

South Norfolk Local Plan



Site Specific Allocations & Policies Document

Adoption Version
October 2015



South Norfolk Local Plan Site Specific Allocations and Policies October 2015

FOREWORD by John Fuller

Local Councils have a responsibility to ensure that, when builders want to build houses, factories, shops or offices, such development is focused as far as possible closest to facilities and amenities in a way that takes advantage of existing social and physical infrastructure and minimising environmental impacts.

Councils manage such development by publishing a plan that sets the ground rules against which development proposals will be judged to ensure that new development has access to sufficient education, health, transport & communication facilities.

Over the last decade, the population of the Norwich area which includes South Norfolk has grown by over 1% per year, every year. Our plan has to recognise that there are population increases and we're all living longer and increasingly, live in smaller family units.

But we shouldn't over-do things. To meet these demographic pressures, we need to plan for about 10,000 homes to be built over the next 15 years-or so in South Norfolk.... Which is about 750 per year – the average level that's been completed over the last decade-or-so.

When we asked landowners whether they had any land they'd like to consider for future development over 1,500 sites representing over 50,000 new homes were suggested. It's been our job to scale back the suggestions to a more realistic and appropriate level.

In so doing we've had three rounds of public consultation, at each stage refining the proposal by taking into account over 13,000 comments relating to each of the proposed sites. With the exception of Wymondham, Long Stratton & Cringleford, which have their own separate plans, this document allocates land for 4,630 new homes together with 120 hectares of new commercial land to support the economy.

I'm proud that this plan reflects our desire to have measured development that does not overwhelm existing settlements. It reflects our wishes to maintain the separations between settlements and avoids those areas like the Southern Bypass Landscape Protection Zone. The measure of our success will be bringing forward growth and managing it so that it is sustainable, retaining and improving the quality of life here for now and for future generations, to make South Norfolk one of the best places to live and work in the country.

Councillor Leader John Fuller

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1. INTRODUCTION AND CONTEXT

- 1.1 The Site Allocations and Policies ('Site Allocations') Document is part of the south Norfolk Local Plan. It designates areas of land for particular uses, most notably land to deliver housing, but also for other forms of developments such as employment, recreation, open space and community uses to;
- attract new businesses and enable existing businesses to expand and prosper;
 - provide high quality new homes for now and future generations, expanding and enhancing the towns and villages in South Norfolk and;
 - promote the aspiration for South Norfolk to be one of the best places to live, work and visit
- 1.2 The Site Allocations Document also sets out important policies for the development and delivery of the allocated sites. Together with the other constituent documents of the Local Plan - the **Joint Core Strategy** (adopted), the **Development Management Policies Document**, (in preparation), the **Wymondham Area Action Plan** (in preparation), and the **Long Stratton Area Action Plan** (in preparation) – it will be used for assessing planning applications and guiding development proposals to ensure high quality developments in South Norfolk. The following section details the documents which make up the new South Norfolk Local Plan more fully.
- 1.3 The site Specific Allocations and Policies Document runs to 2026.

2. A SUSTAINABLE FUTURE - SOUTH NORFOLK'S LOCAL PLAN

- 2.1 The District's Adopted Local Plan (March 2003) is being replaced by the New Local Plan; see Appendix 1 for the list of Saved South Norfolk Local Plan Policies to be replaced. The Local Plan provides a 'blueprint' for future development and growth in the South Norfolk Council area and seeks to embrace 'spatial planning' which addresses the social, environmental and economic needs of our communities now and in the future.
- 2.2 The new Local Plan is a suite of documents which together guide sustainable development and growth:



3. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) was published in March 2012, replacing a large number of national planning guidance and policy documents. The NPPF states, in paragraph 6, that *“the purpose of the planning system is to contribute to the achievement of sustainable development”* and that *“the policies in paragraphs 18-219 of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice to the planning system”*.
- 3.2 Whilst the primacy of the adopted development plan in the decision-making process remains unaltered by the NPPF, the NPPF is a material planning consideration. Paragraph 14 of the NPPF states that the *“presumption in favour of sustainable development...should be seen as a golden thread running through both plan-making and decision-taking”*.
- 3.3 Paragraph 14 of the NPPF also states that local planning authorities should *“positively seek opportunities to meet the development needs of their area”* and that Local Plans *“should meet objectively assessed needs...unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits...”*.

- 3.4 Paragraph 8 of the NPPF emphasises that “...*to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.*” This principle has been a key theme during the production of the Site Allocations Document.

Other Changes to the Planning System

- 3.5 The current Government has made a number of changes to the planning system to introduce new ways to plan future development and afford local opportunities for involvement in the planning process. This Plan fully embraces these most recent changes, which are:

- The introduction by Government of Neighbourhood Development Plans and Neighbourhood Development Orders. On adoption, these Plans and Orders form part of the Development Plan. Cringleford Parish Council is progressing a Neighbourhood Development Plan, and submitted it to South Norfolk Council for examination in July 2013. An adopted Neighbourhood Development Plan will replace any relevant sites and policies in a Site Specific Allocations and Policies Document. Should a Neighbourhood Development Plan be progressed after the Site Specific Allocations and Policies Document is adopted, then the Neighbourhood Plan upon its adoption will automatically replace relevant parts of the Site Specific Allocations and Policies Plan. Due to the significant progress being made on the Cringleford Neighbourhood Plan, which is likely to be adopted in advance of the Site Allocations Document, Cringleford has not been included in the Site Allocations Document.
- The introduction of the ‘duty to co-operate’ with adjacent local authorities and strategic infrastructure providers on key development proposals and infrastructure projects. The production of the Joint Core Strategy and continued joint working with Broadland District, Norwich City and Norfolk County Councils ably demonstrates that the ‘duty to cooperate’ has been met.

4. JOINT CORE STRATEGY (Adopted March 2011)

- 4.1 The Joint Core Strategy (JCS) was prepared jointly with neighbouring authorities Norwich City Council and Broadland District Council, working in partnership with Norfolk County Council. It sets out the strategy and vision that will influence planning and related initiatives up to 2026 across the South Norfolk, Broadland and Norwich areas. It provides the development strategy which will guide the future decisions on where to

locate new homes, businesses and leisure facilities but it does not specifically identify any particular sites for development. The Joint Core Strategy was adopted in March 2011 (see <http://www.gndp.org.uk>).

- 4.2 The JCS was subject to a successful legal challenge in 2012, and a small part of the plan was remitted back a stage for further work. This related only to growth in the Broadland part of the Norwich Policy Area. The Hearing into the submitted part-JCS took place in May and July 2013, and the Inspector's Report was received in November 2013. Amendments to the JCS were then adopted in January 2014. Because the successful legal challenge related only to Broadland, the parts of the JCS relating to development in South Norfolk remained adopted throughout this period.
- 4.3 The JCS separates the areas of the three councils into two 'zones' – the Norwich Policy Area (NPA), which includes all of Norwich City and part of both Broadland and South Norfolk, and the Rural Area. Policy 9 of the JCS states that the NPA "*is the focus for major growth and development*" in the area of the JCS.
- 4.4 The JCS Settlement Hierarchy (paragraph 6.2) has five levels:
- i) Norwich urban area, including some urban fringe parishes (in South Norfolk, Colney, Costessey, Cringleford and Trowse);
 - ii) Main Towns (in South Norfolk, Diss, Harleston and Wymondham);
 - iii) Key Service Centres (in South Norfolk, Hethersett, Hingham, Loddon/Chedgrave, Long Stratton, and Poringland/Framingham Earl);
 - iv) Service Villages, which are suitable for 10-20 dwellings each subject to form and character considerations (in the NPA Service Villages may accommodate some higher levels of growth - see Section 5 of this document for the full South Norfolk list and paragraph 4.6);
 - v) Other Villages, which will have a defined development boundary which could accommodate infill or small groups of dwellings subject to form and character considerations (see Section 6 of this document for the full South Norfolk list).
- 4.5 Policy 10 of the JCS identifies a list of major new or expanded communities in the Norwich Policy Area. Those in South Norfolk are:
- Wymondham*: at least 2200 dwellings and related elements. A Wymondham Area Action Plan is being prepared to implement the JCS requirements (see paragraph 5.1 below for more details);

Hethersett: at least 1000 dwellings and related elements;

Cringleford: at least 1200 dwellings and related elements. Cringleford Parish Council is preparing a Cringleford Neighbourhood Plan to implement the JCS requirements (see paragraph 5.2 below for more details);

Long Stratton: at least 1800 dwellings to ensure the delivery of a Long Stratton bypass, and other related elements. A Long Stratton Area Action Plan is being prepared to implement the JCS requirements (see paragraph 5.1 below for more details);

Easton/Costessey: depending on capacity expansion of the A47 Longwater junction, at least 1000 dwellings and enhanced local services (and other related elements).

- 4.6 A further element of JCS Policy 9 is that a further minimum 1800 dwellings must be delivered in South Norfolk in “*smaller sites in the NPA and possible additions to named growth locations*”. The JCS identifies the Key Service Centres, Service Villages and Other Villages which are in the NPA, and which may be considered for additional development, if necessary, to help deliver the ‘smaller sites in the NPA’ allowance.
- 4.7 Table in paragraph 5.25 of the JCS sets out the overall scale of housing commitments necessary to deliver the JCS housing allocations (taking into account existing commitments at 2008). In South Norfolk, 9000 additional dwellings need to be allocated in the South Norfolk part of the Norwich Policy Area, and 1040-1580 new dwellings need to be allocated in South Norfolk outside the NPA. These figures needed to be added to outstanding commitments at 1 April 2008, giving a total of 13,156 and 2,368 – 2,908 dwellings, respectively. Clearly there have been a number of planning permissions granted since the base date for the JCS of March 2008, so the remaining number of houses needing to be allocated is somewhat lower (see Table 7.1 of this document). The precise calculations are explained in detail in paragraphs 7.18 – 7.22 of this document (Housing Calculations).
- 4.8 In addition to allocating overall housing and employment land numbers, the JCS contains a range of other policies, such as affordable housing levels (Policy 4), energy and water (Policy 3) and promoting good design (Policy 2).
- 4.9 The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development

Management Policies Document) include policies and allocations to ensure that this is met.

5. SOUTH NORFOLK LOCAL PLAN DOCUMENTS ALLOCATING SITES

In addition to this Site Specific Allocations and Policies Document, three other South Norfolk Local Plan documents allocate sites to implement the JCS requirements; with the Cringleford Neighbourhood Plan also, on adoption, forming part of the Development Plan.

- 5.1 The Long Stratton Area Action Plan** (see www.south-norfolk.gov.uk/longstratton) provides for development growth of at least 1,800 new homes and local employment opportunities, setting out the policies for delivering the growth and supporting infrastructure, in particular a bypass for the village, expanded facilities and environmental improvements and the management for its transformation into a small town. The Preferred Options iteration was consulted on publicly from May-July 2013, with the Pre-submission version due to be considered by Council in December 2013.
- 5.2 The Wymondham Area Action Plan** (see www.south-norfolk.gov.uk/wymondham) provides for development growth of at least 2,200 new homes, about 20 hectares of employment land, town centre improvements as well as better services and facilities and infrastructure provision for the defined plan area. Public consultation on the Preferred Options iteration ran from January-March 2013, and the Pre-Submission iteration is being prepared to the same timescale as this Site Specific Allocations and Policies Document.
- 5.3 The Gypsy and Traveller Sites Document.** Sites for Gypsies and Travellers are not included in the Site Specific Allocations and Policies Document. A Gypsy and Traveller Sites Document will allocate land for development of sites in South Norfolk, in accordance with emerging Policy DM 3.4 of the Development Management Policies Local Plan Document (see www.south-norfolk.gov.uk/dmpolicies). The Issues and Options iteration of the Gypsy and Traveller Document will be issued for public consultation in late 2013.
- 5.4 The Cringleford Neighbourhood Plan** (see <http://www.cringlefordparishcouncil.gov.uk/neighbourhood.php>) provides for approximately 1200 homes, expansion of existing services, new pre-school provision and a new primary school, enhanced bus services and cycle routes to key employment locations and Norwich city centre and

enhanced green infrastructure. The Cringleford Neighbourhood Plan, which allocates land and sets the policies for growth, was formally adopted ('made') in February 2014. The extent of the Cringleford Neighbourhood Plan is shown on the Proposals Map but all planning for growth in Cringleford is taking place in the context of the Neighbourhood Plan, and not this Site Specific Allocations and Policies document. All planning applications received on land which is within the Cringleford Neighbourhood Plan Area will be subject to the policies in the Neighbourhood Plan.

6. OTHER SOUTH NORFOLK COUNCIL PLANNING DOCUMENTS

Development Management Policies Document

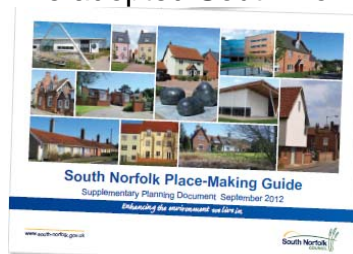
- 6.1 In addition to the site-specific policies in this Document, and the Policies in the Area Action Plans for Wymondham and Long Stratton, the Council is preparing the Development Management (DM) Policies Document. This Local Plan Document sets out specific policies which will be used to determine planning applications (alongside the JCS policies).

Some DM Policies are also place-specific and apply across certain areas e.g. policies to protect and enhance town centres. These areas are shown on the DM Policies Inset Maps (see www.south-norfolk.gov.uk/dmpolicies) and are NOT shown on the Site Specific Allocations Inset Maps as they are not yet finalised. Consequently, there is a requirement to ensure that these policies are also considered in the context of the Site Allocations Document. To avoid repetition, there will only be a brief reference to DM place-specific policies that appear in the DM Policies Document.

Other designations and constraints e.g. County Wildlife Sites, Sites of Special Scientific Interest, Hazardous Installations, Special Areas of Conservation, Ancient Monuments, Historic Parks and Gardens, Local Nature Reserves and Neighbouring Authority areas are shown on the Policies Map for both the Sites Specific Allocations and Policies Document and the DM Policies Document.

