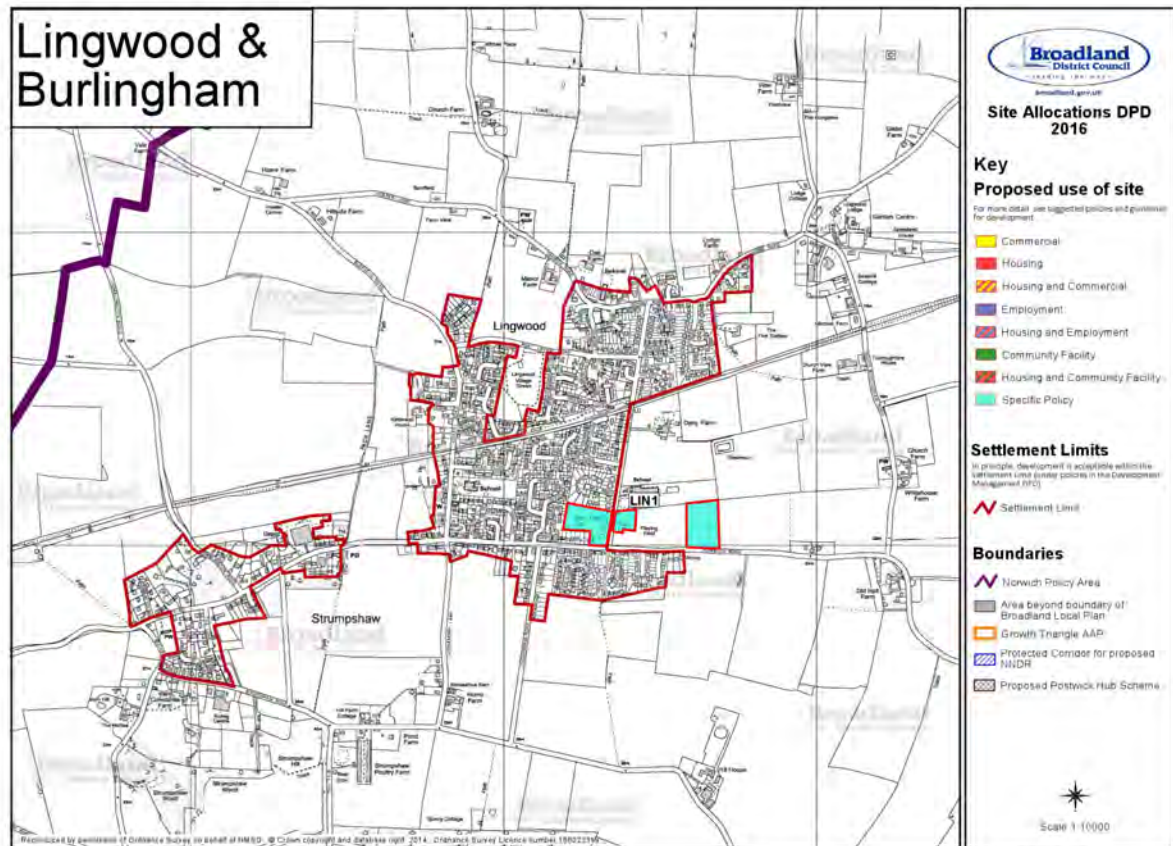
Lingwood & Burlingham

Settlement Overview

- 9.13** **Lingwood** is identified as a **Service Village** in the Joint Core Strategy (Policy 15). The JCS states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026) . Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.
- 9.14** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

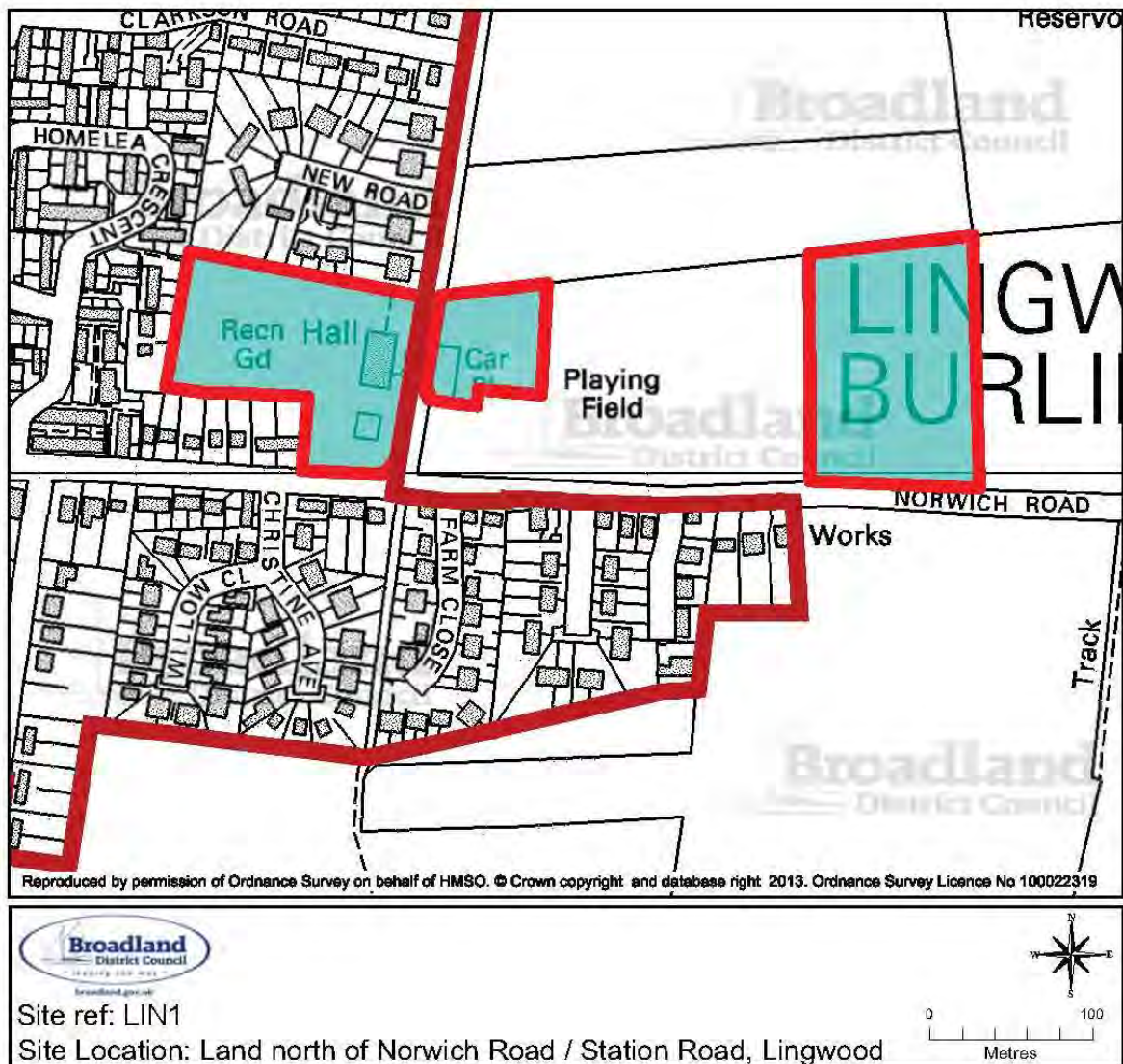
Service Villages

N.B: map is reduced and not to scale.



LIN1

LIN1



LIN1

Specific Policy: Land north of Norwich Road / Station Road, Lingwood (of approx. 3.3Ha) is to be developed in accordance with permission 20121604. This will include the redevelopment of the village hall site to 39 dwellings to the west of Station Road, a replacement village hall to the east of Station Road & an extension to the existing recreational land / playing field north of Norwich Road.

