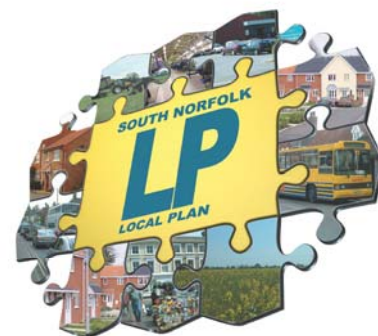


South Norfolk Local Plan



Wymondham Area Action Plan

Adoption Version
October 2015



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FOREWORD

Wymondham is the largest settlement in South Norfolk. It is a town with a long history and many natural advantages. It is close to Norwich and is well connected to road and rail networks. It has managed to maintain a rural feel, helped by its location in the River Tiffey valley and the proximity of a high number of environmentally sensitive areas.

When we asked landowners whether they had land suitable for building in and around the town, around 80 plots were suggested. Left undefended, Wymondham would be swamped by a level of growth that could choke it and spoil the very qualities that make it such an attractive place to live and work.

So, South Norfolk Council has a responsibility to balance measured growth whilst ensuring that its historic character and natural environment are preserved and enhanced for future generations to enjoy.

We have prepared this Area Action Plan (AAP) for Wymondham to guide development in the town between 2008 and 2026. The plan provides for at least 2,200 new homes and 20 hectares of employment land as referred to in the Joint Core Strategy, balanced against protecting and enhancing a Kett's Country Landscape' to strengthen the role of the Tiffey valley, maintaining the strategic separation between Wymondham and Hethersett, extending the conservation area to protect the landscape setting of the town and abbey and creating connections and linkages between green infrastructure.

The AAP provides a framework to improve connections within Wymondham and draw the railway station and new developments to the south towards the town centre. We also give legal weight to a Town Centre first approach to new retail developments to avoid out-of-town stores hollowing out the town centre.

2,200 new homes seems like a large number but in fact the total requirement already has planning permission or resolution to grant planning permission.

I am proud that this AAP will give more certainty to local people regarding where development will take place to protect quality of life. It limits growth to what can reasonably be accommodated rather than leaving the town undefended.

John Fuller
Leader of the Council

1. INTRODUCTION

Introduction

- 1.1 Area Action Plans (AAP's) provide the planning framework for places where significant change or conservation is needed. South Norfolk Council has prepared an AAP for Wymondham because of the amount of new development that will take place in the town between 2008 and 2026, as noted in Policy 10 of the adopted Joint Core Strategy (JCS) (2011).
- 1.2 The JCS identifies Wymondham for growth of at least 2,200 new houses, up to 20 hectares of employment land and improved services and facilities including expansion of the town centre, enhanced public transport and new education provision. The JCS also refers to retaining the open land to the north and north-east of the town towards Hethersett, protecting the historic setting of the town and abbey and providing extensive levels of green infrastructure to create a 'Kett's Country' pastoral landscape (see Appendix 1 for full policy wording). The JCS does not pinpoint the exact location of the new homes and employment land, this will be identified in the Wymondham AAP.
- 1.3 The Wymondham AAP designates areas of land for particular uses, most notably housing but also other uses such as employment, recreation and open space in line with the objectives of South Norfolk Council to:
 - Attract new businesses and enable existing businesses to expand and prosper;
 - Provide high quality new homes for current 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 in the country to live, work and visit.
- 1.4 The Council have defined a boundary for the Wymondham AAP as the parish of Wymondham is large and includes settlements such as Spooner Row and Sutton which have their own classification and requirements for growth within the JCS and are hence not covered by the policies in this AAP. The adopted Wymondham AAP will form part of the Local Plan for South Norfolk and its policies will be used in the determination of planning applications in the town.

A Vision for Wymondham

- 1.5 The Council have listened to the views of local people in Wymondham and balanced these views against the requirements of the JCS and the National Planning Policy Framework (NPPF) to develop a vision for Wymondham to 2026, which forms the basis for the policies and proposals in the AAP.

VISION

‘Wymondham - a forward-looking market town which embraces sustainable growth to enhance its unique identity and sense of community, whilst ensuring that its historic character and natural environment are preserved and enhanced for future generations to enjoy.’

National Planning Policy Framework (NPPF)

- 1.6 The National Planning Policy Framework (NPPF) was published in March 2012 and replaces a large number of national planning guidance and policy documents. A presumption in favour of sustainable development is at the heart of the NPPF and paragraph 14 states that this ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 1.7 Paragraph 14 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....’.
- 1.8 This AAP should be considered alongside the policies in the NPPF. Where a particular topic area is covered by the NPPF, these policies have not been repeated in the AAP, unless there are particular local circumstances that the AAP needs to address.

A Sustainable Future – South Norfolk’s Local Plan

- 1.9 The adopted South Norfolk Local Plan (March 2003) is being replaced by a new Local Plan. The new Local Plan will provide 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.
- 1.10 The new Local Plan is a suite of documents which together guide sustainable development and growth.



The Joint Core Strategy (JCS)

- 1.11 The JCS was prepared jointly by South Norfolk Council, Norwich City Council and Broadland District Council, working in partnership with Norfolk County Council. It sets out the long-term vision and strategy for the Greater Norwich area up to 2026. It guides 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 www.gndp.org.uk).
- 1.12 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. The Hearing into the remitted part of the JCS took place in May and July 2013 and the Inspectors Report was received in November 2013. The JCS was then fully 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.
- 1.13 The JCS ranks Wymondham as a Main Town in the Norwich Policy Area for growth of at least 2,200 new homes. Policy 10 of the JCS identifies locations for major new or expanded communities in the Norwich Policy Area, which includes Wymondham. (For the full policy wording of the Wymondham section of Policy 10 see Appendix 1).
- 1.14 Employment in Wymondham is covered under Policy 9 of the JCS which states that a total of around 20 hectares of employment land will be provided for a range of employment uses including new allocations of around 15 hectares.

- 1.15 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.
- 1.16 The JCS also contains a range of other policies such as affordable housing levels (Policy 4), energy and water (Policy 3) and promoting good design (Policy 2). This AAP should be considered alongside the policies in the JCS. Where a particular area is covered by the JCS, these policies have not been repeated in the AAP, unless there are particular local circumstances that the AAP needs to address.

South Norfolk Local Plan Documents Allocating Sites

- 1.17 In addition to the Wymondham AAP four other South Norfolk Local Plan documents allocate sites to implement the requirements of the JCS:

The Site Specific Allocations and Policies Document

- 1.18 The Site Specific Allocations and Policies document (see www.south-norfolk.gov.uk/ss) provides for development growth under the settlement hierarchy in the JCS.

The Long Stratton Area Action Plan

- 1.19 The Long Stratton AAP (see www.south-norfolk.gov.uk/longstratton) provides for development growth of at least 1,800 new homes in line with Policy 10 of the JCS. A key aim of the Long Stratton AAP is to deliver a bypass for the village.

The Cringleford Neighbourhood Plan

- 1.20 Cringleford is allocated a minimum of 1,200 dwellings in Policy 10 of the JCS. Cringleford Parish Council has prepared a Neighbourhood Plan to allocate land and set policies for growth, which was formally 'made' (adopted) in February 2014.

The Gypsy and Traveller Document

- 1.21 Sites for gypsies and travellers are not included in the wider Site Specific Allocations and Policies document. A separate Gypsy and Traveller Document will allocate land for the development of sites in South Norfolk, in accordance with the Council's Development Management Policies document.

Other South Norfolk Council Planning Documents

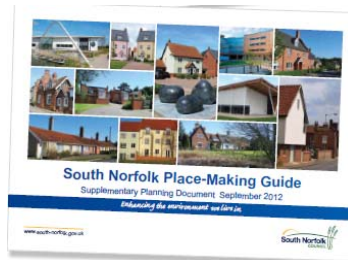
- 1.22 A number of other documents have also been produced, which will form part of the new South Norfolk Local Plan:

Development Management Policies Document

- 1.23 The Development Management Policies document sets out specific policies which will be used to determine planning applications (alongside JCS policies) (see www.south-norfolk.gov.uk/dmpolicies).

- 1.24 Non- specific development management policies such as protection of employment areas have not been repeated in the AAP. Wymondham specific policies such as the town centre boundary are included in the Wymondham AAP.
- 1.25 Other designations and constraints e.g. County Wildlife Sites, Sites of Special Scientific Interest, Hazardous Installations, Strategic Gaps, 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 Wymondham AAP and the Development Management Policies document.

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



- 1.26 The adopted South Norfolk Place-Making Guide SPD (see 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 deciding 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 and explains the key requirements that the Council will take into consideration when assessing proposals for new development.
- 1.27 The Place-Making Guide expands upon the policies in the JCS, in particular Policy 2 'Promoting Good Design' and is a material consideration in the determination of planning applications.

The Duty to Co-operate

- 1.28 The Localism Act 2011 introduced the concept of the 'duty to co-operate', which requires bodies involved in planning to work together on issues that are of bigger than local significance (e.g. key development proposals and infrastructure projects). The production of the JCS and continued joint working with Broadland District Council, Norwich City and Norfolk County Councils ably demonstrates co-operation. A separate 'Duty to Co-operate' paper has been produced alongside the new South Norfolk Local Plan.

Evolution of the Wymondham AAP

- 1.29 There have been four formal consultation periods in the evolution of the Wymondham AAP, plus a number of other consultation exercises. These have included engaging with local communities, service and infrastructure providers, regulatory bodies, site promoters and other interested parties. For more details about how the Wymondham AAP has been developed see the Consultation Statement which has been produced alongside this AAP.

Wymondham's Future – Strategic Plan 2008-2013

- 1.30 In 2007 Wymondham Town Council undertook a Community Survey working together with Wymondham Community Partnership, South Norfolk Council, the Business Forum and a number of community organisations. This survey resulted in the publication of a document called 'Wymondham's Future – Strategic Plan 2008-2013'. This survey was used as the starting point for the 2012 'Wymondham 2026' public consultation and many of the questions asked were similar so that responses were comparable.

2010 and 2011 public consultations

- 1.31 Prior to beginning detailed work on the Wymondham AAP, the Council had already asked general questions about the AAP and individual sites suggested for development in the town as part of the Site Specific Allocations and Policies document. The first public consultation on this document took place between 1 September and 19 November 2010 and a second consultation took place between 29 August and 18 November 2011. Responses received to these consultations were taken into account when preparing the Wymondham AAP.

'Wymondham 2026 – Shaping the future development of your town'

- 1.32 The Council first consulted the people of Wymondham about the AAP between 23 January and 16 March 2012. The consultation was launched at a public meeting chaired by the local MP, George Freeman. The aim of the public consultation was to gather people's views about future development in the town. A leaflet and survey called 'Wymondham 2026 – Shaping the future development of your town' were prepared with input from Wymondham Town Council and sent to all homes and businesses in the parish of Wymondham, including Spooner Row and Sutton (which are outside the scope of the AAP). The Council also wrote to a large number of other people including agents and developers, government organisations, neighbouring local authorities and parish councils, local schools, environment, heritage and amenity groups and transport and utility bodies.

Consultation with local schools

- 1.33 As part of the consultation process South Norfolk Council staff visited both Wymondham College and Wymondham High School to run a planning exercise with the students. Pupils were asked to explore constraints to development and to plan for the future of Wymondham, bearing in mind the requirements from the JCS. The students were also asked to complete a shortened version of the 'Wymondham 2026' survey, the results of which have been fed into the preparation of the AAP.

Planning workshop session

- 1.34 The Council ran a planning workshop at Central Hall on Saturday 3 March 2012 for invited guests from Wymondham, including Town Councillors and representatives from interest groups within the town such as Vision Our Wymondham, Wymondham Asks Why, the Lizard Residents Association, Friends of the Tiffey and Governors from Wymondham High School. A similar exercise to the one done with schools was run, the outcome of which was also considered when preparing the AAP.

Preferred Options consultation

- 1.35 The Council used the results of the 'Wymondham 2026' consultation and an assessment of sites to develop a Preferred Options consultation document. Consultation on the Preferred Options took place between 28 January and 23 March 2013.

Connecting South Wymondham consultation

- 1.36 'Connecting South Wymondham: Urban Design Framework' was written to support both the Wymondham AAP and to be taken into account when considering the planning applications for land at South Wymondham (which were resolved to be granted planning permission, subject to the S106 Agreement on 18 June 2013). Consultation took place between 8 May and 3 July 2013 and the final 'Connecting South Wymondham' document will form part of the background evidence for the AAP.

Environment workshop session

- 1.37 An environment workshop session for invited guests, including local Members, Norfolk County Council, Wymondham Town Council, Norfolk Wildlife Trust, Wymondham Nature Group, the Lizard Residents Association and the Land Trust was held on Friday 5 July 2013 to develop the approach taken to Green Infrastructure in the AAP

Sustainability Appraisal and Evidence Base

- 1.38 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 Wymondham AAP has developed. All Local Plan documents are required to undertake SA which incorporates the requirements of the EU Strategic Environmental Assessment (SEA) Directive.
- 1.39 Sustainable development lies at the heart of the planning system and SA performs 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 Report has been published alongside this document and provides details as to how the SA process has informed policy formulation and site selection.