South Norfolk Place-Making Guide Supplementary Planning Document (SPD)

- 6.2 The adopted South Norfolk Place-Making Guide SPD (see <http://www.south-norfolk.gov.uk/planning/5287.asp>) aims to promote and secure high quality design in



new development within the district. It makes clear what the Council expects when determining planning applications and is applicable to all new development with the exception of alterations and extensions to existing properties, and design in the historic environment (listed buildings and conservation areas) which are the subject of separate SPDs (currently under preparation). The South Norfolk Place-Making Guide SPD sets out a number of design principles based on recognised best practice. It explains the key requirements that the Council will take into consideration when assessing proposals for new development.

The Place-Making Guide expands upon the policies in the Joint Core Strategy, in particular Policy 2 'Promoting Good Design', and is a material consideration in the determination of planning applications.

7. REVIEW OF THE PLAN

- 7.1 The Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the preparation of a new Strategic Housing Market Assessment across five Norfolk districts (which is expected to be complete in Spring 2015). For the avoidance of doubt, this will include an early review of secondary education provision across the district. The new or reviewed plan(s) will be adopted, at the latest, within five years of adoption of the Site Specific Allocations and Policies Document.

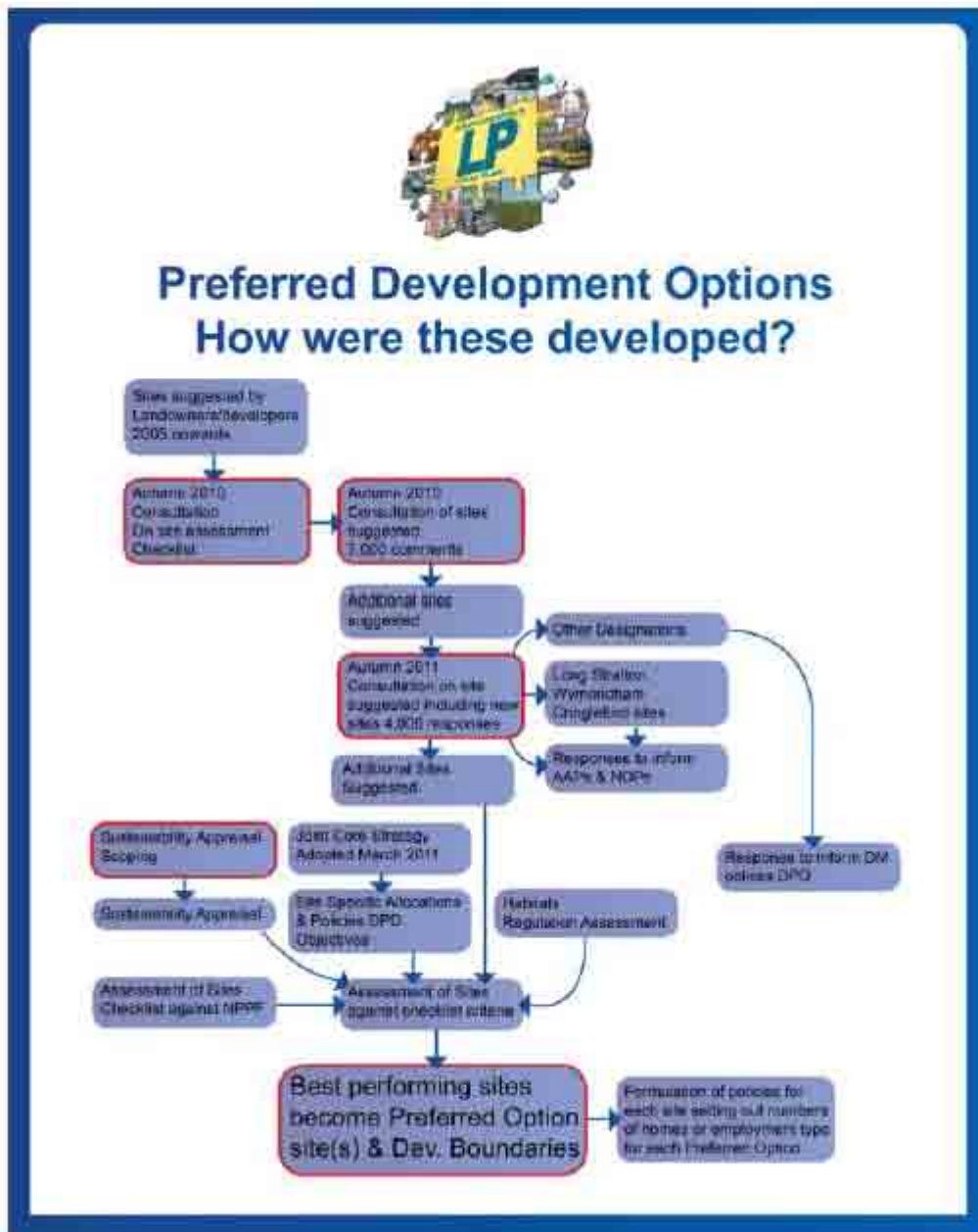
8. THE SITE SPECIFIC ALLOCATIONS AND POLICIES LOCAL PLAN DOCUMENT

8.1 Strategic Principles of the Site Specific Allocations and Policies Document

- To allocate appropriate sites for housing and affordable housing, in the most sustainable locations within the most sustainable settlements to meet the Joint Core Strategy requirements
- To protect and allocate land for employment to promote economic growth and diversity for a wide range of jobs
- To seek the appropriate re-use of previously developed land
- To avoid allocating land in Flood Zones 2 and 3
- To avoid allocating land which will adversely impact on nationally and internationally designated sites for landscape or nature conservation value such as SSSIs, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar sites and to positively enhance the natural environment and minimise the loss of undeveloped land.
- To ensure that all site allocations identify, where possible, any infrastructure requirements
- To ensure that all allocated uses positively protect and enhance the individual character of the area
- To ensure that site allocations are close to services so that people have ready access and minimal need to travel by car

How the Site Allocations and Policies Document has been developed

8.2 This Site Allocations Document has been developed over the past three years, involving discussion and collaboration with key infrastructure providers, delivery agents, stakeholders and local communities, through three full consultation exercises and a number of other consultation exercises. The following diagram shows the stages in the development of the Site Allocations and Policies Document and demonstrates where consultation has taken place.



Engagement with stakeholders

8.3 As indicated on the diagram three previous stages of consultation (two Issues and Options consultations and then Preferred Options consultation, followed by Amendments to Preferred Options) have been undertaken and the responses and participation in these has helped to shape the preparation of this document. The last consultation stages (Preferred Options, and Amendments to Preferred Options) took place in September – October 2012 and March – May 2013. These stages presented the Council's preferred sites for allocation, identified reasonable alternatives and outlined suggested site development policies for the delivery of any required infrastructure or mitigation. The Site Specific Allocations and Policies Document is informed by the following essential inputs:

- The adopted Joint Core Strategy (March 2011)
- The Sustainability Appraisal process and assessment of sites
- Engagement with local communities, including all South Norfolk's parish councils
- Engagement with landowners and developers (including the original 'call for sites')
- Engagement with infrastructure providers and key statutory consultees (such as the Environment Agency)
- Engagement with Norfolk County Council, all other Norfolk district councils (particularly those adjoining South Norfolk), and those councils in Suffolk adjoining South Norfolk (Suffolk County Council, Waveney and Mid-Suffolk District Councils, and relevant parish councils)
- Evidence base information.

Sustainability Appraisal and Evidence Base

8.4 A key requirement of ensuring that the plan is robust and appropriate is that the decisions are based on credible and reliable evidence. Sustainability Appraisal (SA) is the process which has been used to test the economic, social and environmental sustainability of the policies and sites considered as the Site Specific Allocations and Policies Document has developed. All Local Plan documents are required to undertake this process, which incorporates the requirements of the EU Strategic Environmental Assessment (SEA) Directive.

- 8.5 Sustainable development lies at the heart of the planning system and SA is required to perform a key role in providing a sound evidence base for the plan and forms an integrated part of the plan preparation process. SA must inform the evaluation of alternatives and should demonstrate that the plan is the most appropriate given reasonable alternatives. The SA has been used to inform the Strategic Principles of this Local Plan Document and the site development policies. The SA Report has been published alongside this document and provides details as to how the SA process has informed policy formulation and site selection.
- 8.6 It is important to note that, as described above, the adopted Joint Core Strategy contains the settlement hierarchy for South Norfolk, and the general distribution of new homes and employment land across the district. The JCS was, of course, subject to its own Sustainability Appraisal. These strategic decisions in to the JCS have therefore been followed in the Site Specific Allocations and Policies Document.

Consideration of Alternatives

- 8.7 Some 1,500 sites were put forward by landowners and developers as having potential for development, during the production of the document. The selection process was informed by a combination of Sustainability Appraisal, public and stakeholder consultation responses and assessments of site availability and deliverability. All sites suggested for development were considered carefully, and recommendations on site selection were approved by South Norfolk's Cabinet for approval prior to inclusion in this document. Details of sites that have been assessed are included in the site assessment tables in the Sustainability Appraisal.
- 8.8 A number of background studies and technical reports have been produced to inform the decisions made regarding site allocations and policies within this document. All of these studies are available to view on either the Council's website (www.south-norfolk.gov.uk/ss) or the GNDP website (www.gndp.org.uk/our-work/joint-core-strategy/) respectively:
- Strategic Housing Land Availability Assessment (GNDP)
 - Green Infrastructure Study (GNDP)
 - Infrastructure Delivery Plan (GNDP)
 - Open Space, Sport & Recreation Assessment (GNDP)
 - Employment Land Review (ARUP Study) (GNDP)
 - Site Assessment Tables (South Norfolk Council)
 - Landscape Character Assessment (South Norfolk Council)
 - South Norfolk Place-Making Guide SPD (South Norfolk Council)
 - JCS Topic Papers (GNDP)

- Greater Norwich Gypsies and Travellers Accommodation Assessment (GNDP)
- Historic Characterisation and Sensitivity Assessment 2009 (GNDP)
- South Norfolk Council/GNDP Annual Monitoring Reports (South Norfolk Council/GNDP)
- Habitats Regulations Assessment (South Norfolk Council)
- Report of Housing Development Permitted since 2008 base date to March 2013 (South Norfolk Council)
- Residential Land Availability (RLA)
- 5 Year Land Supply – JCS Annual Monitoring report (GNDP)
- Plan-Wide Viability Assessment (South Norfolk Council)
- Strategic Flood Risk Assessment (GNDP)

Safeguarding of Minerals and Waste Sites

- 8.9 South Norfolk has areas of land located on an identified mineral resource (sand and gravel) on the British Geological Survey (BGS) mineral resources map (2004). Paragraph 143 of the NPPF requires that Local Plans should *“define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas”*. The adopted Norfolk Minerals and Waste Core Strategy does this through Policy CS16 (Safeguarding). Where an allocated site is identified as having underlying mineral resource, Policy CS16 will be referenced in the Specific Site Policy (where applicable).

Water Conservation and Management

- 8.10 South Norfolk has had a series of meetings with Anglian Water and agreed a position statement:

"All development in South Norfolk should have a drainage strategy that includes a sewerage capacity assessment, and will need to obtain approval for the surface water drainage system from the SuDS approval body once they are in place. No new surface water connections should be made to combined and foul sewers, and where possible existing connections to combined and foul sewers should be removed. Developments must evidence that the surface water management hierarchy has been followed. Site layout should safeguard natural flow routes to protect properties in case rainfall exceeds the capabilities of surface water systems."

- 8.11 Where an allocated site is identified as being constrained, it will be referenced in the Site Specific Policy (where applicable) to require that *"Wastewater infrastructure capacity must be confirmed prior to development taking place"*.

Residential Land Allocations, Deliverability and Constraints

- 8.12 Information received from key stakeholders, infrastructure providers and delivery agents, relating to the deliverability of sites has been particularly important in ensuring that the plan is robust and deliverable. Some larger sites in the Major Growth locations are subject to constraints which may impact on how or when a site will be developed. Specific issues are highlighted within the policy relating to each site.

Habitats Regulations Assessment

- 8.13 To comply with European legislation, a Habitat Regulations Assessment (HRA) under the Habitats Regulations 2010 is mandatory for all relevant Local Plan documents. This is to ensure that policies and proposals will avoid adverse effects on certain habitats of national and international significance, whether these are already protected by a formal designation or are sites proposed for such protection (candidate sites). The Council may only adopt a plan after it has been shown that the Plan will not adversely affect the integrity of the sites concerned.
- 8.14 An Appropriate Assessment screening report of the Site Allocations and Policies Plan has been undertaken by Norfolk County Council on habitats of South Norfolk Council. Their report concludes that site proposals within the Site Allocations Plan either alone or in combination with other growth proposals identified in the JCS and other adjoining Local Plans, would be unlikely to have an adverse effect upon the integrity of any site, subject to the delivery of the necessary mitigation as set out in the Appropriate Assessment of the JCS.

Community Infrastructure Levy

- 8.15 Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at <http://www.south-norfolk.gov.uk/planning/5191.asp>.

Viability and Deliverability of Land Allocations and Land Ownership

- 8.16 The Council is not aware of any land ownership constraints which would prevent development of sites in this plan within the plan period. All landowners/site promoters have confirmed in writing that their land is deliverable and viable for the proposed allocated development uses and associated developer requirements. A separate Plan Wide Viability Study has been undertaken to provide additional evidence that the Site Specific Allocations and Policies Document is viable.

Housing Calculations

- 8.17 As noted in paragraph 4.7 above, at the base date of the JCS (April 2008), the conclusion was that a minimum of 13,156 houses needed to be provided to 2026 to meet the assessed need for the South Norfolk part of the Norwich Policy Area. The Council is preparing Area Action Plans for Long Stratton and Wymondham to accommodate at least 1800 and 2200 of these dwellings respectively and Cringleford Parish Council are preparing a Neighbourhood Plan to accommodate at least 1200 of these dwellings.
- 8.18 In the rural part of South Norfolk, provision for 2368-2908 dwellings was required at the base date of the JCS (April 2008) to 2026 to meet the assessed need.
- 8.19 Table 7.1 below summarises the permissions granted since 1 April 2008 (base-date of the Joint Core Strategy) up to 31 March 2013, the Joint Core Strategy residual commitments at 1 April 2008 and the revised commitment as at 31 March 2013. In conclusion, the Local Plan and Cringleford Neighbourhood Plan as a whole will provide for 13,568 dwellings in the NPA. After excluding the Wymondham AAP area, Long Stratton AAP area, and Cringleford, the Site Specific Allocations and Policies Plan seeks to accommodate the remaining requirement in the Norwich Policy Area and allocates 3,501 dwellings in the NPA. Outside of the Norwich Policy Area the table shows the Site Specific Allocations and Policies Plan makes provision for 3,149 units by allocating 1,129.

