

Section 6

Other Villages



Norwich Policy Area Settlements

*Bawburgh, Colton, Flordon, Keswick,
Ketteringham, Marlingford, Swainsthorpe*

Bawburgh (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Bawburgh as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. Settlements identified in this policy that are also within the Norwich Policy Area have been considered for development to help deliver the 'smaller sites in the NPA' allowance. (A site suitable for approximately 5 dwellings has been identified to meet this requirement).

Form and Character

Bawburgh is situated in the bottom of the Yare Valley between the B1108 and A47. Two distinct settlement groups have developed each side of the river. To the south of the river, frontage development extends along Church Street towards the church; more recent estate development is situated on Hockering Lane, with a detached group of dwellings further south beyond the village hall on Stocks Hill. To the north of the river, frontage development follows the line of New Road and Harts Lane, with another nucleus of dwellings to the west of the junction with Marlingford Road.

The central area of the village was designated a Conservation Area in 1973. The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped. This contributes to the valley setting of Bawburgh. Any large scale development would be prominent in the valley landscape and detract from this setting.

At the eastern edge of the parish lies previously allocated open space at the Costessey/Bawburgh Lakes. JCS policies 10 and 12 require the creation of a country park at Bawburgh Lakes, and this site will be re-allocated for leisure uses.

Services and Community Facilities

There is a recently built village hall on Stocks Hill, primary school on Hockering Lane, church and public house.

Development boundary and Constraints

The development boundary is separated by the river which runs through the centre of the village. The northern section includes almost all dwellings on New Road and Harts Lane, including the small cluster of development at the junction with Marlingford Road. The southern section includes most buildings on Church Street and Hockering Lane, but excludes the church itself. The cluster of dwellings at Stocks Hill, south of the village hall, is excluded from the development boundary, as this area contributes to the valley setting and rural entrance to the village. The land at Stocks Hill allocated for low density development is included within the development boundary.

Policy BAW 1 : Land at Stocks Hill

Land amounting to some 0.37 hectares at Stocks Hill adjacent to the village hall is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.

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

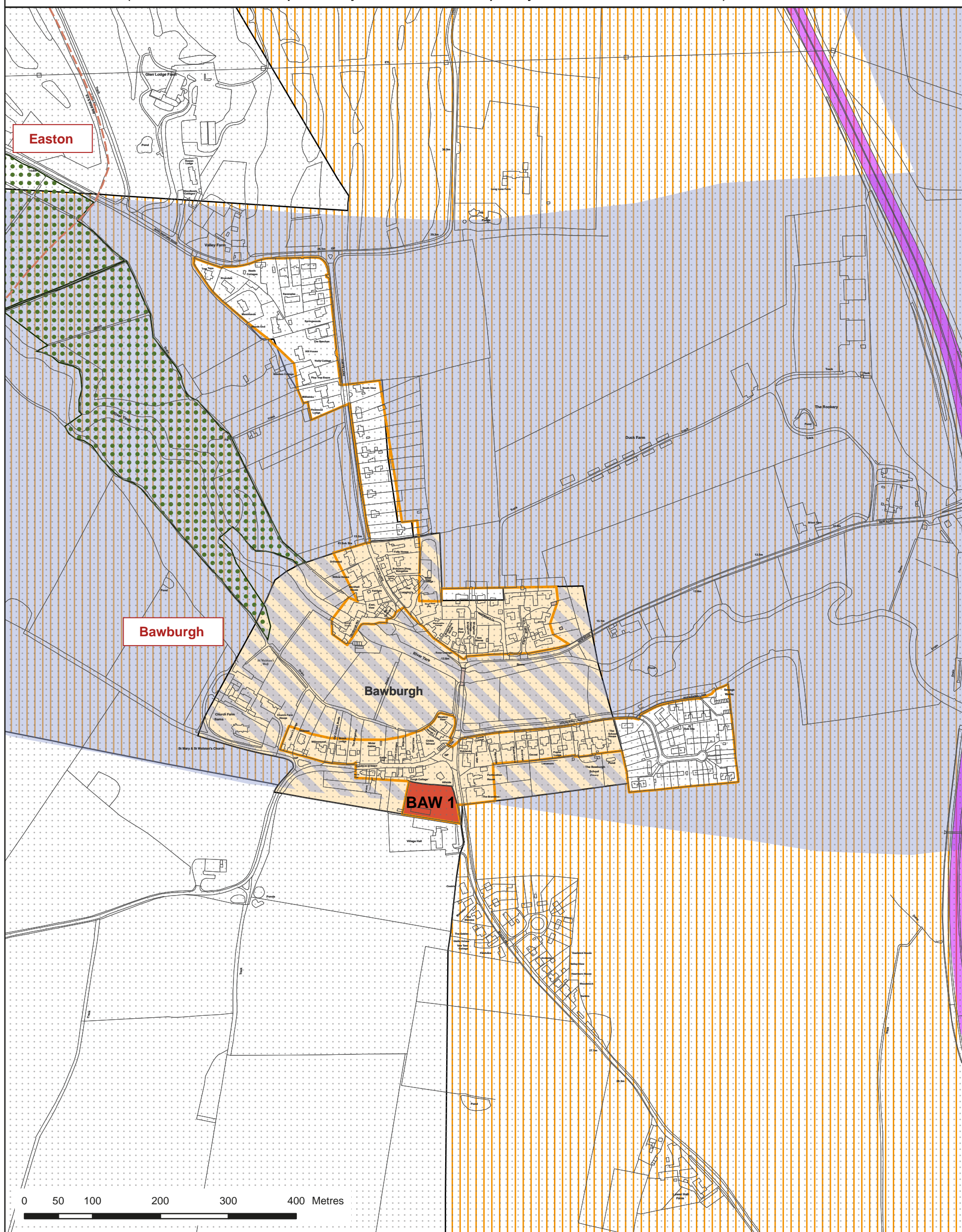
1. Visual impact from the Conservation Area is minimised
2. Design respects the context of the Conservation Area and River Valley
3. Improvements to the local footpath network and a safe access, both to be agreed with the local Highways Authority
4. Wastewater infrastructure capacity must be confirmed prior to development taking place

Policy BAW 2 : Bawburgh and Colney Lakes

Land amounting to some 73.5 hectares is allocated for a water based country park. (Please see Costessey Map No.002c)

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

1. Public access
2. Footpath and cycle link with access for major residential developments at various points of entry to be agreed with the local Highways Authority
3. A conservation management plan should be devised to protect species and agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance.



Development Boundary

Housing Allocation

County Wildlife Sites

Parish Boundary

Conservation Area

River Valleys

Norwich Policy Area

Ancient Monuments

Southern Bypass Protection Zone

Corridors of Movement

Scale at A3:
1:5,500



Caistor St Edmund (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Caistor St Edmund as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Caistor St Edmund does not have the services/facilities required to be categorised as an 'Other Village'. It was erroneously included in this category in the JCS Settlement Hierarchy as the services identified, although technically in the Parish, were not in the village and therefore not close to where a development boundary could be defined.

Caistor St Edmund does not therefore have a defined development boundary and will be treated as a Small Rural Community in this Document.

Colton (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Colton as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance. No such suitable sites have been identified in Colton.

Form and Character

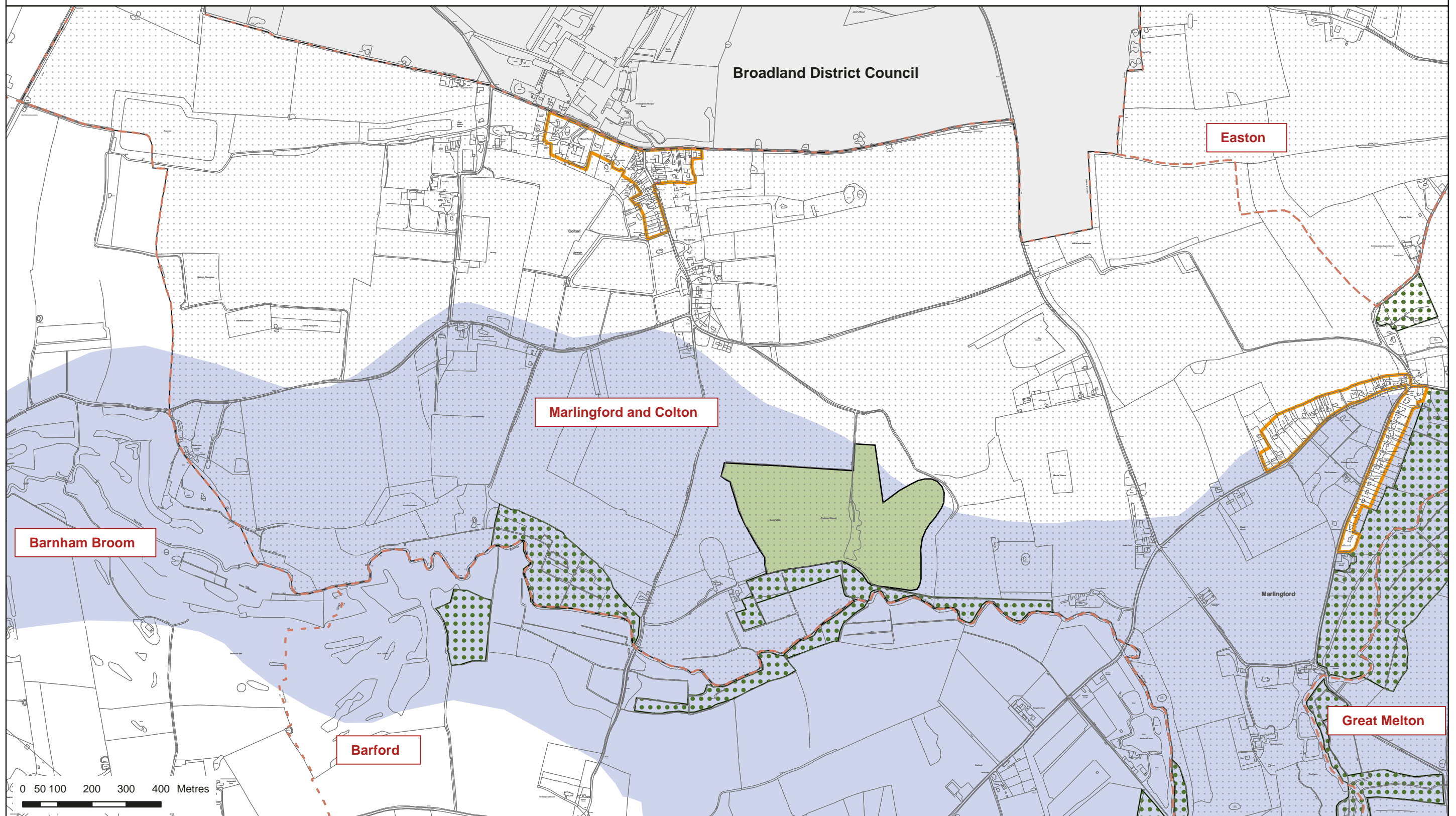
The parish of Marlingford and Colton contains two settlements. Marlingford village is located in the bottom of the Yare Valley on the outside of a bend in the river. Separated from this, approximately 2 km to the north-west is the settlement of Colton. Historically, the settlement of Colton developed with a number of large farms and small cottages which have been joined up by frontage development to form a distinct settlement grouping. To the south of Norwich Road the buildings are set in large grounds with trees and hedges along the road frontage. The area to the north of Norwich Road falls within the administrative area of the Broadland District Council. Development along The Street is of higher density.

Services and facilities

These are limited to a village hall and a public house.

Development boundary and Constraints

Due to the very limited facilities available in Colton the development boundary has been drawn around the built form on Norwich Road, to allow for very limited infill development and to avoid further expansion into the surrounding countryside, preserving the rural character of the area.



Scale at A3:
1:11,000



Flordon (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Flordon as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. However, settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance. No such suitable sites have been identified in Flordon.

Form and Character

The settlement of Flordon comprises two physically distinct areas. One is situated around the main Norwich-London railway line bridge, and the other has developed further to the west around the parish church. The village has experienced limited estate scale housing development in the form of a small housing estate (St Michaels View) together with some more recent infill development.

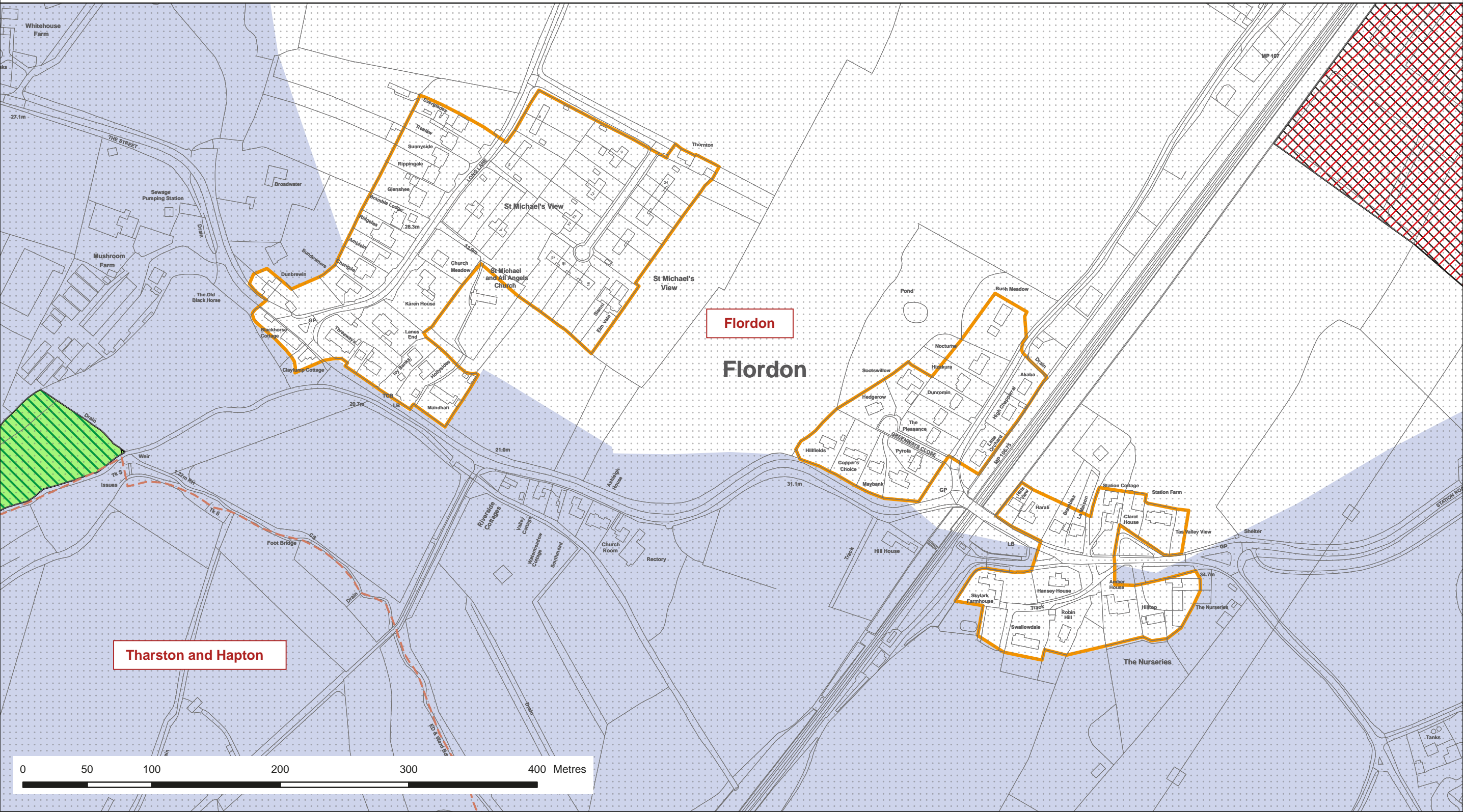
The village is characterised by good tree and hedge planting together with significant open frontages which contribute towards its rural setting. To the south of The Street is a tributary valley of the River Tas which includes Flordon Common, an SSSI.


Services and Community Facilities


There is a church room on the south of The Street.


Development boundary and Constraints



The development boundary is fragmented, and drawn to include the estate development at St Michael's View to the west, and the groups of dwellings either side of the rail track to the east. It excludes the Rectory, church room and a few dwellings on the south of The Street. The development boundary provides for some limited infill development but the settlement has so few facilities/services, further development should be resisted.





-  Development Boundary

 Parish Boundary


 Special Areas of Conservation

 Hazardous Installation Consultation Zones
-  Norwich Policy Area

 SSSI

 River Valleys

Scale at A3:
1:3,000



Great Melton (Rural Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Great Melton as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Great Melton does not have the services/facilities required to be categorised as an 'Other Village'. It was erroneously included in this category in the JCS Settlement Hierarchy and only has one service (village hall).

Great Melton does not therefore have a defined development boundary and will be treated as a Small Rural Community in this Development Plan Document.