South Norfolk Sustainable Community Strategy

- 1.40 Working as part of the South Norfolk Alliance the Council consulted with South Norfolk residents to inform the production of the South Norfolk Sustainable Community Strategy – Important Issues Local Action 2008-2018. Eight themes were prioritised as a result of joint consultation events during the Site Specific Allocations and Policies Issues and Options consultation in 2010. Consideration was also given to the themes in Norfolk County Council Strategic Partnership delivery plan called ‘Norfolk Ambition’.

Consideration of Alternatives

- 1.41 In total around 80 sites were originally put forward by landowners and developers as having potential for development in Wymondham. The selection process was informed by a combination of Sustainability Appraisal, public and stakeholder consultation responses, evidence base information and assessments of site suitability, availability and deliverability. All sites suggested for development were considered carefully and recommendations on site selection were approved by South Norfolk’s Cabinet prior to inclusion in the AAP document. Details of sites that have been assessed and rejected and therefore not allocated are included in the site assessment tables in the Sustainability Appraisal
- 1.42 Following the 2013 Preferred Options consultation a number of sites around the town were granted planning permission for housing. The evidence base underpinning the AAP points to a number of constraints to growth, such that the minimum 2,200 requirement is unlikely to be able to be exceeded by a significant number of additional dwellings and this subsequently led to ‘Preferred’ housing sites being dropped if they did not have planning permission. The reasoning for this is explained in Table 11.1 of the SA Report which accompanies this AAP.

Land Allocations - Ownership, Viability and Constraints

- 1.43 Information received from key stakeholders, infrastructure providers and delivery agents, relating to the deliverability of sites has been particularly important in ensuring that the AAP is robust and deliverable. 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. More detailed viability work has been undertaken by the Council and it shows that the Wymondham AAP is viable at the whole-plan level, as required by paragraph 177 of the National Planning Policy Framework. The Viability Report is available to view in the Evidence Base. Where larger sites are subject to constraints which may impact on how or when a site will be developed, these are highlighted in the policy considerations relating to each site.
- 1.44 A separate paper has been produced to cover the housing trajectory and five year land supply.

Background Evidence Studies and Reports

- 1.45 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 (<http://www.south-norfolk.gov.uk/planning/5151.asp>) or the Greater Norwich Growth Board (GNGB) website (<http://www.greaternorwichgrowth.org.uk/planning/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)
 - Historic Characterisation and Sensitivity Assessment 2009 (GNDP)
 - South Norfolk Council/GNDP Annual Monitoring Reports (South Norfolk Council)
 - Habitats Regulations Assessment (South Norfolk Council)
 - Report of Housing Development Permitted since 2008 base date to March 2011 (South Norfolk Council)
 - JCS Annual Monitoring reports (GNDP)
 - Overall South Norfolk Housing Trajectory and 5-Year Housing Land Supply paper (South Norfolk Council)
 - Landscape and Strategic Gap reports (Chris Blandford Associates)
 - Retail studies (GVA)
 - 'Connecting South Wymondham Urban Design Framework' (South Norfolk Council)
 - Viability Report (South Norfolk Council)
 - Education capacity information

Safeguarding of Minerals and Waste Sites

- 1.46 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 to ensure that specific mineral resources are not needlessly sterilised by development. 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 is referenced in the individual site policy (where applicable).

Water Conservation and Management

- 1.47 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."

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

Habitats Regulations Assessment

- 1.49 To comply with European legislation, a Habitat Regulations Assessment (HRA) under the Habitats Directive 1994 is mandatory for all relevant development 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 Wymondham AAP may only be adopted after it has been shown that it will not adversely affect the integrity of the sites concerned.
- 1.50 An Appropriate Assessment screening report has been undertaken by Norfolk County Council. It concludes that site proposals within the Site Allocations document, the Wymondham AAP, the Long Stratton AAP and the Cringleford Neighbourhood Plan either alone or in combination with other growth proposals identified by the JCS, would be unlikely to have an adverse effect upon the integrity of any European site, subject to the delivery of the necessary mitigation as set out in the Appropriate Assessment of the JCS.

Community Infrastructure Levy (CIL)

- 1.51 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>
- 1.52 The PPG advises that housing provided for older people can be counted towards the housing requirement. The Council will, therefore, record any such development 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).

2. KEY CHARACTERISTICS ABOUT WYMONDHAM

History

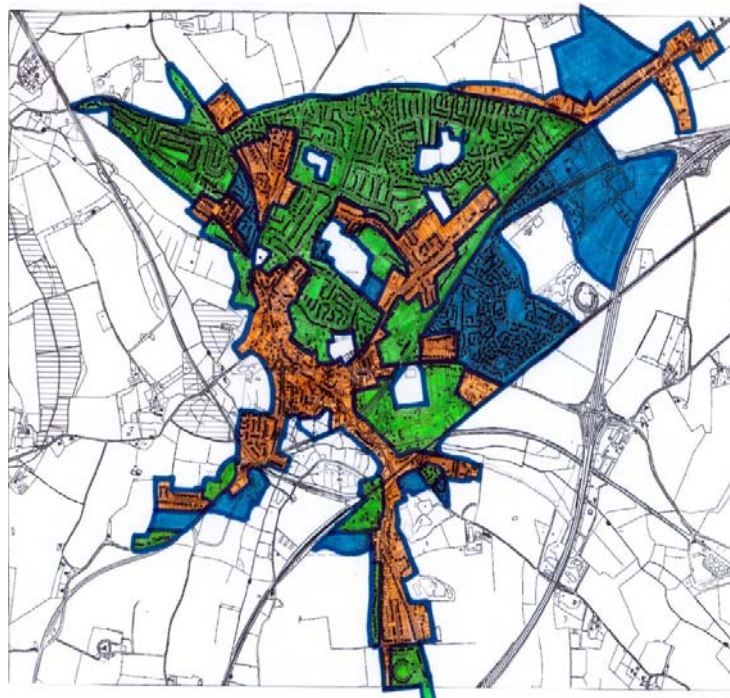
2.1 The origins and importance of Wymondham as a market town are clearly reflected in its layout and to this day the road network and distribution of buildings in the town centre reflect the original medieval settlement pattern. The centre of Wymondham is densely packed with historic buildings and within the Conservation Area some 203 buildings are listed as being of special architectural or historic interest. Iconic images of Wymondham are of the area around the Market Place and Market Cross or the historic Abbey which was founded in 1107 after the Norman Conquest.

Population

2.2 The market town of Wymondham is the biggest settlement in South Norfolk. The parish of Wymondham is also large, covering an area of 44.31km² (17.11 square miles). In the 2001 Census the population of Wymondham parish was 12,539 people living in 5,477 households and by mid-2009 it was estimated that the population had grown to 13,880 (Norfolk Insight). By the 2011 Census population had grown to 14,405.

Housing Growth

2.3 Wymondham has changed significantly over the last 60-70 years as the diagram below shows:



Key

Orange = development pre 1946

Green = development 1946 – 1988

Blue = development 1988 to present

- 2.4 South Norfolk Council monitors the building of houses across the district and figures show that 1035 new houses were built in Wymondham between 2002 and 2013.

Landscape

- 2.5 Wymondham is the meeting point for a number of different landscape character areas, the Yare/Tiffey Rural River Valley, Tiffey Tributary Farmland and the Wymondham Settled Plateau Farmland. The landscape around the town is flat to gently rolling and because of its relatively elevated position and predominantly arable land use the landscape is open with panoramic and long distance views. Wymondham is surrounded by river valleys and woodland as well as a high number of environmentally sensitive areas such as County Wildlife Sites which are rich in biodiversity.
- 2.6 The River Tiffey valley to the west and south of the town has limited modern housing growth so the sense of a small historic town set in a rural landscape is still largely intact on approach from the north and west
- 2.7 The best views of the town are from the north-west and south-west. From the north-west the splendour of the Abbey lying in the river valley can be seen from some considerable distance. From the south-west the Abbey is glimpsed through trees and hedges which line the approach roads.

Biodiversity

- 2.8 Wymondham and its surrounding area is rich in ecological assets, including many County Wildlife Sites and priority habitats and species as identified in section 41 of the Natural Environment and Rural Communities Act, 2006. These assets include hedges and woodland, meadows, ponds and waterways, and the largest recorded population of great crested newts in Norfolk.

Economy

- 2.9 Wymondham and the A11 corridor are recognised as being important to the future of employment growth (particularly hi-tech development) in the Norwich sub-region and indeed Wymondham is recognised as a strategic employment location in the JCS. The main employers in the town include the headquarters of Norfolk Constabulary and Group Lotus at nearby Hethel.
- 2.10 The attractiveness and success of Wymondham as an employment location and as a centre for jobs growth is demonstrated by a historically strong uptake of employment land. The South Norfolk Local Plan (2003) allocated 25.4 hectares of employment land in Wymondham. The 2009/10 Annual Monitoring Report published by the Council identified that only 1.39 hectares remained 'available' at the end of 2010.

Transport and Access

2.11 Wymondham is situated 9 miles south west of Norwich on the A11 trunk road and has good access to Norwich, the A47 and Cambridge. Public transport to Norwich is good and there are a number of park and ride sites situated around the city which are easily accessible from Wymondham. Wymondham also has a railway station providing easy and direct access to both Norwich and Cambridge. Although Wymondham is well located on the A11 it is also surrounded by an extensive network of narrow lanes and by-roads, which contribute to its rural character.

3. VISION AND OBJECTIVES

A Vision for Wymondham

- 3.1 The Wymondham AAP is based around a vision for the town and a set of objectives to deliver this vision. The vision and objectives have been derived from feedback from the various consultation exercises and the evidence base and balanced against the requirements of the Joint Core Strategy (JCS) and the National Planning Policy Framework (NPPF). The vision guides the policies and proposals in the AAP and the document is structured around the objectives, which form a heading to each chapter.

VISION

Wymondham - a forward-looking market town which embraces sustainable growth to enhance its unique identity and sense of community, whilst ensuring that its historic character and natural environment are preserved and enhanced for future generations to enjoy.

HOUSING OBJECTIVE

A minimum of 2,200 new houses will be built on a number of sites around the town, meeting the highest standards of design, energy efficiency and affordability whilst recognising the need to sustain and improve the historic character and natural environment of Wymondham and provide the necessary infrastructure and public open space to support new development.

EMPLOYMENT OBJECTIVE

20 hectares of land will be developed for a range of employment uses to support local employment opportunities and economic growth in and around Wymondham, building on the historically strong take-up of employment land in the town and Wymondham's prominent position on the A11 corridor. Links with, and accessibility to, strategic employment growth at Hethel Technology Park will be improved.

ENVIRONMENT OBJECTIVE

A 'Kett's Country' pastoral landscape of grassland, woodland, farmland, hedgerow and wetland habitats will be protected and enhanced with the aim of strengthening the role of the Tiffey valley, maintaining the open land between Wymondham and Hethersett, conserving the historic landscape setting of the town and abbey and creating connections and linkages between green infrastructure.

RECREATION OBJECTIVE

Existing public open space in the town will be protected and enhanced and additional public open space and formal recreation will be provided to support new development with the aim of encouraging healthy and active lifestyles, improving the quality of life of local residents and alleviating visitor pressure on environmentally sensitive areas. Informal recreation and public access to the countryside will be improved through the extension of existing non-vehicular access to provide a network of circular walks and links to long distance footpaths which could be enhanced to provide improved ecological networks.

TOWN CENTRE AND RETAIL OBJECTIVE

Wymondham town centre will be improved to give a greater choice of shops and services whilst retaining and enhancing its distinct historic core and its role as a vibrant market town.

ACCESSIBILITY AND TRANSPORT OBJECTIVE

The use of public transport (both bus and rail) will be maximised and safe and direct pedestrian and cycle routes will be provided to link key locations in and around Wymondham and to enhance longer distance access to Hethersett, the Norwich Research Park and employment expansion at Hethel.

4. THE AREA COVERED BY THE AAP

The Boundary of the Area Action Plan

- 4.1 The boundary of the AAP is shown on the Policies Map. It illustrates the area that will be covered by the proposals and policies contained within this document. It has been necessary to define a boundary for the Wymondham AAP as the parish of Wymondham is large and includes settlements which are not covered by the policies in the AAP.
- 4.2 The boundary of the AAP does not include outlying villages such as Spooner Row and Sutton. These settlements have their own classification within the JCS and as such have their own requirements for growth. Spooner Row is designated as a 'Service Village' in the JCS and land is allocated for 15 new houses in the Council's Site Specific Allocations and Policies document. Sutton is an 'Other Rural Community' and will not receive any new growth.
- 4.3 Proposing a boundary for the AAP does not change the formal boundary of Wymondham Parish in any way, nor do the policies and proposals in this plan necessitate the need for a change to the parish boundaries. Any changes to town or parish boundaries are undertaken through a different process and at present there are no plans to do so for the Wymondham area.
- 4.4 The boundary of the Wymondham AAP is different from the defined development boundary for the town. Please see Section 11 for more details about the development boundary.