Table 8.1: Permissions granted since JCS base date

	JCS Requirement 2008-2026	Built 1 April 2008 – 31 March 2013	Commitment at 31/3/13	Allocations being made in Cringleford, Long Stratton & Wymondham	New allocations being made	Total dwellings provided
NPA	13,156	2351	2516	5200	3501 ¹	13,568
Outside the NPA	2368-2908	1187	833	n/a	1129	3149

¹ Figure includes some allocated sites that have permission granted or a resolution to grant permission, but where the permission has not yet been implemented.

New Housing Allocations

8.20 The tables below show the new housing allocations being made (including those that have already been granted planning permission, coloured beige) up to 31.3.2013 and the employment allocations being made. Other types of allocations – such as for open space and leisure use – are included within the relevant site allocations policies for each settlement.

Table 8.2: new allocations in NPA

Policy No.	Settlement	Allocation
	Norwich Policy Area	Minimum number of houses allocated
BAW1	Bawburgh	5
BRA1	Bracon Ash	20
BRAM1	Bramerton	10
COS1	Costessey	500
EAS1	Easton	900
	Framingham Earl	SEE PORINGLAND
HET 1	Hethersett	1080

Policy No.	Settlement Norwich Policy Area	Allocation Minimum number of houses allocated
HET2	Hethersett	40 (with Care)
HET4	Hethersett	106
KES1	Keswick and Intwood	10
LIT1	Little Melton	20
MUL1	Mulbarton	150
NEW1	Newton Flotman	30
POR1	Poringland	200
POR2	Poringland	100
POR4*part reallocation	Poringland	232 reallocation; 20 new allocation
POR5	Poringland	60 place Care Home (dementia)
POR7 *reallocation	Poringland	300 dwellings*
SPO1	Spooner Row	10
SPO2	Spooner Row	5
STO1	Stoke Holy Cross	75
SUR1 & SUR2	Surlingham	10
SWA1	Swardeston	30
TAS1	Tasburgh	20
TROW1	Trowse with Newton	160
Norwich Policy Area	TOTAL NEW ALLOCATIONS	3501

Table 8.3: new allocations in rural area

Policy No.	Settlements Rural Area	Allocation Minimum number of houses allocated
ALP1	Alpington	10
ASL1	Aslacton	15
BAR1	Barford	10
BARN1	Barnham Broom	20
BER1	Bergh Apton	7
BER2	Bergh Apton	5
BKE1	Brooke	12
BKE2	Brooke	8
BRO1	Broome	5
BRO2	Broome	5
BUN1	Bunwell	8
BUN2	Bunwell	7
CAR1	Carleton Rode	5
CAR2	Carleton Rode	5
DIC1	Dickleburgh and Rushall	20
DIS1	Diss	35
DIS3	Diss	42
DIS4	Diss	125
DIS5	Diss	15
DIT1	Ditchingham	20
EAR1	Earsham	20
	Fornsett End	See Tacolneston

Policy No.	Settlements Rural Area	Allocation Minimum number of houses allocated
GEL1	Geldeston	10
GIL1	Gillingham	10
GRE1	Great Moulton	5
HAL1	Hales and Heckingham	10
HEM1	Hempnall	20
HIN1	Hingham	95
LOD1	Loddon	200
PUL1	Pulham Market	10
HAR1	Harleston	117
HAR3	Harleston	29
HAR4	Harleston	95
ROC1	Rockland St Mary	20
SCO1	Scole	15
SEE1	Seething	10
TAC1	Tacolneston	20
THL1	Thurlton	20
WIC1	Wicklewood	6
WIC2	Wicklewood	8
WOO1	Woodton	20
WOR1	Wortwell	5
WRE1	Wreningham	10
	Yelverton	See Alington
Rural Area	TOTAL NEW ALLOCATIONS	1129

- 8.21 Allocations being made in the Norwich Policy Area total 3,501 new homes. (Excludes 532 units of re-allocation at Poringland as this was in the JCS base. Allocations being made outside the Norwich Policy Area total ,1129 new homes.
- 8.22 The PPG advises that housing provided for older people can be counted towards the housing requirement. The Council will, therefore, record any such requirement through the AMR. This will be discounted by 50% to reflect the fact that not all individuals moving to a care home will necessarily free up the property they are leaving (e.g. if they are half of a couple).

Existing Commitments

- 8.23 In addition to the above allocations, the Council has in recent years granted planning permission on a number of sites across the district to help meet the identified housing need. These are shown on the Policies Map and consist of the following planning permissions:

2012/1836 – Gibbs Close, Little Melton

2013/0086 – Mill Road, Little Melton

2012/0405 – land west of Octagon Barn, Framingham Earl

2013/1904 – Long Lane, Framingham Earl

2012/1012 – land north of Heath Loke, Poringland

2012/2016 – Bunwell Road, Spooner Row

2012/1574 – The Bungalow, Station Road, Spooner Row

2013/0828 – north of Long Lane, Stoke Holy Cross

2011/0152 – May Gurney site, Trowse

2011/0506 – land to the rear of Wood Farm, The Street, Ashwellthorpe

2013/1743 – land to the rear of Queens Head, Beccles Road, Thurlton

2012/1558 – Former Maltings Building, Tudor Rose Way, Harleston

2009/1071 – 38 Olive Avenue, Newton Flotman

2014/0290 – Old Station Yard, Fornsett St Peter

2010/2222 – Former Police Station, Bridge Street, Loddon

2011/0026 – land at Yarmouth Road, Hales

Any applications to renew or vary permissions on these sites will be considered against other policies in the Local Plan, particularly the Commitments Policy (DM1.5).

Settlement Development Boundaries

8.24 In addition to making new allocations, the Site Specific Allocations and Policies Document defines new Development Boundaries; all of the settlements in the Joint Core Strategy Settlement Hierarchy defined as Norwich Fringe, Locations for Major Growth, Market Towns, Key Service Centres, Service Villages and Other Villages have defined development boundaries. A Development Boundary sets out the area within which development proposals are, subject to normal planning considerations, likely to be considered favourably; whereas more restrictive planning policies will apply outside of the Boundaries. Refer to the applicable Policies in the Development Management Document (see www.south-norfolk.gov.uk/dmpolicies)

Table 8.4: new employment land allocations

Policy No.	Settlement	Allocation
BKE3	Brooke	4.8 Hectares for employment uses in Classes B1, B2 and B8
COL1	Colney*	39.4 Hectares for uses B1(b) Science Park development, hospital expansion
COL2	Colney*	3.7 Hectares for uses B1(b) Science Park, hospital expansion
COS3	Costessey*	13.3 Hectares employment uses B1,B2,B8
HETHEL1 & 2	Hethel*	20 Hectares additional land allocated for advanced engineering and technology uses
HIN2	Hingham	2.24 Hectares allocated for employment uses B1, B2 and B8
KES2	Keswick	4 hectares allocated for employment use B1
LOD2	Loddon	1.1 Hectares employment uses Classes B1 and B2
LOD3	Loddon	1.84 Hectares allocated for employment uses in Classes B1,B2 and B8
POR3	Poringland*	4.3 Hectares employment uses in Class B1
TROW2	Trowse*	3.2 Hectares allocated for a Park & Ride Site
DIS6	Diss	1.76 Hectares for Retail (non-food goods) leisure, offices (class A2 only)

Policy No.	Settlement	Allocation
DIS7	Diss	2.21 Hectares allocated for retail (non-food goods) leisure, offices (class A2 only)
DIS8	Diss	2.89 Hectares allocated for employment uses in Class B1
DIS9	Diss	4.22 Hectares allocated for employment uses Class B2 and B8
DIS10	Diss	3.7 Hectares is allocated for employment uses in Classes B1, B2 and B8
HAR5	Harleston	1.23 Hectares allocated for mixed uses; employment uses Class B1 and small scale foodstore, health and community facilities
HAR6	Harleston	1.6 Hectares allocated for employment uses Classes B1 and B2
HAR7	Harleston	4 Hectares allocated for employment uses in Classes B1, B2 and B8

* Employment Allocations in the Norwich Policy Area

9. DELIVERY IN THE PLAN PERIOD

Five Year Land Supply and ‘windfalls’

- 9.1 Paragraph 47 of the NPPF states that local authorities should identify and update annually a supply of specific sites sufficient to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.
- 9.2 The Site Specific Allocations and Policies Document allocates land for new houses to meet this requirement in South Norfolk. Although not included in any delivery assumptions, the document includes the extension of development boundaries to make provision for some windfall development to occur over the plan period
- 9.3 Due to the lack of a 5 year land supply in the Norwich Policy Area in recent years, some sites have been granted planning permission at least in part due to the shortfall, in advance of the Site Allocations and Policies Document. Some of these sites are allocated in this document but have been granted permission for more houses than their Preferred Option allocation intended; some sites now with planning permission had not been allocated. In all cases these sites will contribute to the 5 year land supply figures and help provide the flexibility, choice and competition promoted by the NPPF.

- 9.4 Maintaining a 5 year land supply is a key requirement of the NPPF. In order to ensure that development sites are phased through the Plan and calculate a 5 year supply of land the following development rate assumptions have been used.