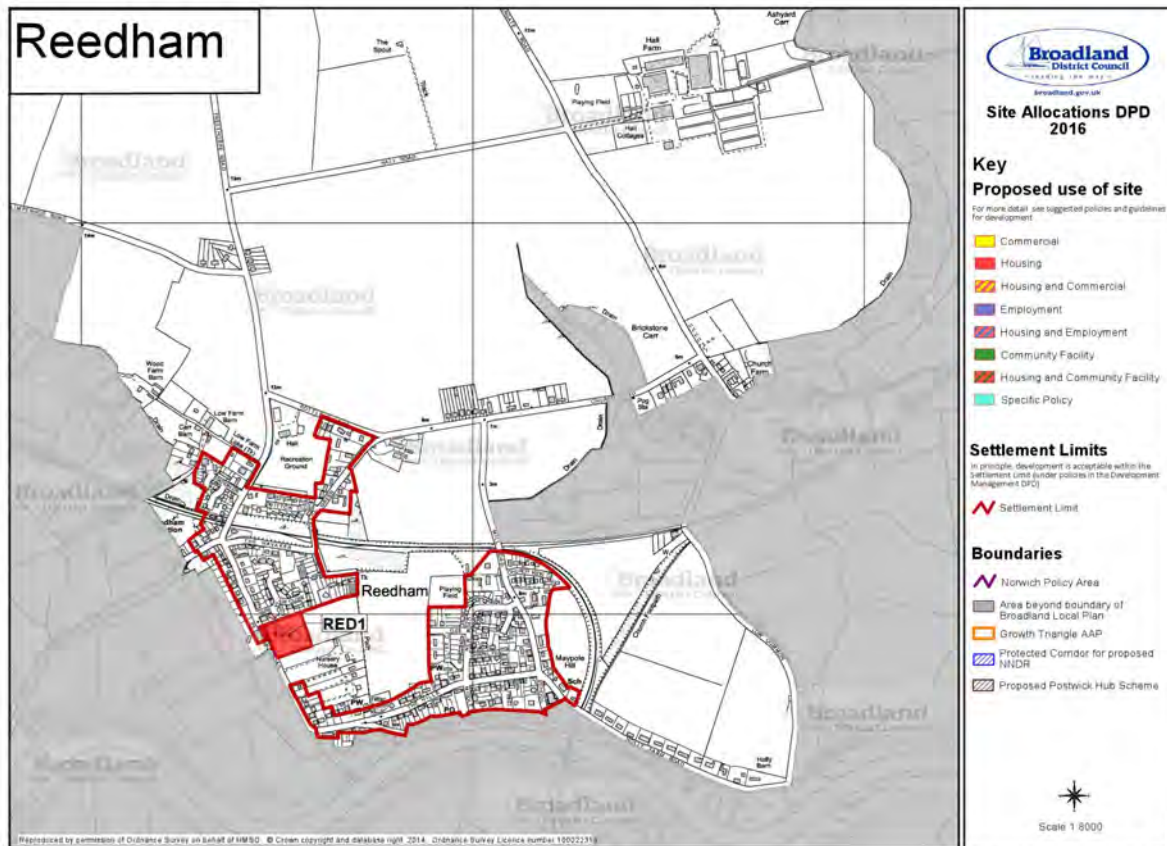
Service Villages

Reedham

Settlement Overview

- 9.15** **Reedham** is identified as a **Service Village** in the Joint Core Strategy (Policy 15) which states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.
- 9.16** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

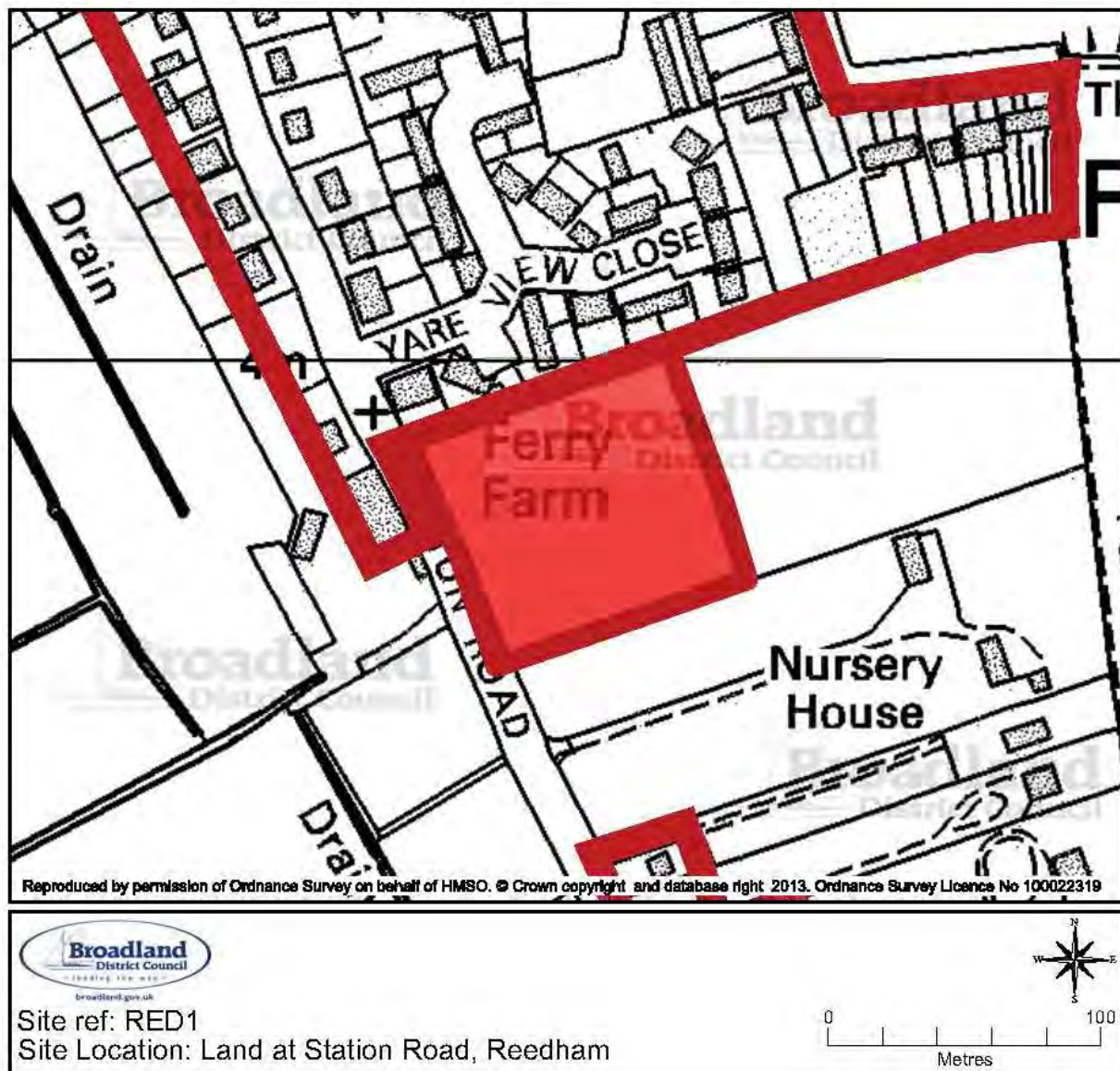
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RED1

Service Villages

RED1



RED1

Land at Station Road, Reedham (approx. 0.9Ha) is allocated for residential development. This will accommodate approximately 15-20 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Access (vehicular and pedestrian) off Yare View Close and/or Station Road.

Off-site improvements to the highway network may be necessary which might include the extension of the footway along Station Road with links to the school.

A sustainable drainage system (SUDS) should be provided. However, this is likely to require further investigation given the low-lying nature of the land and the proximity to an area of flood risk. It may be that additional land beyond the allocation site is required to accommodate surface water attenuation devices and/or a reduction in the number of dwellings is necessary. Particular regard should be had to avoiding impacts on the wetland habitats of the Broads Area.

Adequate landscaping and Green Infrastructure to be provided, in particular to mitigate any impacts on the setting of and views from the Broads Area.

Design and layout will have regard to the local character of the area.

The site contains a historic environment record and therefore further investigation is likely to be required in respect of archaeology.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

South Walsham**Settlement Overview**

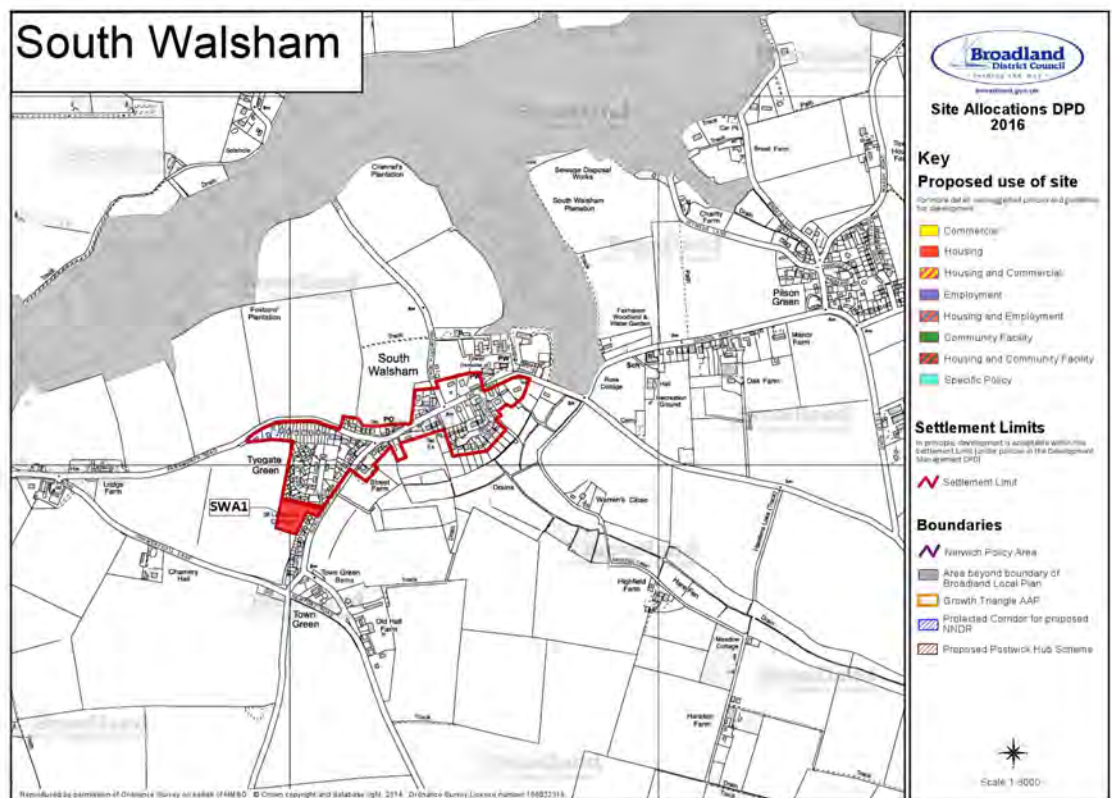
- 9.17 South Walsham** is identified as a **Service Village** in the Joint Core Strategy (Policy 15) which states that Service Villages should accommodate small scale housing developments subject to form and character considerations (10-20 dwellings up to 2026). Alternatively 20 dwellings may be exceeded where a specific site is identified which can clearly be demonstrated to improve local service

Service Villages

provision (or help maintain services under threat) and sustainability, and where it is compatible with the overall strategy. Additional development may also take place on suitable exception, infill and windfall sites.