5. HOUSING

HOUSING OBJECTIVE

A minimum of 2,200 new houses will be built on a number of sites around the town meeting the highest standards of design, energy efficiency and affordability whilst recognising the need to sustain and improve the historic character and natural environment of Wymondham and provide the necessary infrastructure and public open space to support new development.

Wymondham – a Location for Major Growth

- 5.1 The Joint Core Strategy (JCS) identifies Wymondham as a location for major growth. Policy 10 of the JCS states that ‘at least’ 2,200 new houses should be built in Wymondham up to 2026, located on a number of sites around the town to provide easy access to local jobs, services and facilities and the town centre, whilst maintaining the strategic gap to the north and north east and the historic setting of the town and abbey.
- 5.2 New housing will meet the highest standards of design, energy and water efficiency and affordability, as specified in relevant policies from the JCS. Housing will also need to be delivered in a way that recognises and respects the importance of the historic character and natural environment that surrounds Wymondham, particularly the Abbey, conservation area, Tiffey Valley and strategic gap. Necessary infrastructure and public open space must be secured through the policy requirements for each allocated site. The Council’s Development Management Policies document contains policies regarding housing quality, housing need, design principles and parking provision which developers will need to take into account when building new houses in Wymondham, as elsewhere in the district.
- 5.3 The Council’s adopted ‘South Norfolk Place Making Guide Supplementary Planning Document’ aims to promote and secure good quality design in new development across the district and makes it clear what is expected when proposals for new housing are being developed and assessed. The guide expands upon planning policies in the JCS, and in particular Policy 2 ‘Promoting Good Design’. The guide will help to ensure that new housing in Wymondham recognises and enhances the distinctive character of the town.

New Housing Levels

- 5.4 Wymondham is part of the Norwich Policy Area (NPA) within South Norfolk and the trajectory illustrating housing delivery in line with Joint Core Strategy requirements is shown in Appendix 2.
- 5.5 The JCS allocates a minimum of 2,200 dwellings to Wymondham and the AAP makes provision for a little over this amount. There are constraints which limit the amount of housing above this number:

The strategic gap to the north and north-east of the town

- 5.6 A strategic gap has been defined to maintain the separation of Wymondham and Hethersett and safeguard the identity of each settlement. The importance of this gap is confirmed in Policy 10 of the JCS. Policy 4.7 of the Development Management Policies Document seeks to maintain the openness of the strategic gap between Wymondham and Hethersett and inappropriate development which has an unacceptable impact on the openness and separation afforded by the gap will not be permitted. Future growth to the north and north-east of Wymondham is therefore constrained.

Wymondham Abbey and the historic landscape setting of the town

- 5.7 Wymondham Abbey is a Grade I listed building and its ruins and surrounding meadows are designated as a Scheduled Monument. Wymondham Abbey is arguably the single most historic and important building in the whole of South Norfolk and safeguarding its setting is a critical consideration for the AAP. The importance of protecting the historic setting of the town and abbey is confirmed in Policy 10 of the JCS. Views of the Abbey tower can be seen from a considerable distance, particularly from the west and north-west, but there are glimpsed views from many other parts of the town. Future growth to the west of Wymondham is therefore constrained and development elsewhere (particularly in the south-western part of the town) would need careful consideration.

The capacity of Wymondham High School (Academy)

- 5.8 Wymondham High School (Academy) and Norfolk County Council (as Education Authority) are in agreement that the High School can accommodate additional pupil numbers from up to 2,200 new homes in the period to 2026, but no more. The school's site is constrained, and whilst investment plans are in place to accommodate the additional numbers, the school strongly wishes to retain both its playing fields and sixth form on one site. As an Academy, the scope for Norfolk County Council to 'dictate' admission policy and future expansion proposals is much more limited than for a grant maintained school.

Permissions included at the base date of the Joint Core Strategy

- 5.9 The housing figures in the JCS were calculated using a base date of 31/03/2008. At this date a number of sites were already committed for development, either through the grant of planning permission or as allocations in the 2003 adopted South Norfolk Local Plan (SNLP). These sites do not form part of the minimum 2,200 allocation for Wymondham:
- Land at Right Up Lane – 56 dwellings (application reference 2009/0686/F)
 - Land at Greenland Avenue – 375 dwellings (application reference 2005/0381/D)
 - Barkers Mill, BOCM Pauls Ltd, Right Up Lane – 14 dwellings (application reference 09/0531/O, renewal of 01/2086/O)

- Land at the Old Saleground, Cemetery Lane – 53 dwellings (application reference 03/1713/O and a later application 09/0835/D taking the total to 64)
- Land at Friarscroft Lane – 35 dwellings (housing allocation in the 2003 SNLP)

Allocation of Land at Friarscroft Lane

5.10 This site was allocated for housing in the 2003 SNLP but it has not been built and currently does not have planning permission. It has been reallocated in this AAP because of its sustainable location in close proximity to the town centre and medical centre, and because it is near to the B1172 and has the potential to be well served by Bus Rapid Transit. The capacity of the site has been reduced from 35 to approximately 20 new homes to reflect the need to protect the adjacent County Wildlife Site (CWS) and to avoid an area of flood risk. Because the site has already been counted in the 2008 base date figures this therefore means that the remaining 15 dwellings can be counted towards the minimum 2,200 allocation.

POLICY WYM 1

ALLOCATION OF LAND AT FRIARSCROFT LANE

Land amounting to 0.60 hectares is allocated for housing and associated infrastructure, landscaping and open space. The open space associated with the development may be accommodated on land outside the development boundary, although this will need sensitive treatment to ensure protection and enhancement of the adjacent CWS. The allocation could accommodate approximately 20 dwellings.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Education, Library and Fire Hydrant provision, Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;**
- 2) The design of the development must reflect its location in the Conservation Area and proximity to a CWS. In particular, development of the site must create natural surveillance of the potential open space area and CWS through the orientation of buildings and incorporate strips of grass verges to alleviate the pressure of dog fouling on the CWS (protecting the composition of the soil and its plant communities);**
- 3) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;**
- 4) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity;**
- 5) Children's playspace/recreation areas must be provided sufficient to meet the needs of residents of the development.**

The provision of older children/adult open space will need to be addressed at the time of any application. Open space may be provided on land outside the development boundary adjacent to the CWS provided that :

- there are no large areas of hard standing
 - there is a boundary feature that is fitting for a wildlife area allowing natural surveillance
 - public interpretation boards and dog mess bins are provided
- 6) Improved footpath and cycle links to the town centre;
 - 7) Vehicular access to be from London Road (via the medical centre) only. No through route to Friarscroft Lane will be allowed to minimise impact on what is a narrow residential street leading directly to the town centre;
 - 8) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;
 - 9) Water mains and sewers crossing site will require mitigation by protected easements/diversion;
 - 10) Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy Policy CS16 relating to investigation/prior extraction of resources will apply;
 - 11) Any potential flooding issues must be addressed/mitigated satisfactorily.

Allocation of land at the Old Sales Yard, Cemetery Lane

5.11 Land at the Old Saleground, Cemetery Lane has also not yet come forward for development. This site has been reallocated in the AAP because of its prominent location near to the railway station and cemetery, its potential to act a key gateway to the town and the fact that it is within walking distance of local schools, retail and employment opportunities and public transport. The site was allocated in the 2003 SNLP for employment use but permission was granted in 2003 for a mixed use development, including 53 dwellings. This was increased to 64 dwellings by a later permission in 2009. The Council is keen for the site to come forward for mixed use (residential with an element of commercial use) and refused planning permission for a supermarket on the site in 2013.

POLICY WYM 2

ALLOCATION OF LAND AT OLD SALES YARD, CEMETERY LANE

Land amounting to 1.88 hectares is allocated for mixed use development to incorporate approximately 64 dwellings and an element of commercial use.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Education, Library and Fire Hydrant provision, Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;
- 2) Heritage statement and field evaluation may be required to

- assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;
- 3) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity. In particular a natural grassland buffer is needed to the River Tiffey and the creation of wildlife corridors will help to link Tolls Meadow to the Lizard;
 - 4) Children's playspace/recreation areas must be provided sufficient to meet the needs of residents of the development. The provision of older children/adult open space will need to be addressed at the time of any application;
 - 5) The design of the development must reflect its location in the Conservation Area;
 - 6) Opportunity to enhance the gateway to Wymondham and the setting of the railway station;
 - 7) Improvements to car and coach parking to be investigated;
 - 8) Improved pedestrian and cycle links to the town centre;
 - 9) Water supply network issues to be resolved;
 - 10) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;
 - 11) Water mains and sewers crossing site will require mitigation by protected easements/diversion;
 - 12) Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy Policy CS16 relating to investigation/prior extraction of resources will apply;
 - 13) Any potential flooding issues must be addressed/mitigated satisfactorily.

Recent planning permissions to be included as contributing to the minimum 2,200 allocation

5.12 Since the JCS base date of 31/03/2008 1061 dwellings have been granted planning permission for residential development around Wymondham. Wymondham, along with other areas of the South Norfolk Norwich Policy Area has been under pressure for development as the Council have historically not had a 5 year housing land supply as required by Government. The sites are:

- Norwich Common – 323 dwellings (application reference 07/2703/O and 11/0374/D)
- Carpenters Barn – 350 dwellings (application reference 12/0839/O)
- Cemex Site, Right Up Lane – 28 dwellings (application reference 11/1697/F)
- Harts Farm - 37 dwellings (application reference 12/1702/O)
- London Road – 20 dwellings (application reference 12/1201/O)
- Land opposite Waitrose, Norwich Road – 275 dwellings (application reference 12/1385/O)
- Land at Old Saleground – additional 11 dwellings (application reference 09/0835/D)

- Land at RightUp Lane – 6 dwellings (application reference 2012/0168/F)
- Norwich Common – 11 dwellings (application reference 12/2202/)

5.13 These sites have been deducted from the minimum 2,200 figure required through allocations and identified on the Policies Map. If any of these permissions (or any of 2008 commitments referred to in paragraph 5.9) should lapse then further applications should have regard to other policies in the Local Plan, particularly the Commitments Policy (DM1.5)

Additional site to reach the minimum 2,200 allocation

5.14 To reach the minimum allocation of 2,215 units (2,200 plus 15 from the Friarscroft Lane site) the Council needs to allocate an additional 1154 units in the AAP.

5.15 The 1154 units will be comprised of:

- South Wymondham – a total of 1230 dwellings (applications references 12/0371/O and 11/0505/O), which were granted planning permission in February 2014.

Allocation of Land at South Wymondham

5.16 South Wymondham is identified as a location for major growth because development here would be more self-contained and less visually intrusive into the landscape than other areas around the town. Development here would not adversely affect the historic setting of the town and abbey and would not erode the openness of the land between Wymondham and Hethersett. The sites received a resolution to grant planning permission for 1230 units on 18 June 2013, subject to execution of the Section 106 Agreement, which was formally signed in February 2014. A key element of the Section 106 Agreement is the provision of a subway under the railway bridge for pedestrians and cyclists.

POLICY WYM 3 LAND AT SOUTH WYMONDHAM
<p>Land amounting to 67 hectares is allocated for housing and associated infrastructure, landscaping and open space. The allocation could accommodate approximately 1230 dwellings</p> <p>The developer of the site will be required to ensure the following:</p> <ol style="list-style-type: none"> 1) Site to masterplanned as one whole development; 2) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Education, Library and on-site Fire Hydrant provision, Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements; 3) Provision of extensive areas of open space and landscaping in addition to requirement for children's playspace will be provided sufficient to meet the needs of residents of the development. The provision of older children/adult open space will need to be addressed at the time of any application; 4) Heritage statement and field evaluation may be required to

assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey and the Lizard Conservation Area;

- 5) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity. In particular extensive landscaping needed to provide an effective ecological buffer to A11, the Lizard and nearby residential properties, with grassland buffer to the north of the site.**
- 6) Developer to agree to provide a subway under the railbridge;**
- 7) The provision of retail and community facilities to be agreed;**
- 8) Provision of site for new primary school of at least 2 hectares to be agreed and contributions towards the build cost of the primary school and any necessary High School expansion;**
- 9) Care home provision as required by the JCS to be agreed;**
- 10) Highway improvements to the upper part of Right Up Lane;**
- 11) Access from Silfield Road and the upper part of Right Up Lane only;**
- 12) No vehicular access to Right Up Lane past the former BOCM Pauls factory site;**
- 13) Right Up Lane to be made pedestrian and cycle only past the former BOCM Paul site;**
- 14) Improved pedestrian and cycle links to the railway station and town centre;**
- 15) Smaller area of land to the west to be accessed via Silfield Road by demolition of domestic property as shown in planning application. No access onto Park Lane;**
- 16) Access and flooding issues under the railway bridge to be resolved;**
- 17) Water resource and supply network issues to be resolved;**
- 18) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;**
- 19) Archaeological investigation of Historic Environment Record (HER);**
- 20) Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy Policy CS16 relating to investigation/prior extraction of resources will apply.**

A Retirement Care Community for Wymondham

5.17 The Council propose to allocate land at Wymondham Rugby Club for a retirement care community in accordance with Policy 7 of the JCS. The site already has planning permission (2008/2092/F, extension of time limit 2012/1883/F) for a retirement care community, linked to the relocation of Wymondham Rugby Club to a site off Norwich Common (WYM 14). Through the current planning consent the retirement care community is proposed to be comprised of an 80 bed nursing home, 66 retirement apartments, 25 elderly mentally infirm places, 24 retirement homes with garages, ancillary accommodation for 12 employees, ancillary communal facilities for the use of residents and a doctors surgery. The concept of a retirement care community is therefore different from the care home provision suggested in Policy WYM 3 and could include a mix of some or all of these uses.