Keswick (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Keswick as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. Settlements identified in this policy that are also within the Norwich Policy Area have been considered for development to help deliver the 'smaller sites in the NPA' allowance. (A site suitable for approximately 10 dwellings has been identified to meet this requirement).

Form and Character

Keswick is a very rural parish despite abutting Norwich, with development concentrated on Low Road. To the south of Low Road there is an established frontage between Glebe House and Low Farm. The dwellings on Low Road are located within the Yare Valley but to the east of these there is an important gap which offers views to the crest of the valley side from the south. To the north of Low Road there are a handful of buildings scattered along its frontage. At the eastern end is Hall Farm occupying a prominent location which helps to give Keswick its rural character.

Detached from the development on Low Road are isolated pockets of dwellings including the Keswick Mill area, an attractive area next to the river and designated as a small Conservation Area. In addition there are other individual and groups of dwellings, and farms isolated from the main developed ribbon, set in partially wooded countryside. In the south of the parish, the former education college based on Keswick Hall, which is a Grade II listed building, has been converted to residential use which has ensured the continued use of this important building. The parkland setting of the Hall contributes to the overall attractiveness of the landscape in the area.

The parish of Keswick stretches along the B1113 linking with the A140 Ipswich Road into Norwich. The traffic light junction where these roads converge has become increasingly busy, with queuing traffic waiting to turn right towards Tesco (Harford Bridge) and the A47, often blocking those wanting to turn left toward Norwich City Centre.

Services and Community Facilities

These are very limited comprising a small community hall and a bus service along the B1113. Whilst Keswick is not an identified employment location the overriding needs to make improvements to the junction of the B1113/A140 could be achieved through the allocation of land for employment uses restricted to use Class B1 workshops and light industrial uses. This would facilitate the provision of an alternative access route from the B1113 through to the A140 at Tesco Harford.

Development boundary and Constraints

The development boundary has been drawn around the existing built up area to include land allocated at Low Road to prevent further extension into the surrounding countryside and excluding parts that are within Flood Zones 2 and 3.

A development boundary has also been drawn at land between B1113 and A140 roads for a new employment allocation to provide small workshop, light industrial B1 uses and provision of an access road from the B1113 to the A140.

Policy KES 1 : Land at Low Road

Land amounting to some 0.50 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings. Planning application 2012/1429/F has been permitted for 9 units but should this permission not be implemented, the following requirements on any new planning application will apply.

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

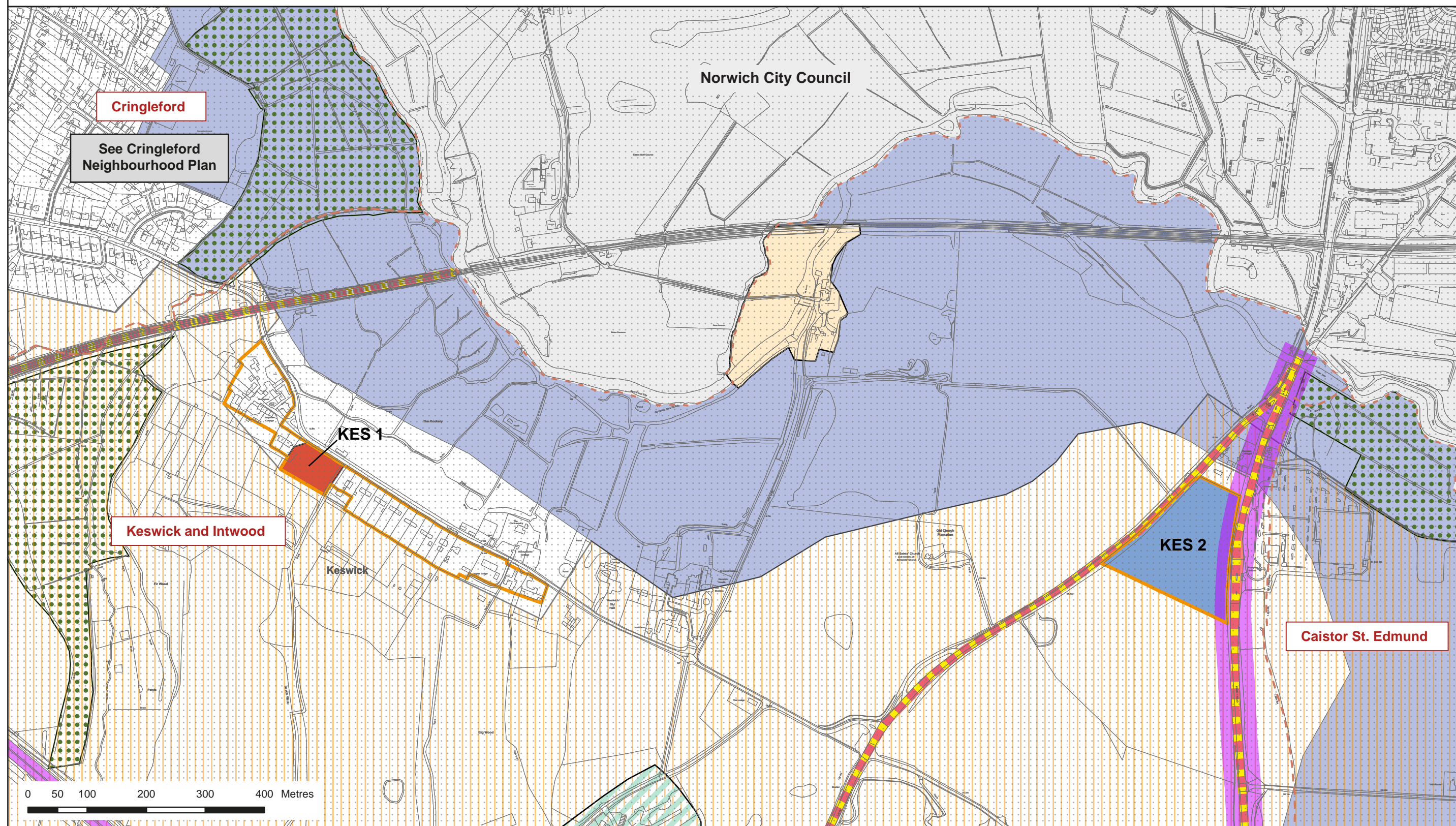
1. Safeguarding zone required by Anglian Water to protect residential amenity related to the existing pumping station odour/noise.
2. Suitable layout of the site and number of dwellings to take account of the safeguarding zone and sewers crossing the site.

Policy KES 2 : Land west of Ipswich Road

Land amounting to some 4 hectares is allocated for employment uses restricted to uses in classes type B1.

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

1. An access road across the site from B1113 to A140 at Tesco Harford, to be agreed with Highways Authority
2. Right turn junction into site from B1113
3. Landscaping/bunding to protect properties to the north
4. Use restricted to light industrial/workshop type uses (B1)
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources



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|----------------------|-----------------------|---------------------------------|-----------------------------------|
| Development Boundary | Housing Allocation | Conservation Area | County Historic Parks and Gardens |
| Parish Boundary | Employment Allocation | River Valleys | Undeveloped Approaches |
| Norwich Policy Area | County Wildlife Sites | Southern Bypass Protection Zone | Corridors of Movement |

Scale at A3:
1:6,500



Ketteringham (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Ketteringham as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. However, settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance. No such suitable sites have been identified in Ketteringham.

Form and Character

Ketteringham is a small village which lies to the south of the new A11 and the Norwich - Ely railway line. The village has developed in a linear form along The Street and Low Road. The council depot and waste-recycling/paper recycling plants in the parish are separated from the residential area. There is a smaller outlier of development to the south of the village around the Church and Ketteringham Hall.

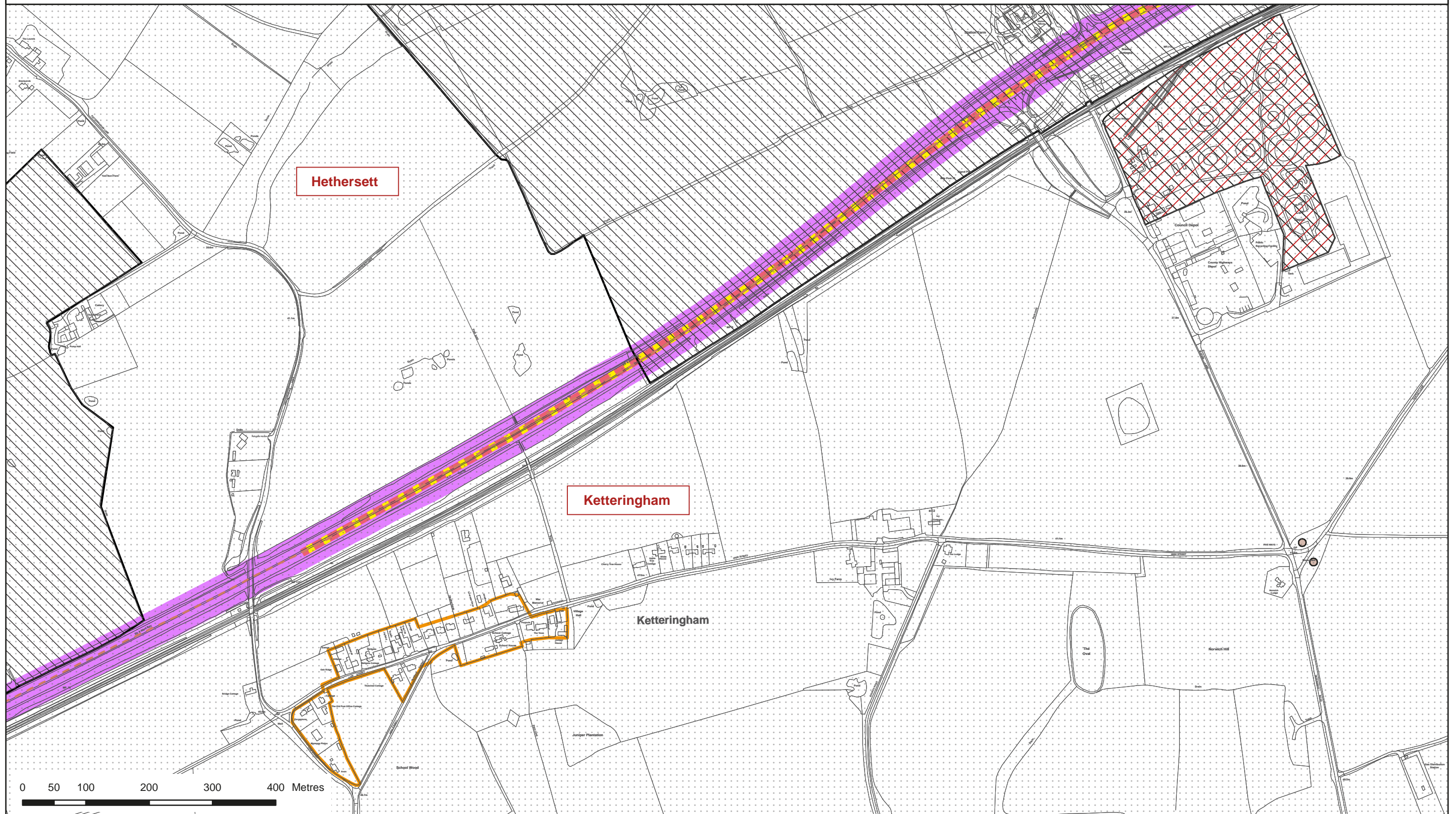
Some infilling has taken place along The Street and Low Road, but the total number of dwellings is still small. The setting of the village within open countryside is made apparent by the significant breaks in the built-up area to the north of The Street around the War Memorial and between 'Cytringa' and 'Thatched Cottage' to the south of Low Road. These afford views over the surrounding countryside. The area around Ketteringham Hall is distinctly separate from the main part of the village. The grounds of Ketteringham Hall are of considerable archaeological importance.

Services and Community Facilities

There are limited services available comprising a village hall and small garage. Further employment is available at the cluster of industrial units to the north-east.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement. Due to the setting of the village in open countryside and limited service and facilities available, the boundary has been defined to allow only very limited infill development.



Development
Boundary

Parish Boundary

Hazardous Installation Consultation Zones

Undeveloped Approaches

Norwich Policy Area

Ancient Monuments

Strategic Gaps Policy DM 4.7

Corridors of Movement

Scale at A3:
1:6,000



Marlingford (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Marlingford as an ‘Other Village’ which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. However, settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the ‘smaller sites in the NPA’ allowance. No such suitable sites have been identified in Marlingford.

Form and Character

The parish of Marlingford and Colton contains two settlements. The main village is located in the bottom of the Yare Valley on the outside of a bend in the river. Separated from this, approximately 2 km to the north-west is the settlement of Colton.

Marlingford village has developed along two sides of a triangle formed by Barford Road and Mill Road which radiate towards the south west from the junction with Marlingford Road. The junction forms the focal point of the village. To the north-east of the junction is the ‘Old Hall’ which is listed. The area around the Hall has remained undeveloped which contributes to its setting.

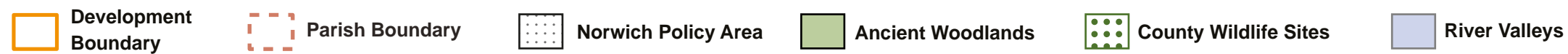
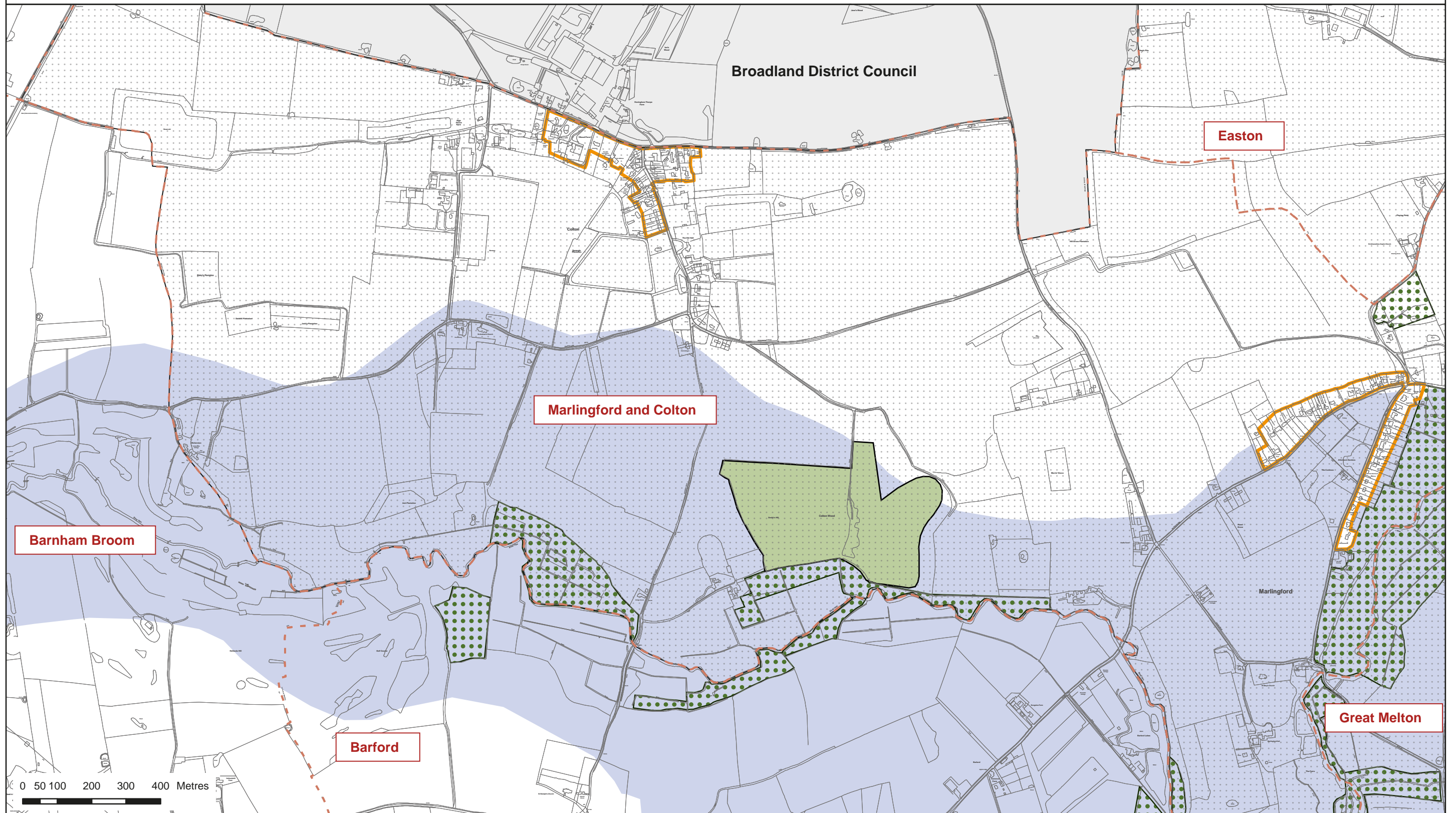
The wedge of land between Barford Road and Mill Road occupied previously by allotments and The Common has remained undeveloped and is locally regarded as Marlingford’s amenity area used for conservation and recreation. This contributes to the rural character of Marlingford as a village set in open countryside within the river valley.