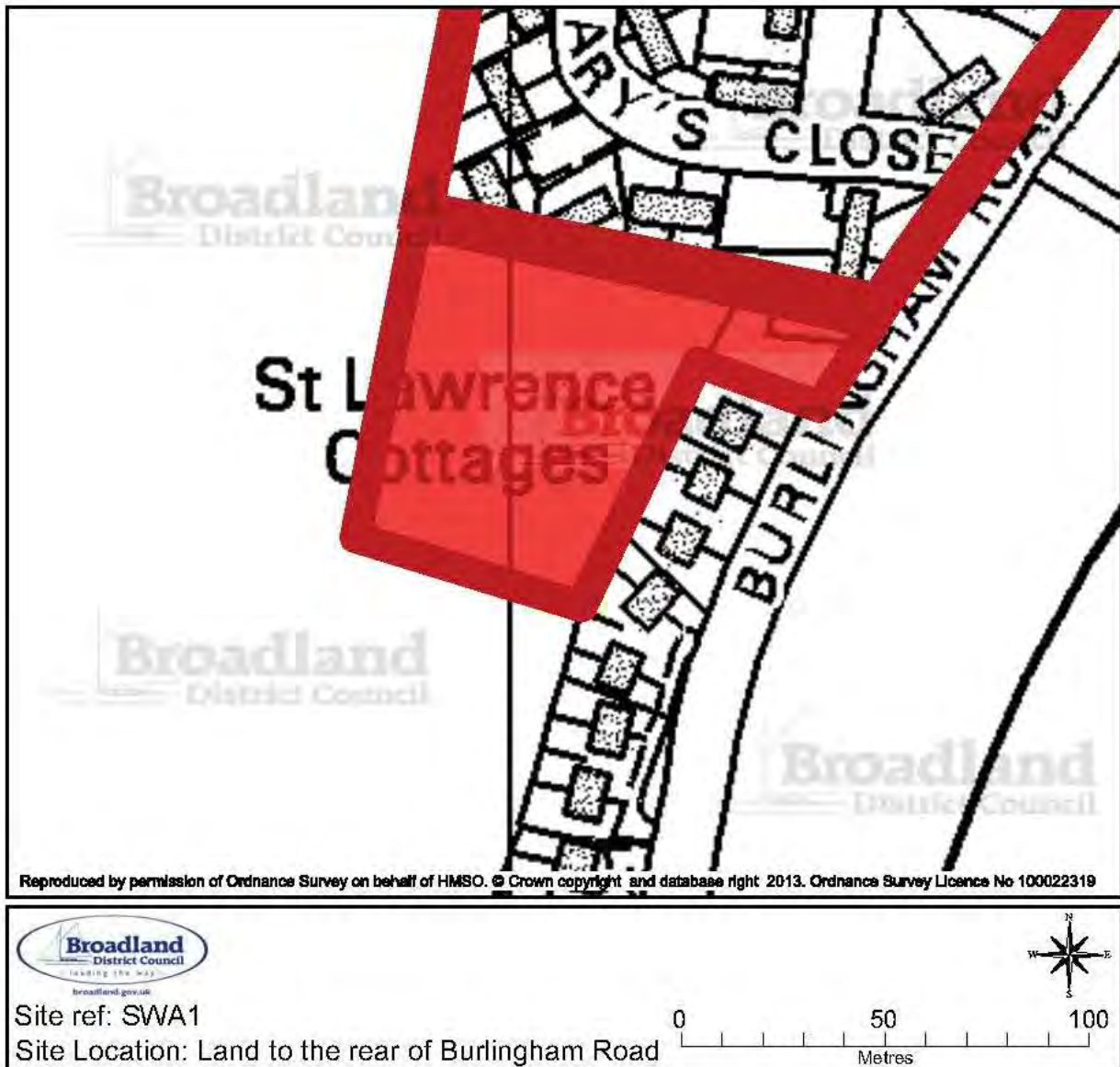
- 9.18** The Site Allocations DPD identifies areas where development is acceptable in principle through the definition of a “settlement limit”. In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an “allocation” or in some cases as a “specific policy” where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council’s Development Management DPD. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



SWA1

SWA1



Service Villages**SWA1**

Land to the rear of Burlingham Road/St Mary's Close, South Walsham (of approx. 0.6Ha) is allocated for residential development. This will accommodate approximately 15-20 homes.

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

A mix of housing sizes, types and tenures should be provided to reflect the needs and demands in the area, including affordable housing.

Vehicular access from Burlingham Road.

Adequate landscaping and Green Infrastructure is to be provided.

A sustainable drainage system (SUDS) should be provided, if this is not possible then restricted discharge to watercourse or surface water sewer may be then required.

Design and layout should reflect the local character.

Compensatory provision for the loss of recreational space may be required.

Infrastructure provision

Improvements to social and physical infrastructure will need to be undertaken by the relevant bodies, as appropriate. This is likely to include improvements to sewerage, highways, and recreational provision. Funding towards this may be required of the developer directly, and/or through the Community Infrastructure Levy paid by the developer.

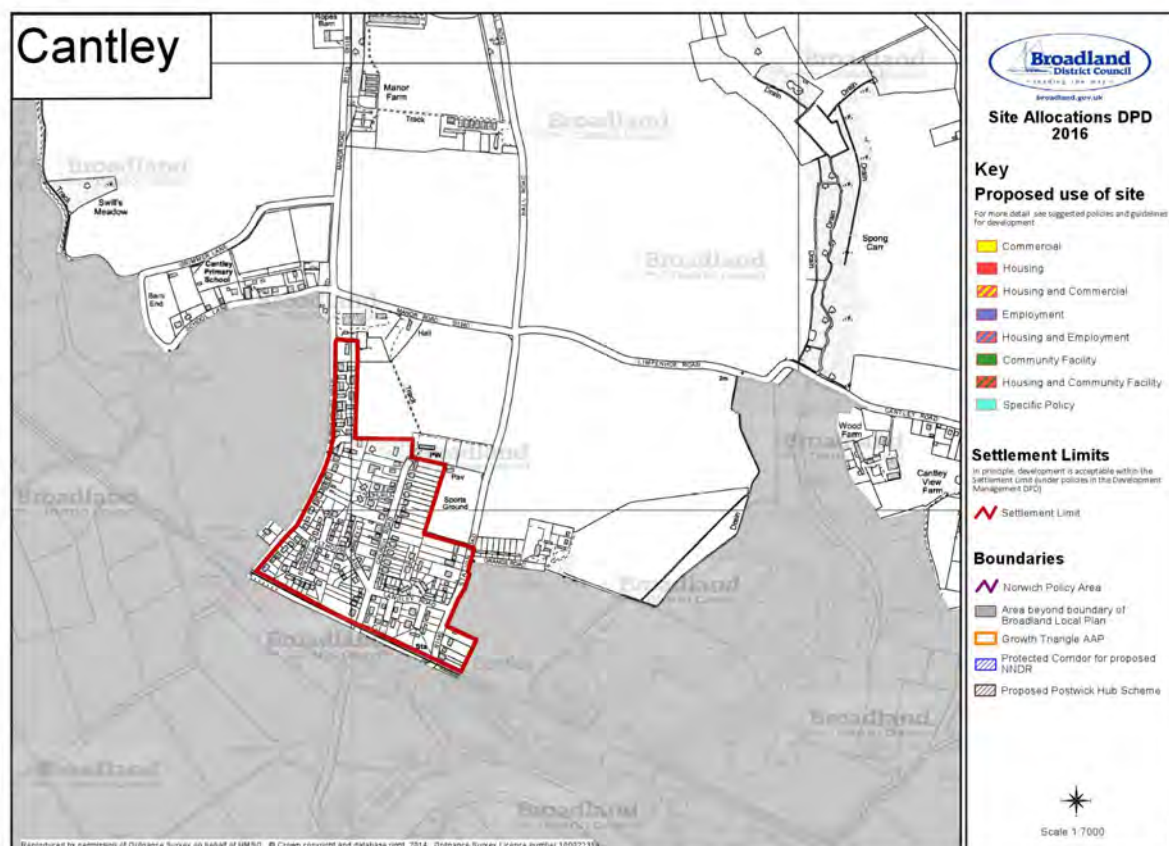
Other Villages

Cantley

Settlement Overview

- 10.1** **Cantley** is identified as an **Other Village** in the Joint Core Strategy (Policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Therefore, no allocations are proposed at this location.
- 10.2** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