POLICY WYM 4

RETIREMENT CARE COMMUNITY ON WYMONDHAM RUGBY CLUB SITE

Land amounting to 3.88 hectares is allocated for a retirement care community and associated infrastructure and landscaping.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or payment of CIL, including Library and Fire Hydrant provision;**
- 2) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;**
- 3) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity.**
- 4) Water supply network and resource issues to be resolved;**
- 5) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;**
- 6) Dependent on relocation of Rugby Club to a suitable site;**
- 7) Vehicular access to be via the Whispering Oaks development. The current access onto Tutttles Lane East to be closed.**

6. EMPLOYMENT

EMPLOYMENT OBJECTIVE

20 hectares of land will be developed for a range of employment uses to support local employment opportunities and economic growth in and around Wymondham, building on the historically strong take-up of employment land in the town and Wymondham's prominent position on the A11 corridor. Links with, and accessibility to, strategic employment growth at Hethel Technology Park will be improved.

Wymondham as a Strategic Employment Location

6.1 Wymondham is defined as a strategic employment location in the JCS. Policy 9 of the JCS refers to the allocation of 20 hectares of land in Wymondham for employment uses, including a large allocation of 15 hectares. The JCS also refers to improved accessibility to the strategic employment allocation at Hethel. The following sites are allocated for employment use to meet the requirements of the JCS.

Allocation of Land at Browick Road

6.2 The site is located to the north and south of Browick Road. It is well located in terms of access to the railway station, town centre and the A11 trunk road. It is close to the existing employment area at Ayton Road and its proximity to Hethel allows linkages to be made.

POLICY WYM 5

LAND AT BROWICK ROAD

Land amounting to 22 hectares in total is allocated to support local employment opportunities and economic growth within use classes B1, B2 and B8. Uses associated with, or ancillary to, these use classes may also be acceptable. The site will need extensive levels of landscaping to provide a buffer to adjacent residential areas, nearby environmentally sensitive areas, the railway line and the A11 and consequently the actual developable area is likely to be nearer to 15 hectares.

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

- 1) The site to be masterplanned as a whole to provide a new gateway to Wymondham as approached from Hethel;
- 2) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;
- 3) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;
- 4) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity, in particular extensive landscaping will be needed to provide a buffer to nearby

- residential areas, railway line and A11 and the Lizard Conservation Area/County Wildlife Site;
- 5) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;
 - 6) Water main crossing site will require mitigation by protected easement/diversion;
 - 7) Water supply network issues to be resolved;
 - 8) Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy Policy CS16 relating to investigation/prior extraction of resources will apply;
 - 9) Need to check with Network Rail regarding level crossing improvements;
 - 10) Archaeological investigation of Historic Environment Record (HER);
 - 11) Footway and cycleway improvements to link with town centre, railway station and nearby residential and employment areas;
 - 12) Ancillary uses may be permitted to serve the allocation and surrounding employment uses but housing will not be permitted.

Allocation of Land adjacent Chestnut Drive Business Park, London Road

6.3 This site is adjacent to the existing Chestnut Drive Business Park off London Road. The site is well located with easy access to the A11 and has the potential to be served by Bus Rapid Transit (BRT). Access to the site would be via the existing roundabout and link road from the B1172 London Road into the existing industrial estate. The site currently has permission for office/industrial units with outline permission for later phases of development to further extend the existing business park (application reference 2012/1201/F) and this is the area of land which is allocated.

POLICY WYM 6

LAND ADJACENT CHESTNUT DRIVE BUSINESS PARK, LONDON ROAD

Land amounting to 5 hectares in total is allocated to support local employment opportunities and economic growth within use classes B1, B2 and B8.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;
- 2) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;
- 3) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity, in particular a grassland buffer to the east of the site, adjacent to the County Wildlife Site

- at Bays River Meadow;
- 4) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;
- 5) No development within 15 metres of pumping station;
- 6) Water main and sewer crossing site will require mitigation by protected easement/diversion;
- 7) Water resource network and supply issues to be resolved;
- 8) Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy Policy CS16 relating to investigation/prior extraction of resources will apply;
- 9) Any potential flooding issues must be addressed/mitigated satisfactorily;
- 10) Buffer zone/additional planting to be negotiated with South Norfolk Council to screen the development from nearby properties;
- 11) A condition will be imposed on hours of operation to protect the residential amenity of nearby properties.

Allocation of Land at Elm Farm Business Park, Norwich Road

6.4 This site is an extension to an already established area of employment on the edge of Wymondham at Elm Farm Business Park. This site acts as a gateway to the town on the approach up the B1172 from Hethersett. The site is well served by public transport and has the potential to be served by BRT.

POLICY WYM 7

LAND AT ELM FARM BUSINESS PARK, NORWICH ROAD

Land amounting to 1.8 hectares is allocated to support local employment opportunities and economic growth within use classes B1, B2 and B8.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;
- 2) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;
- 3) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest green infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity;
- 4) Satisfactory wastewater infrastructure capacity must be confirmed prior to development taking place;
- 5) Development of this land should enhance and improve the gateway to Wymondham as approached on the B1172 from Hethersett.

- 6.5 Policies to protect existing employment uses and promote working from home will be contained in the Councils Development Management Policies document, so it has not been considered necessary to have bespoke policies in the AAP.

7. ENVIRONMENT

ENVIRONMENT OBJECTIVE

A ‘Kett’s Country’ pastoral landscape of grassland, woodland, farmland, hedgerow and wetland habitats will be protected and enhanced with the aim of strengthening the role of the Tiffey valley, maintaining the open land between Wymondham and Hethersett, conserving the historic landscape setting of the town and abbey and creating connections and linkages between green infrastructure.

Defining a Kett’s Country Landscape

- 7.1 Policy 10 of the Joint Core Strategy (JCS) requires the provision of extensive levels of green infrastructure around Wymondham to create a “Kett’s Country” pastoral landscape of grassland, woodland, hedgerow and wetland habitat. This concept has evolved within the Wymondham AAP as an aspiration for the landscape setting of the town, but furthermore to ensure future growth protects and enhances the existing natural and semi-natural features that contribute so much to Wymondham’s unique character, and that connections and linkages are created between environmental assets (green infrastructure).
- 7.2 The GNDP Green Infrastructure (GI) Strategy (2007) identifies Wymondham as a point where two strategic and one local green infrastructure corridors meet. Strategic level corridors are intended to provide sustainable access, biodiversity, opportunities for recreation and to contribute towards local distinctiveness. The local corridors are key to delivering green infrastructure related benefits at the local level. The GI Strategy also identifies the landscape surrounding Wymondham as a priority habitat enhancement and creation area and the Tiffey valley as a priority wetland habitat enhancement and creation area.
- 7.3 The South Norfolk Landscape Assessment (2001) identifies three landscape character areas around Wymondham: Yare/Tiffey Rural River Valley; Tiffey Tributary Farmland; and Wymondham Settled Plateau Farmland. This study was reviewed in 2012, and the following summaries incorporate revised content where applicable. The AAP area is drawn quite closely around the proposed new allocations, and within the AAP area, the landscape is predominantly Tiffey Tributary Farmland, with Yare/Tiffey Rural River Valley also making a significant contribution. These landscape types are variously described as:

“... large scale arable farmland which is crossed by numerous rural lanes... The woodland blocks are mostly deciduous and some of these... are ancient woodlands... The overall character of the area is rural... The valley floor is in pastoral use... The valley is mostly open in character... There are pockets of small valley-side woods... The predominant land use is arable farmland...”

Creating a Kett's Country Landscape Through the Delivery of Green Infrastructure

- 7.4 The Ecological Network Mapping of South Norfolk District, completed as part of the evidence base for the JCS (NWT, 2007) identified priorities for these landscape types as being the management, enhancement and creation of mosaics of wetland habitats in the river valleys; the restoration of mosaics of wetland habitats along tributaries and the management, enhancement and creation of woodlands.
- 7.5 According to the South Norfolk Landscape Assessment, the key landscape sensitivities and vulnerabilities of the Tiffey Tributary Farmland character area include further hedgerow loss, the loss of positive views, and development which is visually prominent. Future development should conserve the rural quality of its setting and avoid linear development along the A11.
- 7.6 The town is bordered by the A11 and bisected by the railway line. However, the many landscape and ecological assets, including priority habitats and species (S41, NERC Act 2006) around Wymondham include:
- County Wildlife Sites
 - Significant trees, including many protected by Tree Preservation Orders
 - Hedgerows
 - Wood-pasture and historic parkland
 - Lowland mixed deciduous woodland
 - Tree-lined ditches and drainage ditches
 - Ponds
 - Distinctive valley landform
 - Waterways
 - Pastoral grazing land
 - Lowland meadows
 - Lowland grassland
 - Important views
 - Strategic breaks
 - Biodiversity in and around Wymondham including protected species and priority species
 - Ecological assemblages (heathland, woodland, wetland, grassland)
- 7.7 Within the wider landscape there are many pockets of high ecological value, including designated County Wildlife Sites (one of which is also a Local Nature Reserve) and a variety of semi-natural habitats including woodland, hedges and ponds. These sites reflect the substantial quantity of semi-natural habitats within the Tiffey Valley. Within the wider environment objective, the aim is to protect and enhance the biodiversity already present in designated and non-designated sites through the identification of strategic areas for green infrastructure priority (in line with the GI Strategy) and to secure a network of hedges, waterways and ponds, tree or grass belts, footpaths, quiet lanes and cycle ways connecting the town to the surrounding countryside. Some of this will be multi-functional (i.e. providing a resource for nature and

enabling sustainable travel choices for local residents). Other areas will be identified which specifically provide habitat or support the movement of vulnerable species without providing a human element. Existing and new recreational areas within the town will be incorporated into the network, to provide a range of types of open space and 'destinations' for local residents which will help to protect the more environmentally sensitive spaces.

- 7.8 In setting environmental policies at a local level, the AAP will therefore help to deliver JCS Policy 10 as well as the wider aspirations of the GNDP Green Infrastructure Strategy, and the GNDP Green Infrastructure Delivery Plan, which identified Wymondham as significant for two priority areas. It will be essential to link elements of the environment as development occurs, and the policy requirements for relevant housing and employment sites will help to ensure this green infrastructure is delivered, adding to the quality and quantity of green infrastructure available in the area. All future developments in and around Wymondham will have regard to the enhancement of green infrastructure, and will contribute to its provision. A 'green infrastructure group', comprising representatives from the local community and interested stakeholders may emerge, following the publication of the Area Action Plan. Such a group could help to direct financial resources and decide on local priorities once the AAP is adopted.

Enhancing the Provision of Green Infrastructure Around Wymondham

- 7.9 Policy in the Development Management Policies document protects County Wildlife Sites from development. Elsewhere in the AAP document, some allocations for development have specific policies which will address green infrastructure issues particular to those sites. The following policies are designed to provide general green infrastructure principles for any additional developments that come forward during the AAP period, including on sites which currently have planning permission and do not have particular policies in the AAP, should those permissions lapse. The policies are aspirational in nature and the ability and necessity to deliver the projects listed will depend on the particular location and nature of the development, although the Council will seek new or enhanced green infrastructure through new development where appropriate (e.g. through on-site works secured through S106 agreements). The policies recognise that not all new development will be of a sufficient scale to be able to contribute towards green infrastructure projects through on-site works – the suitability will need to be determined through the planning application process – but all development will contribute to green infrastructure through payment of CIL.

**POLICY WYM 8
GENERAL GREEN INFRASTRUCTURE REQUIREMENTS FOR NEW
DEVELOPMENTS WITHIN WYMONDHAM AAP AREA**

New development in Wymondham will be required to maintain, protect and enhance green infrastructure, and developers will be expected to contribute towards green infrastructure requirements through s106 contributions and/or CIL as appropriate.

Where appropriate new developments will be required to provide ecological links to the nearest green infrastructure and provide effective ecological buffers, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity.

In particular it will be important for new development to consider the following (where relevant):

- 1) Improved habitat connectivity**
- 2) Improved public access to the countryside**
- 3) Improved recreational provision to alleviate visitor pressure on sensitive areas**
- 4) Improve the quality of local County Wildlife Sites**

All new developments should aspire to net biodiversity gain and planning proposals should be accompanied by detailed ecological assessment where appropriate. The cumulative impact of developments on biodiversity assets should be considered.