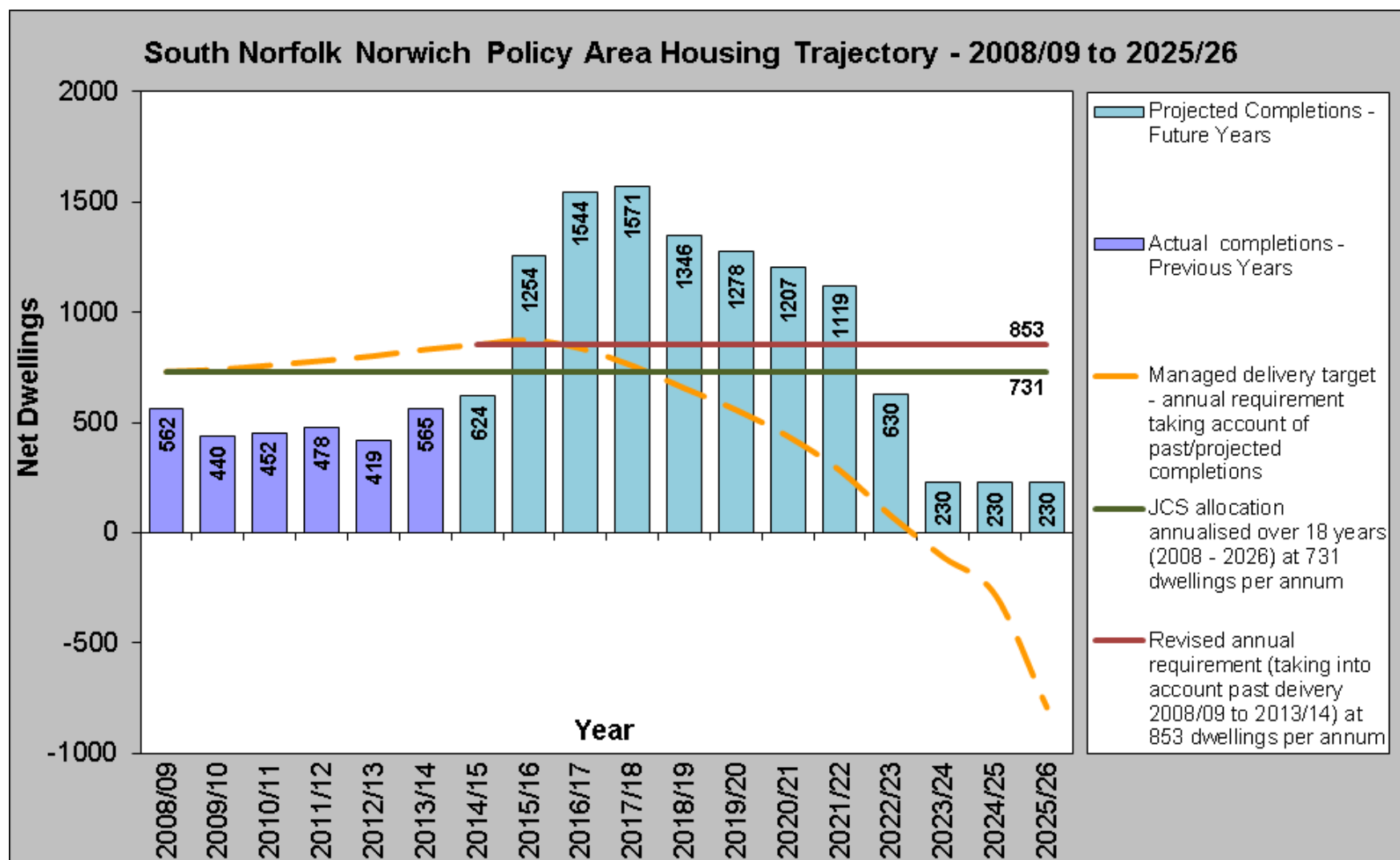
Table 9.1: 5 year supply assumptions

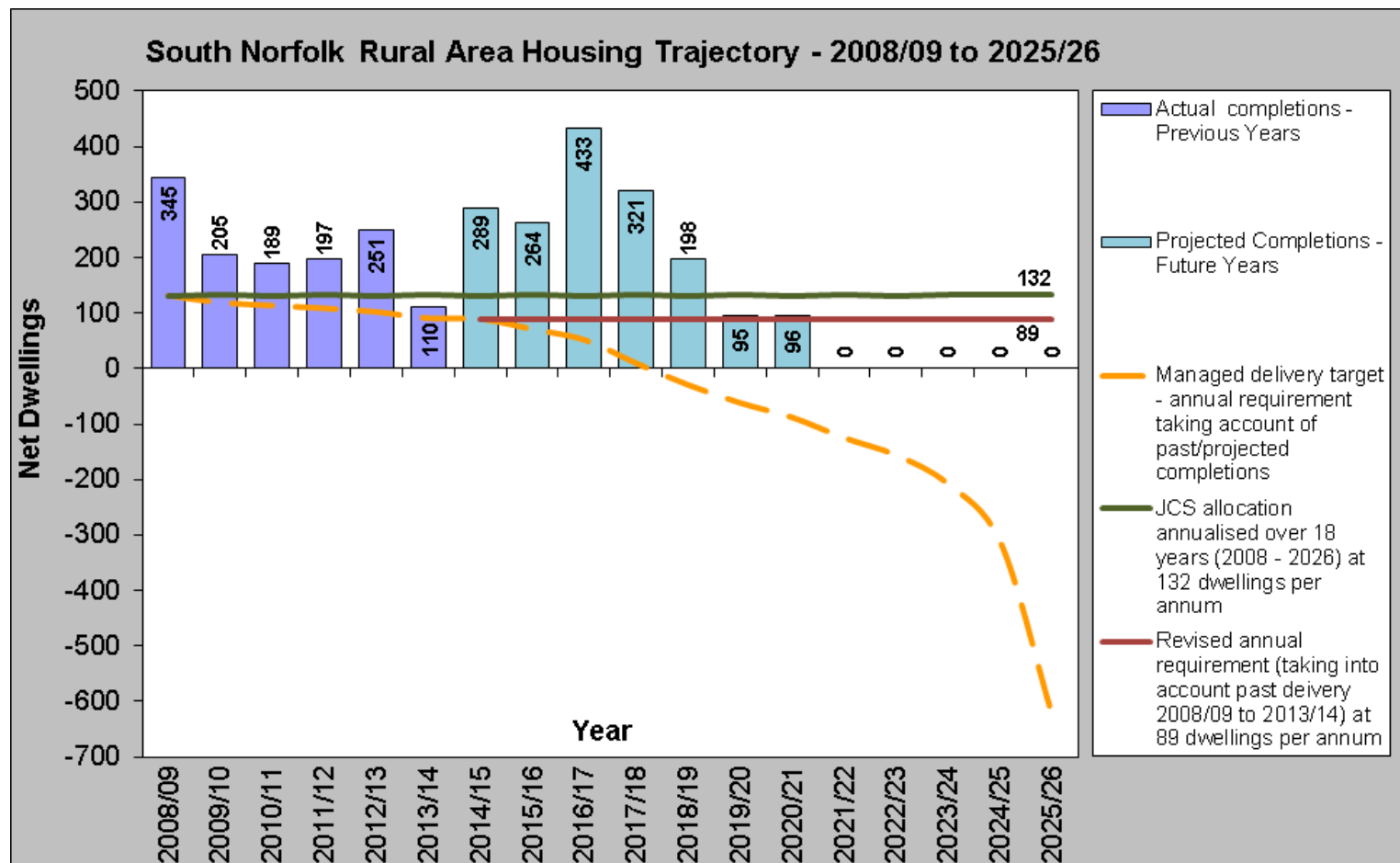
Site Size	Assumption
5 to 50 units	One small builder max 25 units/yr
51 to 250 units	One medium/volume builder max 50 units/yr
251 to 500 units	Two medium/volume builders max 100 units/yr
501 to 1000 units	Three medium/volume builders max 150 units/yr
1001+ units	Four medium/volume builders max 200 units/yr

- 9.5 It is anticipated that the Plan will be adopted in October 2015 and any later planning applications on allocated sites will carry due weight. Completion projection is for 2015/16. It should be noted however that many sites in the Norwich Policy Area have already gained planning permission and will consequently begin to be built out sooner. The following trajectories show the anticipated timescales for delivery. It is noted that most of the delivery occurs within the first five years due to many permissions already having been granted.

Housing Trajectories

- 9.6 The following trajectories illustrate the predicted delivery of housing in South Norfolk's part of the Norwich Policy Area and South Norfolk's rural area to deliver the Joint Core Strategy housing requirements for those areas.



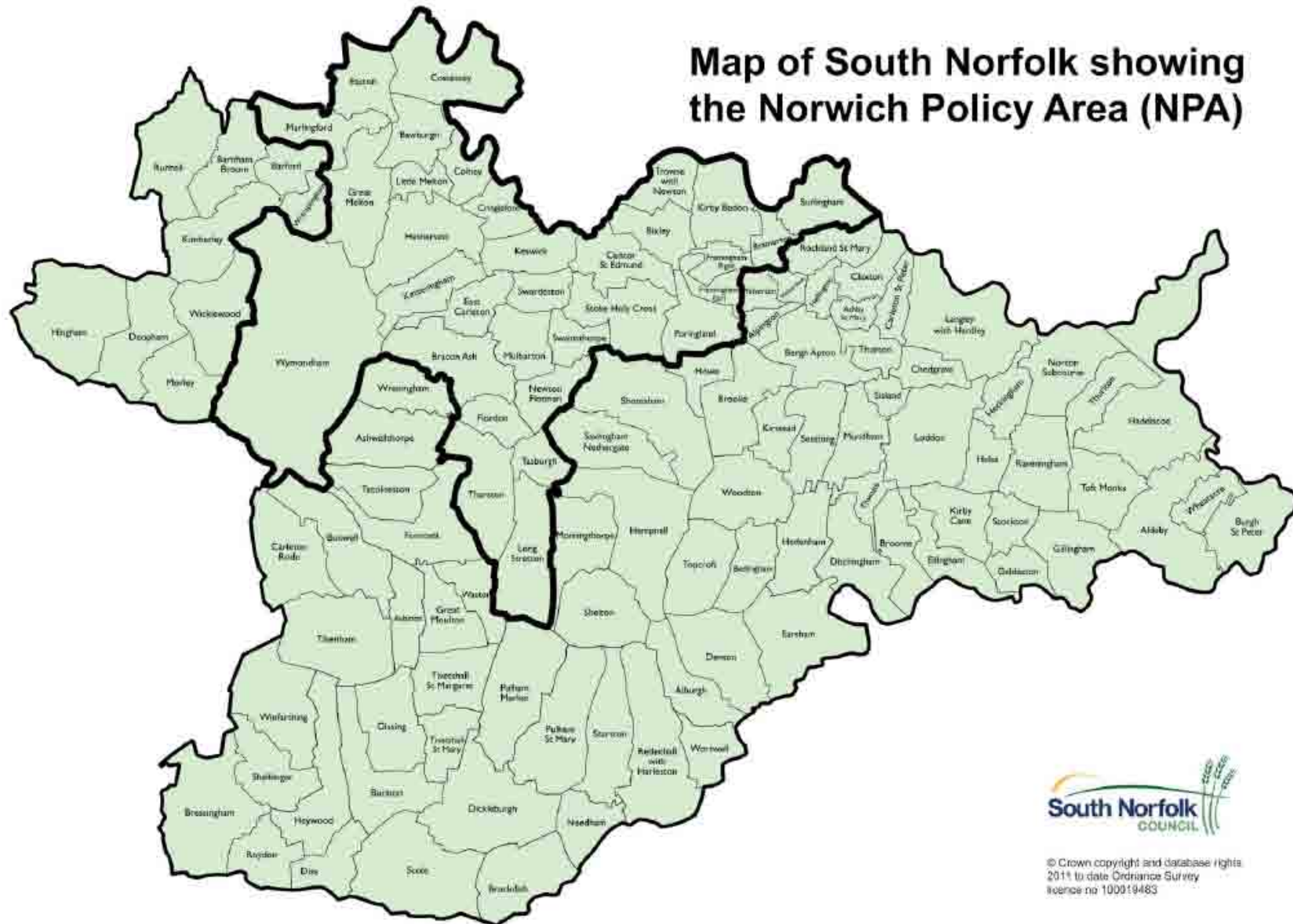


Note: The 'Revised annual requirement (taking into account past delivery 2008/09 to 2013/14)' does not include the additional buffer, moved forward from later in the plan period, required by NPPF paragraph 47. Including a buffer of 5% would give a revised annual requirement for 2015/16 to 2019/20 of 896 units in the NPA and 94 units in the Rural Area. The Joint Core Strategy Monitoring Report will set out the up-to-date 5 year supply position, including the appropriate buffer, on an annual basis.

Table 9.2: Distribution of the 'floating 1800' smaller sites requirement in the Norwich Policy Area:

Settlement	No. distributed	Settlement	No. distributed
Bawburgh	5	Spooner Row	15
Bracon Ash	20	Stoke Holy Cross	75
Bramerton	10	Surlingham	10
Costessey	Allocation = 400 Windfall sites =160(11/12) +257(12/13)	Swardeston	30
Hethersett	226	Tasburgh	20
Keswick	10	Trowse	Allocation =160
Little Melton	20	Tharston	Windfall site=120
Mulbarton	150		
Newton Flotman	Allocation = 30 Windfall site =8		
Poringland	Allocations =320 Windfall sites = 5	TOTAL DISTRIBUTION = 2050 units	

10. Norwich Policy Area and Rural Area Map



11. Monitoring and Implementation Framework

- 11.1 Monitoring is an important part of any plan making to ensure it is meeting its specified objectives. The Site Specific Allocations and Policies Document will be monitored annually to report on the Strategic Principles of the plan, and the policies which cover each land allocation (see the following table).
- 11.2 The delivery of Housing and Employment Land and 5-Year land supply is already monitored and reported as part of the Joint Core Strategy Annual Monitoring Report (AMR).

SP1: To allocate appropriate sites for housing and affordable housing, in the most sustainable locations within the most sustainable settlements to meet the Joint Core Strategy requirements			
Indicator	Main Agencies	Target	Source
Enhancing / providing facilities as part of new development i.e. schools, village halls, retail, housing with care, open space as per requirements set out in the following site policies; EAS1, EAS2, COS1, HET1, HET2, HET4, COL2, DIS6, DIS7, HAR5, POR1, POR6, POR7, TROW1, TROW2, LOD1, STO1, TAS1, WOR1	LPA/Developers / Norfolk County Council / Health Authority	100% requirements met	LPA – determined Planning obligations
Provision of Affordable housing; Sites 5-9 = 20%; Sites 10 - 15=30%; Sites 16+ =33%	LPAs, RSLs,	Target = indicator for number of units on site	LPA/JCS AMR
Planning applications made in accordance with numbers allocated in site policies as follows; NORWICH POLICY AREA Growth locations = 2626 units Norwich Fringe = 160 units Key Service Centres = 320 units Service Villages = 280 units Other Villages = 15 units RURAL AREA Key Service Centres = 295 units Main Towns = 458 units Service Villages = 376 units	LPA	Minimum allocations met or exceeded	LPA

SP2: To protect and allocate land for employment to promote economic growth and diversity for a wide range of job

Indicator		Main Agencies	Target	Source
Loss of allocated and permitted employment land		LPA	Minimal loss of Employment land	LPA/JCS AMR
Employment Land allocations as below:		LPA	All allocated employment land taken up by the end of the plan period	LPA/JCS AMR
BKE3	Brooke	4.8 Hectares for employment uses in Classes B1, B2 and B8		
COL1	Colney*	39.4 Hectares for uses B1(b) Science Park development, hospital expansion		
COL2	Colney*	3.7 Hectares for uses B1(b) Science Park, hospital expansion		
COS3	Costessey*	8 Hectares employment uses B1,B2,B8		
COS4	Costessey*	5.8 Hectares employment uses B1,B2,B8		
HETHEL1 & 2	Hethel*	20 Hectares additional land allocated for advanced engineering and technology uses		
HIN2	Hingham	2.24 Hectares allocated for employment uses B1, B2 and B8		
LOD2	Loddon	1.1 Hectares employment uses Classes B1 and B2		
LOD3	Loddon	1.84 Hectares allocated for employment uses in Classes B1,B2 and B8		
POR3	Poringland*	4.3 Hectares employment uses in Class B1		
TROW2	Trowse*	3.2 Hectares allocated for a Park & Ride Site		
DIS6	Diss	1.76 Hectares for Retail (non-food goods) leisure, offices (class A2 only)		
DIS7	Diss	2.21 Hectares allocated for retail (non-food goods) leisure, offices (class A2 only)		
DIS8	Diss	2.89 Hectares allocated for employment uses in Class B1		

Employment Land allocations as below:		LPA	All allocated employment land taken up by the end of the plan period	LPA/JCS AMR
DIS9	Diss	4.22 Hectares allocated for employment uses Class B2 and B8		
DIS10	Diss	3.7 Hectares is allocated for employment uses in Classes B1, B2 and B8		
HAR5	Harleston	1.23 Hectares allocated for mixed uses; employment uses Class B1 and small scale foodstore, health and community facilities		
HAR6	Harleston	1.6 Hectares allocated for employment uses Classes B1 and B2		
HAR7	Harleston	4 Hectares allocated for employment uses in Classes B1, B2 and B8		

SP3: To seek the appropriate re-use of previously developed land

Indicator	Main Agencies	Target	Source
Permission granted on Brownfield land	LPA	All allocated brownfield sites taken up by 2026	LPA/JCS AMR

SP4: To avoid allocating land in flood zones 2 and 3

Indicator	Main Agencies	Target	Source
Flood mitigation/enhancement requirements identified in Policies; DIS5, POR1, POR2, HIN2, NEW1, BAR1, BER1,	Environment Agency / LPA	100% of measures set out are agreed by Environment Agency/Anglian Water and secured by planning permission	LPA AMR

SP5: To avoid allocating land that adversely impacts upon designated nationally and internationally sites for landscape or nature conservation value, such as SSSIs, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar sites and to positively enhance the natural environment and minimise the loss of undeveloped land

Indicator	Main Agencies	Target	Source
As Indicators in JCS Spatial Planning Objective 9	See JCS Spatial Planning Objective 9	Various see JCS Spatial Planning Objective 9	As JCS Spatial Planning Objective 9

SP6: To ensure that all site allocations identify, where possible, any infrastructure requirements

Indicator	Main Agencies	Target	Source
<p>Infrastructure requirements identified in site policies are realised as follows; Highways Improvements, Pedestrian/cycle links/improvements, water requirements;</p> <p>Policies EAS1, COS1,COS3, COS5, HET1, HET2, HET4, HETHEL2, COL1, TROW1, DIS3, DIS4, DIS7, DIS8, DIS9, DIS10, HAR1, HAR2, HAR3, HAR4, HAR5, HAR6, HAR7, POR1, POR2, POR3, POR4, POR5, POR7, HIN1, HIN2, LOD1,LOD2, LOD3, LIT1, BRA1, MUL1, NEW1, SPO1, SPO2, STO1,SUR1, SUR2, SWA1, TAS1, GRE1, ASL1, BAR1, BARN1, BKE1, BKE2, BRO1, BRO2, BUN2, CAR1, CAR2, DIC1, DIT1, EAR1, GEL1, GIL1, HAL1, HEM1, PUL1, ROC1, SCO1, SEE1, TAC1, THL1, WIC1, WIC2, WOO1, WOR1, WRE1, ALP1, BAW1, BAW2, KES2</p>	Norfolk County Council/LPA/ Anglian Water	100% achieved	LPA planning applications determined