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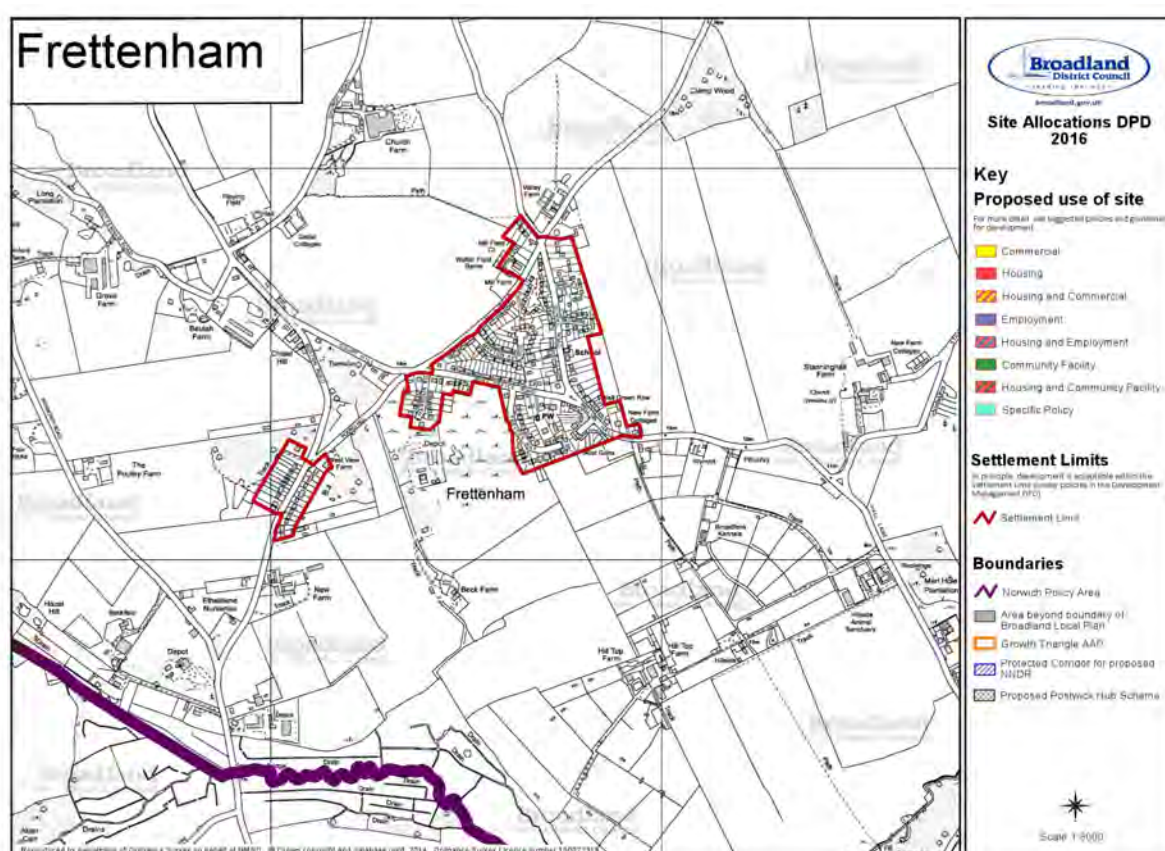
Other Villages

Frettenham

Settlement Overview

- 10.3 Frettenham** is identified as an **Other Village** in the Joint Core Strategy (Policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Therefore, no allocation are proposed at this location.
- 10.4** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

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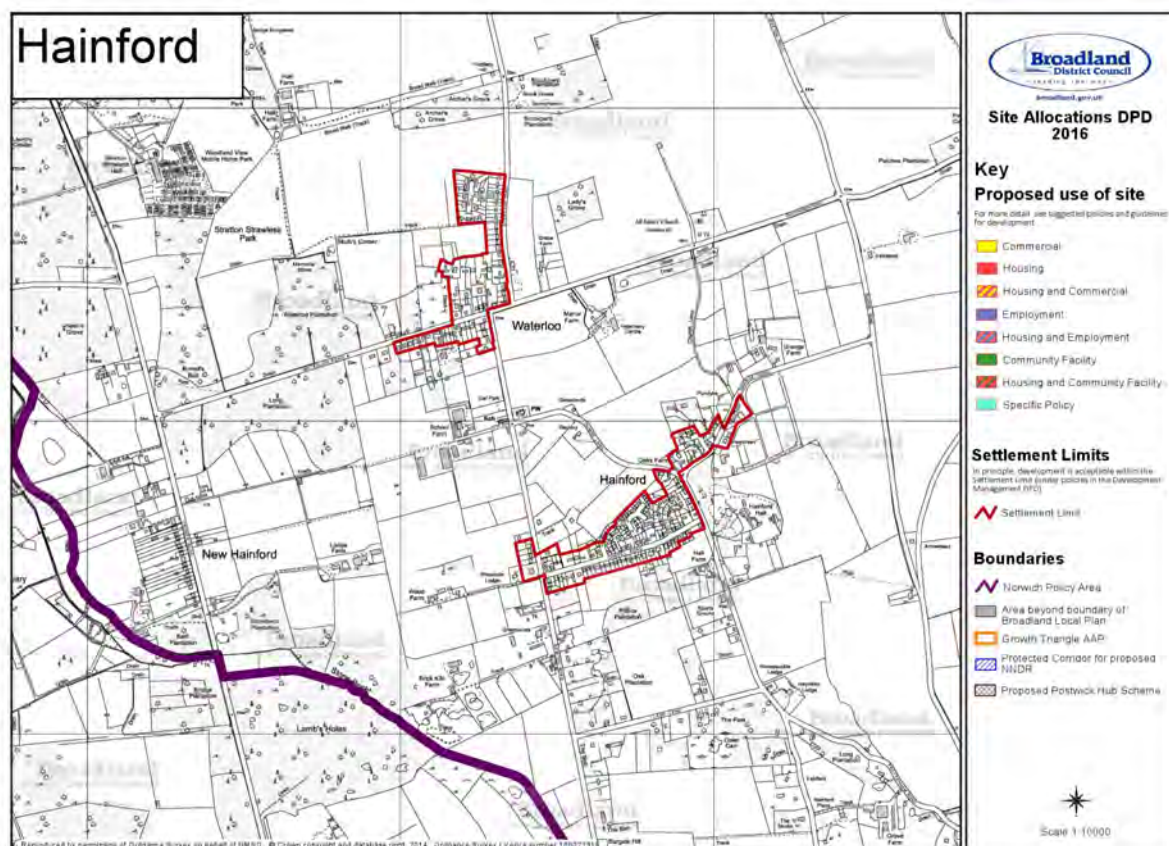
Other Villages

Hainford

Settlement Overview

- 10.5 Hainford** is identified as an **Other Village** in the Joint Core Strategy (Policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Therefore, no allocations are proposed at this location.
- 10.6** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

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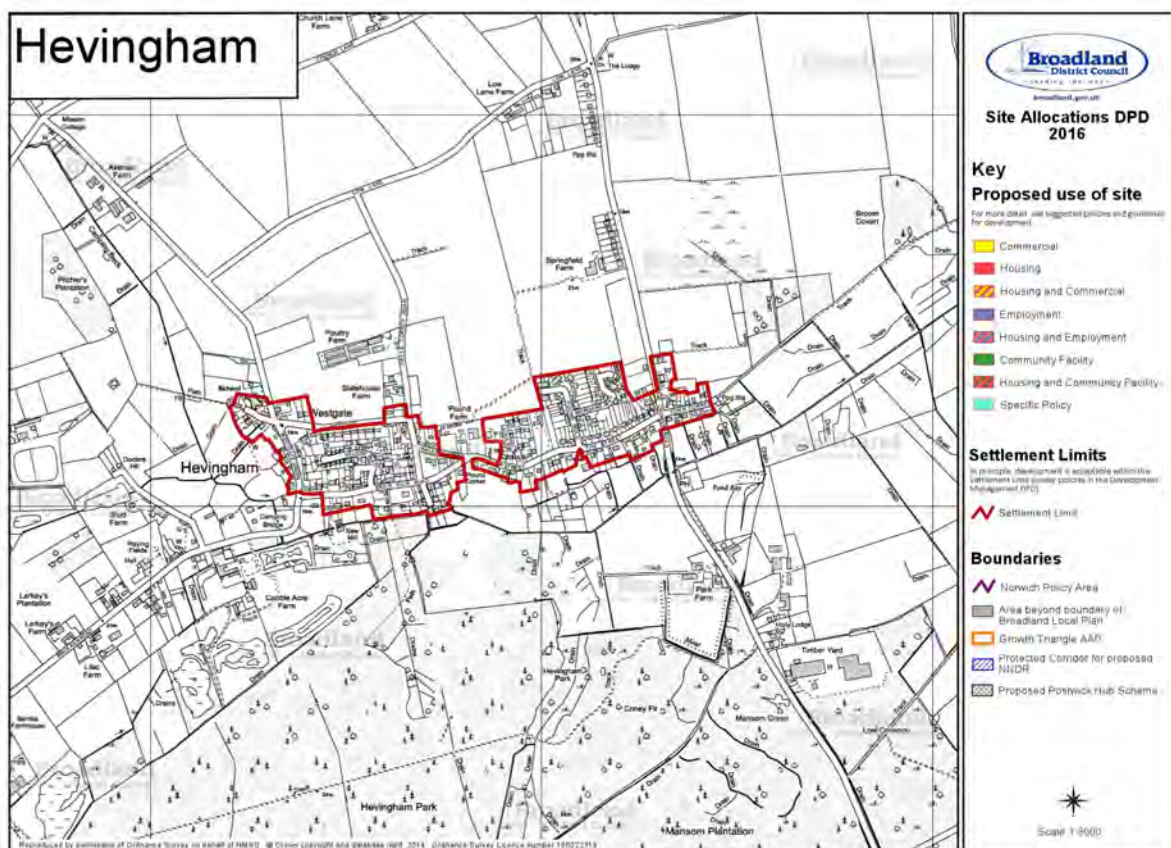
Other Villages