7.10 The green infrastructure map at Appendix 5 identifies the green infrastructure necessary to deliver Kett's Country Landscape, and covers a wider area than the AAP. To simplify the description of green infrastructure enhancement and provision, the town and its immediate surroundings within and around the AAP area have been divided into three areas:

North

(the area north of the A11/B1135, north of Tuttle's Lane and east of the mid-Norfolk railway line);

South

(the area mostly south of the A11 (but including Moot Hill), south and east of the Norwich to Cambridge railway line);

West

(the area south and west of Chapel Lane and Town Green, south and west of Market Street and Station Road and north-west of the Norwich to Cambridge railway line.

7.11 The reference numbers on the map at Appendix 5 refer to the reference numbers in policies WYM 9 to WYM 11 below.

Area to North

Description of the area

7.12 The area includes the County Wildlife Sites at Crownthorpe Carr, Little Profit, Deep Road Meadow and Melton Road Meadow, and the heritage tree Kett's Oak. There are some Public Rights of Way (PRoW), Bike It route 1 (Wymondham, Hingham, Marlingford) enters the town in this sector, and Health Walk 5 runs through the area from Tuttles Lane to Norwich Common. The Tiffey Valley (as a landscape character area) runs through the west of this area, and the strategic gap between Wymondham and Hethersett is an important landscape feature of the east.

7.13 The following sites are currently planned to come forward for development in Wymondham, and will have environmental impacts on the northern area:

- Land opposite Waitrose
- Norwich Common
- Carpenters Barn
- Rugby Club relocation (specific policy in AAP)
- Rugby Club care home community (specific policy in the AAP)
- Elm Farm Business Park (specific policy in the AAP)

Issues

7.14 Providing public access to the countryside.

Opportunities

7.15 Developing circular walks, health walks and implementing new public rights of way, thereby improving public access to the countryside. These routes should be planned with biodiversity enhancement in mind, with the aim of establishing coherent ecological networks. There are opportunities to enhance the setting of Kett's Oak, with ecological and amenity improvements. Wherever possible, opportunities should be taken to repair and infill hedgerows, and provide hedgerow trees, parkland and arable margins. New recreational areas, including possibly a new country park, should be established where possible.

POLICY WYM 9

GENERAL GREEN INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENTS IN THE NORTH OF WYMONDHAM

Where appropriate new development in the north of Wymondham will be required to maintain, protect and enhance green infrastructure.

In particular, where relevant, new development must consider the following:

- 1) Improved public access to the countryside**
- 2) Improved recreational provision**

And where appropriate and/or through community projects:

- 3) Creation of footpaths and cycleways between Health Walk 5 and the west to Kimberley park [N1] the north of Wymondham [N2] and to the east to the site allocations, rugby club and Kett's Oak**

- [N3] – all with associated hedgerows**
- 4) Enhancement of the setting of Kett's Oak**
 - 5) Planting of hedgerow/parkland trees along Tuttles Lane, from east to west creating an ecological corridor**

Area to South

Description of the area

- 7.16 This area includes Moot Hill County Wildlife Site and Scheduled Monument, The Lizard & Wades Pit CWS, Silfield Newt Reserve, Oxford Common, some distant views of Wymondham Abbey, public rights of way either side of the A11, Kett's Country Trail and Bays River Valley. Health Walk 3 incorporating The Lizard. The Tiffey valley, as a landscape character area, does not extend into this area, but the Tiffey runs through the area and its valley is important ecologically, for water quality and provision of habitat. The Silfield Newt Reserve and surrounding land is recognised as hosting the largest recorded population of great crested newts in Norfolk. Under the criteria laid down in the Greater Norwich Green Infrastructure Delivery Plan (GNDP, 2009), this area would now be recognised as a 'core biodiversity area'.
- 7.17 Although it is outside the AAP area, the proximity of Ashwellthorpe Wood makes it a popular destination for recreation. Increased visitor numbers may have a harmful impact on this SSSI designated site.
- 7.18 The following sites are currently planned to come forward for development in Wymondham, and will have environmental impacts on the southern area:
- South Wymondham
 - Browick Road employment allocation
(both have specific policies in the AAP)

Issues

- 7.19 Minimising the impacts on The Lizard & Wades Pit and Silfield Newt Reserve and enhancing this core biodiversity area.

Opportunities

- 7.20 Create new ponds to improve connectivity of the Silfield Newt Reserve with ponds at the Goff Petroleum site and a proposed quarry to the west. Use of multi-functional green space and ponds has the potential to contribute to SUDs. It is possible that this area may become a new core biodiversity area, and there is an opportunity for establishing other coherent ecological networks, including tussock grassland, hedgerows, wildflower margins, woodland strips and scrubland. Provision of new recreational areas, including woodland, and facilitating public access to Oxford Common, will help to improve visitor management at Ashwellthorpe Woods. Improvements to the disused railway could widen public access opportunities.

POLICY WYM 10

GENERAL GREEN INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENTS IN THE SOUTH OF WYMONDHAM

Where appropriate new development in the south of Wymondham will be required to maintain, protect and enhance green infrastructure.

In particular, where relevant, new development must consider the following:

- 1) Protection and enhancement of the Lizard, including an effective ecological buffer [S1a]**
- 2) Protection of Silfield Newt Reserve, including an effective ecological buffer [S1b]**
- 3) Ensuring the creation of alternative green infrastructure routes for recreational access to relieve pressure on sensitive sites such as Silfield Newt Reserve [S1]**

And where appropriate and/or through community projects:

- 4) Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation [S2] [S3]**

Area to West

Description of the area

7.21 This area incorporates the Tiffey River Valley landscape character area (although the Tiffey and its valley reaches into all areas) Wymondham Abbey and Meadows, numerous County Wildlife Sites, new Conservation Areas, Bays River Valley, the Cemetery, Tolls Meadow Local Nature Reserve & Friarscroft, and the entire area makes an important contribution to historic setting of town and abbey. Health Walks 1, 2 and 3 incorporate Wymondham Abbey, the river Tiffey and Tolls Meadow areas, and Bike It route 1 (Wymondham, Hingham, Marlingford) leaves the town in this sector. The importance of the Tiffey Valley for biodiversity was recognised in the Greater Norwich Green Infrastructure Delivery Plan (GNDDP, 2009) which identified it as a 'core biodiversity area'.

7.22 The following sites are currently planned to come forward for development in Wymondham, and will have environmental impacts on the western area:

- Friarscroft Lane (specific policy in AAP)
- Old Saleground Site (specific policy in AAP)
- Employment allocation at London Road (specific policy in AAP)
- Housing London Road

Issues

7.23 Safeguarding the setting of Wymondham Abbey
Interface between development at Friarscroft Lane and extension to Tolls Meadow CWS

Opportunities

7.24 Establishing coherent ecological networks, including hedgerow creation, field margins and grassland enhancement. The ecological management of Friarscroft Lane could be improved, and the role of the Tiffey Valley - the most significant ecological network in the area and Core Biodiversity Area - could be strengthened. It is essential to safeguard the setting of Wymondham Abbey (see below) and it may be possible to create new recreational areas.

POLICY WYM 11

GENERAL GREEN INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENTS IN THE WEST OF WYMONDHAM

Where appropriate new development in the west of Wymondham will be required to maintain, protect and enhance green infrastructure.

In particular, where relevant, new development must consider the following:

- 1) Implementing an appropriate landscaping between development and Friarscroft Meadow CWS including interpretation boards and green infrastructure and landscaping on the development site to complement the CWS and alleviate potential problems by dog fouling. Part of the Friarscroft CWS must be designed to passively restrict public access, protecting important areas of habitat [W1]**
 - 2) Enhancing grassland habitat within the Tiffey Valley [W2]**
- And where appropriate and/or through community projects:**
- 3) Connecting the two river or stream valleys by creating and enhancing grassland and planting hedgerow [W3]**
 - 4) Connecting river valleys with Groundsel Wood and Big Wood Meadow woodland CWS [W4]**

Landscape setting of Wymondham and Wymondham Abbey

7.25 By far the most significant and important building in South Norfolk is Wymondham Abbey, which is listed Grade I, being of exceptional interest. Views of the tower can be enjoyed for a considerable distance from certain directions, particularly the north-west, and from other aspects glimpsed views can be obtained periodically through trees and hedges, on approach roads and behind or between buildings. The setting of the Abbey is therefore of very particular significance, and maintaining the setting is a key consideration in determining the acceptability of development proposals in many parts of Wymondham and the surrounding area.

7.26 In addition to its Grade I listing, the Abbey ruins and surrounding meadows are designated as a Scheduled Monument. The importance of the Abbey is recognised in the adopted Wymondham Conservation Area Character Appraisal and Management Plan (September 2012) and the meadows are a County Wildlife Site.

7.27 Whilst a specific policy safeguarding the setting of Wymondham Abbey is not included in this Area Action Plan, development proposals potentially affecting the Abbey and/or the setting of the Abbey will be judged against (*inter alia*) relevant paragraphs of the National Planning Policy Framework (particularly Chapter 12, Conserving and Enhancing the Historic Environment), Development Management policy 4.10 (Designated Heritage Assets) and the Wymondham Conservation Area Character Appraisal and Management Plan. These policies would also apply to protecting the historic setting of the town and other important buildings.

Strategic Gap

7.28 Maintaining the separate identities of Wymondham and Hethersett has long been an important policy requirement in South Norfolk. The Development Management Policies document contains a Strategic Gap policy (DM 4.7) based on a study prepared by the Council's landscape consultants, Chris Blandford Associates. Whilst some minor boundary amendments have been made in response to the CBA report to reflect development sites which have been approved since 2001 (such as Carpenter's Barn) and allocations in this Wymondham Area Action Plan (such as the extension to Elm Farm Business Park) the CBA report concluded that new development on land located north or east of Carpenter's Barn would likely be seen in glimpsed views from a permissive bridleway to the south of The Wong, resulting in a reduction in gap/break openness. The report also concluded that further development in this area would result in a component of development "sprawl" into the rural landscape that provides the setting for Wymondham, and the recommendation that the current strategic gap boundaries be maintained (with minor amendments) was accepted.

8. RECREATION

RECREATION OBJECTIVE

Existing public open space in the town will be protected and enhanced and additional public open space and formal recreation will be provided to support new development with the aim of encouraging healthy and active lifestyles, improving the quality of life of local residents and alleviating visitor pressure on environmentally sensitive areas. Informal recreation and public access to the countryside will be improved through the extension of existing non-vehicular access to provide a network of circular walks and links to long distance footpaths which could be enhanced to provide improved ecological networks.

Improving the Health, Well-being and Quality of Life of People Living in Wymondham

- 8.1 One of the key objectives of the JCS is to encourage healthy and active lifestyles by improving the accessibility of open space and the countryside and providing more sport and recreation facilities. New developments will be expected to incorporate and/or contribute towards new open space and the JCS also seeks to provide for a range of other activities, including formal recreation, country parks and access to the wider countryside.

Current Recreation Provision in Wymondham

- 8.2 In 2007 South Norfolk Council appointed a company called Strategic Leisure to undertake an assessment of open space, sport and recreation facilities across the whole district to identify local needs and opportunities for improving or replacing current facilities. This work resulted in the publication of a document called the South Norfolk Council – PPG17 Open Spaces, Indoor Sports and Community Recreation Assessment (Strategic Leisure September 2007). The study included an audit of all existing indoor and outdoor open space, sport and recreational facilities in terms of quantity, quality and accessibility, including Wymondham.
- 8.3 The table below shows the recreation provision in Wymondham as at 2007 compared against the recommended standards. It shows that there is a lack of formal open space and children and young peoples play space in the town and a significant shortfall in access to natural/semi natural green space. It also shows that Wymondham has higher than recommended provision of formal sports pitches and amenity or informal open space.

Open Space type	Recommended Standard (2007)	Provision in Wymondham (2007)
Formal Open Space (formal parks, areas for community events and areas for sports/recreation – other than formal pitches)	0.98ha/1,000 population 46% quality rating	0.57ha/1,000 population 37% Browick Road 52% Kings Head Meadow 56% Station Rd/ Spooner Row
Formal sports (pitches, courts etc)	1.82ha/1,000 population 60% quality rating	1.91ha/1,000 population Playing pitches 77% Browick Road 77% Foster Harrison Memorial Ground 87% Ketts Park 77% Kings Head Meadow 77% Station Road/ Spooner Row Tennis Courts 38% Browick Road 98% Ketts Park
Children's and Young People's play (equipped areas, skate parks etc)	1.96ha/1,000 population 60% quality rating	1.63ha/1,000 population 70% Bannister Way/ Gaynor Close 58% Bellrope Lane 77% Bramble Way 30% Browick Road 59% Conyers 42% Elan Close 46% Kings Head Meadow 46% Rothbury Road 42% Silfield Avenue 49% Speedwell Road 57% Station Road/ Spooner Row 46% William Close
Amenity space (informal open space)	0.71ha/1,000 population 46% quality rating	1.08ha/1,000 population 65% Bannister Way/ Gaynor Close 57% Becketswell 33% Beech Close 51% Bellthorpe Lane 63% Bramble Way 73% Conyers 60% Elan Close 59% Speedwell Road 61% The Fairland 55% William Close

Open Space type	Recommended Standard (2007)	Provision in Wymondham (2007)
Natural/Semi-natural green space (woodlands, commons, wildlife areas)	5.08ha/1,000 population 46% quality rating	0.14ha/1,000 population No sites rated

Figures taken from 'South Norfolk PPG17 Open spaces, Indoor Sports and Community Recreation Assessment (Strategic Leisure Limited, September 2007) Red text indicates a shortfall in provision, blue text indicates an over provision

Protecting Existing Public Open Space

8.4 The 2007 study by Strategic Leisure shows that there is a deficiency in formal open space and children and young people's play space in Wymondham. The AAP seeks to protect existing recreation or amenity land within the town from development to prevent this deficiency from becoming worse and to maintain the quality of life of local residents. Existing recreational areas in the town will be incorporated into the creation of ecological networks referred to in Section 7: Environment to provide a range of types of open space and 'destinations' for local residents, which will help to alleviate pressure on more environmentally sensitive spaces around the town.