Services and Community Facilities

These are limited to a village hall, cricket club and a public house.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement. Due to its rural character and very limited services the development boundary has been drawn to allow only very limited infill development.



Scale at A3:
1:11,000



Swainsthorpe (Norwich Policy Area)

Policy 16 of the Joint Core Strategy (JCS) identifies Swainsthorpe as an 'Other Village' which will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village. However, settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance. No such suitable sites have been identified in Swainsthorpe.

Form and Character

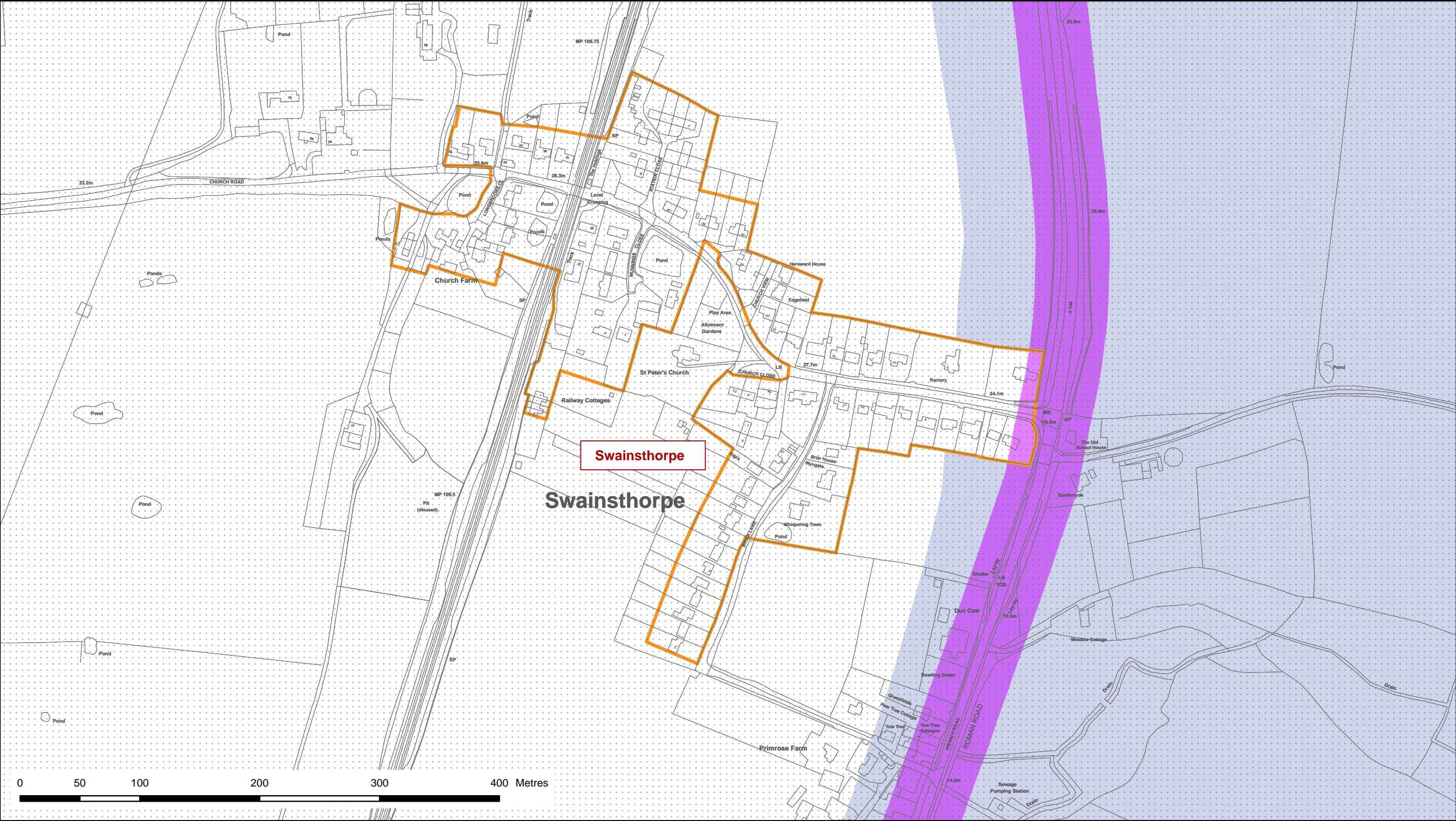
Development is concentrated between the A140 and the railway line. The settlement is characterised by detached dwellings with the central focus being around the Church and its setting. This is an attractive undeveloped space in the village where development would be inappropriate. Despite recent new development the village has maintained a rural feel which has been achieved by the retention of attractive features such as ponds within the village. Some of this new development has taken place along very narrow and substandard roads.

Services and Community Facilities

There are limited facilities at Swainsthorpe comprising a pub on the main A140, a bus which stops on the A140 and a Bowling Green.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement, preventing further extension into the surrounding countryside. Due to the limited services and facilities available, the narrowness of local roads, the boundary has been drawn to allow for only very limited infill within it.



Development
Boundary

Parish Boundary

Norwich Policy Area

River Valleys

Corridors of Movement

Scale at A3:
1:3,200



Rural Area Settlements

Aldeby, Bressingham, Brockdish, Burgh St Peter (inc. part within Wheatacre Parish and the adj. Developed area in Aldeby), Burston, Claxton, Denton, Forncett St Mary, Forncett St Peter, Haddiscoe, Hardwick, Hedenham, Langley Street, Morley, Needham, Shelfanger, Shotesham, Starston, Tibenham, Tivetshall St Margaret, Tivetshall St Mary, Toft Monks, Topcroft Street, Winfarthing.

Aldeby (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated in two separate conurbations at The Street and around Common Road. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish.

Development at The Street is linear in form and comprises one plot depth along The Street, Beccles Road and Rectory Road. It is set in open countryside with the attractive Waveney Valley to the south and close to the Broads.

Development at Common Road comprises a small concentration of dwellings centred on the crossroads of Dun Cow road, Common Road and Lily Lane. Also located on Common road is an employment site of which has fallen into disrepair in the last few years and the Council welcomes the recent acquisition by an International removals company and the likely redevelopment of small workshop units which will support local rural employment opportunities. This land remains outside the development boundary.

The settlement is characterised by tree and hedge planting along the road frontages although the open nature of the western side of Dun Cow Road, north of the crossroads, affords particularly good views of the surrounding countryside.

Much of the southern part of the parish lies within the Broads Authority area.

Services and Community Facilities

There are very limited facilities available in Aldeby although further facilities are accessible at nearby Burgh St Peter for residents of Common Road.

Development boundary and Constraints

The development boundaries have been drawn around the two main concentrations of development centred on The Street and Common Road. They have been drawn to allow for very limited infill due to the lack of facilities locally and to prevent the further extension of development into the surrounding open countryside, in particular the adjacent valley landscape of the Waveney valley.



Bressingham (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

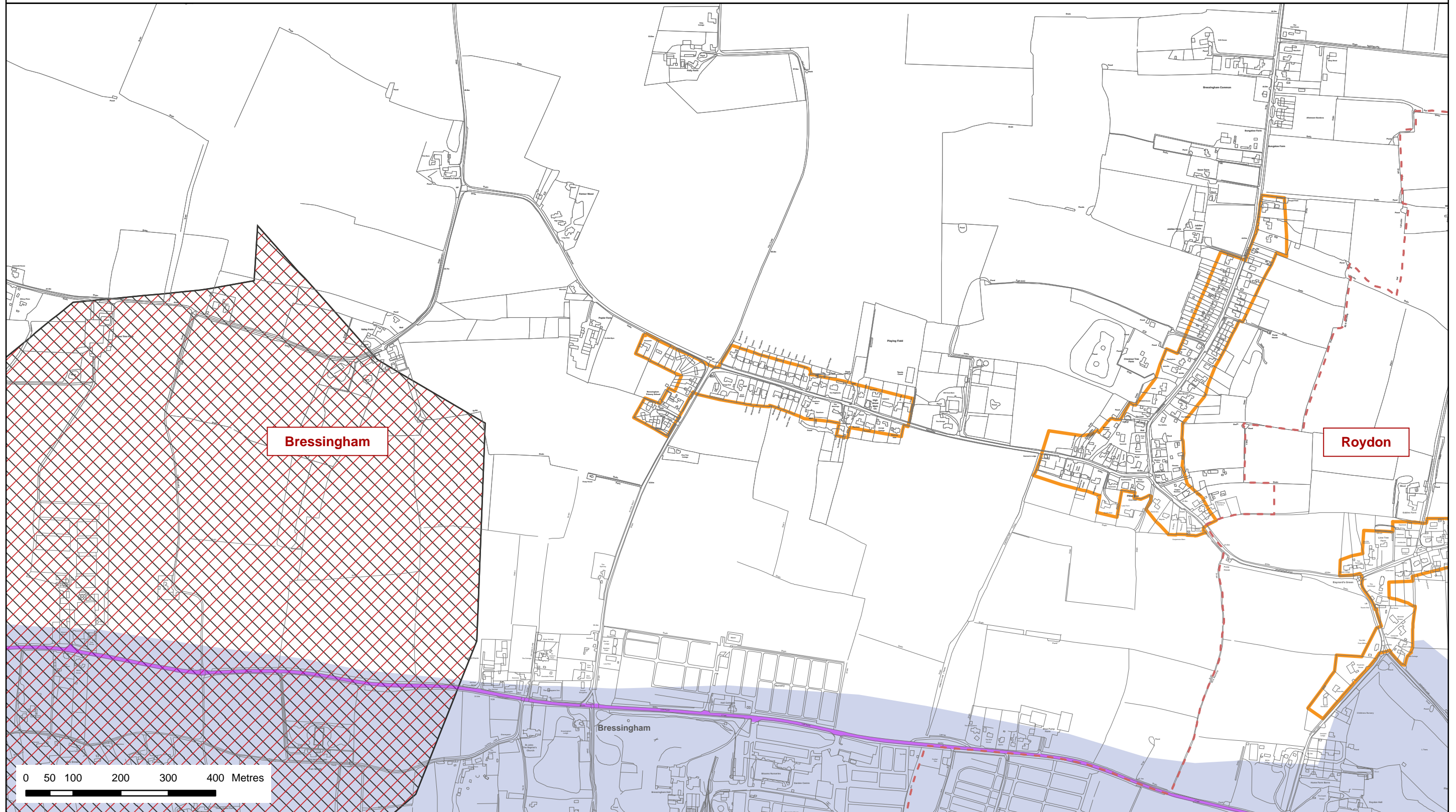
The parish contains a number of scattered settlements of which the largest are the part of Bressingham located on High Road, and Bressingham Common located along Common Road. Both settlements are mainly linear in form, and are separated and surrounded by large open fields. Both settlements are distinguished by many trees and hedgerows contributing greatly to their rural character and are afforded views across the Waveney Valley by the downward sloping land to the south.

Services and Community Facilities

The village has a small range of services; Village hall, Bus service to Diss and a primary school. 'Blooms' of Bressingham provides for some employment opportunities locally but this is located to the south of the parish further removed from the main built part.

Development boundary and Constraints

The development boundary has been drawn to include the main built form and to provide some limited infill within it without affecting the setting of 'The Grange' on High Road or the form and character of the Settlement.



Development Boundary

Parish Boundary

Hazardous Installation Consultation Zones

River Valleys

Corridors of Movement

Scale at A3:
1:8,000



Brockdish including Thorpe Abbots (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

The parish contains Brockdish and Thorpe Abbots. Brockdish is primarily a linear village located along the northern side of the Waveney Valley on the A143. The village core is based on the junction of A143.

A separate area of residential development is located a short distance to the west near the church and separation of this from the rest of the settlement should be maintained in order to preserve the conservation area featuring many listed buildings.

Thorpe Abbots comprises a group of mainly detached houses located on frontage plots around the junction of The Street and Mill Road, approx. 2.5 kilometres west of Brockdish. There has been a designated conservation area around Thorpe Abbots since 1994.

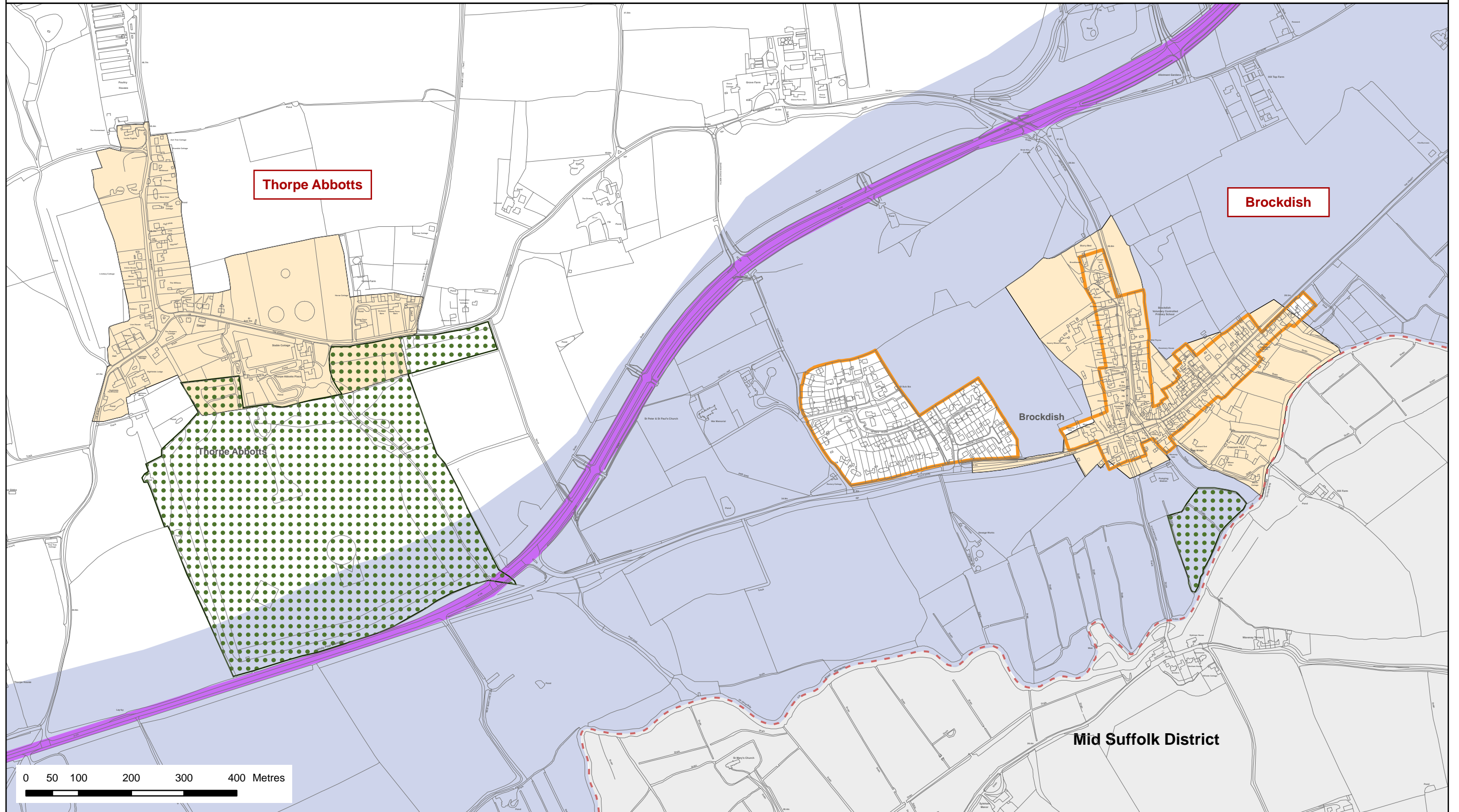
Services and Community Facilities

The parish contains very limited services comprising a school in Brockdish, village hall and bus service.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement at Brockdish and allow for some limited sensitive infill within it.

No development boundary has been defined at Thorpe Abbots due to the extensive conservation area and its remoteness from services and facilities.



Scale at A3:
1:7,200



Burgh St Peter including part in Wheatacre Parish

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated around the crossroads formed by Beccles Road, Staithe Road, Pitt Road and Mill Road.

The remainder of the parish comprises a small number of widely dispersed individual dwellings and farmsteads with the exception of the small concentration of development at the River Waveney Centre in the east of the parish. Part of the built-up area of Burgh St Peter lies within the adjacent parish of Wheatacre and for the purposes of a village development boundary is included within the boundary of Burgh St Peter.