Hevingham

Settlement Overview

- 10.7** Hevingham is identified as an **Other Village** in the Joint Core Strategy (Policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Therefore, no allocations are proposed at this location.
- 10.8** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

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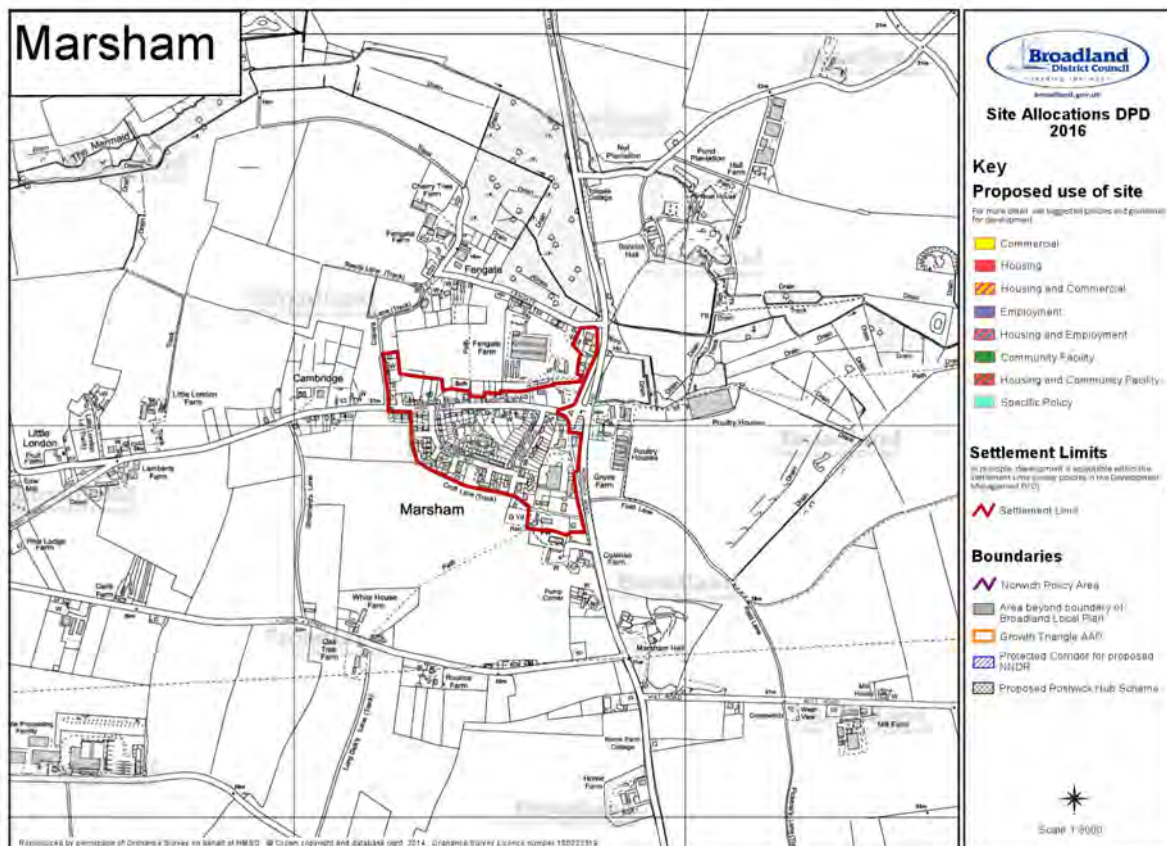


Marsham

Settlement Overview

- 10.9** **Marsham** is identified as an **Other Village** in the Joint Core Strategy (policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Therefore, no allocations are proposed at this location.
- 10.10** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

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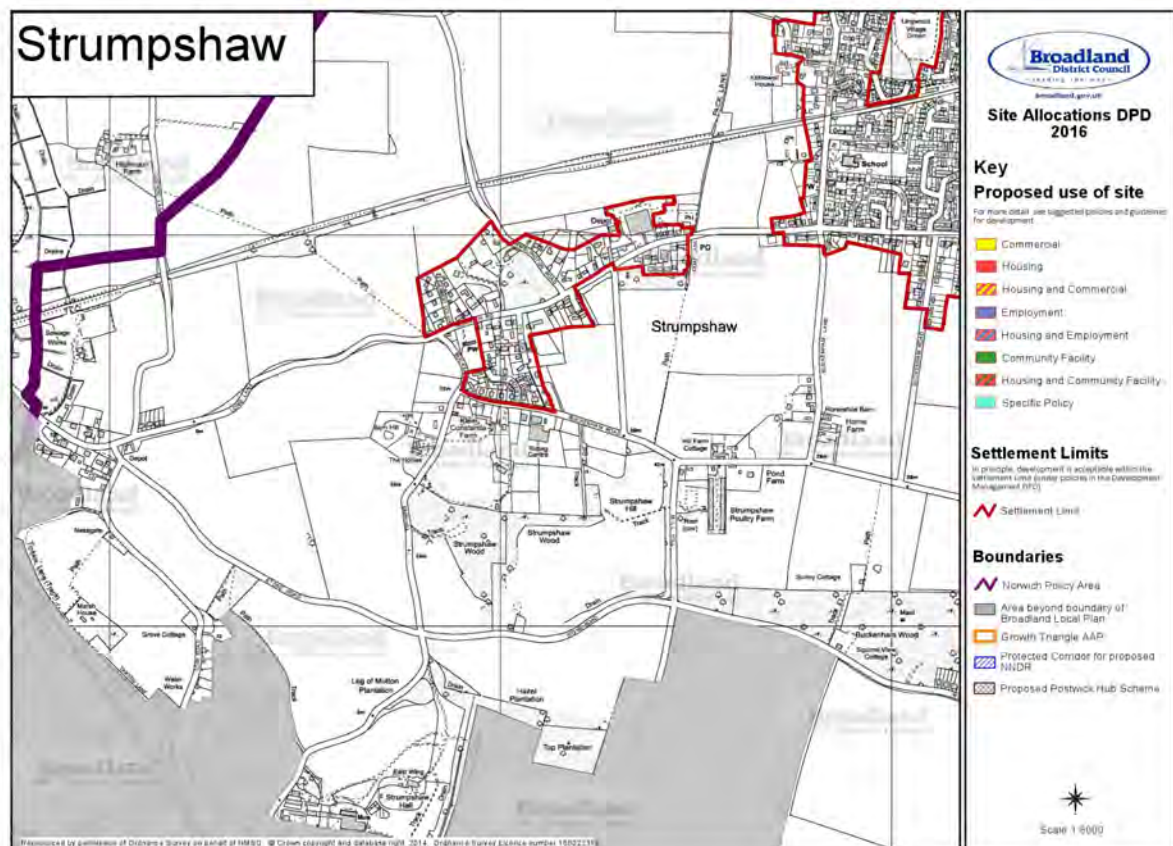
Other Villages

Strumpshaw

Settlement Overview

- 10.11 Strumpshaw** is identified as an **Other Village** in the Joint Core Strategy (policy 16) which will have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations. Strumpshaw is one of the parish or town councils in Broadland that are working on the production of a Neighbourhood Plan. Neighbourhood Plans, when adopted, become part of the Development Plan and used in the consideration of planning applications.
- 10.12** This Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a "settlement limit". In addition, land for development such as the land necessary to meet the housing requirements set out in the JCS, is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission. Further policies relating to the settlement limits and requirements that may apply are contained in the Council's **Development Management DPD**. When the allocation or specific policy site is completed it will be treated as being within the settlement limit.

N.B: map is reduced and not to scale.



Alderford

- 11.1 Alderford** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Attlebridge

- 11.2 Attlebridge** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Beighton

- 11.3 Beighton** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Belaugh

- 11.4 Belaugh** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Blickling

- 11.5 Blickling** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Booton

- 11.6 Booton** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Brampton

- 11.7 Brampton** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

The Countryside

Brandiston

- 11.8 Brandiston** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Burgh and Tuttington

- 11.9 Burgh and Tuttington** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Crostock

- 11.10 Crostock** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Felthorpe

- 11.11 Felthorpe** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Guestwick

- 11.12 Guestwick** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Halvergate

- 11.13 Halvergate** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Haveringland

- 11.14 Haveringland** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Heydon

- 11.15 Heydon** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Honingham

- 11.16 Honingham** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Little Witchingham

- 11.17 Little Witchingham** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Morton on the Hill

- 11.18 Morton-on-the-Hill** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location. An area in the north-western part of the parish adjacent to the A1067 includes an area of the Lenwade Industrial Estate (see 9.9 Lenwade & Great Witchingham section).