POLICY WYM 12

PROTECTING EXISTING RECREATION OR AMENITY LAND IN WYMONDHAM

Existing recreation or amenity land within the town (as shown on the Policies Map) will be protected and enhanced and the change of use or redevelopment of this land will only be permitted where:

- 1) The proposed development is ancillary to the principal recreational use of the site;**
- 2) It affects only a small part of the site which cannot be used for pitch sports and does not prejudice the recreational use of the site;**
- 3) It involves the replacement of the recreational facility with another of equivalent or improved quality;**
- 4) An assessment of need shows that there is an excess of provision of the particular facility and it cannot be adapted to meet other recreational needs;**
- 5) It is part of the relocation of a sports (or similar) club which will provide an overall improvement in recreational facilities;**
- 6) It will result in recreational provisions better suited to future needs and there is no current shortage of playing fields or recreational/amenity land in the locality**

New Recreation Provision

8.5 It is important to ensure that additional public open space and formal recreation facilities are provided for the requirements of the new houses that will be built in Wymondham up to 2026 to encourage healthy and active lifestyles, improve the quality of life of existing and future residents

and alleviate visitor pressure on environmentally sensitive areas, such as the Lizard and Lower Wood Ashwellthorpe SSSI.

- 8.6 South Norfolk Council currently uses open space standards as set out in the 'Recreational Open Space Requirements for Residential Areas' document published in December 1994 to calculate open space requirements for new developments. It is expected that younger children's play space will be provided as part of any new housing developments and this has been taken into account when calculating the housing densities of the allocated sites in section 5 and will be expected to be provided on site for any additional housing developments that come forward in the town.
- 8.7 Older children/adult open space does not need to be provided on site and developers can contribute to providing this off site either adjacent to the development or as an extension to existing facilities. Alternatively developers can agree a financial contribution to improve existing facilities.
- 8.8 Using the Council's 1994 standards it has been calculated that the allocation of 1,230 houses to the south of Wymondham would need to provide 5.2 hectares of older children/adult open space. It is proposed that this requirement should be accommodated on site to provide much needed recreational facilities for that side of the town. Older children/adult open space on other housing sites that come forward in the town can either be provided on site or developers can make a financial contribution towards extending or improving existing facilities in the town which have been shown to be lacking through the 2007 Strategic Leisure Study. Wymondham High School also has plans for a new all-weather pitch which would be accessible to the public and contributions could also be sought from developers towards providing this facility.

POLICY WYM 13

NEW RECREATION PROVISION IN WYMONDHAM

The Council will require developers to provide new on-site public open space as part of the allocation of 1230 houses in South Wymondham to provide much needed recreational facilities in that area of the town.

Developers of other housing sites will be required to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed.

New development must provide green infrastructure to help create a network for safe movement around the urban environment of Wymondham and for non-vehicular access to the surrounding countryside, to strengthen informal recreation

Improving informal recreation and public access to the countryside

8.9 The PPG 17 Study highlighted a significant shortfall in access to natural/semi natural open space in Wymondham. It is not proposed to formally allocate a site for informal recreation in the AAP but proposals for the creation of a 'Kett's Country Landscape' through the provision of green infrastructure (see Section 7: Environment) should enable greater access to the countryside around Wymondham.

8.10 Policies in section 7 contain a number of cross-cutting proposals aimed at improving green infrastructure and recreation. A number of these would be delivered by developers, with other projects being delivered by Community groups. It is proposed to extend existing footpaths and make links to long distance footpaths to provide a network of circular walks and health walks to connect the town to the wider countryside, particularly to the north of the town, where public access to the countryside is currently limited. New recreational areas, including woodland, and access will be explored to the South of Wymondham with the aim of relieving visitor pressure on sensitive sites such as the Lizard, Silfield Newt Reserve and Ashwellthorpe Woods. This will help to promote the 'Kett's Country Landscape' brand referred to in Section 7 and has the potential to enhance ecological networks and provide linkages and connections to green infrastructure.

Relocation of Wymondham Rugby Club

8.11 The current Wymondham Rugby Club is allocated for a retirement care community (See Section 5: Housing), although this is dependent upon the relocation of the Rugby Club to a suitable site. The Rugby Club currently have planning permission to relocate to a site off Norwich Common. This site is allocated in the AAP, although it will remain outside the development boundary until developed. This means that it cannot simply come forward for other kinds of development should the Rugby Club relocation proposal not happen for what ever reason. The allocation of this land will help to maintain the open characteristics of the strategic gap, although it is recognised that some limited building will need to take place to provide facilities such as changing rooms on site. The Council will consider alternative locations for the relocation of the Rugby Club provided significant evidence can be provided about the benefits of the location.

POLICY WYM 14

RELOCATION OF WYMONDHAM RUGBY CLUB

12.30 hectares of land is allocated at Norwich Common for the relocation of Wymondham Rugby Club only. Alternative sites will be considered if evidence demonstrates increased benefits of the location.

The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision.

Burial ground

8.12 Based on current burial rates Wymondham Town Council have indicated that there is only available space in the current cemetery to last between 6-8 years so therefore the Town Council are actively looking to purchase or acquire land in the region of 4-6 hectares for a new burial ground. There are currently no proposed sites but any land would need to be near enough to the town centre to enable easy access for residents and would need to meet strict criteria laid down by the Environment Agency. The Environment Agency should be consulted at the earliest opportunity on any planning application so the significance of any potential impacts can be explored.

POLICY WYM 15

LAND FOR A NEW BURIAL GROUND IN WYMONDHAM

Proposals for a new burial ground either inside or outside the development boundary in Wymondham will be permitted provided that:

- 1) It is in keeping with the character of the surrounding area;**
- 2) It does not have an adverse impact on the amenity of local residents;**
- 3) It is appropriately located in relation to public transport;**
- 4) It has adequate vehicular access including parking arrangements for disabled users;**
- 5) There will be no significant impact on controlled waters (groundwater or surface water);**
- 6) There will be no significant impact on the ecological value of the area**
- 7) There will be no significant impact on nationally important heritage assets and any impact on lesser significant assets is significantly lessened**

9. TOWN CENTRE AND RETAIL

TOWN CENTRE AND RETAIL OBJECTIVE

Wymondham town centre will be improved to give a greater choice of shops and services whilst retaining and enhancing its distinct historic core and its role as a vibrant market town

Wymondham as a Market Town

- 9.1 The historic market town of Wymondham serves the population of Wymondham, as well as acting as a retail centre for the surrounding rural area. Wymondham has a wide range of shops and services, although its close proximity to Norwich and Attleborough inevitably means that many shoppers choose to travel further afield to obtain a wider variety of goods and services and this is likely to have had an impact on the range of shops and businesses in the town centre.
- 9.2 The role that the town plays as a local shopping and service centre is important to the local economy of Wymondham and to the whole function and character of the town. If Wymondham is to thrive in the future it will be necessary for the town centre to continue to offer a wide range of shops and services and to adapt to meet the changing needs of shoppers and visitors to the town. It will be particularly important to encourage future residents to use the shops and services in the town centre.
- 9.3 The JCS defines a hierarchy of retail centres as follows:
1. Norwich City Centre
 2. Town and large district centres, which serve notable urban and rural catchments and have potential for additional employment, leisure and shopping uses
 3. Large village and district centres, which serve more localised catchments and have a greater emphasis on providing for everyday needs
 4. Local centres, which serve housing growth areas
- 9.4 Wymondham ranks under category 2 and the JCS states that the town centre will expand of a quality that will retain and enhance the distinctive character of the existing historic town centre. The Council commissioned GVA, a specialist retail planning consultant, to undertake a retail assessment in the town centre to determine the extent of the Primary Shopping Area and town centre boundary and to advise if expansion of the town is justified and if so where the most appropriate location for expansion might be. GVA undertook a health check and needs assessment in the town based on telephone and on street shopper surveys and their work indicated that there is no need for additional retail floorspace in Wymondham town centre and therefore the Council does not plan to expand the Primary Shopping Area or the town centre boundary at the current time.

Defining the town centre

- 9.5 Although the historic character of Wymondham is important the attractiveness of the town centre for shoppers and visitors also depends upon the mix of shops and services in the centre. The town centre of Wymondham should be the heart of the community and should be made up of the types of uses that will attract shoppers and other visitors. Such uses should include a variety of shops, eating places and other services that would normally be expected to be found in such a town centre.
- 9.6 The National Planning Policy Framework (NPPF) states that councils should define the extent of town centres in their plans and a town centre boundary for Wymondham is shown on the Policies Map.
- 9.7 The NPPF also states that councils should clearly define the extent of primary and secondary frontages within the town centre boundary and set out policies to make it clear what types of uses will be permitted within these areas. Primary frontages are likely to include a high proportion of retail uses such as food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a more diverse mix of uses such as restaurants, cinemas and businesses. Advice from retail planning consultants GVA has indicated that due to the size of Wymondham there is no need to identify separate primary and secondary shopping frontages and that the definition of a Primary Shopping Area will be sufficient to define the main concentration of shops in the town. A Primary Shopping Area concentrated around the Market Place and Market Street is shown on the Policies Map.
- 9.8 Outside the Primary Shopping Area but inside the town centre boundary a wider variety of uses will be appropriate, including restaurants and other town centre type services and businesses. This area is concentrated around Fairland Street, Damgate Street and Middleton Street as shown on the Policies Map.
- 9.9 The GVA retail study can be viewed online at <http://www.south-norfolk.gov.uk/planning/5151.asp>

POLICY WYM 16

CHANGES OF USE IN WYMONDHAM TOWN CENTRE

In the defined Town Centre boundary for Wymondham as shown on the Policies Map, development proposals for shopping, food and drink and leisure uses (Use Classes A1, A2, A3, A4, A5 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be encouraged, together with other defined main town centre uses (falling within Classes D1, B1 and appropriate Sui Generis class).

Within the Primary Shopping Area of Wymondham, as defined on the Proposal Map, development proposals (including changes of use) that would result in fewer than 50% of ground floor shop units being available for Class A1 uses will not be permitted.

Outside the Primary Shopping Area but within the defined Town Centre of Wymondham, the change of use of a ground floor shop unit will not be permitted where:

- 1) it would create a concentration of non A1 uses that would harm the future attractiveness of part of the Town Centre area or**
- 2) the loss of a ground floor unit would lead to fewer than 45% of the ground floor non-residential units being available for class A1 use.**

Explanation of the Use Classes referred to in the proposed policy:

B1 Business – Offices under B1a may be appropriate in Town Centres

A1 Shops – including shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors

A2 Financial and professional services – including banks, building societies, estate and employment agencies, professional and financial services and betting offices

A3 Restaurants and cafes – For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes

A4 Drinking establishments – Public houses, wine bars or other drinking establishments (but not night clubs)

A5 Hot food takeaways – For the sale of hot food for consumption off the premises

D1 Non-residential Institutions – including clinics, health centres, crèches, day nurseries, schools, art galleries, museums, libraries and places of worship

D2 Assembly and Leisure – including cinemas, music and concert halls, swimming baths, skating rinks and gymnasiums

Preserving and Enhancing the Historic Character of the Town

9.10 Wymondham has an attractive and historic town centre. The centre of Wymondham is densely packed with historic buildings. Within the conservation area some 203 buildings are listed as being of special architectural or historic interest. Iconic images of Wymondham town centre are the area around the Market Place and Market Cross. However, to fully appreciate the character of the town it is necessary to look behind the facades and between and beyond the buildings on the street fronts. Long narrow 'burgage' plots running back from the street still clearly predominate in the central area. This encourages a distinction between 'front of house' and 'back stage'. This distinction extends to the streets themselves: between, on the one hand, 'front streets' such as Market Place, Market Street, and Damgate Street and on the other hand, 'back streets' such as Chandlers Hill, Brewery Lane and Back Lane. Both types contribute in their own fashion to the attractive character of the town. Further advice about preserving and enhancing the unique character of Wymondham can be found in the Council's Place Making Guide and new conservation area appraisal.