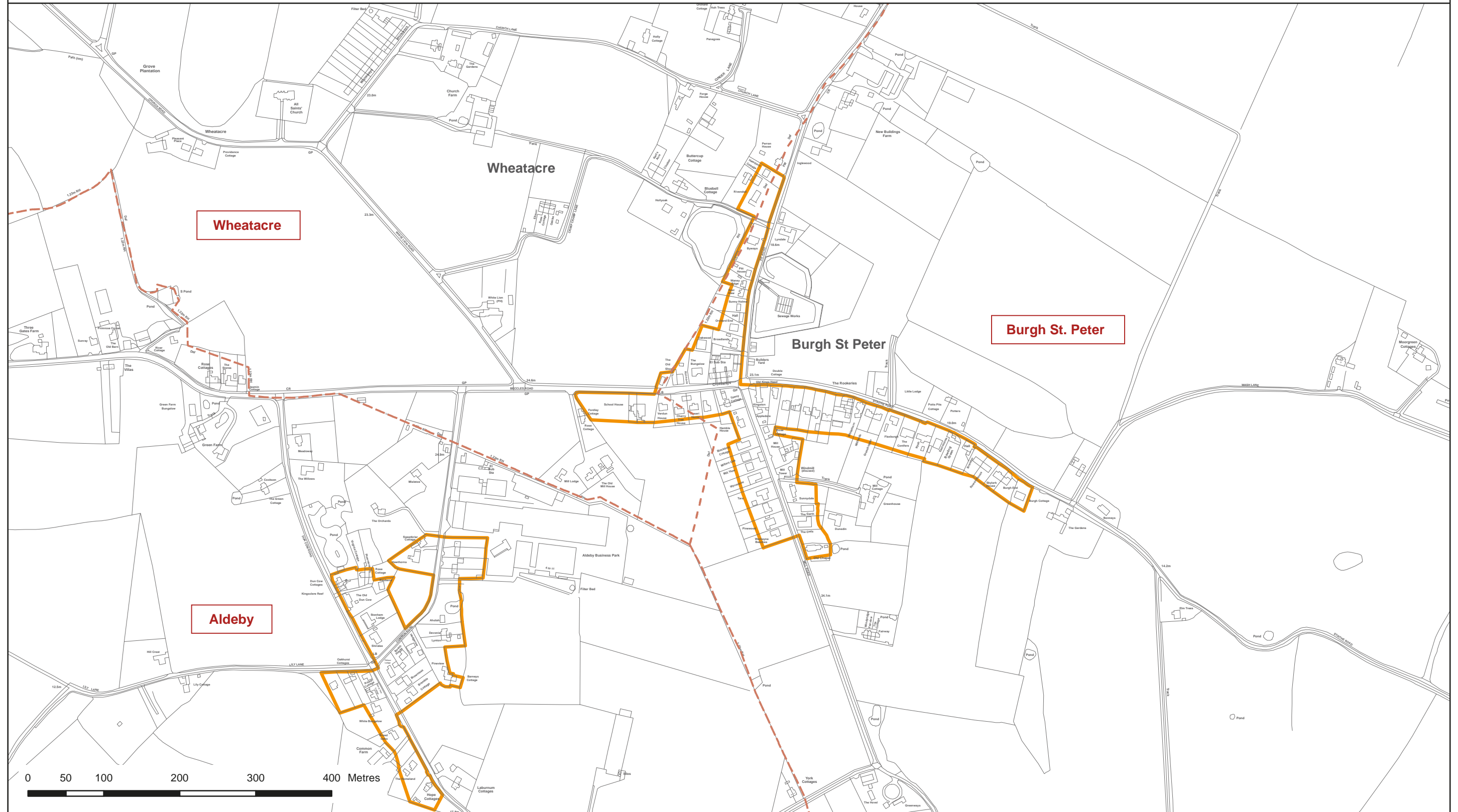
The village of Burgh St Peter has developed a linear settlement form comprising one plot depth along Beccles Road, Staithe Road, Mill Road and Pitt Road. Good tree and hedge planting exists especially along the eastern side of Pitt Road, whilst elsewhere within the village a more open character prevails allowing for good views of the surrounding countryside, in particular the Waveney Valley which lies to the south and east and the Broads which are in close proximity to the north, south and east of Burgh St Peter.

Services and Community Facilities

There is a small range of facilities in Burgh St Peter comprising a village hall, bowling green and a pub at nearby Wheatacre and a limited bus service.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the adjoining settlements to allow for limited infill development only due to the rural nature of the area and limited facilities.



 **Development Boundary**

 **Parish Boundary**

Scale at A3:
1:5000



Burston (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Burston comprises the village and outlying hamlets of Mill Green and Shimpling. A further group of dwellings is located at Audley End.

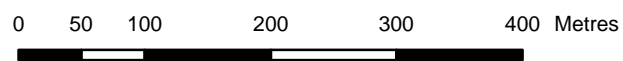
Burston has developed mainly along Diss Road, Crown Green and Station Road and is centred round two village greens. The western half comprises relatively modern detached dwellings in contrast to the eastern side which is mainly semi-detached ribbon development. Crown green, Church green and the open areas leading into Higdon Close form an attractive centre to Burston. There are several notable old buildings which form part of the designated conservation area extending along Diss Road and Mill Road. The surrounding countryside comprises mainly open fields bordered by low hedges and scattered trees.

Services and Community Facilities

The village has limited facilities comprising a school, pub and outdoor recreation area.

Development boundary and Constraints

The development boundary has been drawn to provide for the consolidation of much of the built form of Burston, allowing for limited infill development within it. The development boundary excludes the areas considered to form attractive features of the village which include Crown Green and Church Green and their respective settings. The boundary also excludes the outlying settlements, although should the Mill cease to operate this could provide a suitable brownfield redevelopment opportunity.



- Scale at A3:
1:6,000



Claxton (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated along The Street with a few isolated dwellings and farmsteads scattered throughout the remainder of the parish. The village, located on the edge of the Broads Area, is set in the attractive Yare Valley with extensive marshlands to the north and a gently sloping valley to the south.

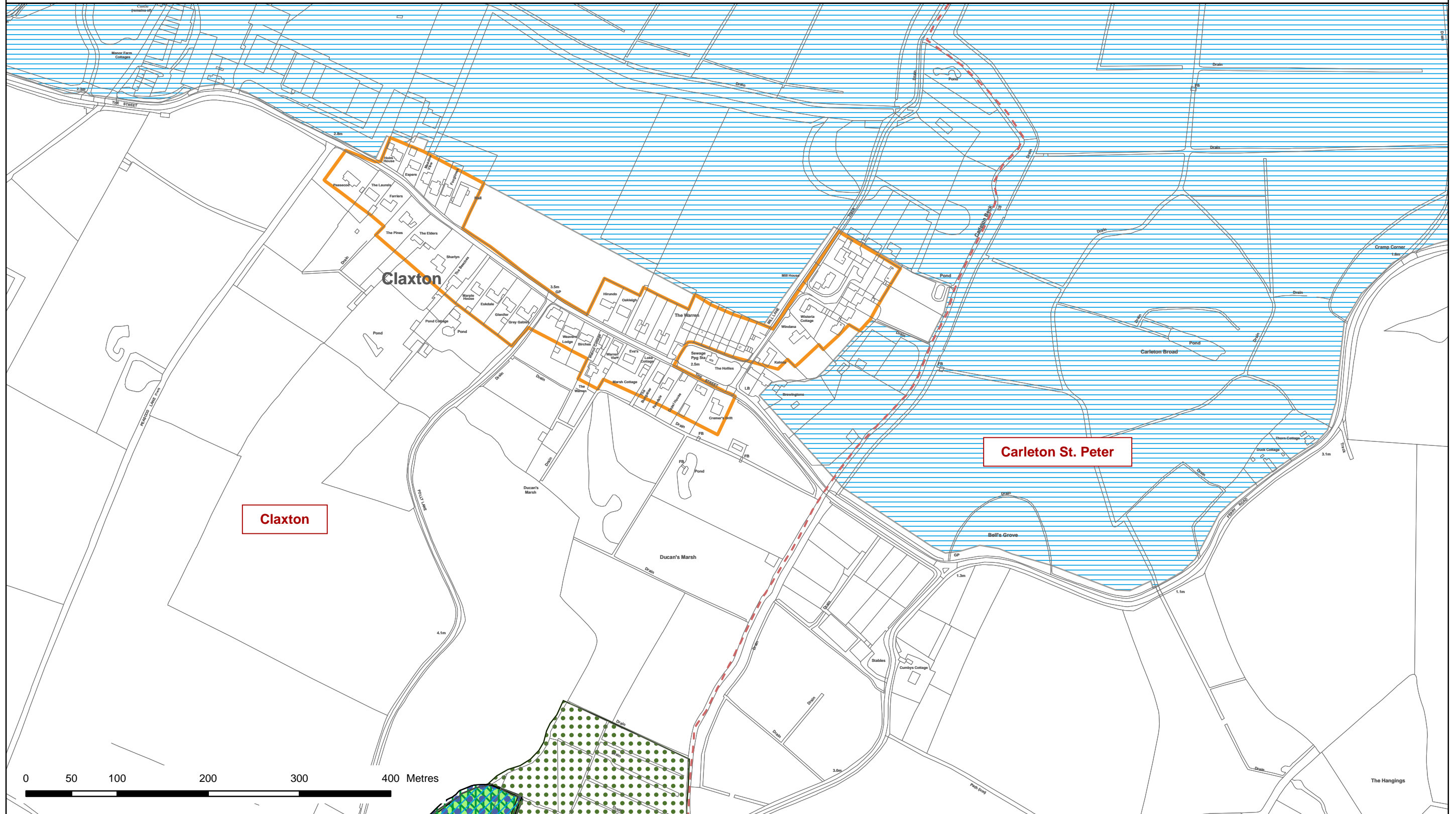
The village has a strong linear settlement form with dwellings generally set back from the road although the older cottages at the east end of The Street are built-up close to the road in a traditional style.

Services and Community Facilities

The parish contains very limited services comprising a village hall, and bus service.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement that is within South Norfolk and allows for some limited infill development. Much of the surrounding area falls within the Broads Executive area.



- | | | | | |
|-----------------------------|------------------------|--|--|------------------------------|
| Development Boundary | Parish Boundary | Broads Authority Executive area | Broadland Special Protection Area | County Wildlife Sites |
| Ramsar Sites | SSSI | Special Protection Areas | Special Areas of Conservation | |

Scale at A3:
1:4,165



Denton (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Denton is in two principle parts. The main part extends from part way up Trunch Hill in the south to Skinners' Meadow in the north. A smaller and more scattered part is situated a quarter of a mile to the north and includes Uplands Terrace and some development along Darrow Green Road. Development is generally single plot depth fronting the road, except Skinners' Meadow and Globe Close.

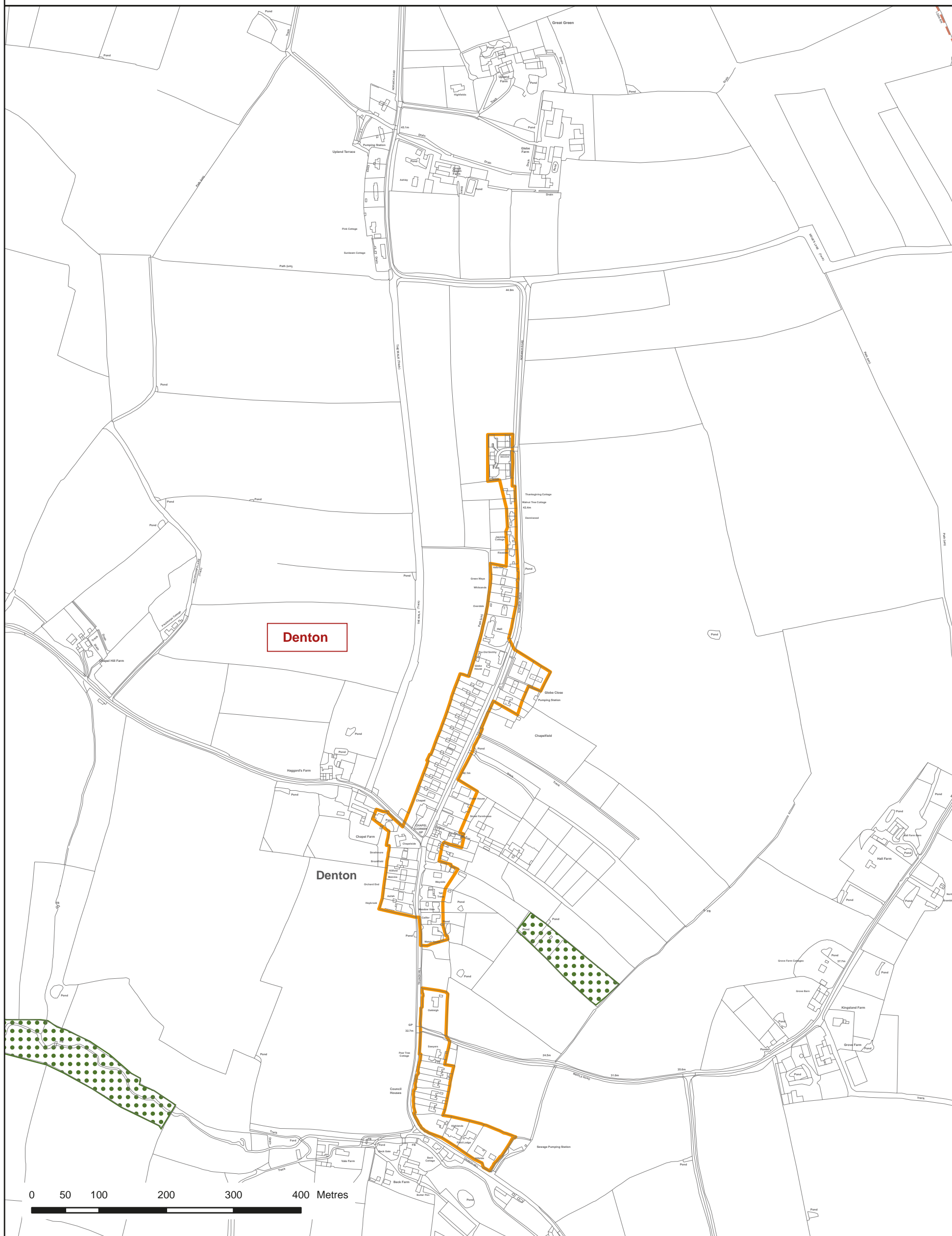
There are many scattered former farm houses and conversions of former agricultural buildings. The attractive valley of the Beck runs through the extreme south of the parish with three tributaries flowing from the north. Trunch Hill runs down into the main valley. There are many trees and hedgerows particularly in the southern part of the parish which give it an attractive rural character.

Services and Community Facilities

There are limited services within the village. Denton has a village hall and playing field, a Post Office which operates from the URC Chapel and a repair garage to the north of the village. Denton shares a Primary and nursery school with Alburgh, approximately a mile away. The centre of the village has mains sewerage. A limited bus service operates to Harleston.

Development boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement to allow for limited infill development only, due to the rural nature of the area and limited local facilities.