SP7: To ensure that all allocated uses positively protect and enhance the individual character of the area

Indicator	Main Agencies	Target	Source
% of housing completions scoring silver standard in Building for life criteria	LPAs, Developers, CABE	Year on year increase see JCS AMR	JCS AMR /LPA
Green infrastructure provision/enhancements, protection Heritage assets, County Wildlife Sites and existing footpaths Policies; EAS1, COS1, COS2, COS3, COL1, HET1, HET3, HET4, TROW1, DIS1, DIS2, DIS4, DIS5, DIS6, DIS7, DIS8, DIS9, DIS10, HAR1, HAR2, HAR3, HAR4, HAR5, HAR6, HAR7, POR6, POR7, HIN1, HIN2, LIT1, LOD1, LOD3, SPO2, BUN2, HEM1, PUL1, BAW1, BAW2, WIC2, WRE1, ALP1,	LPA, Norfolk Wildlife Trust, English Heritage	Policy requirements realised in planning applications made to ensure delivery/ protection	LPA AMR

SP8: To ensure that site allocations are close to services so that people have ready access and minimal need to travel by car

Indicator	Main Agencies	Target	Source
Access to services and facilities by public transport	Norfolk County Council	Increase at each survey	JCS AMR

12. SITE ALLOCATION AND POLICIES SECTIONS

Local Plan Policies Map and Inset Maps

- 12.1 If a settlement does not appear in the following sections then it is likely to be classified as a 'small rural community' which will not have a defined development boundary or any development proposed in the Site Specific Allocations and Policies Document. Any development proposals in these settlements will be assessed against the policies of the Local Plan Development Management Policies Document see www.south-norfolk.gov.uk/dmpolicies

APPENDIX 2 - Separately published Sustainability Appraisal Report including Site Assessment Tables and Habitats Regulation Assessment

Section 1

Major growth locations



Easton (Norwich Policy Area)

Policy 10 of the Joint Core Strategy (JCS) sets a target of at least 1,000 new homes for the Easton/Costessey area between 1 April 2008 and 31 March 2026. The Easton/Costessey area is also a prime location to accommodate part of the 1,800 units in the Norwich Policy Area that the JCS does not attribute to a particular settlement.

Form and Character

Easton originally developed as a 'street village' along the main Dereham Road. Estate scale development has occurred to the south, including the recent College Heights development. The village was bypassed by the creation of the A47 Norwich Southern Bypass, resulting in a number of small cul-de-sac developments filling the area between the village and the A47.

The Village sits on a plateau between the valleys of the Rivers Tud and Yare. The South Norfolk Landscape Character Assessment identifies the area around the A47 as relatively degraded due to the extensive areas of mineral extraction and significant commercial development. The relatively uniform density of housing in Easton, with many properties backing onto the surrounding countryside, means that current development is not well integrated with the landscape. South of the village the landscape is noticeably more rural in character, whilst to the west the Grade 1 Listed St Peter's Church looks over a relatively open landscape.

To the east of the village the Royal Norfolk Showground forms a significant break in development between Easton and Costessey (see Costessey section)

Services and Community Facilities

Despite an estimated population at 2010 of over 1,400 people (ONS) the village has a relatively limited range of services, which includes St Peter's CEVC primary school and village hall (with part time post office). Easton College also provides a number of high quality sports/recreation facilities that are available for public use.

Employment immediately within the village is relatively limited, with Diocesan House at the western end, plus some small local employers. To the south of the village is Easton College which is an important education provider for the wider sub-region as well as providing sports, recreation and conference facilities and being a significant employer. To the east of the village are a number of other employers which form part of the wider Longwater employment area as well as the Royal Norfolk Showground (policies for Longwater and The Showground can be found in the Costessey section).

The proximity of large-scale retail, leisure and employment development at Longwater limits the viability of facilities within the village itself. A number of key services for the village are located in New Costessey, including the Ormiston Victory Academy, Roundwell Medical Centre and Costessey Library. Consequently enhanced access to facilities in Longwater and New Costessey will be a requirement for large-scale new development.

Communication

Easton is strategically well placed for development, with access to the trunk road network at both the A47 Easton and Longwater junctions. These junctions (particularly Longwater) have capacity problems at peak times, short, medium and/or long term improvements to address capacity will need to be agreed with the Highways Authorities.

The village is already on bus routes that connect to Norwich city centre, the Norfolk and Norwich University Hospital as well as other larger settlements including King's Lynn, Dereham and Great Yarmouth. There are also a number of dedicated routes serving Easton College. However, the village would benefit greatly from improved connections to facilities in Costessey, on foot, bicycle and bus. The A1074 Dereham Road is one of the main radial routes into Norwich, with plans under the JCS and the Norwich Area Transport Strategy (NATS) to create a Bus Rapid Transit (BRT) route; Phase 1 of which is already being implemented.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. Careful consideration will need to be given to both integrating development with the surrounding landscape, particularly where it becomes more undulating and rural to the south of Easton, and looking at opportunities to enhance the areas around the A47, creating a more attractive gateway to South Norfolk and Norwich. Consequently the policy for the main allocation at Easton has a relatively low gross density which will allow for landscaping and green infrastructure to protect biodiversity features, integrate development with the surrounding countryside and provide an element of screening to neighbouring uses, including the A47 Trunk Road.

Easton College has developed significantly over recent years with the creation of a range of new buildings and facilities. The College will play an important role in promoting Norwich as a 'learning city' (JCS Policy 7) and proposals for any further development of Easton College will be considered against relevant national and local policies; however the campus remains outside the Development Boundary.

Policy EAS 1 : Land South and east of Easton

52.6 hectares of land is allocated for housing and associated infrastructure. This allocation will accommodate approximately 900 dwellings and supporting facilities, including a new village centre.

The developer(s) of the sites will be required to ensure the following:

Master Plan

A comprehensive master plan which will need to cover the provision of social and green infrastructure and highways improvements, taking into account the other requirements of this policy, and address:

- 1) Phasing which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents;
- 2) The relationship to any continued expansion of Easton College, the Royal Norfolk Showground (including the loss of any land currently used for Showground parking) and the proposed Easton Gymnastics Club site (Policy EAS 2);
- 3) The approach to densities across the allocation, including higher densities close to the proposed village centre;
- 4) Careful consideration of development west of the allotments, including the possible retention of this area as open space.

Enhanced Facilities

- 5) Provision of a new village centre in the vicinity of the indicative site shown on the Easton Inset Map, to include a new village hall, village green/focal recreation space, post office/small scale convenience goods retail opportunity (approx. 250m² net), shared parking provision with primary school;
- 6) Expanded primary school provision in agreement with the Education Authority.

Heritage Assets

- 7) Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance;
- 8) Ensure that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected.

Landscaping and Green Infrastructure

- 9) Protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site;
- 10) Provision of a landscape buffer and enhancements to the A47 corridor - layout and landscaping should take into account both visual enhancement and the noise implications of the neighbouring A47 and Showground and include any proposals for acoustic barriers;
- 11) Identification and protection of significant biodiversity features, including trees and hedgerows, incorporated within open spaces and with off-site mitigation where on-site protection cannot be achieved;
- 12) Green infrastructure enhancements, including the approach to the area between the village and Easton College;
- 13) Proportionate contributions to the access improvements to the Yare Valley and Bawburgh/Colney Lakes.

Transport

Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency, to include:

- 14) Proportionate contributions to short, medium and long term improvements to the A47 Easton and Longwater junctions to ensure that junction capacity does not become a constraint on development;
- 15) Provision of new vehicular accesses for development to the south of the village, to

- supplement Marlingford Road and Bawburgh Road;
- 16) Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit, (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan;
 - 17) Safe and convenient pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.

Site conditions and constraints

- 18) Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.
- 19) Investigation of ground conditions at the former gravel pit site north of Dereham Road;
- 20) Wastewater infrastructure capacity must be confirmed prior to development taking place;
- 21) Site layout to take account of water mains and sewers crossing site.

Easton Gymnastics Club

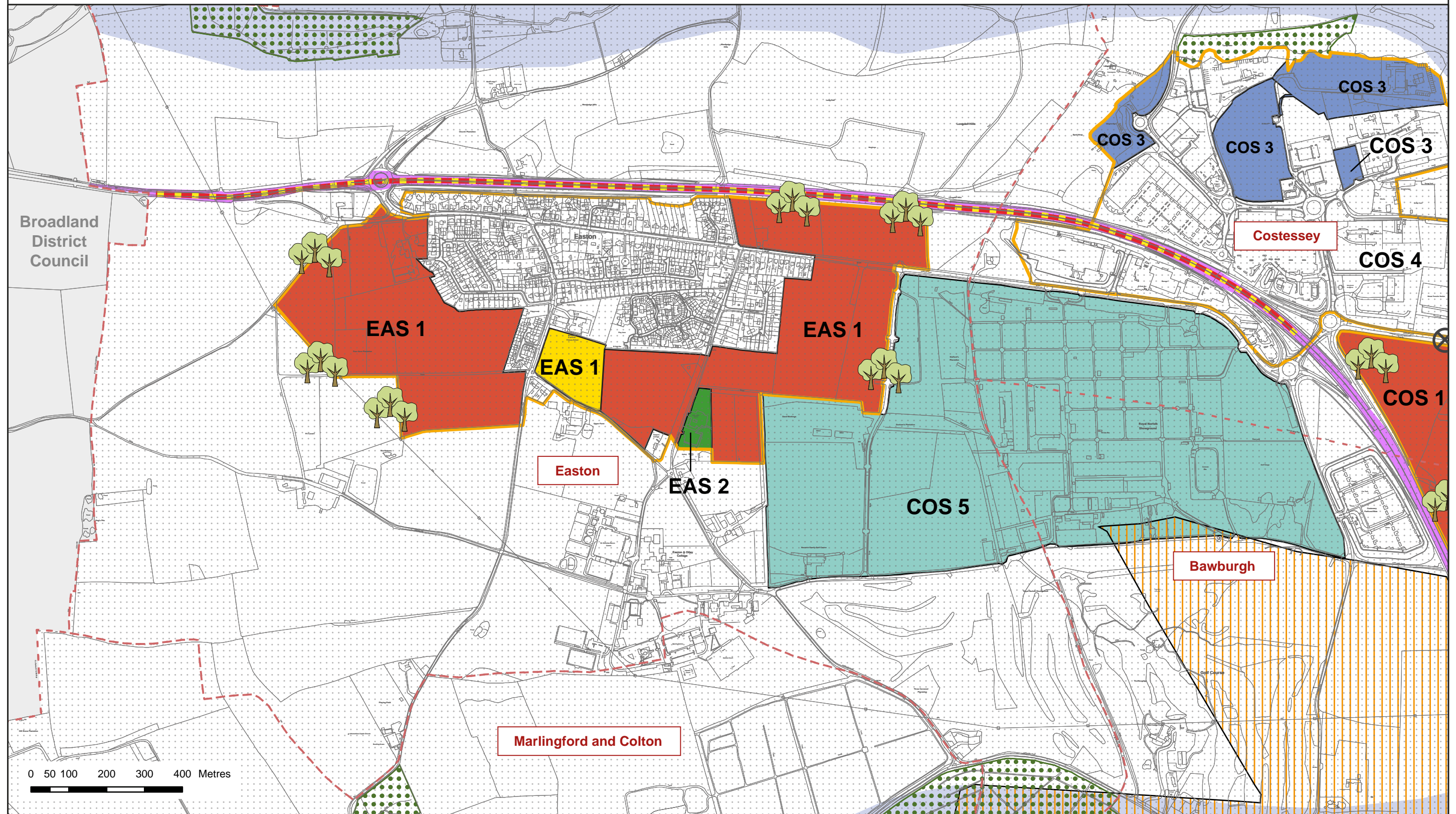
A site has been proposed as a location for a dedicated facility for the Easton Gymnastics Club, which has outgrown the facilities it currently uses at Easton College. Due to the specific requirements of a gymnastics facility, in particular the height of the necessary building, it will be important to protect the mature screening on the site. The site is surrounded on three sides by the proposed housing allocations and therefore should be considered in the context of any master plan for the allocation EAS 1. Alternative sites that would deliver a suitable facility and meet the other objectives of EAS1 and EAS2 could also be acceptable within the context of an overall master plan.

Policy EAS 2 : Easton Gymnastics club facility

1.4 hectares of land is allocated for a new Gymnastics Centre.

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

- 1) Retention of existing trees to screen the new development;
- 2) Development of the site in the context of any master plan produced for Allocation EAS1



- | | | | | |
|----------------------|-------------------------------|----------------------------|---------------------------------|------------------------|
| Development Boundary | Housing Allocation | Showground Specific Policy | County Wildlife Sites | Undeveloped Approaches |
| Parish Boundary | Mixed Use Allocation | Employment Land Allocation | Southern Bypass Protection Zone | Corridors of Movement |
| Norwich Policy Area | Open Space/Leisure Allocation | River Valleys | Gateways into Norwich | Strategic Landscaping |

Scale at A3:
1:10,000



Costessey (Norwich Policy Area)

Policy 10 of the Joint Core Strategy (JCS) sets a target of at least another 1,000 homes for the Easton/Costessey area between 1 April 2008 and 31 March 2026. The Easton/Costessey area is also a prime location to accommodate part of the 1,800 units in the Norwich Policy Area that are currently not attributed to a particular settlement.

Costessey has experienced considerable change over recent years. In the 15 years up to 31 March 2011 over 1,350 new homes were built in Costessey and 1,000 more with planning permission were still to be built. The parish has one of the largest populations in South Norfolk, with the 2010 ONS estimate in excess of 11,400 people.

The JCS reconfirms the status of Longwater as a 'strategic employment location' for the Norwich area which should be consolidated through completion/intensification of the 2003 SNLP allocation. Take-up of employment land at Longwater has also continued to be steady, with new employers and an expanded range of uses.