9.11 It is not proposed to have a bespoke policy relating to preserving and enhancing the historic character of the town centre as it is considered that this is adequately covered by policies in the Development Management document (specifically Policy DM4.10), the NPPF and the Council's Placemaking Guide and Conservation Area Appraisal. The Council will actively pursue opportunities to preserve and enhance the historic character of the town centre conservation area through all means available including:

- i) Securing enhancements to the town centre and its public realm through developer contributions and other sources
- ii) Proactively addressing heritage assets at risk and
- iii) Utilising the Wymondham conservation area appraisal and management plan to achieve positive results.

9.12 Development proposals that could affect heritage assets will be considered against policy DM4.10, national policy and guidance and JCS Policy 2 as relevant.

Controlling Hot Food Takeaways

9.13 The Council's Development Management Policies document will contain policies to control the location and hours of opening of hot food takeaways which can cause challenges in town centres such as Wymondham. It is therefore proposed not to include a specific policy in the AAP.

A Sequential Approach to Development

9.14 The NPPF encourages a sequential approach to development when considering planning applications for main town centre uses outside town centre or allocated sites. The NPPF advocates a 'town centres first' approach and states that where possible main town centre uses should be located in town centres, then edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

POLICY WYM 17

SEQUENTIAL APPROACH AND IMPACT ASSESSMENT FOR RETAIL PROVISION IN WYMONDHAM

The development of new retail, service, offices and other main town centre uses will be encouraged within the town centre boundary of Wymondham as defined on the Policies Map.

A sequential assessment and impact assessment will be required when considering planning applications for main town centre uses outside the town centre boundary. Preference will be given to accessible sites that are well connected to the town centre for pedestrians.

All new retail, leisure and office development of 1,000 sq m or more in Wymondham will be required to submit an assessment of:

- 1) The impact of the proposal on existing, committed and planned public and private investment in a centre in the catchment area of the proposal; and**
- 2) The impact of the proposals on town centre vitality and viability,**

including local consumer choice and trade in the town centre and wider area

All new retail, leisure and office development of 500 sq m or more in Wymondham will be required to submit a sequential assessment of any available sequentially preferable locations for potential alternative sites.

Where an application fails to satisfy the sequential test or is likely to have a significant adverse impact it should be refused

Providing a New Supermarket

9.15 Wymondham currently has one main food store at Waitrose on Norwich Road and advice from retail planning consultants GVA indicates that Wymondham would benefit from another main food store to provide additional choice and competition and to encourage people to spend their money in Wymondham rather than travelling to other supermarkets outside the town. The GVA study concluded that there is no physical opportunity to extend the Primary Shopping area to incorporate a seamlessly integrated new foodstore and so sensitive edge or out of centre sites were considered using the sequential approach to retail development outlined in the NPPF. No edge of centre sites were considered to be available so following consideration of three out of centre sites the Council have granted planning permission for a new supermarket on land at Norwich Road/Postmill Close.

Allocation of Land at Norwich Road/Postmill Close

9.16 The Council granted planning permission (application reference 2012/0154/F) for a supermarket on land at Norwich Road/Postmill Close in November 2012. This is a brownfield site located 340 metres from the Primary Shopping Area and is therefore defined as out of centre. The site has good accessibility to the town for pedestrians and cyclists and has potential to generate linked trips. Car access could be more difficult and the Council favours vehicular access onto Harts Farm Road rather than Norwich Road.

POLICY WYM 18

LAND AT NORWICH ROAD/POSTMILL CLOSE

Land amounting to 1.2 hectares is allocated for a new supermarket.

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

- 1) Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements;**
- 2) Heritage statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey;**
- 3) A detailed ecological assessment. New development will be required to provide ecological links and buffers to the nearest Green Infrastructure, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure**

adequate protection of important ecological sites and maintenance of habitat connectivity;

- 4) A condition will be imposed to restrict the amount of retail floorspace and the size of convenience and comparison goods sales areas to ensure retail impact does not exceed acceptable levels;**
- 5) A condition will be imposed on the hours for loading and unloading to protect the residential amenity of nearby residential properties;**
- 6) Traffic management issues to be resolved**

10. ACCESSIBILITY AND TRANSPORT

ACCESSIBILITY AND TRANSPORT OBJECTIVE

The use of public transport (both bus and rail) will be maximised and safe and direct pedestrian and cycle routes will be provided to link key locations in and around Wymondham and to enhance longer distance access to Hethersett, the Norwich Research Park and employment expansion at Hethel

Walking and Cycling

- 10.1 The JCS encourages safe and direct cycle and pedestrian routes linking key locations in and around Wymondham including new residential developments, the town centre, the railway station, Gateway 11 Business Park and enhanced longer distance cycle access to Hethersett, Norwich Research Park and Hethel. To facilitate the provision of such routes developers will be expected to provide improved walking and cycling links as part of new developments and this has been incorporated into the policy wordings for specific sites where appropriate (see Section 5: Housing and Section 6: Employment).
- 10.2 South Norfolk Council has worked with Norfolk County Council, Broadland District Council and Norwich City Councils to develop a cycle network for the Norwich Area, which includes linking villages within commuting distance to Norwich. This has resulted in the provision of good cycle links between Hethersett and Norwich. The 'Wymondham Approach' campaign are looking to extend this to fill in the missing link between Wymondham and Hethersett and South Norfolk Council are committed to working with Norfolk County Council to improve walking and cycling links in and around Wymondham and longer distance to Hethersett, the Norwich Research Park and Hethel as required by the JCS. South Norfolk will seek further opportunities to work with Breckland Council and Norfolk County Council to improve cycle links between Wymondham and Attleborough.

Bus Travel

- 10.3 The JCS states that bus services to Norwich city centre will be improved with the potential for Bus Rapid Transit (BRT) to serve Wymondham, Hethersett and Cringleford. The BRT plans will be delivered by Norfolk County Council through the Norwich Area Transportation Strategy (NATS). The Council will also seek to 'maximise' bus links between Wymondham and Attleborough and Snetterton Heath in Breckland district.

What is Bus Rapid Transit?

- **Bus Rapid Transit or BRT is a new approach to bus travel which is planned to bring faster, more frequent and reliable services on key routes into Norwich City Centre.**
- **Possible BRT routes were identified in October 2009 as part of the Norwich Area Transportation Strategy (NATS) consultation on the future of transport in the Norwich Area, this included a route out to Wymondham.**
- **Priority given to buses to ensure faster journey times to and from the city with buses at least every 10 minutes**
- **Better use of road space, moving more people and taking up less space**
- **Environmentally friendly buses**
- **More accessible buses with improved design features such as increased leg room, air con**
- **Intelligent traffic lights and dedicated bus priority lanes**
- **Better bus stops and shelters**

Rail Travel

10.4 Wymondham has a mainline railway station providing easy and direct access to Norwich and Cambridge. South Norfolk Council will continue to work with Norfolk County Council and other relevant authorities to bring improvements to the rail services to and from Wymondham. Norfolk County Council's priorities for rail travel at Wymondham are to increase the service frequency from Norwich to Cambridge from hourly to half hourly, improve access to the station, particularly the westbound platform and to investigate later trains and earlier departures from Norwich on Sundays.

10.5 There is an opportunity to improve the area around the railway station and create a better gateway to the town with the opportunity for the area around the station to function as a public transport interchange. This will be achieved through negotiation with the developers of the land in South Wymondham and through the 'Connecting South Wymondham – Urban Design Framework' (See Section 12 – Delivering a Joined up Strategy for the Town).

Mid Norfolk Railway

10.6 The Mid-Norfolk Railway Preservation Trust was established in 1995 with the aim of buying and restoring the disused line between the market towns of Dereham and Wymondham and this line is now operational. The Mid-Norfolk Railway has plans to create a new station located on land south of the Cemetery Lane crossing and the Wymondham mainline station. A Business Plan is currently under preparation and funding will be partially met by Network Rail (contributing to some track alignment and signalling), the Trust's own resources and contributions from outside bodies.

POLICY WYM 19**PROVISION OF A NEW STATION FOR THE MID-NORFOLK RAILWAY**

The Council will protect the site shown on the Policies Map for a new station for the Mid-Norfolk Railway. Any proposal that would prejudice the achievement of this proposal will be resisted. Detailed proposals for the new station should have regard to the sites proximity to the conservation area and should provide for pedestrian access to the existing main-line station.

Roads

- 10.7 The JCS proposes a large number of houses to be built in the A11 Corridor at Wymondham, Hethersett and Cringleford. This coupled with growth at Thetford, Attleborough and Snetterton Heath (in Breckland District) will require improvements to the Thickthorn junction. This junction is currently near to capacity and it is unlikely to be able to accommodate all of the additional growth in the area. The Highways Agency has been working with Norfolk County Council to look at suitable changes to the Thickthorn junction to allow for improved public transport and to accommodate the growth proposed in the JCS. It is likely that this work will cost approximately £30million to deliver and will be financed through developer contributions or CIL (see Section 13: Delivering the Plan). Norfolk County Council has set up a Thickthorn Developer Forum (which includes the Highways Agency) so that promoters of growth can work closely with highways authorities to deliver improvements.
- 10.8 The Highways Agency commissioned a study to understand the implications of the level of growth proposed at Wymondham on the A11 corridor. There are three junctions on the A11 in the vicinity of Wymondham at B1172/Spooner Row, the B1135/Browick Road and the B1172/Harts Farm & Police HQ. The study concentrated on the two northern most junctions. In addition the study looked at the roundabouts at Waitrose and the Police Headquarters. The findings of this study indicate that the level of growth proposed in Wymondham will be unlikely to have a detrimental impact on the operation of the A11. The study also concludes that improvements to the Waitrose roundabout are likely to be needed if more development is planned in this location.

General transport policy

- 10.9 It is not proposed to include a general transport policy in the AAP as it is considered that this will be adequately covered by general policies relating to sustainable transport and the safe and free flow of traffic in the Council's Development Management Policies document.

11. THE DEVELOPMENT BOUNDARY

What is a Development Boundary?

11.1 Development boundaries are drawn around the settlements considered suitable for development in the JCS settlement hierarchy. Under normal circumstances new development e.g. housing, employment, shopping and tourist proposals will be acceptable within the defined development boundary subject to planning considerations such as design, access and servicing. Outside the development boundary proposals will be assessed against relevant policies in JCS and Local Plan.

The Development Boundary for Wymondham

11.2 The development boundary for Wymondham is shown on the Policies Map and has been drawn to encompass the land allocations referred to in this AAP, as well as sites with planning permission for housing as referred to in Section 5: Housing. The development boundary has also been drawn to give some allowance for small windfall sites.

12. A JOINED UP STRATEGY FOR THE TOWN

Linking proposals for South Wymondham to the town centre

- 12.1 One of the key aims of the AAP is to make a real difference to Wymondham and enable the town to function better as a place to live and work, both for existing and future residents. Policy WYM 3 (see Section 5: Housing) allocates large scale growth of 1230 new dwellings to land at South Wymondham. This location has been preferred for major growth because development here would be more self-contained and less visually intrusive into the landscape than other areas around the town. A development of this scale should not be considered in isolation and it is important that the AAP should consider a joined up strategy for the town from the town centre, down to the proposed development in the south of the town.
- 12.2 Historically the area to the south of Wymondham town centre has been perceived as being disconnected from the town centre by the railway line and B1172 road. Despite its proximity to the town centre, nearby employment uses, the railway station and its easy accessibility to the River Tiffey valley this area has struggled to realise its full development potential. A number of smaller developments have recently been constructed as stand-alone initiatives and a co-ordinated approach is now required to ensure that the allocated land is developed in a way which will benefit the town and strengthen both new and existing communities
- 12.3 Improving accessibility to and from South Wymondham is a key element of achieving this joined up strategy and South Norfolk Council has worked in partnership with Norfolk County Council to produce an Urban Design Framework document entitled 'Connecting South Wymondham'. The primary aim of the 'Connecting South Wymondham' document is to help demonstrate how improved connectivity from South Wymondham to the town centre (roads, pedestrians and cyclists) could be achieved and delivered, along with improved access to the rail station. The document has a focus on high quality development based on principles of sustainable development. The Connecting South Wymondham document provides a useful framework for negotiations with developers as well as providing an opportunity to deliver improved connectivity and accessibility to integrate existing and new development in South Wymondham and the wider town.
- 12.4 Although many of the principles for a joined up strategy are highways and accessibility based, not all are. The table below lists the key points, many of which are drawn from the 'Connecting South Wymondham' document, others of which are referenced in the policies in this AAP. Some improvements will be delivered through the Connecting South Wymondham document (by developers or Norfolk County Highways in partnerships with others), others will be delivered through other policies in this AAP.