Oulton

- 11.19 Oulton** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Ringland

- 11.20 Ringland** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Salle

- 11.21 Salle** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Stratton Strawless

- 11.22 Stratton Strawless** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

The Countryside

Swannington

- 11.23 Swannington** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Themelthorpe

- 11.24 Themelthorpe** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Upton

- 11.25 Upton** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Weston Longville

- 11.26 Weston Longville** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Woodbastwick & Ranworth

- 11.27 Woodbastwick** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.
- 11.28 Ranworth** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

Wood Dalling

- 11.29 Wood Dalling** is identified as part of the Countryside in the Joint Core Strategy (Policy 17) where there is no Settlement Limit . No allocations for development are proposed at this location.

- 12.1** The UK Government document entitled Planning Policy for Traveller Sites states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of sites against their locally set targets; and identify a supply of specific, developable sites or broad locations for growth, for years six to ten years and, where possible, for eleven to fifteen years. In addition, local planning authorities should consider the production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites; particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries). Furthermore it also states that local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally.
- 12.2** The 2008 Single Issue Review undertaken as part of the East of England Plan (Regional Spatial Strategy) looked at Gypsy and Traveller accommodation needs at a regional level and attributed pitch targets for councils. The JCS took this forward in Policy 4. Broadland was identified for 15 new pitches from 2006 to 2011 and 20 from 2012 to 2026. The policy also identified the fact that the Regional Spatial Strategy was to be revoked and that from 2011 targets for pitches would be based on local evidence.
- 12.3** The East of England Plan has now been revoked. Furthermore, the evidence supporting the single issue review is considered out-of-date. More detailed local level research has subsequently been undertaken to supersede this on behalf of Broadland, Norwich and South Norfolk councils through a Gypsy and Traveller Accommodation Assessment (GTAA) 2012. The study indicated a very low level of need (3 permanent pitches) within the Broadland district for the period 2011-2016, with higher levels of need in Norwich and South Norfolk. Beyond 2016, the report suggested that there would likely be a need to provide further Gypsy and Traveller sites after 2016.
- 12.4** Because of the low level of need in Broadland, the Council has adopted an approach to bring forward proposals through the planning application process. A key advantage of this is that provision is targeted to the location where a need is identified by the gypsies and travellers themselves, as and when the need arises, rather than arbitrarily trying to predict future locational needs.
- 12.5** This has resulted in planning permissions for 11 pitches in the district from 2008 to 2011, and a further 6 pitches from 2011 to 2014, giving a total of 17 pitches in 5 locations. This illustrates that the approach is working well, and it is expected that this will continue to give an adequate supply of sites to meet needs in the coming years. However, the situation will need to be monitored and reviewed over time in the light of further information, such as through the regular Gypsy and Traveller Accommodation Assessment, and action taken as appropriate.

Gypsies and Travellers

- 12.6** The approach has been formalised through the specific policy in the Council's Development Management DPD.
- 12.7** The District Council will be undertaking a review of gypsy and traveller accommodation needs in 2015/16, updating the Gypsies and Travellers Accommodation Assessment (GTAA) published in 2012. This will be undertaken individually or jointly with other authorities, and in accordance with the Duty to Co-operate.
- 12.8** Any future needs for gypsy and traveller accommodation that are identified through the work will be addressed, in planning terms, through the review of the Broadland Local Plan or a focussed Local Plan dealing specifically with this matter.
- 12.9** The current needs for gypsy and traveller accommodation, identified through the Gypsy and Traveller Accommodation Assessment (GTAA) 2012, have been addressed through a number of planning permissions given in recent years and this approach will continue if further demonstrable needs arise in the meantime.

- 13.1** It is important that the needs for development are met in an appropriate and timely manner. This document assists in that through identifying appropriate locations for development, together with the Development Management DPD that sets out general policy requirements. However, ongoing monitoring will need to be undertaken to check that this is delivered and, if necessary, highlight actions needed if the development sites identified are not progressing.
- 13.2** In addition, as time passes there may be issues that arise that will need to be addressed in order to ensure that development needs are met. Consequently, the District Council will closely monitor the achievements of the DPD. This will include the updating of information bases, such as the Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA), and production of an Annual Monitoring Report (AMR).
- 13.3** Key to the delivery of the site allocations is the provision of appropriate infrastructure. This may include on-site provision, such as open space and green infrastructure; or off-site, such as highways, schools, libraries etc. In some cases, on-site requirements may be able to be provided off-site, for example, open space and green infrastructure requirements on smaller sites. Green infrastructure will be a fundamental requirement of residential development, addressing the recreational needs of residents and other possible objectives such as the provision of sustainable drainage and biodiversity provision. A particular aspect of the need for green infrastructure is to address the potential impacts of increased visitor pressure on the “international” wildlife sites, as identified in the Appropriate Assessments undertaken under the Habitat Regulations Assessment (HRA). The Development Management DPD contains a number of policies relevant to infrastructure provision, including policy EN3 on Green Infrastructure. The supporting text of this policy gives further explanation of the intended green infrastructure provision and the HRA.
- 13.4** Necessary improvements to infrastructure will be undertaken by the relevant bodies, as appropriate. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy (CIL) paid by the developer. The critical strategic infrastructure projects that are necessary to deliver growth, through CIL and other funding sources, are identified through the Greater Norwich Infrastructure Plan (GNIP); this will be updated and revised as development progresses.

Glossary**Term & Description****Accessible**

Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).

Adopted

Formally approved. Assume responsibility for future maintenance.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.

Allocated

Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.

Amenity

Those qualities of life enjoyed by people which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Annual Monitoring Report (AMR)

Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.

Appropriate Assessment & Habitat Regulations Assessment (HRA)

Analysis of the impact of plans and strategies on areas of designated European environmental importance such as **Special Protection Areas (SPAs)**, **Special Areas of Conservation (SACs)** and **Ramsar** sites.

Area Action Plan

Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.

Biodiversity

The variety of life on earth or any given part of it.

Brownfield land, Brownfield Site

See Previously Developed Land

Built Environment

Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.

Business (B1) Use

Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.

Commercial Centre

The centre of larger market towns and villages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.

Community

(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.

Community Facilities

Services available to residents in the immediate area to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.

Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.

Conservation Area

Glossary

Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.

County Wildlife Site

Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).

Development

Defined in planning law as “the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land” (see also Permitted Development).

Development Brief

A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.

Development Plan

The primary consideration for the Council in determining planning applications. Comprises of the Joint Core Strategy and other Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).

Development Plan Document (DPD)

Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.

District Centre / District Shopping Centre

A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.

Employment Area

Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.

Employment Use

Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.

Employment uses benefitting from an airport location

B1, B2, B8 uses or similar sui generis uses for which it can be demonstrated there is a significant benefit from being located close to the airport, for example in relation to the movement of goods, resources, etc. or the provision of goods or services for the airport or other uses ancillary or related to it.

Geodiversity

The variety of different types of geology, landforms, soils and physical processes in a particular region.

Green Infrastructure

Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.

Greenfield Land

Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.

Infrastructure

The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.

Institution

Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.

Joint Core Strategy (JCS)

Glossary

The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.

Listed Building

A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.

Listed Building Consent (LBC)

Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.

Local Development Order (LDO)

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme (LDS)

Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).

Local Nature Reserve (LNR)

Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA)

The public authority whose duty is to carry out specific planning functions for a particular area.

Local Shopping Centre

A group of shops or services forming a centre of purely local significance. See also **District Shopping Centre** and **Commercial Centre**.

Monitoring

Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.

National Planning Practice Guidance (NPPG)

National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.

Natura 2000 Sites

Natura 2000 (N2K) sites network is an EU-wide network of nature protection areas established under the 1992 Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats. It is comprised of Special Areas of Conservation (SACs) designated by Member States under the Habitats Directive, and also incorporates Special Protection Areas (SPAs) which they designate under the 1979 Birds Directive.

Northern Distributor Road (NDR)

A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.

Norwich Area Transport Strategy (NATS)

Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 2004, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.

Norwich Fringe

Glossary

Area next to the city of Norwich comprising parts of Broadland and South Norfolk which are predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.

Norwich Policy Area (NPA)

Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.

Outline Planning Permission (OPP)

Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.

Permitted Development

Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.

Planning Obligations

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called **Section 106 obligations**. The term legal agreements may embrace S106. Planning obligations are also collected through **Community Infrastructure Levy (CIL)**.

Policies Map

The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.

Preferred Options

Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the DPD and is made available to the public in order that representations can be made.

Previously Developed Land

Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. Often called Brownfield land.

Protected Species

Any species which, because of its rarity or threatened status is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc.) Regulations 1994).

Public Rights of way

Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.

Ramsar Site

A European designation that protects areas of wetland.

Renewable Energy

In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

Reserved Matters

These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).

Residential Institution

Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.