Form and Character

Costessey is situated to the west of Norwich in the valleys of the Rivers Wensum and Tud. The 2001 Landscape Character Assessment of South Norfolk identified continued suburbanisation as a particular threat to the character of these valleys. Consequently recent development has focussed on the former gravel workings at Queen's Hills and at Lodge Farm on Dereham Road. The parish is made up of a number of distinct areas¹:

- *Old Costessey* is a historic settlement developed along the Street, south of a loop in the Wensum, and extending into a linear form following the line of the river along West End. The River Wensum is afforded international Special Area of Conservation (SAC) status and at the western end of the village there are a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites (CWS) within the valley.

The village has a strong historic character, with Conservation Areas covering key areas and features. There are a variety of 17th and 18th century buildings, many of which are listed, and the narrow streets with historic buildings sitting hard on the edge of the road limits the potential to accommodate traffic generated by additional development. Woodland in the Tud and Wensum Valleys create an important backdrop, with notable areas of within the Development Boundary protected as Important Spaces through the Development Management Policies document.

¹ The areas described as New and Old Costessey do not correspond with the South Norfolk Council Wards, but refer more broadly to the areas of development.

- *New Costessey* is predominantly a densely developed area of 20th century housing parts of which effectively function as a suburb of Norwich. The Tud Valley provides an important and attractive break between New and Old Costessey. The breaks in development where Townhouse Road/Norwich Road and Longwater Lane cross the Tud help maintain the separate identities of New and Old Costessey. The wooded Valley sides make the Tud Valley distinctive in South Norfolk, with the East Hills Wood County Wildlife Site being a prominent feature in New Costessey. South of the recent Lodge Farm development and the new allocations (COS 1 and COS 2) the valley of the River Yare marks the transition into Open Countryside in the parish of Bawburgh. The Landscape Character Assessment highlights the Yare Valley as ‘an open and distinctive boundary to the city of Norwich’ which should be maintained to ‘provide a “green buffer” between the city and its rural hinterland’ (Vol. 2, Para 14.11).
- *Longwater* is a more recently developed commercial area which utilises areas of semi-derelict land and former minerals workings and contains a mix of retail, leisure, business and industrial uses. South of Longwater is the Royal Norfolk Showground, location of the annual Royal Norfolk Show and an important regional asset. The Showground is also a significant visual break in development between Costessey and neighbouring Easton.
- *Queen’s Hills* is a new community currently under construction in a former gravel working between the Tud and Wensum Valleys. The development is screened by extensive tree belts to the north, east and west, parts of which are designated as County Wildlife Sites. A new country park will form the setting of the development to the south, integrating it with the valley landscape. The Queen’s Hills access road (Sir Alfred Munnings Road) links the housing directly to the services and employment at Longwater, whilst a planned community centre and playing fields will be shared with Old Costessey.

Communication

Strategically Costessey is well placed for new development. The area benefits from access to the trunk road network at the A47 Longwater Junction, although it is acknowledged that this junction is already under significant pressure at peak times and requires improvement to accommodate further growth. To minimise additional pressures on the junction, Norfolk County Council (as Highways Authority) wishes to see new allocations which ‘maximise accessibility to high quality public transport’ (NCC, Nov 2011).

The A1074 Dereham Road is one of the main radial routes into Norwich, with plans under the JCS to create a Bus Rapid Transit (BRT) route, Phase 1 of which is already being implemented. Costessey also benefits from one of the city’s Park and Ride sites, which includes a direct service to the Norfolk and Norwich University Hospital. The Longwater and Easton Transport Strategy was published in May 2014 by Norfolk County Council and it provides a framework for future transport improvements in the area.

Services and Community Facilities

The settlements have a wide range of services and community facilities, including:

- a new, purpose build medical centre;
- primary and secondary schools;
- a variety of local shops, services and employment opportunities, including a local centre along Norwich Road, plus large-scale retail and employment serving a sub-regional catchment;
- Leisure facilities, including pubs, restaurants, gym and golf club;
- a range of community buildings at the Costessey Centre and Breckland Road, providing a range of meeting and function rooms, plus recreation facilities, and permission for a new facility at Queen's Hills;
- Library.

Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the allocated land. The nature of existing development in Costessey means that there are few opportunities to create small, infill plots. In particular Queen's Hills and the majority of New Costessey feature more modern, higher density development, where the design and layout leaves little opportunity for infilling. A few small areas of development lie outside of the Boundary at either end of the village, but these are excluded to maintain the character of the periphery.

Allocations

COS 1 allocates 29.6 hectares of land for housing and associated infrastructure to the south of the A1074 Dereham Road and west of the current Lodge Farm development. COS 2 is an associated allocation for green infrastructure to the south of COS 1, which is designed to accommodate formal and informal outdoor recreation opportunities and biodiversity enhancements.

In 2014 these sites were granted planning permission which included 495 dwellings and a primary school site on COS1 and open space and allotments with associated changing facilities/meeting room on COS2 (Ref: 2013/0567).

Policy COS 1 : Land West of Lodge Farm, Dereham Road

29.6 hectares of land is allocated for housing and associated infrastructure. This allocation will accommodate approximately 500 dwellings and associated infrastructure.

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

Master plan and phasing plan

- 1) A comprehensive master plan will need to cover the provision of social and green infrastructure (including the implementation of Allocation COS 2) and highways improvements, taking into account the other requirements of this policy;
- 2) A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of housing. Phasing should be designed to ensure development minimises the disturbance to existing residents;

Enhanced facilities

- 3) Provision of a site for a single form entry primary school in a convenient location for the existing and proposed development;

Landscaping and Green Infrastructure

- 4) Provision of a landscape buffer and enhancements to the A47 corridor – layout and landscaping should take account of both visual enhancement and the noise implications of the A47, the Longwater junction and the Showground and include any proposals for acoustic barriers;
- 5) Proposals will need to take account of the gateway location for Costessey and Norwich and the transition to the rural landscape to the south (the later in conjunction with the implementation of Allocation COS 2);
- 6) Proportionate Contribution to access improvements to the Yare Valley and Bawburgh/Colney Lakes.

Transport

(Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency)

- 7) Appropriate and proportionate contributions to short, medium and long term improvements to the A47 Longwater Junction to ensure that capacity does not become a constraint on development;
- 8) Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT) and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan;
- 9) Safe and convenient pedestrian and cycle links to key locations including access to Longwater employment and retail, Bowthorpe employment area, key facilities in Costessey including the Roundwell Medical Centre and Ormiston Victory Academy.

Site conditions and constraints

- 10) Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources and is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site;
- 11) Investigation of potential landfill gas migration from the Costessey landfill sites;
- 12) Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- 13) Wastewater infrastructure capacity must be confirmed prior to development taking place;
- 14) Layout to take account of the water main crossing site.

Policy COS 2 : Land South west of Lodge Farm, Long Lane

5.5 hectares of land is allocated for green infrastructure in association with Allocation COS 1.

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

- 1) Landscape setting of Allocation COS 1 and Norwich City;
- 2) Phasing of provision in conjunction with the development of Allocation COS 1;
- 3) Layout to take account of the sewer crossing site.

COS 3 allocates 13.3 hectares of land over four sites, to fulfil the Joint Core Strategy requirement of consolidating the Longwater Employment Area.

Policy COS 3 : Longwater Employment Area

13.3 hectares of land is allocated for employment uses.

The developer(s) of the sites will be required to ensure the following:

Uses

- 1) Principally for Class B1, B2 and B8 employment uses;
- 2) Other employment uses that are **not** identified as main town centre uses in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations

Transport

- 3) Appropriate and proportionate contributions to short, medium and long term improvements to the A47 Longwater Junction to ensure that capacity does not become a constraint on development;
- 4) Proportionate contributions to Dereham Road Bus Rapid Transit (BRT) and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan;
- 5) Safe and convenient pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queens Hill's, New Costessey and Easton.

Constraints

- 6) Wastewater infrastructure capacity must be confirmed prior to development taking place;
- 7) Protection of Long Dale County Wildlife Site to the north of the Employment Area;
- 8) Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources and is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

Principally the Longwater area was designated for B1, B2 and B8 uses, however the area has developed a wider variety of employers including car showrooms and a range of commercial and leisure uses (such as pub/restaurants, gym and hotel uses), and there is also a significant element of out-of-town bulky goods retail and supermarket floorspace. The Council considers it important to resist the loss of existing employment uses at Longwater, including the variety which has developed

over a number of years. Policy COS 4 therefore seeks, in the first instance, to promote re-use of sites for their permitted or similar uses.

Policy COS 4 : Redevelopment of existing uses within the Costessey Longwater Development Boundary

Within the Costessey Longwater Development Boundary proposals for the redevelopment or change of use of existing employment, retail, commercial and leisure uses will demonstrate that retention of the site for the same or similar uses has been fully explored without success. This would involve:

- 1) Six months marketing for the permitted and similar uses, using an appropriate agent; and
- 2) Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable on the advice of an independent assessor; or
- 3) It can be demonstrated that the area is already adequately served for the type of use to be lost.

Where this has been demonstrated, sites within the Costessey Longwater Development Boundary will be considered positively for Class B1, B2 and B8 employment uses or other employment uses ancillary and complementary to the strategic employment function of the area, where they are **not** defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

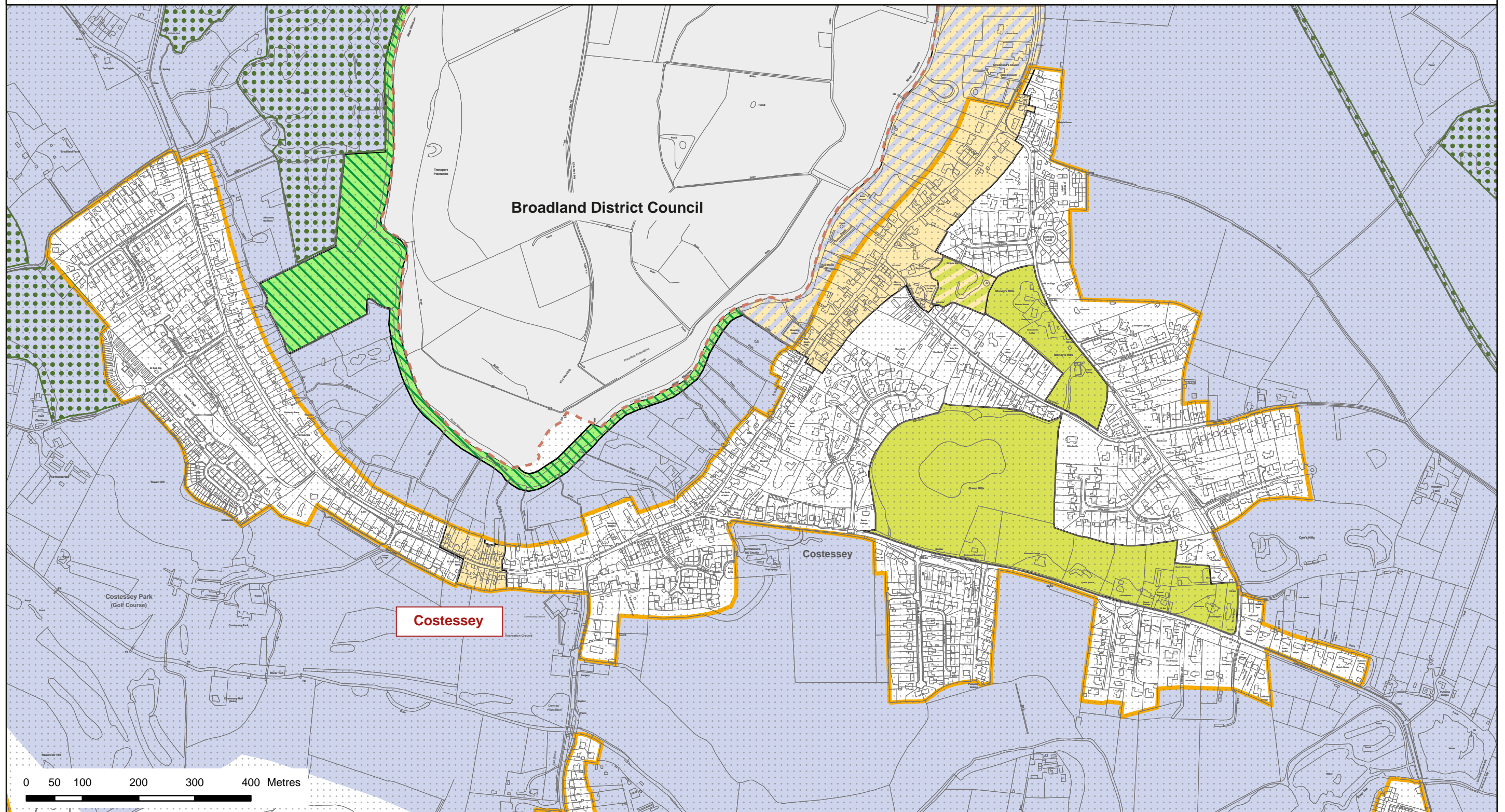
At the Royal Norfolk Showground the Council is keen to maintain the balance between the site being a significant break in development, whilst also allowing for its full potential as a tourism, recreation and business resource to be realised. Over recent years permission has been granted for a 150-bed hotel (not yet implemented as of September 2013) and extension and improvement of the existing exhibitions venue. The policy for the Showground allows for further enhancements to the facilities, subject to the criteria including amenity, highways safety (specifically including the capacity of the A47 Easton and Longwater junctions) and visual impact. The area south of Long Lane remains as Open Countryside, outside the Showground policy, reflecting the significantly more rural character of the landscape. Overall the site remains outside of the Development Boundaries for Costessey and Easton, in order to reflect the presumption against general building in this location.