 Development Boundary

 County Wildlife Sites

Scale at A3:
1:5,500



Forncett St Mary and Forncett St Peter (Rural Area)

These adjoining settlements are identified as 'Other Villages' in Policy 16 of the Joint Core Strategy (JCS). As such they will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

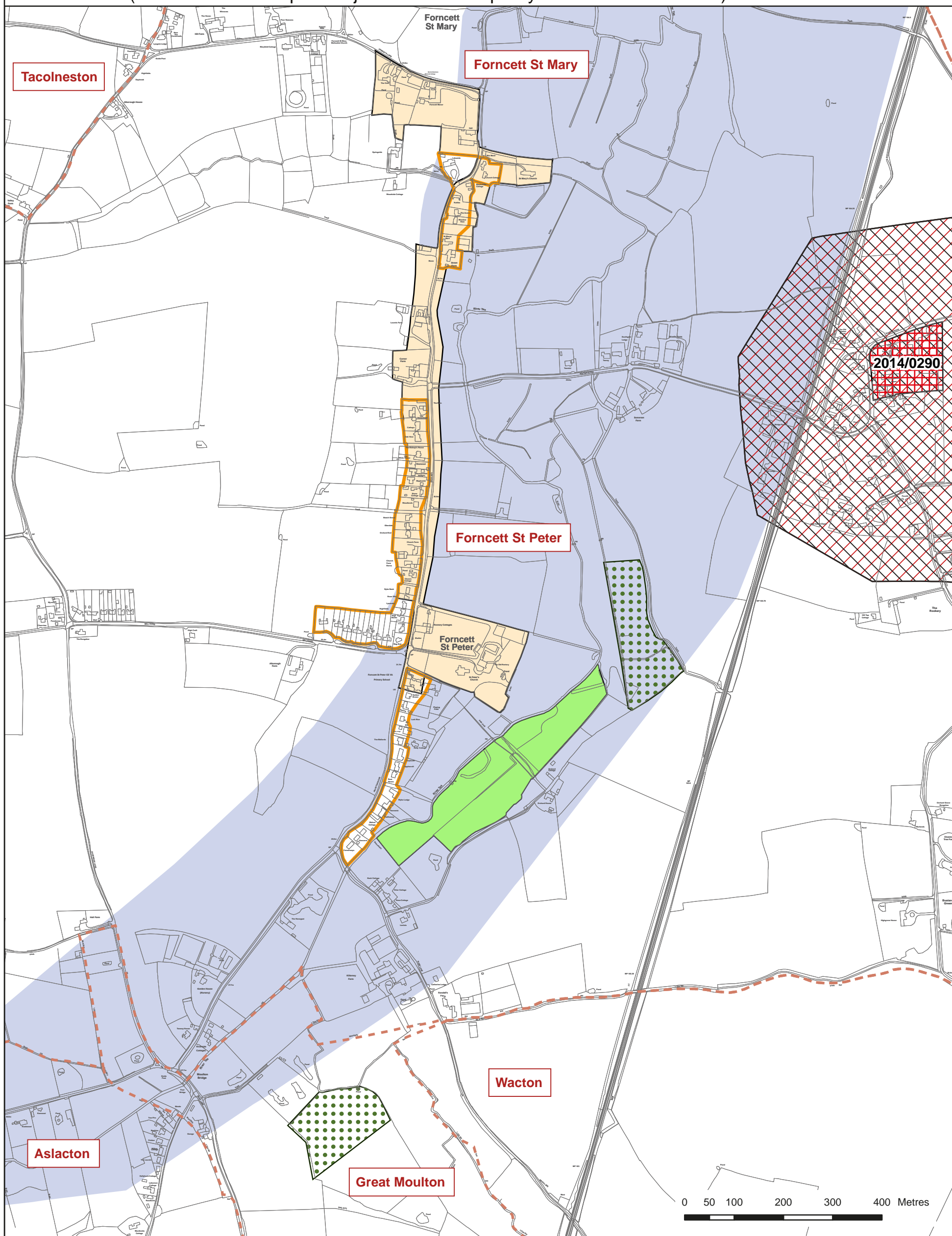
Forncett St Mary and Forncett St Peter are both linear in form and have developed along Aslacton Road/ Low Road which follows the line of the Tas valley. The buildings comprise mainly farms and cottages interspersed with open fields and more recent development. The majority of new development has taken place at Forncett St Peter. A conservation area is drawn around most of the settlements and numerous listed and historic buildings feature within it. The undeveloped flood plain of the River Tas valley is located to the east.

Services and Community Facilities

Forncett St Peter has limited facilities; a school and bus and Forncett St Mary has the village hall. These settlements share these dispersed facilities and others that are located at Forncett End/Tacolneston, although these are much further afield.

Development boundary and Constraints

The development boundary has been drawn around the cluster of linear development form at Forncett St Mary leaving its more dispersed outlying areas outside and around the existing built-up area of Forncett St Peter in order to prevent the linear spread of the settlement into the surrounding valley landscape. The development boundary as defined for these settlements allows for limited infill development and takes account of the proximity to services maintains the space between the two villages and conserves the rural character of the area. In addition, a brownfield site at Old Station Yard Forncett St Peter, has planning permission granted for 17 new homes in the village.



Development Boundary
 Parish Boundary

Conservation area
 County Wildlife Sites

Hazardous Installation Consultation Zones
 River Valleys

SSSI
 Commitment Site
see Policy DM 1.5

Scale at A3:
1:7,500



Haddiscoe (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development along The Street and Thorpe Road has resulted in a linear form of settlement characterised by one plot development the main exception being the Tayler and Green housing at Mock Mile Terrace. The mainly undeveloped nature of the north side of Thorpe Road provides attractive views towards the River Waveney, which contribute to the rural character of the area. The detached area of development at Rectory Road also displays a strong linear form.

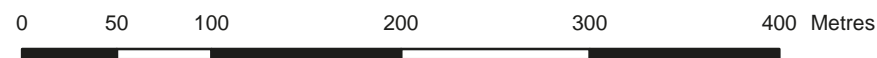
The settlement is an attractive valley landscape with the Waveney Valley to the north and a small tributary valley to the west. The settlement is also in close proximity to the Broads.

Services and Community Facilities

There is a limited range of facilities including a village hall, public house and a limited bus service.

Development boundary and Constraints

The development boundary has been drawn around the existing development at Rectory Road to prevent the further extension of this detached ribbon of development and to protect its attractive rural setting, in particular the valley to the west and around the main built-up area along The Street and Thorpe Road. Due to the attractive rural setting and the limited range of facilities, only limited infill development opportunities are provided in accordance with JCS Policy 16.



↑
N

Corridors of Movement

Hardwick including Shelton (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated at Hardwick with a small isolated cluster at Shelton and individual dwellings and farmsteads dispersed throughout the remainder of the parish.

Hardwick has developed a linear settlement form based along Mill Road, Hall Lane and The Street characterised by one plot depth development.

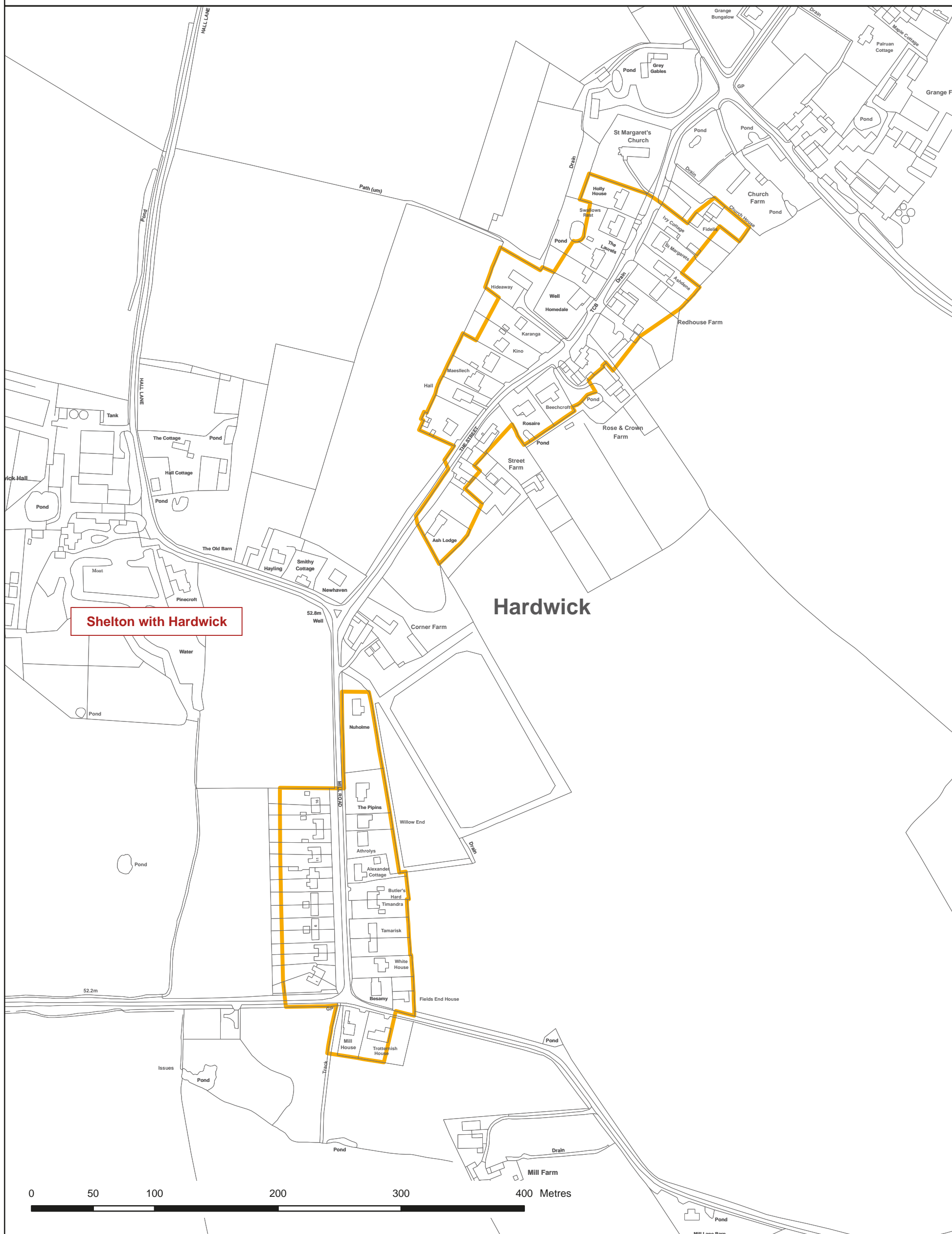
The village comprises three distinct areas. The first is based along Mill Road and comprises generally modern development. To the north-west of this area and separated by a large open field is a limited ribbon of development along Hall Lane. The third main area is the main core of the village along The Street. The three parts of the village give it an attractive rural character set in a flat and open landscape but with an attractive river valley immediately to the north.

Services and Community Facilities

There are very few facilities available in the Parish; the village hall is located within Hardwick and the first school at Shelton.

Development boundary and Constraints

The development boundary has been drawn around two of the more built up areas of ribbon development at Shelton to allow for very limited development within the boundary. Corner Farm has not been included within the development boundary in order to maintain the important open spaces around it and the separation of the two parts which characterises the village.



 **Development Boundary**

Scale at A3:
1:3,000



Hedenham (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Hedenham is a sparsely populated parish. It mainly comprises individual dwellings and farms with a small concentration of development on Church Road. The settlement is set in attractive open countryside interspersed with small wooded areas, and is partly situated on the south slope of a small valley bounded to the east by Hedenham Park giving a rural character. The settlement is characterised by traditional cottages with some Tayler and Green housing at Smiths Knoll and both Hedenham Hall and Ditchingham Hall with their associated parklands form an attractive area of historic parkland.

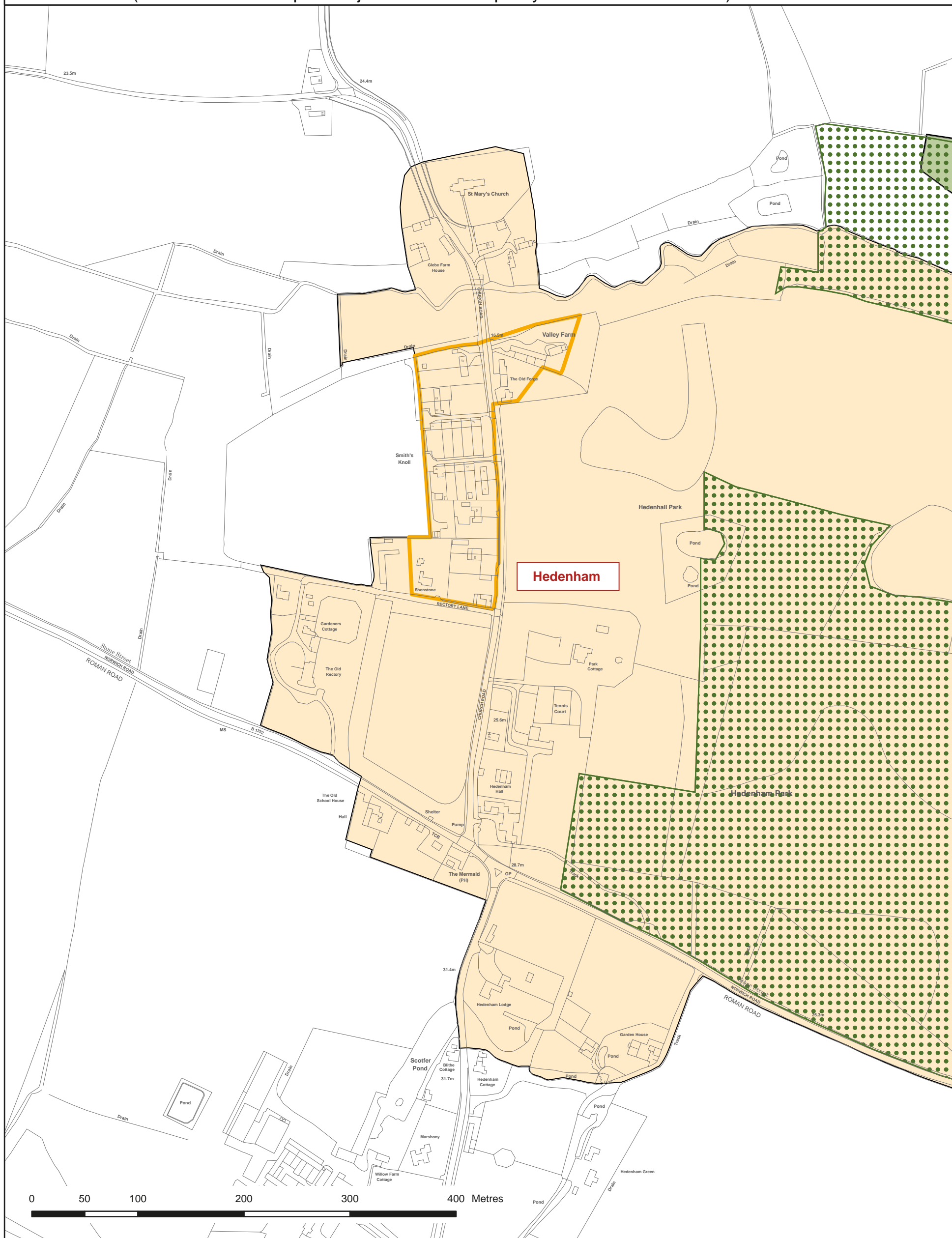
Hedenham has had a designated Conservation Area since 1994.

Services and Community Facilities

There are very few facilities available in the Parish comprising a village hall and bus service.

Development boundary and Constraints

The development boundary has been drawn around the area of Smiths Knoll to allow for limited sensitive infill only due to the limited facilities available and character of the conservation area.



Development Boundary

Conservation area

Ancient Woodlands

County Wildlife Sites

Scale at A3:
1:3,500



Langley with Hardley (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated into three small groups at Langley Green, Langley Street and Hardley Street with individual dwellings and farmsteads widely dispersed throughout the remainder of the parish.