Route Hierarchy

Glossary

The County Council has categorised the roads in Norfolk according to their purpose and suitability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).

Rural Exception Site

A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.

Saved Plans

Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents.

Scheduled Ancient Monument

Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.

Section 106 Obligation (S106)

Section 106 Obligation. See Planning Obligations.

Settlement Hierarchy

A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.

Settlement Limit

Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD.

Site of Special Scientific Interest (SSSI)

Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.

Site Specific Allocations

Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.

Site Specific Policies

Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses. In this document Specific Policies are sites identified which already have planning permission.

Special Area of Conservation (SAC)

Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.

Special Protection Area (SPA)

Special Protection Areas are strictly protected sites in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (listed on Appendix I of the Directive), and for regularly occurring migratory species.

Stakeholder

(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of Broadland District.

Statement of Community Involvement (SCI)

Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Strategic Environment Assessment (SEA)

Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.

Strategic Housing Land Availability Assessment (SHLAA)

Glossary

A Strategic Housing Land Availability Assessment is a key component of the evidence base to support the delivery of sufficient land for housing to meet a community's need for more homes. The assessment should be realistic in identifying land for housing that is both deliverable and developable.

Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.

Supplementary Planning Document (SPD)

A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.

Sustainability Appraisal (SA)

Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.

Sustainable (Urban) Drainage System (SUDS)

Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Travel Assessment

An assessment which may be required in connection with major development proposals which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.

Use Class Order (UCO)

Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.

Water Framework Directive (WFD)

The Water Framework Directive set through European legislation, requires member states (including the United Kingdom) to meet certain objectives including the improvement and the protection of the water environment. The water environment includes all rivers, canals, lakes, estuaries, wetlands and coastal waters as well as water under the ground.

Windfall Site

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendices**Appendix 1: List of Sites**

Site Reference	Parish	Proposal	No. Dwellings	Ha
ACL1	Acle	Residential and associated recreational open space	120 - 150	5.6
ACL2	Acle	Revise existing Local Plan (replacement) allocation for light industry, offices and new element of residential.	20	2.0
ACL3	Acle	Retain existing Local Plan (replacement) allocation for employment use.	0	1.0
ACL4	Acle	Existing Local Plan (replacement) allocation for housing	30	1.4
AYL1	Aylsham	Specific Policy Permission granted for residential and community facilities	250	17.5
AYL2	Aylsham	Specific Policy Permission granted residential, school expansion and associated open space	300	19.9
AYL3	Aylsham	Retain existing Local Plan (replacement) allocation for employment	0	1.0
AYL4	Aylsham	Retain existing Local Plan (replacement) allocation for employment	0	3.0
BLO1	Blofield	Specific Policy Permission granted for mixed use (residential, commercial, recreational open space, potential allotments)	175	9.9
BLO2	Blofield	Specific Policy Permission granted for residential dwellings	22	1.2
BLO3	Blofield	Specific Policy Permission granted for residential and open space	64	4.5
BLO4	Blofield	Specific Policy Permission granted for residential	75	2.5
BLO5	Blofield Heath	Residential	20	0.9
BRU1	Brundall	Specific Policy Permission granted for residential	150	5.8
BRU2	Brundall	Open space	0	7.2
BRU3	Brundall	Open space	0	4.9
BUX1	Buxton	Residential	20	0.7

Site Reference	Parish	Proposal	No. Dwellings	Ha
CAW1	Cawston	Retain existing Local Plan (replacement) allocation for extension to the burial ground	0	0.2
CAW2	Cawston	Residential	20	0.8
COL1	Coltishall & Horstead	Residential	25-30	1.0
COL2	Coltishall & Horstead	Residential	25-30	1.8
DRA1	Drayton	Specific Policy Permission granted for residential with associated open space	200	9.9
DRA2	Drayton	Residential and commercial	20	0.8
FOU1	Foulsham	Specific Policy Permission granted for residential	14	0.5
FOU2	Foulsham	Retain existing Local Plan (replacement) allocation for small scale industry	0	1.1
FRE1	Freethorpe	Residential	10	0.4
GLP1	Great & Little Plumstead	Specific Policy Permission granted for residential and Primary School	75	6.6
GW11	Lenwade	Specific Policy Permission granted for residential and village hall	27	2.4
HEL1	Hellesdon	Residential and employment	300	14.7
HEL2	Hellesdon	Residential and open space	800-1000	48.1
HEL3	Hellesdon	Extension to the burial ground	0	1.3
HEL4	Hellesdon	Retain existing Local Plan (replacement) allocation for recreational open space	0	11.9
HEL5	Hellesdon	Residential reallocation of revised site	55	2.7
HOR1	Horsford	Specific Policy Permission granted for employment and residential	63	2.6
HOR2	Horsford	Specific Policy Permission granted for residential and open space	125	5.4
HNF1	Horsham & Newton St Faith	Residential	60	2.5

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Site Reference	Parish	Proposal	No. Dwellings	Ha
HNF2	Horsham & Newton St Faith	Light industry, warehousing and office associated with airport	0	35.0
HNF3	Horsham & Newton St Faith	Employment land	0	2.9
LIN1	Lingwood	Specific Policy Permission granted for residential and village hall including playing field	39	3.3
RED1	Reedham	Residential	15-20	0.9
REP1	Reepham	Residential, sports hall and open space	100-120	8.2
REP2	Reepham	Retain existing Local Plan (replacement) allocation for employment and residential	20	2.8
SAL1	Salhouse	Residential	20	1.0
SWA1	South Walsham	Residential	15-20	0.6
SPI1	Spixworth	Specific Policy Permission granted for residential and open space	54	4.9
TAV1	Taverham	Commercial land	0	5.6
TSA1	Thorpe St Andrew	Retain existing Local Plan (replacement) allocation for business park	0	45.9
TSA2	Thorpe St Andrew	Specific Policy Permission granted for residential and open space	231	16.1
TSA3	Thorpe St Andrew	Specific Policy Permission granted for residential, community building and open space	71	3.7
WRO1	Wroxham	Specific Policy Permission granted for residential and open space	100	5.6

Appendix 2: Superseded Policies

The following list of saved policies in the **Broadland District Local Plan (Replacement) (2006)** are replaced by Site Allocations (DPD). In addition the Settlement Limits are replaced by those shown in the Site Allocations DPD.

Policy Ref.	Policy Subject
ACL1	Land allocated for residential development
ACL2	Employment allocation south of Acle Station
ACL3	Further small scale Industrial Uses (Class B2) on the Old Station Yard
ALD1	Expansion of existing premises
ALD2	Transport assessment
ALD3	Landscaping requirements
ALD4	Assessment of former landfill site required
AYL1	Mixed use redevelopment of St Michael Hospital and adjacent land
AYL2	Requirements for development of St Michael Hospital and adjacent land
AYL3	Allocation of land at Dunkirk for employment
AYL4	Landscaping of AYL3
AYL5	Access to AYL3
AYL6	Assessment of former landfill site required
AYL7	Need for footway improvements
AYL8	Encouragement of recreational facilities including joint use
AYL9	Allocation of land for outdoor playing purposes adjoining Aylsham High School
BRU1	Playing field allocation east of the Memorial Hall
BRU2	Access to allocation of land identified under BRU1

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BRU3	Landscaping measures for land allocated under BRU1
CAW1	Allocation of land as an extension to the existing burial ground
COL1	Residential allocation east of Station Road
DRA1	Allocation of land at Manor Farm for housing
DRA2	Mixed-use development in centre of Drayton
FOU1	Land allocated for small scale industry off Station Road
FOU2	Land allocated for community use, comprising village hall, and recreation area east of Claypit Road
FRM1	Expansion of animal sanctuary
FRM2	Keeping of horses on land at or adjacent to animal sanctuary
GW11	Village hall allocation on land west of Hall Walk
HEL1	Land allocated for residential development
HEL2	Land allocated for public open space at Reepham Road
HEL3	Landscaping measures for land allocated under Policy HEL2
HEV1	Land allocated for residential development West of Pound Road
HEV2	Land allocated for children's play next to the school
HOR1	Land allocated for residential development South of Horsbeck Way
HOR2	Access to land allocated in Policy HOR1
HOR3	Land allocated for employment purposes
HOR4	Uses in site under Policy HOR3
HOR5	Ecological survey of land allocated in HOR3
HNF1	Allocation of land for employment purposes
LIA1	Land allocated for industrial development within Class B2 as a rounding-off to the existing Industrial Area
LIA2	Land allocated for employment purposes
LIA3	Land allocated will require detailed assessment of risks from nearby land fill site.