Policy COS 5 : Royal Norfolk Showground

Planning applications for the use of the identified area for leisure, tourism, recreation, arts and exhibition uses will be considered positively provided that:

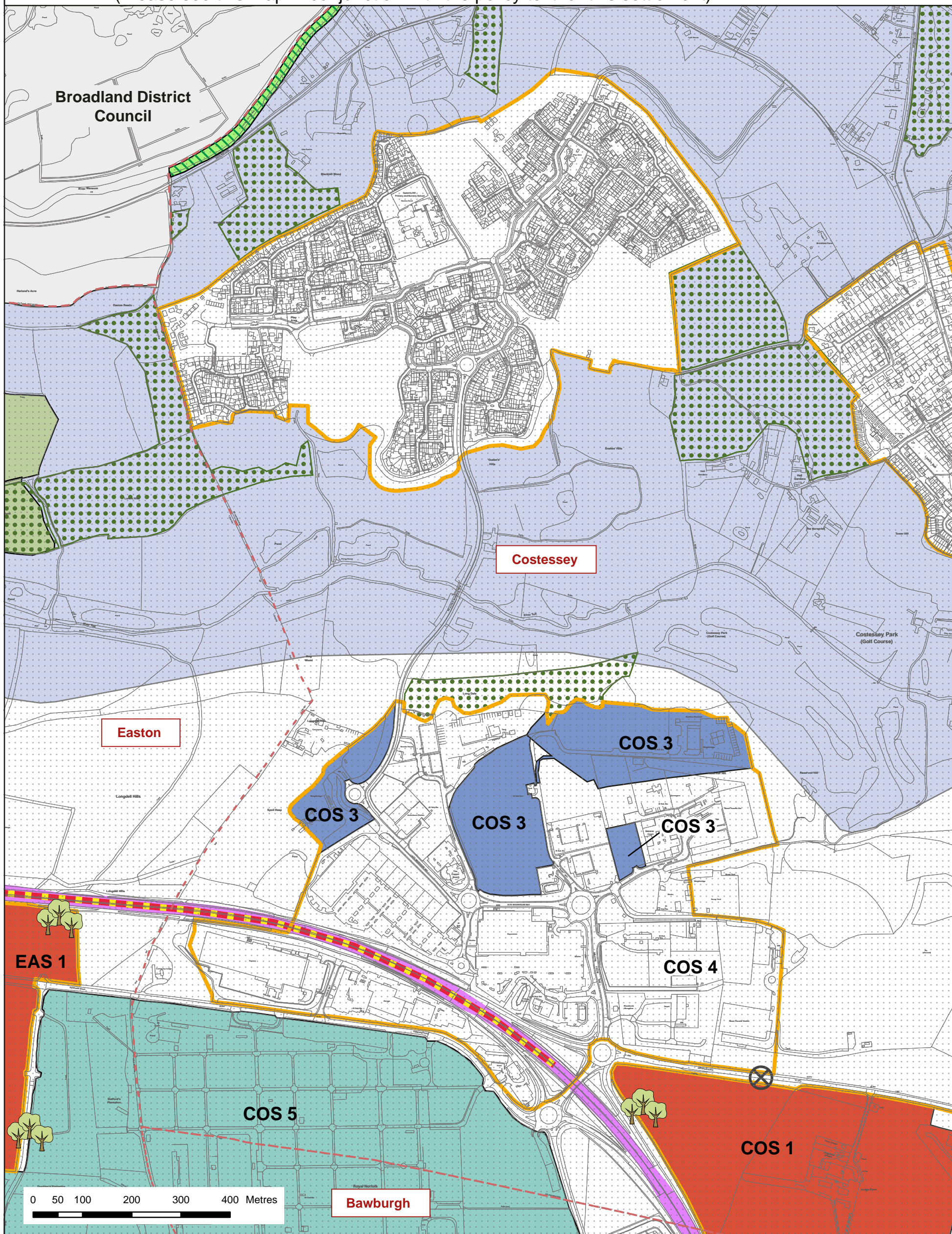
1. Proposals would not require the erection of permanent buildings or other development (such as car parking, terracing, or bunding/landscaping) that would significantly erode the open character of the site;
2. Any new buildings and extensions are required to support the main functions of

- the Showground;
3. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a. Any noise or vibration likely to be generated, including from motorised sports or flying;
 - b. Any light which could have an impact beyond the site itself.
 4. Highways and transport improvements to be agreed with Norfolk County Council and, where appropriate, the Highways Agency, including:
 - a. Appropriate and proportionate contributions to short, medium and long term improvements to the A47 Longwater and Easton Junctions to ensure that capacity does not become a constraint on development;
 - b. Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT) and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan;
 5. Wastewater infrastructure capacity must be confirmed prior to development taking place.

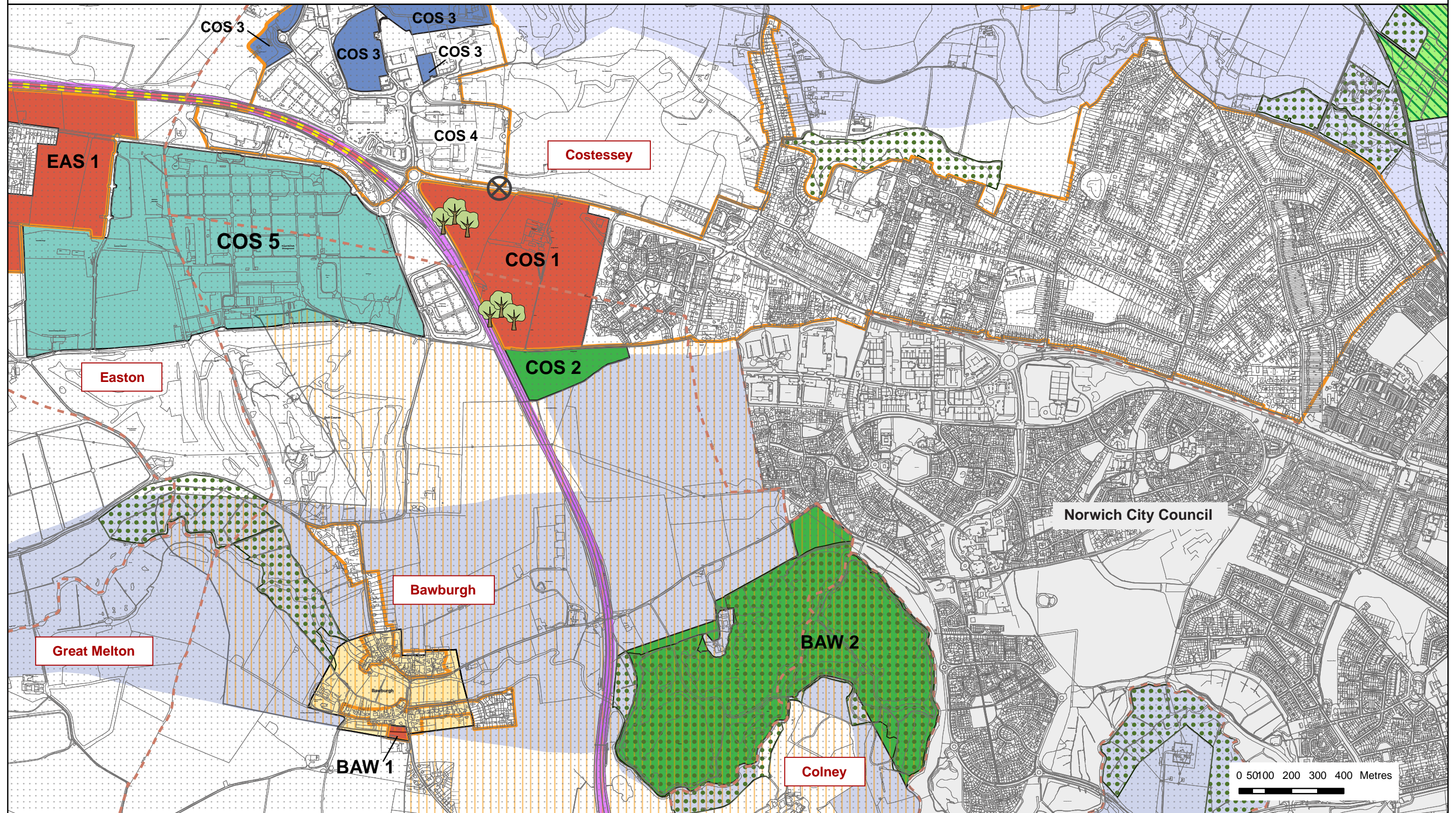


Scale at A3:
1:7,000





- | | | | | | |
|----------------------|----------------------------|-------------------------------|-----------------------|------------------------|-----------------------------|
| Development Boundary | Housing Allocation | Ancient Woodlands | SSSI | Undeveloped Approaches | Scale at A3:
1:7,500
 |
| Parish Boundary | Employment Allocation | County Wildlife Sites | River Valleys | Corridors of Movement | |
| Norwich Policy Area | Showground Specific Policy | Special Areas of Conservation | Strategic Landscaping | Gateways into Norwich | |



Hethersett (Norwich Policy Area)

Policy 10 of the Joint Core Strategy (JCS) sets a target of at least 1,000 dwellings in Hethersett between 1 April 2008 and 31 March 2026. The village is also a prime location to accommodate part of the 1,800 units in the Norwich Policy Area that the JCS does not attribute to a particular settlement.

As a location for major growth, policy 10 of the JCS identifies the need in Hethersett for expansion of village services, potential relocation of the junior/high school and additional primary provision, enhanced bus services and cycle and pedestrian routes and green infrastructure providing enhanced public access to the countryside. Policy 10 also states the need for expanded capacity of the A11/A47 Thickthorn junction, on which this growth is dependant. JCS Policy 4 further identifies a need for mixed tenure housing with care in Hethersett. Local employment opportunities within the village itself are limited to a small-business office centre at Rowan House. However, there are further local employment opportunities north of Hethersett at Little Melton Business Park.

Form and Character

Hethersett is located on the B1172 on an elevated area of land which falls away towards the north-west and south-east. The edge of the village has clearly defined boundaries on three sides; to the north-east by Shop Lane/Back Lane, to the south-east by the B1172 including attractive wooded areas and undeveloped spaces, and to the west by New Road which gives a rather harsh developed edge to the village when viewed from the west. The village is physically close to Wymondham to the west and Little Melton to the north. There is a distinct change in character of the built-up areas to the north and south of the B1172, with earlier buildings mainly being concentrated close to this road. Housing density varies around the village, with lower density housing at the core of the village on narrow streets, and higher density estate housing at Lynch Green to the east and Poppyfields to the north-west. Open space within the village consists mainly of school playing fields, although there is the remnant of agricultural land at Beechgrove Farm within the village centre.

Services and Community Facilities

Hethersett has a wide range of facilities and services, including a new village hall/community centre, social club, an infant/nursery school, junior school and high school, convenience store/supermarket, range of small independent shops/services, post office, chemist, doctor and dentist surgeries, library and a small business centre.

Communication

Hethersett is well-related to the trunk road network, with easy access to the A47 and A11 via the Thickthorn junction where these two roads meet. However, this junction has capacity problems at peak times. Improvements to address capacity will need to be agreed with the Highways Authority and Highways Agency. Hethersett is on bus routes connecting to Norwich city centre and Wymondham. However, the village would benefit from improved pedestrian and cycle links to maximise its close

proximity to employment opportunities at Wymondham, Norwich Research Park, Hethel Engineering, University of East Anglia and the Norfolk and Norwich Hospital.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and include the newly allocated housing land. Further housing proposals on sites within the development boundary or outside of it will be assessed against the relevant policies in the Development Management Policies Document. The development boundary excludes the church, Hethersett Hall, Old Hall, North Lodge/Whitehouse Farm, Long Barn and Wood Hall due to their contribution to the setting of the village and the character of the southern part of Hethersett. The development boundary also excludes the newly allocated open space west of Poppyfields. This field is underlain by significant archaeological features, and the view of the Norfolk County Historic Environment Service was that informal open space would be the preferred use here.

Within the development boundary, there are areas of open space which will be protected through Development Management policies. The Central Business Area created in the 2003 Local Plan has helped to create a recognisable village 'centre'. This will also be protected through Development Management Policies.

Currently there is a Local Plan Policy to maintain a separation between Hethersett and Wymondham. The Greater Norwich Green Infrastructure Delivery Plan recommends maintaining the separation between Hethersett and Wymondham to the west, and Norwich to the east. For the period to 2026, this is expressed in a 'strategic gap' policy in the Development Management Policies Document, which re-establishes a landscape gap to the east and to the west of Hethersett. The South Norfolk Place-making Guide also advocates retention of the natural separation with neighbouring parishes. Due to Hethersett's proximity to Little Melton and Wymondham, strategic landscaping will be required on allocated sites to support these separation policies.

There are two County Wildlife Sites to the north of the village at Beckhithe Meadow and Braymeadow. However, these exist in the countryside surrounding the village, and the 2007 Open Space Study identified that Hethersett itself has a local deficiency in natural/semi-natural greenspace and informal amenity space. The Greater Norwich Green Infrastructure Delivery Plan also identifies a shortage of this type of accessible open space. The village lies within the Norwich to Wymondham Green Infrastructure Priority Area, and the study recommends publicly accessible woodland or grassland of all sizes is needed. Subject to further studies being completed, this type of open space should be prioritised within developments in Hethersett.

There are high voltage electricity cables running between pylons to the north of Hethersett. These form a constraint as there would need to be a buffer zone between these cables and housing. Applications for development on sites in Hethersett have resolution to permit 1,196 dwellings, community infrastructure and open space to the north of Hethersett (2011/1804) and 158 dwellings to the west of Hethersett (2012/1814).

Policy HET 1 : Land north Hethersett

The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow CWS, Holly Tree Farm and south-west of Braymeadow CWS. Due to the size of this allocation, a range of supporting infrastructure and facilities will be required, and the site should be masterplanned to maximise integration with the existing settlement and other allocations in Hethersett. Approximately 68ha is allocated for mixed use, to include housing, community uses, open space and green infrastructure. This will include approximately 1,080 dwellings.

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

Masterplan and Phasing Plan

1. A comprehensive masterplan must include provision of social and green infrastructure and highway improvements, including Thickthorn junction
2. A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents
3. The site should be masterplanned alongside HET2

Enhanced Facilities

4. Community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment
5. Expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority
6. Development of the site may require financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements.