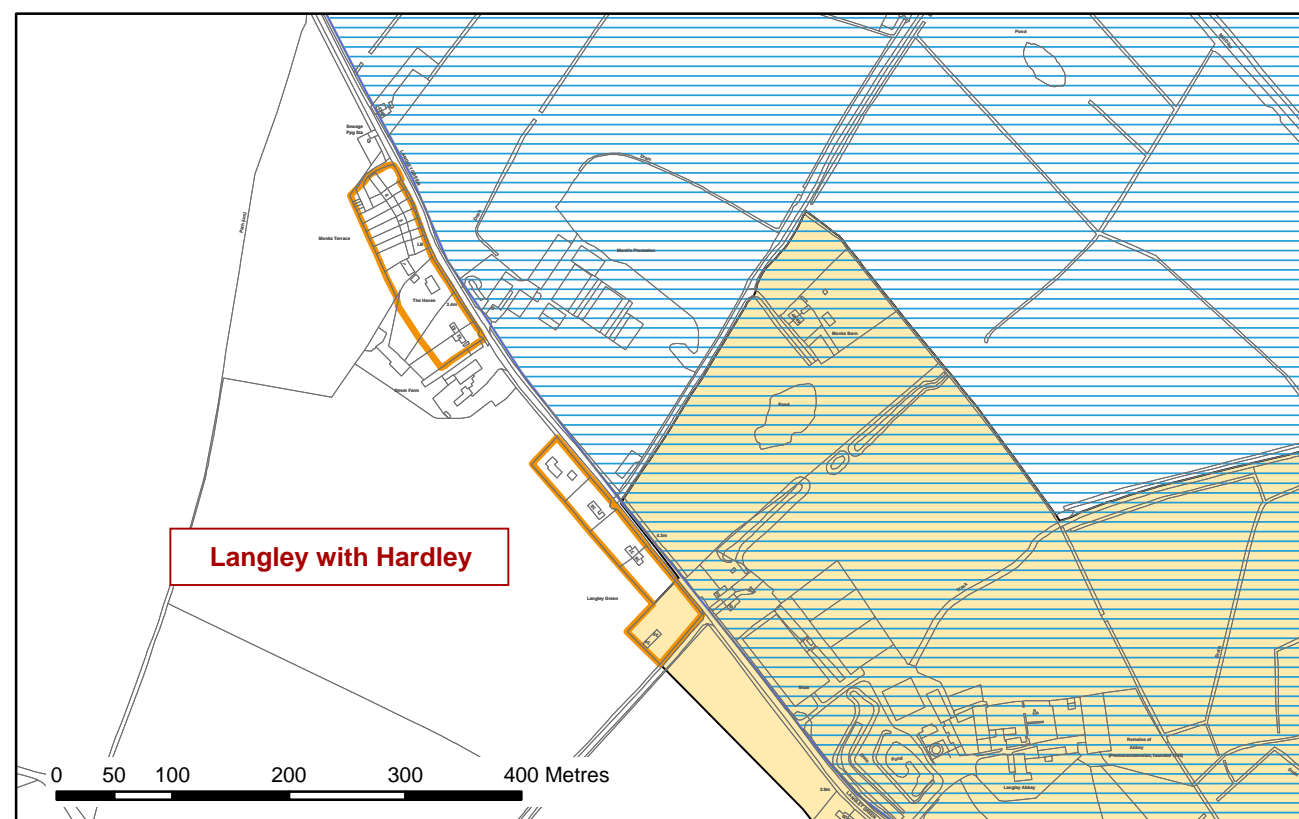
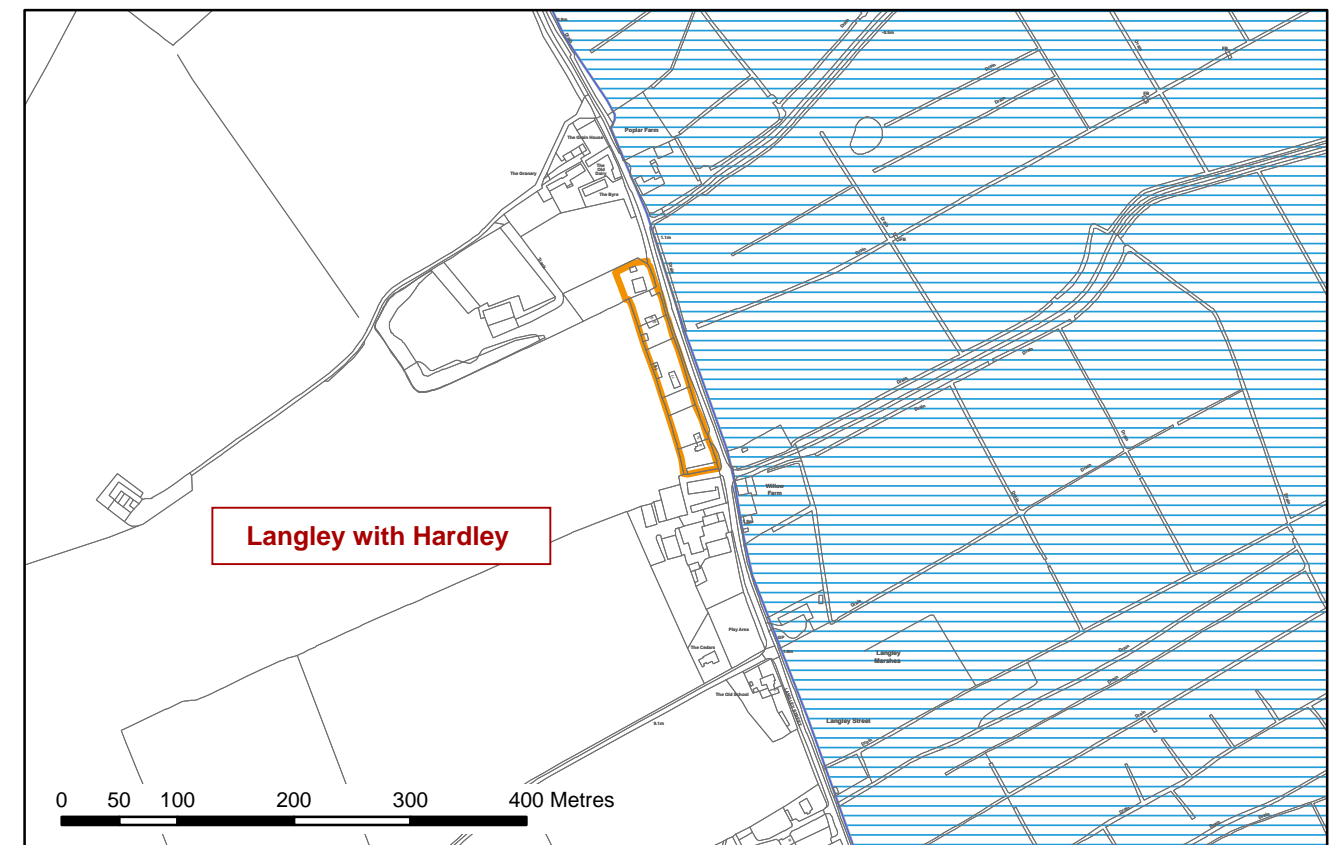
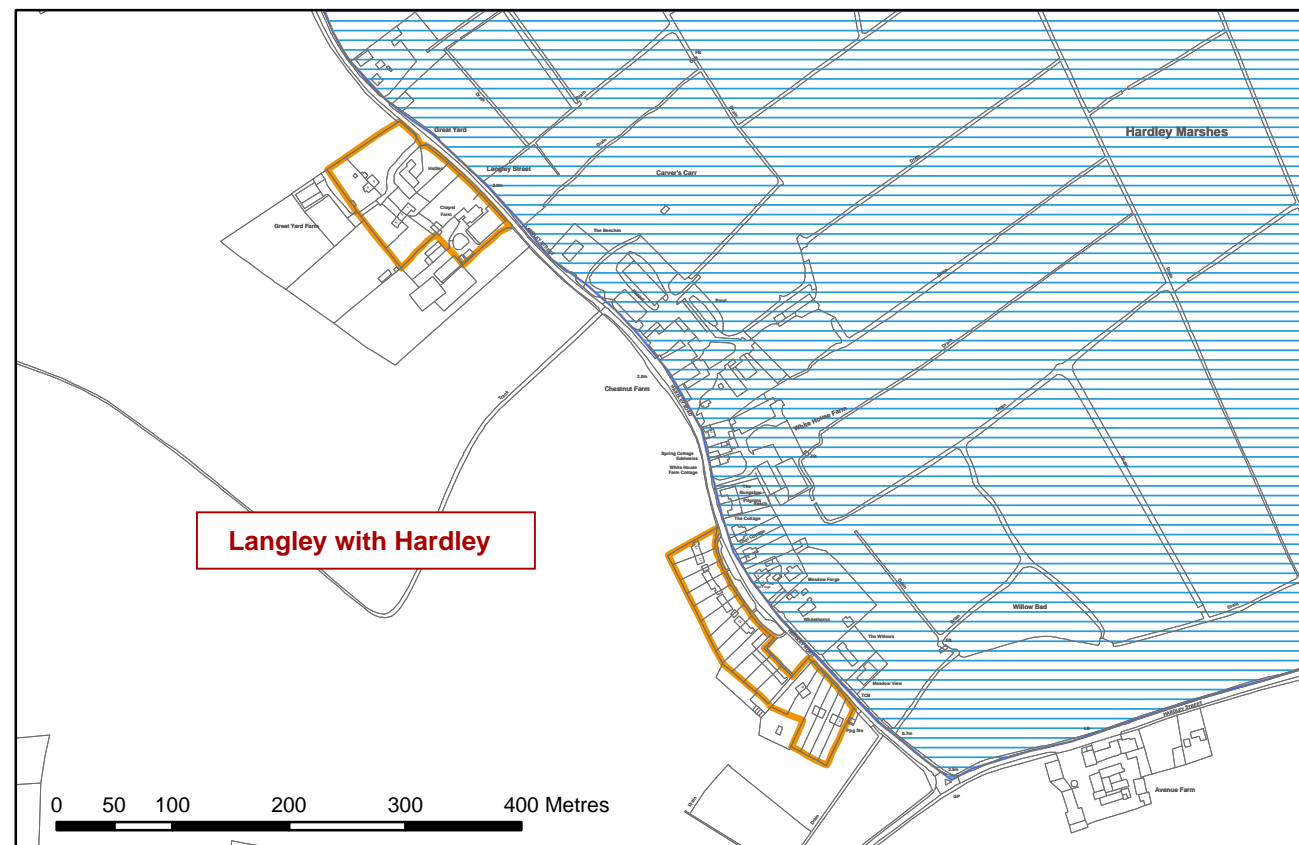
The three groups of development are set on the edge of Langley and Hardley Marshes within the Yare Valley. In the west of the parish is the historic parkland of Langley Park. The character of the developed areas is of a dispersed nature comprising small scattered ribbons of development together with the attractive valley setting combine to give the area an attractive rural character adjacent to the Broads.

Services and Community Facilities

There are limited services and facilities in the settlement. There is a village hall and outdoor recreation facility at Langley Street and a limited bus service.

Development boundary and Constraints

Much of the parish lies within the Broads Authority area with the boundary defined by Langley Street and including the whole of Hardley Street. The development boundary has been drawn around the isolated linear development along Langley Street, Langley Green and Hardley Street. Much of the developed area lies within Flood Zones 2 and 3 which is likely to restrict any potential for further infill development.



-  **Development Boundary**
-  **Broads Authority Executive area**
-  **Conservation Area**

Scale at A3:
1:6,500



Morley (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Morley (formerly the parishes of Morley St Peter and Morley St Botolph) has a widely dispersed settlement pattern. Historically the settlement has developed around two isolated parish churches and a number of farmsteads.

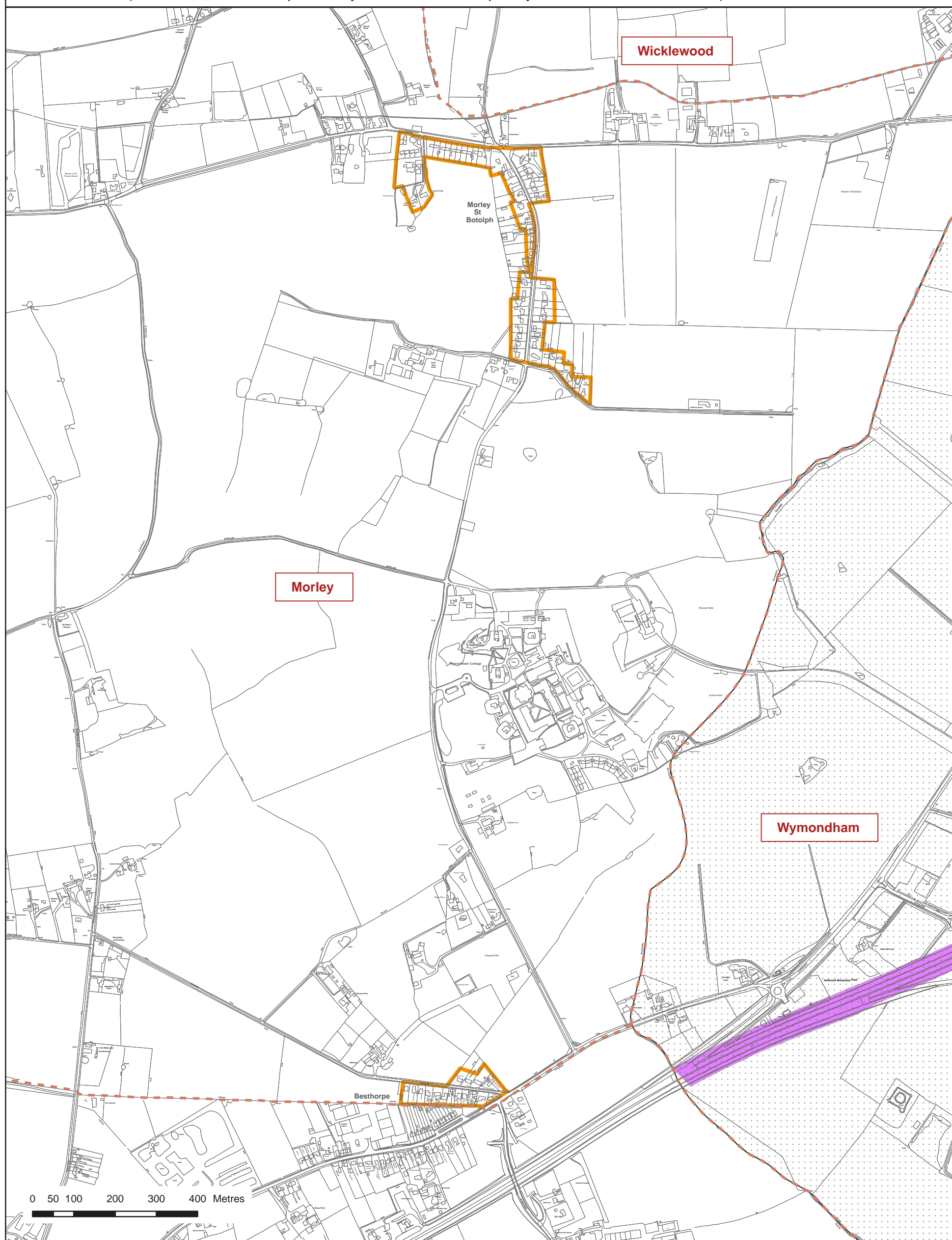
The main area of development in the parish is located at Morley St Botolph and extends along Chapel Road, The Street and Deopham Road. There is also a significant linear development in the south of the parish at Hill Road, astride the former A11, which adjoins development at Besthorpe within Breckland District and is part of the area covered by the Attleborough and Snetterton Heath Area Action Plan. The other significant development within the parish is Wymondham College, a large secondary boarding and day school. The College is located in the south of the parish in an area otherwise characterised by isolated and dispersed dwellings and farms.

Services and Community Facilities

There is a limited range of facilities that are widely dispersed through the village including a primary school, a village hall and public house. Wymondham College, a state maintained secondary boarding and day school provides some local employment opportunities.

Development boundary and Constraints

The development boundaries have been drawn to retain the existing wooded character of the settlements while allowing for further limited infill development in the Morley St Botolph area.



**Development
Boundary**



Parish Boundary



Norwich Policy Area



Corridors of Movement

Scale at A3:
1:4,000



Needham (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Needham is a linear village of mainly detached dwellings on single plot frontage along the former A143. The village is located along the foot of the northern valley slope of the River Waveney. Most development has been concentrated between the village hall and Whitehouse Farm in a linear form.

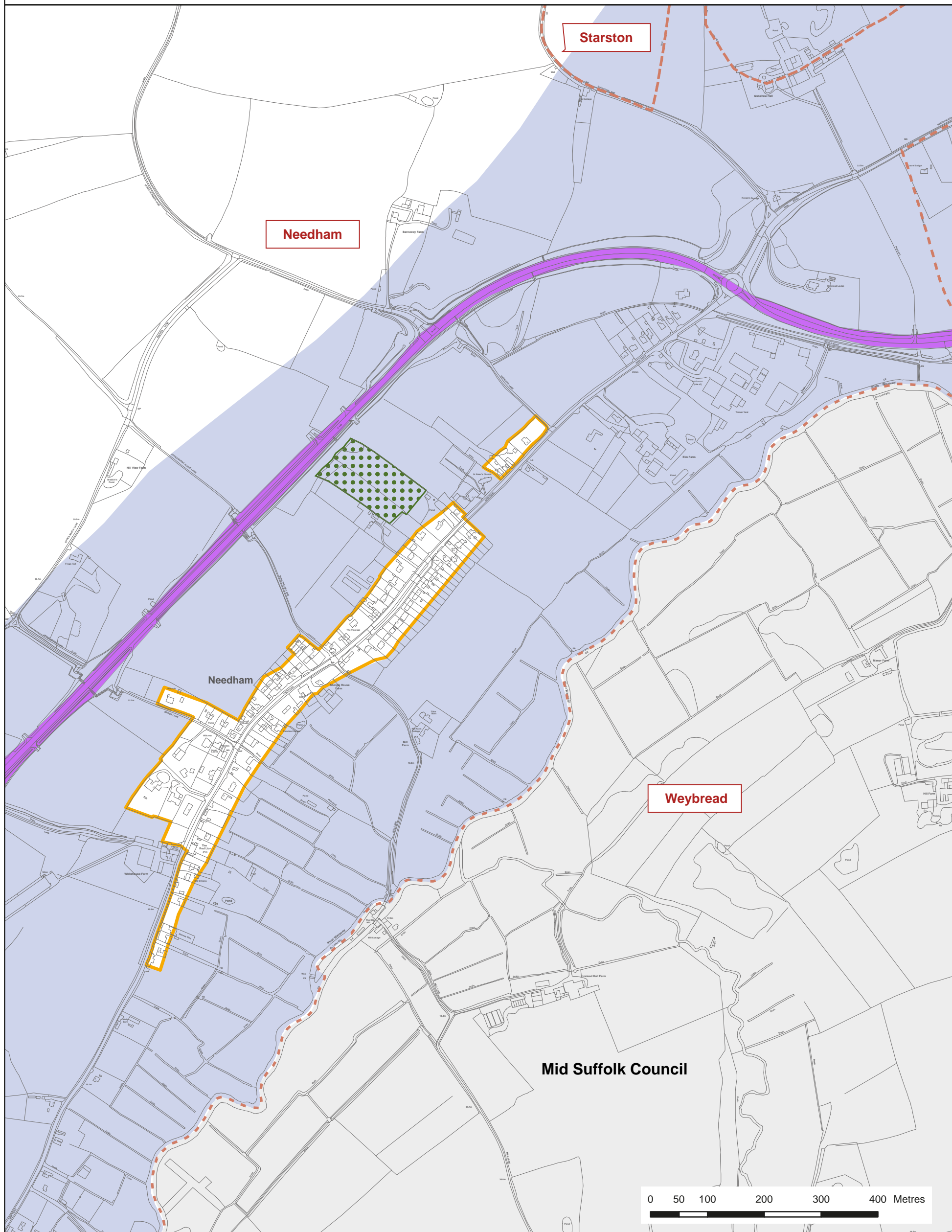
The northern end of the village has a more open aspect and includes a semi-derelict sunken area of ex-gravel pits. The surrounding area comprises valley slopes rising above the village to the north characterised by large fields and few hedgerows or trees. To the south, the valley floor comprises a mixture of arable fields and many mature trees providing an attractive rural setting.