LIN1	Land allocated for recreational use on south-side of Post Office Road
MAR1	Land allocated for residential development
CAT1	Restoration and Improvement of Catton Park
REP1	Land allocated for mixed uses on former Station Yard
SPI1	Land allocated for recreational facilities to the south of the existing recreation ground, and to north side of Crostwick Lane
SPI2	Access to sites allocated for recreational facilities under Policy SPI1
SPR4	Allocation of land for housing at School Lane
SPR5	Development brief and infrastructure requirement for land allocated in SPR4
SPR7	Access to land allocated in SPR6
SPR8	Infrastructure requirements on land allocated in SPR6
SPR9	Access to Boar Plantation and management plan in connection with development of land allocated in SPR6
SPR11	Allocation of land for employment off Salhouse Road
SPR12	Access to land allocated in SPR11
SPR13	Landscaping of land allocated in SPR11
STW1	Allocation of land for open space
TSA1	Allocation of land for school at Dussindale Park
TSA2	Area allocated for Business Park east of Thorpe St Andrew - (Part Superseded by (OSRT) Growth Triangle Area Action Plan (AAP))
TSA3	Requirements for area allocated under Policy TSA2
WES1	Land allocated as an extension to the existing burial ground

Appendices**Appendix 3: Trajectories****Appendix 3: Trajectories**

Appendix 3 sets out trajectories for the expected delivery of housing sites. These are for sites identified within the Site Allocations DPD. Other sites are allocated within the Growth Triangle AAP, and further details on these can be seen in that document. These trajectories show that for the Site Allocations DPD the housing delivery decreases towards the end of the plan period. Development in the Growth Triangle is lower to start out, then increasing as the larger sites deliver. All of the trajectories (including sites from the Site Allocations DPD, Growth Triangle AAP, and other Greater Norwich authorities) are updated as part of the Council's Annual Monitoring Report (AMR).

Appendix 3a - Broadland SADPD Norwich Policy Area Sites Trajectory														
Site Ref.	Site Name	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total New Commitments 2008 - 2026
BLO1	Land at Yarmouth Road, Blofield		25	50	50	50	50							175
BLO2	Land Adj. 20 Yarmouth Road, Blofield	12	10											22
BLO3	Land off Wyngates, Blofield	12	27	25										64
BLO4	Garden Farm, Blofield			12	25	25	13							75
BLO5	Land to the north Blofield Corner Road, Blofield Heath			12	8									20

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Appendix 3a - Broadland SADPD Norwich Policy Area Sites Trajectory														
Site Ref.	Site Name	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total New Commitments 2008 - 2026
BRU1	Land to west of Cucumber Lane, Brundall	25	50	50	25									150
DRA1	Land East of Cator Road and North of Hall Lane, Drayton			25	50	50	50	25						200
DRA2	Land East of School Road, Drayton			12	8									0
GLP1	Former Little Plumstead Hospital, Little Plumstead	5												75
HEL1	Land at Hospital Grounds, southwest of				50	100	100	50						300

Appendix 3a - Broadland SADPD Norwich Policy Area Sites Trajectory														
Site Ref.	Site Name	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total New Commitments 2008 - 2026
	Drayton Road, Hellesdon													
HEL2	Royal Norwich Golf Club, Hellesdon			75	150	150	150	150	150	150	150	25		1000
HEL5	Land at Eversley Road, Hellesdon			13	20	22								0
HOR1	Land at Pinelands Horsford													63
HOR2	Mill Lane, Horsford		25	50	25	25								125
HNF1	Land East of Manor Road, Horsham & Newton St Faiths			12	25	23								60

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Appendix 3a - Broadland SADPD Norwich Policy Area Sites Trajectory													
Site Ref.	Site Name	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total New Commitments 2008 - 2026
SAL1	Norwich Road, Salhouse		12	8									20
SP11	Land North of Crostwick Lane, Spixworth	12	25	17									54
TSA2	Pinebanks, Thorpe St Andrew			25	50	50	50	50	6				231
TSA3	Land at Griffin Lane, Thorpe St Andrew			25	46								71
	Deduct Net loss from previous plan												-140
	NPA Site Allocation DPD Totals	66	149	311	457	495	413	275	156	150	150	25	2565
This trajectory illustrates the delivery of homes as anticipated at Dec 2014. For up to date information please see the latest Annual Monitoring Report													

Appendix 3b - Broadland SADPD Rural Area Sites Trajectory

Site Ref.	Site Name	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total New Commit-ments 2008 - 2026
ACL1	Land North of Norwich Road, Acle			25	50	50	25							150
ACL2	Land South of Acle Station, Acle			12	8									20
ACL4	Land North of Springfield, Acle			12	18									0
AYL1	Land Adj. Woodgate Farm, Woodgate, Aylsham		25	50	50	50	50	25						250
AYL2	Land North of Sir Williams Lane, Aylsham		25	50	50	50	50	50	25					300

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Site Ref.	Site Name	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total New Commit-ments 2008 - 2026
BUX1	Land East of Lion Road, Buxton			12	8									20
CAW2	Land East of Gayford Road, Cawston			12	8									20
COL1	Land off Rectory Road, Coltishall			12	18									30
COL2	Land at Jordan's Scrapyard, Coltishall			12	18									25
FOU1	Land West of Stringers Lane, Foulsham	12	2											14
FRE1	Land North of Palmer's Lane, Freethorpe			10										10

Site Ref.	Site Name	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total New Commit-ments 2008 - 2026
GW11	Land off Hubbards Loke, Great Witchingham	12	15											27
LIN1	Village Hall, Norwich Road/Station Road, Lingwood		12	25	2									39
RED1	Land at Station Road, Reedham			12	8									10
REP1	Land off Broomhill Lane, Reepham			25	50	45								120
REP2	Land at former Station Yard, Reepham			12	8									20

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Site Ref.	Site Name	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total New Commit-ments 2008 - 2026
SWA1	Land to Rear Burlingham Road/St May's Close, South Walsham			12	8									20
WRO1	Land west of Salhouse Road, Wroxham		25	50	25									100
	Deduct Net loss from previous plan													-39
	RPA Site Allocation DPD	24	104	343	329	195	125	75	25	0	0	0	0	1136
	Totals													

This trajectory illustrates the delivery of homes as anticipated at Dec 2014. For up to date information please see the latest Annual Monitoring Report

Appendix 4: Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
ACL1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2020 Policy EN3 met	Outline planning approval 20141108 for 140 dwellings.
ACL2	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	Resolution to approve an Outline planning application (20141392) following Planning Committee for 30 dwellings and employment.
ACL3	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
ACL4	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	Approved hybrid planning application 20140787 for 24 open market dwellings and 12 affordable dwellings.
AYL1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2016 To complete by Mar 2021 Policy EN3 met	Reserved Matters approval 20130680 – work has commenced on site.
AYL2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2016 To complete by Mar 2022 Policy EN3 met	Reserved Matters approval 20140298 – work has commenced on site.

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
AYL3	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
AYL4	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
BLO1	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	To commence by Mar 2017 To complete by Mar 2020	Outline planning permission for residential element (20111303) has lapsed, with Reserved Matters for 1500m2 employment use (20140757) and Full for a Retail Supermarket & Restaurant / Pub (2014758).
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
BLO2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2015 To complete by Mar 2016 Policy EN3 met	Full planning application 20120910 for 22 units is superseded by Full Planning application 20141710 for 30 units which has a resolution to approve subject to the completion of S106.
BLO3	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2015 To complete by Mar 2017 Policy EN3 met	Reserved Matters approval 20130296 – work has commenced on site.

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
BLO4	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2020 Policy EN3 met	Outline planning permission 20121587.
BLO5	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	Outline planning permission 20140968.
BRU1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2015 To complete by Mar 2018 Policy EN3 met	Full planning permission 20121638 – work has commenced on site.

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
BRU2	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Full planning approval 20140556 for recreational use of land.
BRU3	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Full planning approval 20130591 (20100557) for recreational use of land.
BUX1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	An Outline planning application, 20150082, has been submitted.
CAW1	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Level of Open space provided in relation to Policy ENV3 of DM DPD N/A	Policy EN3 met N/A	

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
CAW2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
COL1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
COL2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
DRA1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2021 Policy EN3 met	Outline planning permission 20130885.
DRA2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	
FOU1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2015 To complete by Mar 2016 Policy EN3 met	Full planning permission 20130929 – development complete.

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
FOU2	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
FRE1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Apr 2016 To complete by Mar 2017	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
GLP1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2015	Reserved Matters approval 20101213 – development complete.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
GW11	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full planning permission 20120697 – development complete.

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
HEL1	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2021	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
HEL2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2025	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
HEL3	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	
HEL4	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
HEL5	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2019	Outline application 20141134 has a resolution to approve subject to the completion of S106.
HOR1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To complete by Mar 2014 Policy EN3 met	Full planning permission 20100774 – development complete.
HOR2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2016 To complete by Mar 2019 Policy EN3 met	Full planning permission 20130547 – work has commenced on site.

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
HNF1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
			Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
HNF2	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
HNF3	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
LIN1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Reserved Matters approval 20140241 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
RED1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	
REP1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2019 Policy EN3 met	
REP2	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix. Level of Open space provided in relation to Policy ENV3 of DM DPD	To commence by Mar 2017 To complete by Mar 2018 Policy EN3 met	

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
SAL1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2017	Full planning application 20121044 for 20 units is superseded by Full Planning application 20141505 for 19 units.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
SWA1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
SPI1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Full planning permission 20120850 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
TAV1	1,3,6,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	Hybrid planning application approval 20131175 for supermarket and petrol station (full) and public house / restaurant and commercial unit (outline)
TSA1	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To complete by Mar 2026	Broadland Business Park has various planning permissions and is largely built out.
TSA2	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Outline planning permission 20130649.

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Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
TSA3	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20130650.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
WRO1	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Full planning permission 20130965 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	



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