Landscaping and Green Infrastructure

7. Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements
8. Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points
9. Design of scheme must integrate landscape, open space and footpaths with the existing settlement
10. Maximise the benefit of green infrastructure provision and avoid adverse impact designated sites, linking ponds, water courses and hedgerows
11. The landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site

Transport

12. Highways and transport enhancements to be agreed with the Highways Authority and where appropriate the Highways Agency

13. Vehicular access onto Colney Lane will be required
14. Footpath and cycle route to Norwich Research Park and Little Melton will be required, and additional public rights of way to increase access to the countryside
15. Design of scheme must minimise impact on existing roads in the village by limiting the amount of additional traffic accessing the local road network

Site Conditions and Constraints

16. Site layout must account for high voltage power lines to the north of the site, which will need a suitable separation buffer. Other factors affecting the final layout include an oil pipeline crossing north-eastern corner of the site, water mains and sewers crossing the site, and the need for a buffer zone around sewage pumping stations
17. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
18. Wastewater infrastructure capacity must be confirmed prior to development taking place
19. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Policy HET 2 : Land north of Grove Road

This site includes the plant nursery and adjacent land forming the curtilage of 36 Grove Road. The JCS identifies a need for mixed tenure housing with care in Hethersett. Land amounting to some 3.8 hectares is allocated for at least 40 places of 'extra care housing', or a different figure in line with the most up to date needs assessment. It is likely that vehicular access will need to be from the north of the site, via HET1, as Grove Road is narrow.

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

1. The site should integrate with existing development and development under policy HET1, and should be masterplanned alongside HET1
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for HET1
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Policy HET 3 : land west of Poppyfields

This site lies to the south-west of HET1 policy area, and to the west of the Poppyfields development, and is underlain by a significant archaeological site. The Historic Environment Service has advised that informal open space would be the preferred use here. Permission has been granted to use part of the site as an access road to HET1.

The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET1 and HET2. The land amounts to approximately 6.5ha. In bringing forward the site for informal open space, it should be ensured that:

1. Open space provision integrates with the existing settlement and new development to the north of the village under policy HET1 and to the south of the site under policy HET4
2. Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage

Policy HET 4 : land north of Great Melton Road

This site lies north of Gt Melton Road and Glengarry Close, and west of Cedar Road. The site comprises around 5.8ha and is allocated for approximately 106 dwellings. There is a permission on the site (2012/1814) for 156 dwellings.

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

Masterplan and Phasing Plan

1. Development must integrate with the existing settlement and new development to the north of the village under policy HET1

Enhanced Facilities

2. Contribution is made towards expansion of local schools, as agreed with the Education Authority

Landscaping and Green Infrastructure

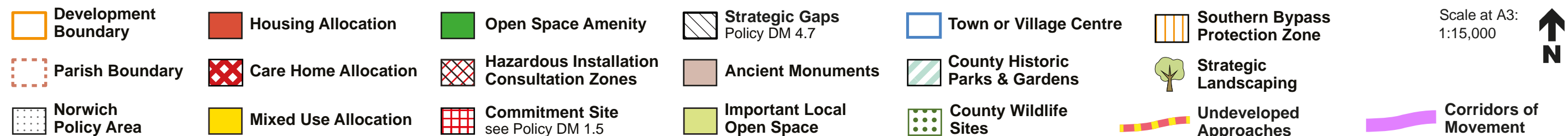
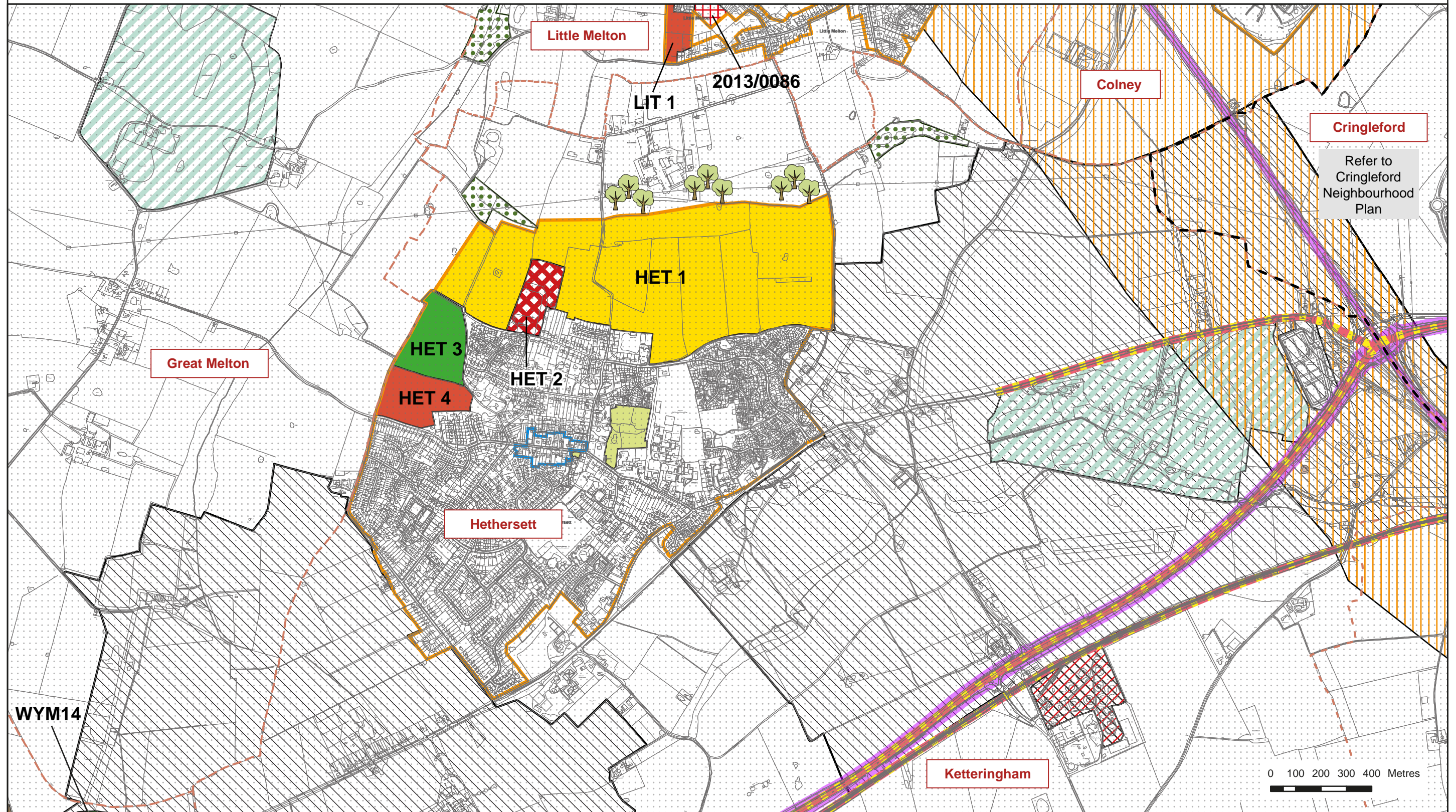
3. Landscaping must provide a suitable interface with the surrounding countryside
4. Green infrastructure should include woodland creation to the west of the site, in line with Greater Norwich Green Infrastructure Delivery Plan
5. There should be no negative impact on the setting of adjacent listed buildings and adjacent TPO woodland

Transport

6. Provision of a footpath along Great Melton Road to New Road

Site Conditions and Constraints

7. Site layout should take account of water mains and sewers crossing site
8. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
9. Wastewater infrastructure capacity must be confirmed prior to development taking place
 - Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.



Hethel – Strategic Employment Location (Norwich Policy Area)

Policy 9 of the Joint Core Strategy (JCS) identifies Hethel as a strategic employment location and states that there should be expansion of activity there, including a new technology park of around 20 hectares managed to focus on advanced engineering and the growth of technology capabilities. The JCS policy states that there should be improved accessibility, particularly to Wymondham. It also states that large-scale general employment development will detract from the unique Hethel offer and will not be appropriate.

Form and Character

Hethel is located to the south east of Wymondham and approximately 10 miles south of Norwich in the parish of Bracon Ash. The village itself is predominantly rural in character and comprises isolated groups of housing and farm buildings. Hethel is one of the main employment locations in South Norfolk and has been home to the head office and factory of Lotus Cars since the 1960's. The Lotus factory is located on the former RAF Hethel airbase, with the test track using sections of the old runway. A more recent development is the Hethel Engineering Centre, which occupies a prominent position on the road through to Wymondham. This is dedicated to supporting the growth and success of high performance engineering and manufacturing companies and individuals throughout the region. The centre offers business incubation space, specialist business support, engineering consultancy and conference/training facilities.

Services and Community Facilities

The settlement of Hethel has a very limited range of services and facilities, other than those provided by the existing businesses. There is currently no public transport serving Hethel, although improving accessibility is a key consideration of the JCS.

Development boundary and Constraints

A development boundary is drawn to include both the existing employment development at Hethel and the new allocation. The JCS states that general employment development will not be appropriate so policy HETHEL 1 seeks to limit new development within the development boundary (including the allocated site) to that linked with advanced engineering and technology based businesses. Further proposals for employment uses on sites outside the Development Boundary will be assessed against the policies in the Development Management Policies Development Plan Document.

Land to the South and South West of Lotus Cars is allocated for new engineering and technology based business use. A planning application (reference 2012/0293/C) was approved as an extension to the Hethel engineering centre in March 2012, this application is on land that forms part of the allocated site.

Policy HETHEL 1 : Restriction of employment uses at Hethel

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology based businesses

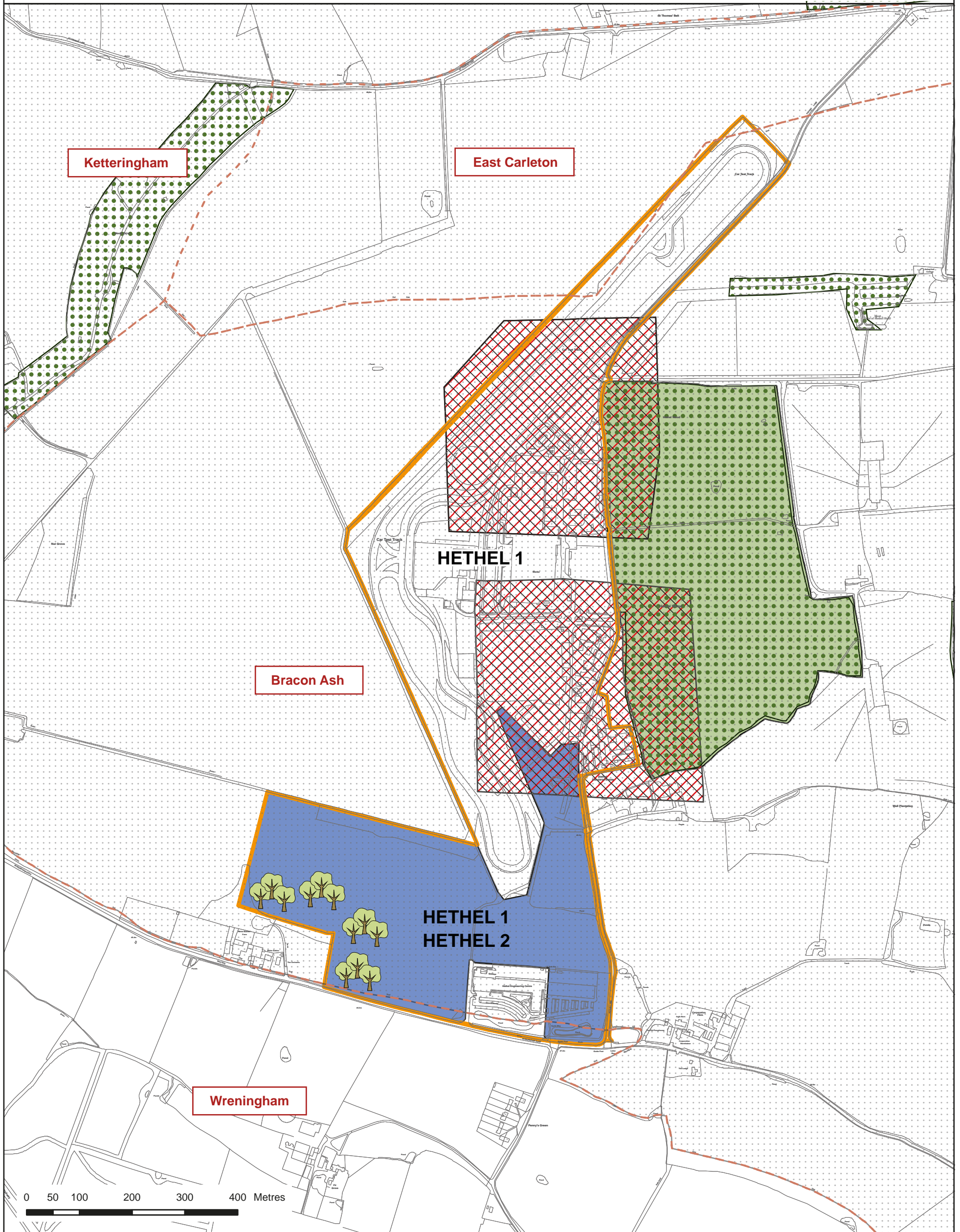
Policy HETHEL 2 : Land South and South West of Lotus Cars

The site lies to the south and south west of Lotus Cars and is located to the north of Wymondham Road and west of Potash Lane. The site will form an extension to existing employment development at Hethel and will help to integrate the Hethel Engineering Centre with the existing developed area. Due to the size of this allocation, a range of supporting infrastructure and facilities will be required, and the site should be masterplanned to maximise integration with existing businesses.

Land amounting to some 20 hectares is allocated for uses associated with, or ancillary to, advanced engineering and technology based business.

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

1. A Masterplan for the whole site. The site to be planned in a way that would enable access to adjacent land for future development if required. Ancillary uses may be permitted to serve the allocation and surrounding employment uses.
2. Suitable and safe access
3. Layout and landscaping to protect the residential amenity of nearby White Gables Farm
4. Improved accessibility and cycleway links to Wymondham
5. Improvements to the local footpath network
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development
7. As part of the site is within a Hazardous Installation Consultation Zone the level of public risk will need to be assessed by the Council in consultation with the Environment Agency and the Health and Safety Executive
8. Water main crossing site may affect the final site layout
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site



Development Boundary

Employment Allocation

Ancient Woodlands

Strategic Landscaping

Scale at A3:
1:7,000



Parish Boundary

Hazardous Installation Consultation Zones

County Wildlife Sites

Norwich Policy Area