Services and Community Facilities

There is a limited range of facilities including a village hall, pub and bus service.

Development boundary and Constraints

The settlement is constrained to the west by the Bypass and Flood Zones 2 and 3 to the north and south-east of the developed form. The development boundary is drawn to provide for some limited infill development within the existing village core, while precluding the extension of the existing developed area. The area of development adjacent to the Harleston bypass roundabout is excluded as it is not considered to be an appropriate area for further consolidation, and is separated from the village core by a distinct gap as well as being within the flood zone area. The development boundary also excludes the Church and village hall and the land opposite as it contributes to the open character and rural appeal of this part of the village.



Development Boundary

Parish Boundary

County Wildlife Sites

River Valleys

Corridors of Movement

Scale at A3:
1:6,500



Shelfanger (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

The settlement has developed along the B1077 and contains a mixture of old and new development centred on the junction of The Street, Church Road and Rectory Road, with newer extensions to the east and west.

The built up areas are surrounded by large open field with few trees or hedgerows affording distant views especially to the north and to the west.

Services and Community Facilities

The settlement has very limited facilities and services, only a village hall and garage.

Development boundary and Constraints

Much of the existing built form of the settlement is within the flood zone areas and the limited facilities available and the form and character of the settlement limits the potential for further development if further intrusion into the countryside is to be avoided. The development boundary has been defined to provide some limited infill development whilst precluding further expansion of the ribbon development to the east and west of the village.



Development Boundary

Parish Boundary

SSSI

Scale at A3:
1:4,500



Shotesham (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated along the Street to form the established village of Shotesham. The village has developed a linear settlement form with one plot depth only. The whole village is set within an attractive valley landscape with a particular feature being the abundance of trees and hedges which fill the significant gaps that separate many of the buildings and therefore are important in maintaining the rural character of the village.

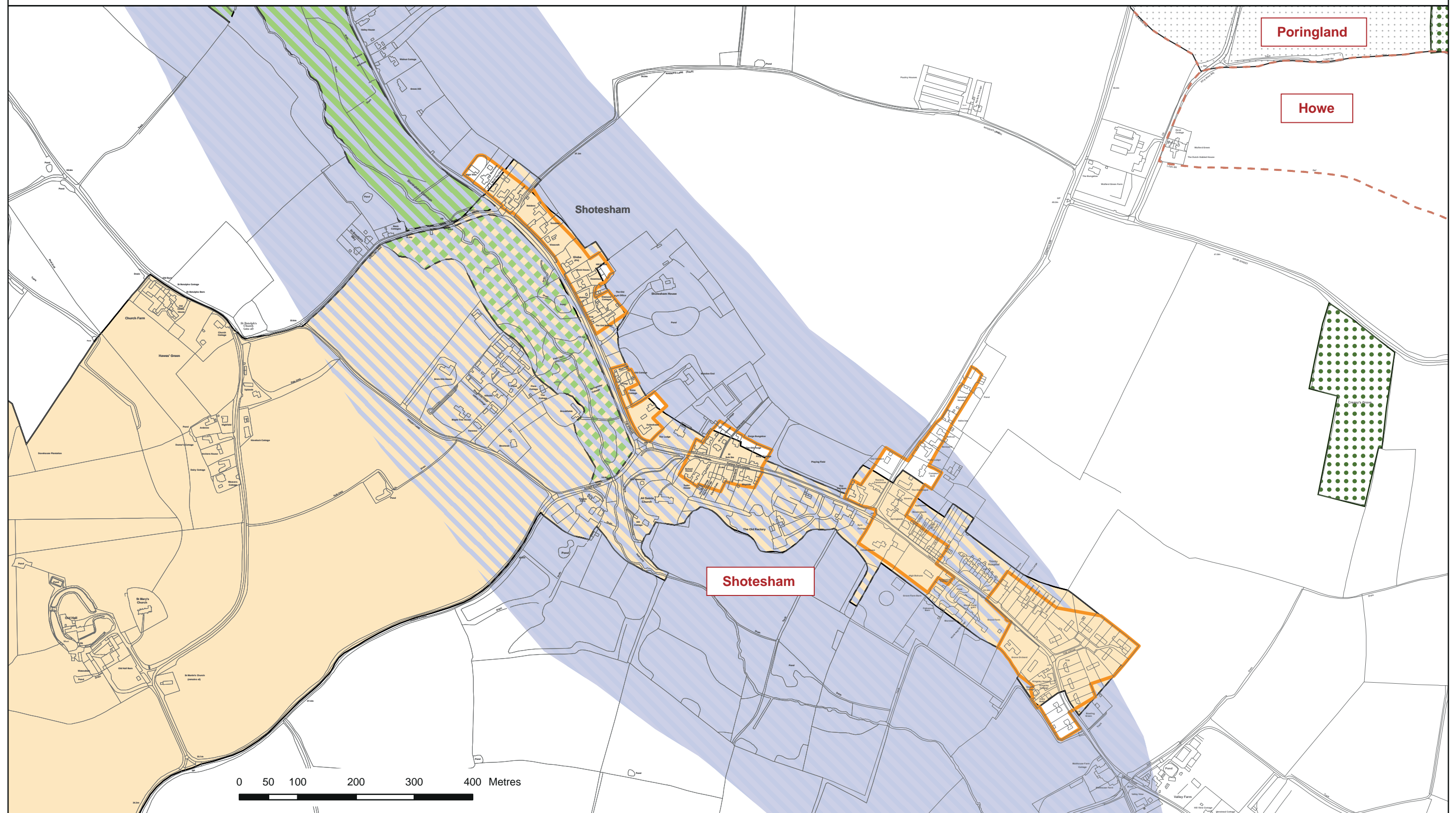
The main built-up area together with part of Shotesham Common is a Conservation Area designated since 1973. This was extended in 1994 to include the attractive landscape to the west associated with Shotesham Hall.

Services and Community Facilities

There is a limited range of facilities including a village hall, public house and bus service.

Development boundary and Constraints

Due to the limited services available and the attractive valley landscape the development boundary has been drawn around the existing built up area to prevent further ribbons of development extending into the surrounding countryside. The area from the walled frontage of Shotesham House and the Old Barn southwards along The street has been excluded from the Development Boundary because of the importance this area has in contributing towards the form of the village. Any proposals for new development within the boundary must take account of the character of the well established Conservation Area and positively enhance it.



Development Boundary

Parish Boundary

SSSI/River Valleys

River Valleys

**Conservation area/
River Valleys/ SSSI**

Norwich Policy Area

Conservation area

County Wildlife Sites

Conservation area/River Valleys

Scale at A3:
1:6,500



Starston (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

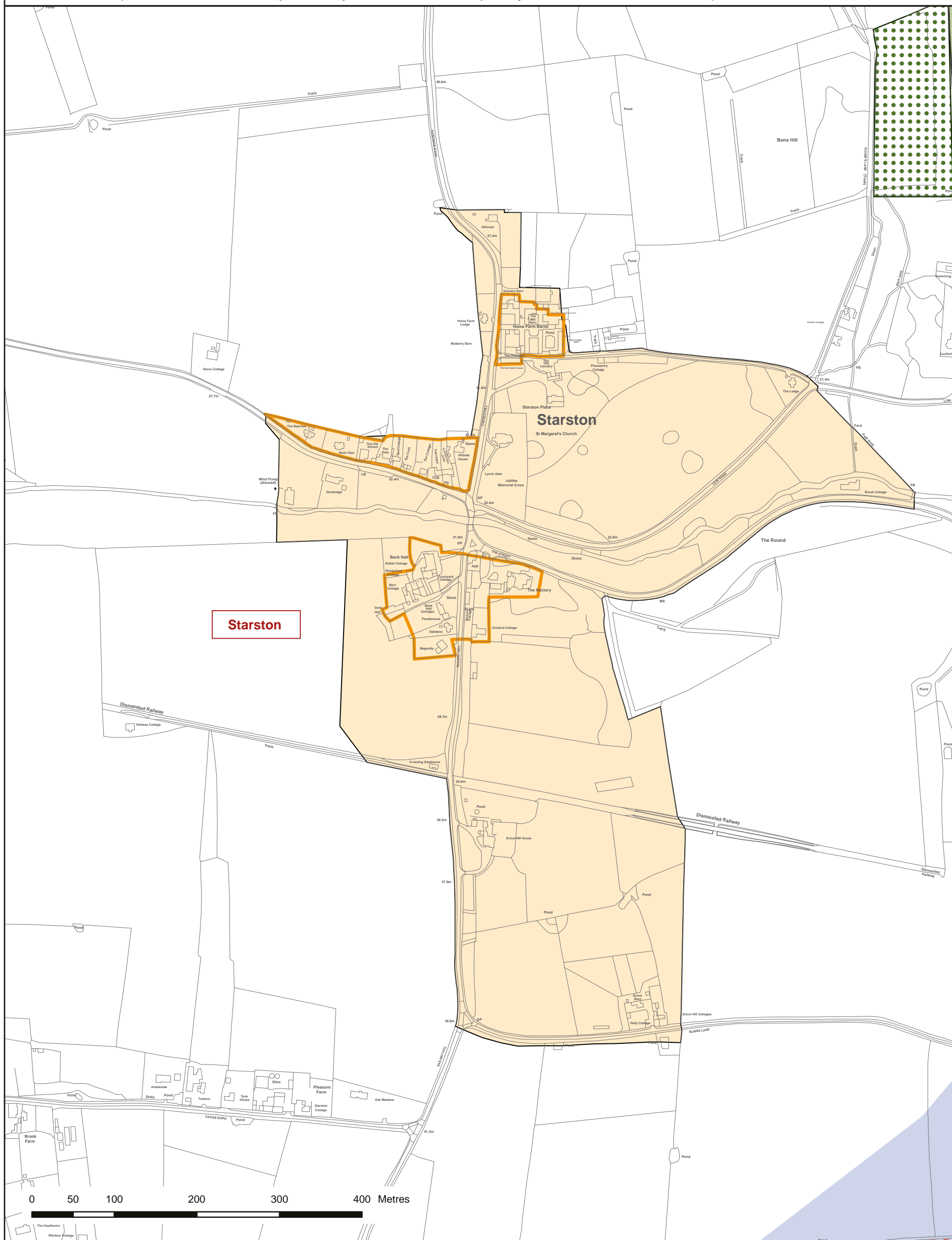
The parish contains a dispersed form of development which includes a ribbon of development fronting onto The Street. The row extends along the northern slopes of a shallow valley toward the junction with Church Hill, Redenhall Road, Railway Hill and Harleston Road, which combined with the setting of the church and the bridge forms an attractive focal point. The whole area is defined as a Conservation Area which is distinguished by the presence of some notable buildings. The surrounding area is open and affords distant views.

Services and Community Facilities

There are very limited facilities available comprising a village hall and bus service.

Development boundary and Constraints

Due to its dispersed character, attractive valley landscape and extensive Conservation Area, the development boundary has been drawn to reflect the existing settlement form and to prevent further development extending into the surrounding open countryside. The development boundary has been drawn to include the main built form of the settlement.



Development Boundary

Parish Boundary

Conservation area

Ancient Monuments

Ancient Woodlands

County Wildlife Sites

River Valleys

Scale at A3:
1:4,500



Tibenham (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

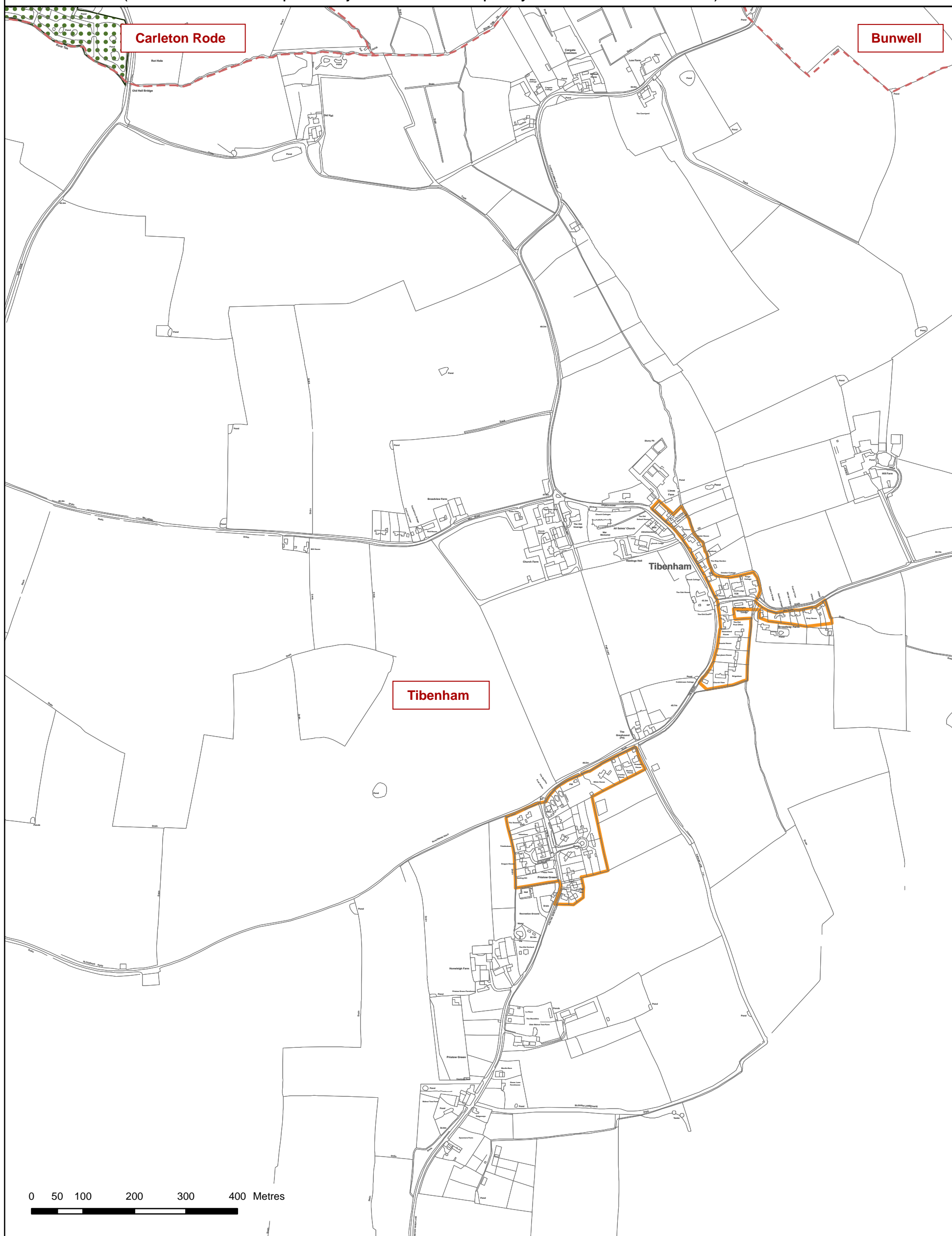
The parish of Tibenham has a dispersed rural settlement pattern consisting of individual dwellings and farms scattered throughout the parish. The established village of Tibenham is concentrated along The Street and around the site of the old school. Further detached clusters of development exist at Pristow Green and Long Row. The main concentration of development has developed in a linear form characterised by one plot depth. Its setting in a small valley with abundant tree hedge planting along the road frontages and attractive open countryside give it a rural character.

Services and Community Facilities

The settlement has very limited facilities comprising a pub and newly built village hall and recreation area.

Development boundary and Constraints

Due to the limited facilities available in the settlement the development boundary has been drawn to maintain the separation between the two parts of the village and to provide some limited infill development opportunities in locations close to the facilities.



Tivetshall St Mary and Tivetshall St Margaret (Rural Area)

These settlements are identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Tivetshall St Mary

Development in the parish is concentrated along The Street/Rectory Road in a linear form comprising mainly single plot development. Development is also concentrated around School Road which is the dividing line between the parishes of Tivetshall St Mary and Tivetshall St Margaret. Isolated clusters of development are located at Rectory Road but these are away from the limited facilities that the Tivetshall share. Development in the remainder of the parish comprises individual dwellings and farmsteads. The village has an open rural character derived from the tree and hedge planting and views of the surrounding open countryside.

Tivetshall St Margaret

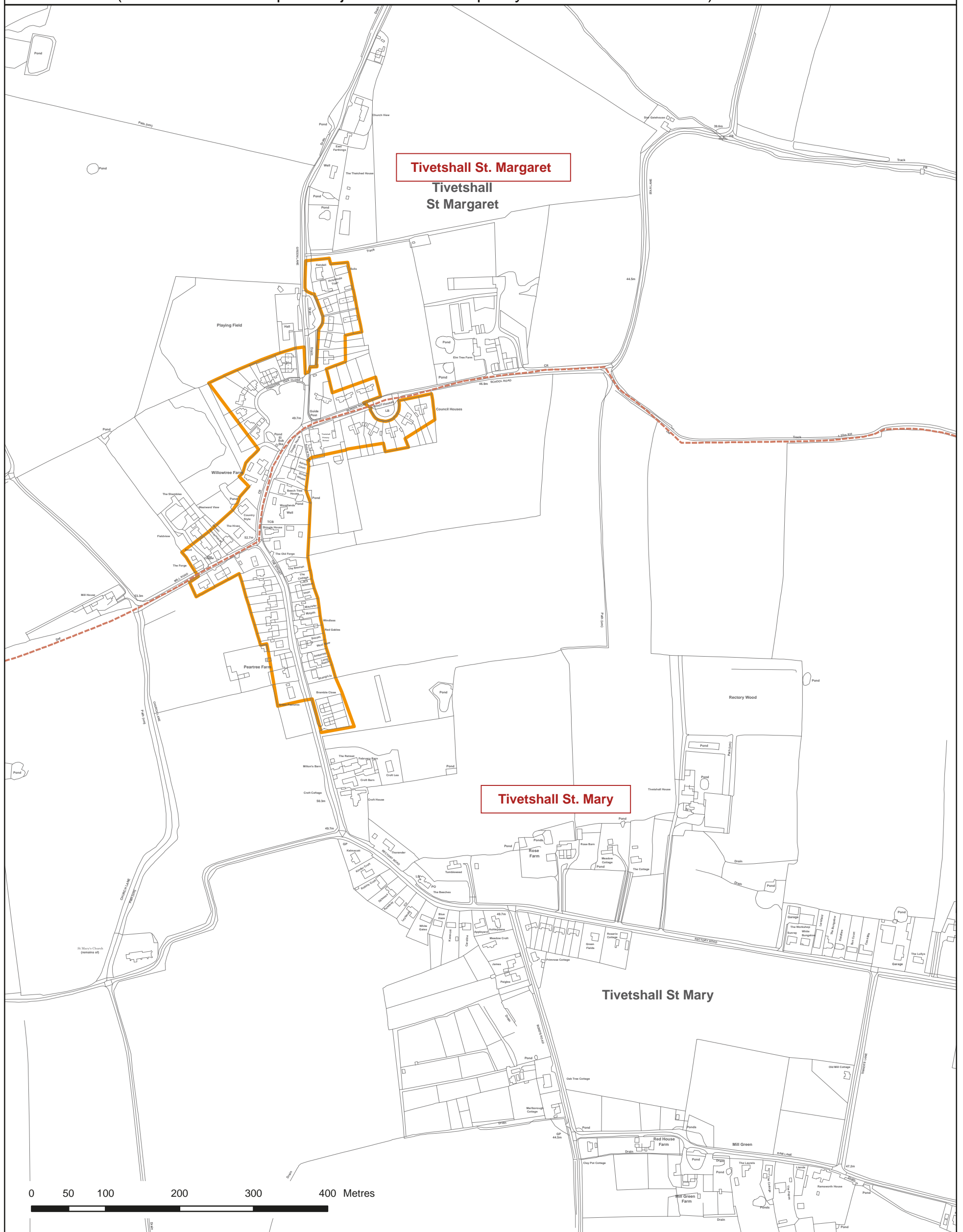
Development is concentrated along Green Lane, School Road and The Street in a linear form characterised by single plot development. This area is contiguous with development lying within the parish of Tivetshall St Mary and forms a single area of settlement joining both parishes.

Services and Community Facilities

There is a very limited range of facilities shared by the Tivetshalls; a primary school and village hall which are located along the parish boundary between the two settlements. A public house is located away from the built up areas on the A140 Norwich-Ipswich road.

Development boundary and Constraints


The development boundary has been drawn around the existing built-up area where the two parishes meet. It has been drawn in order to maintain the physical separation between the two built up areas to the south of The Street to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it. Outlying areas, further from facilities have been excluded from the defined development boundary.



 **Development Boundary**

 **Parish Boundary**

Scale at A3:
1:5,000



Toft Monks (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Development within the parish has been concentrated around the junction of Yarmouth Road/Beccles Road, Post Office Road/Mardle Road and along Bulls Green Lane. Development within the remainder of the parish comprises individual dwellings and farmsteads.

The main village comprises two distinct areas which are separated by the open field to the south of Mardle Road and which is important in contributing towards the generally open appearance from which much of the attractive rural character of the village is derived.

Development along Yarmouth Road, both sides and along the west side of Bulls Green Lane has taken the form of ribbon development. Along Beccles Road development is limited to the east of the road whilst to the west is the open field separating the two parts of the village. To the north of Mardle Road is Grade 2 agricultural land.

Services and Community Facilities

There are limited facilities in the village with only a pub and garage close to the village centre. The primary school is located on the Yarmouth Road some 1500m north of the village.

Development boundary and Constraints

The development boundary has been drawn to reflect the existing settlement form and to prevent further development extending into the surrounding open countryside whilst providing for some limited infill development within it.



Topcroft (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

The main concentration within the parish has taken place along The Street with a cluster of houses located at Church Road away from the main part of the village. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish.

Development along The Street has resulted in a linear settlement form characterised by one plot depth development mainly to the east side of the road, with the west side characterised by more open frontages interspersed with a number of farms set back from the road.

The large open areas, views of the surrounding countryside and good tree and hedge planting along much of The Street, are all important in maintaining the rural character and setting of the village.

Services and Community Facilities

There are very limited services available comprising a social club, playing field and bus service.

Development boundary and Constraints

Due to the proximity of the Flood zones, the rural character of the settlement the development boundary has been around the built form of The Street. The open areas to the front of Street Farm and Trees Farm which are recognised for their importance in contributing to the street scene and rural character of this settlement have been excluded from the development boundary.



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Winfarthing (Rural Area)

This settlement is identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

Form and Character

Winfarthing has developed a linear settlement character along The Street, along part of Hall Road and along Mill Road southwards with outliers of development at Short Green and Goose Green.

Winfarthing comprises mainly single plot frontage development including a mixture of housing types and some notable old buildings. The Street is characterised by several areas of open frontage formed mainly by the playing field and several farms which contribute towards the dispersed nature of much of the development, especially in the southern half of the village which has a very open aspect.

The village contains a conservation area in the centre containing a variety of development interspersed with open spaces and an attractive tree-lined area adjacent to St. Mary's Church. The visual interest along The Street is enhanced by a number of notable old buildings and complemented by the bends in the road.

Services and Community Facilities

The parish contains a limited range of facilities including a school, playing field, pub and village hall located a short distance away.

Development boundary and Constraints

The potential for development is limited by the linear nature of Winfarthing. The existing development boundary has been drawn to allow for limited infill within it. The development boundary includes the areas within the main village which are developed but excludes the area considered to form an attractive setting to the church. The boundary therefore maintains the separation of the existing settlements while providing for limited infill development which should enhance the form and character of the village.



Section 7

Smaller Rural

Communities and the

countryside



Smaller Rural Communities and the countryside

Policy 17 of the Joint Core Strategy (JCS) acknowledges that there are some small rural villages and hamlets that are not included within Policies 9 to 16 of the Joint Core Strategy.

These 'countryside villages' or 'small rural communities' have few or no local facilities but contain many attractive built and natural features including areas of notable landscape character, geological and biodiversity interest. These need to be protected and enhanced, while providing for the rural economy and accessibility to services to be maintained and enhanced.

Policy 17 sets out the types of uses that may be acceptable in the countryside. In the case of more significant proposals, these will be considered in the light of their contribution to meeting the overall objectives of the Joint Core Strategy.

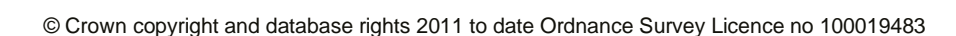
In these countryside villages and small rural communities, affordable housing for which a specific local need can be shown will be permitted in locations adjacent to villages as an exception to general policy. Farm diversification, home working, small-scale and medium-scale commercial enterprises where a rural location can be justified, including limited leisure and tourism facilities to maintain and enhance the rural economy will also be acceptable.

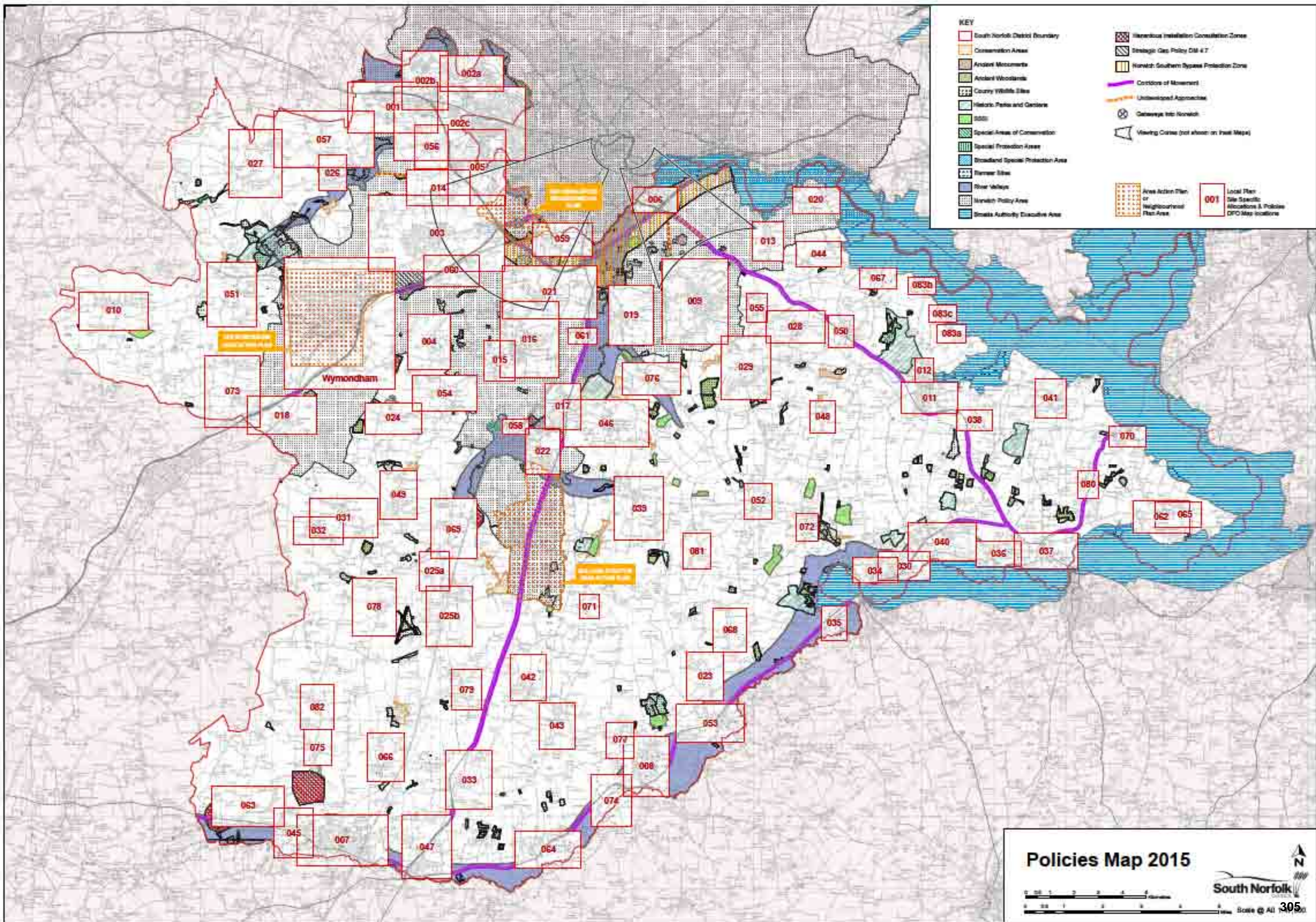
Other development, including the appropriate replacement of existing buildings, will be permitted in the countryside where it can clearly be demonstrated to further the objectives of the Joint Core Strategy.

Countryside villages and small rural communities do not have a defined development boundary. Any proposals for new housing development or rural employment (as indicated above) will be assessed against the Policies in the Development Management Policies Document.

KEY DIAGRAM

Housing & Employment Allocations





Appendix 1: Saved South Norfolk Local Plan Policies to be replaced

The following is the list of South Norfolk Local Plan 2003 which remain in use as of April 2014 and form part of the development plan for South Norfolk, together with the Joint Core Strategy and Cringleford Neighbourhood Development Plan and which will be superseded upon adoption of the Site Specific Policies and Allocations Local Plan document.

Policy	Title
BAW1	Land and water based recreation, Bawburgh / Colney Pits
BAW2	Touring caravan and camping site, Bawburgh / Colney Pits
BUR1	Housing allocation, rear of Audley Close, Burston
BUR2	Developer requirements for housing allocation rear of Audley Close, Burston
CHE1	Housing allocation, west of Hurst Road, Chedgrave
COL1	Research and development uses at Norwich Research Park
COL2	Norwich Research Park, contingency reserve
COL3	Norwich Research Park, transportation issues
COL4	Expansion of the new Norfolk and Norwich Hospital
COS1	Housing allocation, north of the River Tud, Costessey
COS2	Housing allocation, south of Dereham Road and west of Bawburgh Lane, Costessey
COS3	Housing allocation, south of Dereham Road, Costessey
CRI1	Housing allocation, west of Colney Lane and north of the A11, Cringleford
CRI2	Redevelopment of Jewsons site, Cringleford
CRI3	Burial ground, Cringleford
DIS1	Housing allocation, Frenze Hall Lane, Diss
DIS2	Mixed use development, west of Mission Road / Sandy Lane, Diss
DIS3	Employment development to the east of Sandy Lane / Sawmills Farm, Diss
DIS6	Land allocation for retaining / leisure uses south of Park Road, Diss
DIS7	Access requirements for employment land allocation at Sandy Lane / Sawmills Farm, Diss
DIS8	Traffic management measures, Sandy Lane / Sawmills Farm employment area, Diss
DIS10	Enhancement of townscape in Diss
DIS12	Enhancement of Diss Mere's eastern banks
DIS13	Land allocated for residential use at Walcott Road, Diss
DIS14	Use of Diss 'Parish Fields' as public open space
DIS15	Riverside Walk and associated informal recreation amenities, 'The Lows'/Denmark Bridge area of Diss

Policy	Title
EAS1	Housing allocation, south of Marlingford Way, Easton
HET3	Land allocated for use as public open space in Hethersett
HET5	Provision for a new car park, Great Melton Road, Hethersett
LOD1	Employment allocation, east of Low Bungay Road, Loddon
LOD2	Development brief for employment allocation, east of Low Bungay Road, Loddon
LOD3	Motel / restaurant at the junction of Beccles Road and the A146 Loddon bypass
LOD6	Extension of existing car park at The Staithe, Loddon
LOD8	Provision of new leisure pool in Loddon
POR1	Housing allocation, west of The Street, Poringland
POR2	New primary school allocation, north of Heath Loke, Poringland
POR3	Recreational open space allocation, south of Heath Loke, Poringland
PUL1	Community uses, former school site, Norwich Road, Pulham St Mary
HAR1	Housing allocation, south of Lime Close, Harleston
HAR2	Housing allocation, Mendham Lane, Harleston
HAR3	The 'yards', Harleston town centre
HAR5	Employment allocations in Harleston
HAR7	Small scale commercial and employment uses in Sharman's Yard, Harleston
HAR9	Public open space, Jays Green, Harleston
HAR11	Improvement of conditions for pedestrians in Harleston town centre
HAR12	Improvement to rear servicing of commercial premises in the central area of Harleston
HAR13	Junction improvements at Swan Lane / Weaverscroft, Harleston
HAR14	Resurfacing / landscaping of the 'yards', Harleston
HAR16	Provision of heavy vehicle park in Harleston