What the Council would like to achieve to deliver a joined up strategy for the development at South Wymondham

Broad Aims

- To connect South Wymondham with the wider town
- To ensure high quality development of the area
- To ensure development is based on principles of Sustainable Development

Specific Objectives

- To protect the Fairland as an important open space
- To improve the Harts Farm Road/London Road (old A11) junction to overcome, or much reduce, the severance effects from the town to South Wymondham, including investigating alternative junction designs to prioritise pedestrian and cycle movements
- To improve pedestrian and cycleway connectivity to overcome, or much reduce, the severance effects from the town to South Wymondham, including a pedestrian/cycle subway under the railway bridge
- To increase highways capacity under the existing railway underpass with the removal of the existing footway
- To improve surface water drainage under railway bridge to minimise the risk of flooding
- To deliver new pedestrian/cycle friendly routes throughout the area including from the town centre, the railway station and areas to the south of the railway line, focussing on an improved pedestrian crossing/cyclist experience at the Harts Farm Road/London Road junction
- To make the most of opportunities for appropriate development along the B1172 to create a more urban environment
- To deliver accessibility and other improvements to the railway station and its operational services, including opportunities to improve access to the station, particularly to the westbound platform from Station Road for those with disabilities and people using pushchairs
- To improve car and coach parking at the station with the potential for the creation of a public transport interchange

- To develop the Old Sale Yard for mixed use development with sensitive design to reflect its location in a Conservation Area
- To enhance the public realm and streets, particularly along Station Road to improve frontages and the setting to the railway station and Conservation Area
- To review and improve signage where appropriate to improve way finding to the railway station, town centre, industrial estate, the Lizard and other key destination points
- To create welcoming public spaces and gateways, to include an enhanced setting to the railway station and a gateway to Wymondham when travelling in from Silfield after the A11 crossing bridge
- To promote the amenity and recreational value of the Tiffey Valley and Lizard with enhanced connectivity, exploring opportunities in partnership with the Lizard Residents Association, local residents of the Lizard and other interested stakeholders
- To provide an emergency access road to the Lizard by maintaining a permanent 'emergency vehicles only' link to Right Up Lane. Measures to be put in place to prevent access for private vehicles
- To provide new and enhance existing Green Infrastructure to link the River Tiffey/Bays River, Tolls Meadow, the Lizard and Silfield Newt Reserve
- To ensure that development in South Wymondham brings a new school, community facilities, sports facilities and open space to benefit both existing and future residents of the area
- To investigate the potential for a public transport loop within the South Wymondham development to link up with the A11 public transport corridor
- To investigate highway protection measures to protect rural roads and stop rat running to the A11

13. DELIVERING THE PLAN

Implementing the proposals in the AAP

- 13.1 It is important to consider how the proposals in the AAP will be delivered. A key concern is to ensure that the proposed development is accompanied by the necessary infrastructure, services and facilities and that these are delivered in a timely manner. The JCS states that a co-ordinated approach will be taken to the timely provision and ongoing maintenance of infrastructure to support development and it contains a detailed policy which describes how this will be undertaken. There is also a policy about the requirement for adequate infrastructure in the Council's Development Management Policies document.
- 13.2 Essential infrastructure that will need to be provided to ensure sustainable developments in Wymondham will include:
- Appropriate transport infrastructure including improved public transport
 - Affordable or supported housing
 - Social infrastructure including education, healthcare, police and emergency services and community facilities
 - Local and renewable energy generation
 - Water conservation measures
 - Sustainable drainage systems (SuDS)
 - Strategic sewers
 - Open space and green infrastructure including habitat creation and linkages, pedestrian and cycle links, recreation facilities, trees, hedgerows, woodland and landscaping
 - Utilities, including waste management and recycling
 - Street furniture
 - Public art
- 13.3 The provision of infrastructure, services and facilities in Wymondham will be delivered through a number of different mechanisms, including:
- **Community Infrastructure Levy**
Contributions towards strategic infrastructure from all residential and commercial development made through the introduction of an area-wide Community Infrastructure Levy or CIL. For more information about the CIL please visit www.south-norfolk.gov.uk/planning/5191.asp
 - **Section 106 contributions**
Until the CIL is introduced developers will contribute towards the provision of infrastructure through Section 106 agreement. Even when the CIL is introduced Section 106 contributions will continue to be sought for site specific needs.
 - **Maximising mainstream Government funding sources and other funding mechanisms**
Including the Homes and Communities Agency, Local Transport Plan, Growth Point Fund, New Homes Bonus and Tax Increment Financing (TIF)

- **Co-ordination with investment programmes of other public bodies** e.g. National Health Service
- **Capital investment by utilities companies through their asset management plans to their regulator which identify the capital investment required**
e.g. Anglian Water, utilities companies

13.4 The proposals for Wymondham in this AAP are dependent upon significant infrastructure investment. The planned new development will contribute towards this but the provision of infrastructure will need the active co-operation of and investment by other agencies, including utility companies, health care providers, central and local government, the Highways Agency and rail providers

Monitoring and review

13.5 The Wymondham AAP will be subject to regular monitoring and review to ensure that the policies in the plan are working as intended. See Table below for the monitoring and implementation framework.

13.6 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).

Review of the Plan

13.7 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 2015). For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The new or reviewed plan(s) will be adopted within five years of adoption of the Wymondham AAP at the latest.

Monitoring and Implementation Framework

Policy References	Proposal	Key Indicators	Targets	Responsible Bodies
GENERAL INDICATORS AND TARGETS FOR ALLOCATED SITES				
				South Norfolk Council Private Sector Developers Housing Associations Norfolk County Council
WYM 1 WYM 2 WYM 3 WYM 4 WYM 5 WYM 6 WYM 7 WYM 18	Sites allocated in the Wymondham AAP	New development contributes to the delivery of infrastructure and facilities in Wymondham through S106 or payment of CIL (where appropriate)	Development has signed S106 agreement or pays CIL (as appropriate)	
		Heritage statement and field evaluation provided to assess the impact of the development on the historic environment	Heritage Statement and field evaluation provided at time of planning application	
		Detailed ecological assessment provided. Ecological links and buffers provided to nearest green infrastructure	Detailed ecological assessment provided at time of planning application Design of ecological links and buffers agreed with Local Authority	

		Water supply network and resource issues addressed (where appropriate). Satisfactory wastewater infrastructure capacity resolved as appropriate	Water issues agreed through planning application (as appropriate)	
		Provision of open space (for housing developments) sufficient to meet the needs of residents of the development	Children's play space provided in accordance with Council's published standards Older children/adult open space agreed through planning application in accordance with the Council's published standards	
SPECIFIC INDICATORS AND TARGETS FOR ALLOCATED SITES				
WYM 1	Allocation of Land at Friarscroft Lane for housing	Allocation of 0.60 hectares of land for approximately 20 dwellings	Take up of housing allocation in line with proposals in the AAP	South Norfolk Council Housing Associations Norfolk County Council
		Design of development to reflect location in Conservation Area and proximity to County Wildlife Site, allowing for natural surveillance and grass verges to alleviate the pressure of dog fouling	Appropriate design of development agreed by Local Authority	
		Provision of open space on land outside the development boundary adjacent to the County Wildlife Site provided that there are no large areas of hard standing, boundary features allow for natural surveillance and public interpretation boards/dog mess bins	Location and layout of open space agreed by Local Authority	

		are provided		
		Improved footpath and cycle links to the town centre	Suitable pedestrian and cycle links secured through a legal agreement	
		Vehicular access from London Road (via the Medical Centre) with no through route to Friarscroft Lane	Suitable vehicular access arrangements secured through a legal agreement	
		The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy	Safeguarding provisions agreed through planning application	
		Flooding issues addressed/mitigated	Appropriate flood mitigation measures agreed through planning application	
WYM 2	Allocation of Land at Old Sales Yard, Cemetery Lane for mixed use	Allocation of 1.88 hectares of land for mixed use development to incorporate approximately 64 dwellings and an element of commercial use	Take up of allocation for mixed use in line with proposals in the AAP	South Norfolk Council Private Sector Developers Housing Associations Norfolk County Council
		Provision of a natural grassland buffer to River Tiffey and creation of wildlife corridors to link Tolls Meadow to the Lizard	Appropriate design of ecological links and buffers to be agreed with Local Authority	
		Design of development to reflect location in Conservation Area	Appropriate design of development agreed by Local Authority	
		Enhancement of gateway to Wymondham and setting of railway station	Detailed design agreed through planning application that enhances the gateway to Wymondham and the setting of the railway station	

		Improvements to car and coach parking	Improvements to coach and car parking agreed through planning application (probably secured through a planning condition)	
		Improved pedestrian and cycle links to the town centre	Suitable pedestrian and cycle links secured through a legal agreement	
		The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy	Safeguarding provisions agreed through planning application (if necessary/appropriate)	
		Flooding issues addressed/mitigated	Appropriate flood mitigation measures agreed through planning application	
WYM 3	Allocation of land at South Wymondham for housing	Allocation of 67 hectares of land for approximately 1230 dwellings	Take up of housing allocation in line with proposals in the AAP	South Norfolk Council Private Sector Developers Housing Associations Norfolk County Council
		Provision of masterplan for site	Masterplan agreed by Local Authority	
		Provision of extensive areas of open space and landscaping within the development	Acceptable levels of open space and landscaping agreed through planning application	
		Extensive landscaping provided to form an effective ecological buffer to the A11, the Lizard and nearby residential properties	Design of ecological links and buffers agreed with Local Authority and secured through planning condition	
		Provision of subway under the railway bridge and resolution of flooding issues	Provision of subway and measures to resolve flooding issues under the railway bridge secured through legal	

			agreement	
		Provision of retail and community facilities as part of the development	The provision of retail and community facilities agreed through planning application (secured through planning conditions and/or legal agreement)	
		Provision of new on-site primary school as part of the development	The provision of a new on-site primary school secured through legal agreement	
		Provision of a care home as part of the development	The provision of a care home agreed through planning application, secured through legal agreement	
		Improved pedestrian and cycle links	Improved pedestrian and cycle links secured through legal agreement	
		Highways improvements to Right Up Lane with no vehicular access allowed to Right Up Lane past the former BOCM Pauls factory site	Vehicular access arrangements secured through legal agreement	
		Access to smaller area to the west to be via Silfield Road, via demolition of domestic property. No access onto Park Lane	Vehicular access arrangements secured through legal agreement	
		The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy	Safeguarding provisions agreed through planning application (if necessary/appropriate)	

WYM 4	Allocation of land at Wymondham Rugby Club for a care homes community	Allocation of 3.88 hectares for a retirement care community	Take up of land for a retirement care community in line with proposals in the AAP	South Norfolk Council Private Sector Developers Norfolk County Council
		Relocation of Wymondham Rugby Club to suitable site	The relocation of the Rugby Club secured through legal agreement/planning permission	
		Vehicular access to be via the Whispering Oaks development. The current access onto Tutttles Lane East to be closed	Vehicular access arrangements secured through legal agreement	
WYM 5	Allocation of land at Browick Road for employment use	Allocation of 22 hectares of employment land	Take up of allocated land within use classes B1, B2 and B8 in line with the proposals in the AAP	South Norfolk Council Private Sector Developers Norfolk County Council Network Rail
		Extensive landscaping provided to form an effective buffer to nearby residential areas, the railway line and A11 and the Lizard Conservation Area/County Wildlife Site	Design of ecological links and buffers agreed with Local Authority and secured by planning condition/legal agreement	
		The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy	Safeguarding provisions agreed through planning application (if necessary/appropriate)	
		Network Rail consulted regarding possible level crossing improvements	The need for any improvements to the Browick Road level crossing agreed through planning application (secured by legal agreement if necessary)	

		Archaeological investigation of Historic Environment Record	Archaeological investigation of Historic Environment Record undertaken through planning application. Any preservation/recording measures judged appropriate to be secured through planning conditions	
		Footway and cycleway improvements to link with town centre, railway station and nearby residential and employment areas	Pedestrian and cycle links secured through legal agreement	
		Ancillary uses permitted to serve the allocation and surrounding employment uses but housing will not be permitted	Appropriate ancillary uses agreed through planning application	
WYM 6	Allocation of land adjacent Chestnut Drive Business Park, London Road for employment use	Allocation of 5 hectares of employment land	Take up of allocated land within use classes B1, B2 and B8 in line with proposals in the AAP	South Norfolk Council Private Sector Developers Norfolk County Council
		The provision of a grassland buffer to east of site, adjacent the County Wildlife site at Bays River Meadow	Design of grassland buffer agreed with Local Authority, secured by planning condition/legal agreement	
		No development to take place within 15 metres of pumping station	Layout of development agreed through planning application	
		The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy	Safeguarding provisions agreed through planning application (if necessary/appropriate)	
		Flooding issues addressed/mitigated	Appropriate flood mitigation	

			measures agreed through planning application (secured by planning condition)	
WYM 7	Allocation of land at Elm Farm Business Park, Norwich Road for employment use	Allocation of 1.8 hectare of employment land	Take up of allocated land within use classes B1, B2 and B8 in line with proposals in the AAP	South Norfolk Council Private Sector Developers Norfolk County Council
		Development to enhance and improve the gateway to Wymondham as approached on the B1172 from Hethersett	Detailed design that enhances and improves the gateway to Wymondham as approached along the B1172 from Hethersett agreed through planning application	
WYM 18	Allocation of land at Norwich Road/Postmill Close for a supermarket	Allocation of 1.2 hectares for a new supermarket	Take up of land for a supermarket in line with proposals in the AAP	South Norfolk Council Private Sector Developers Norfolk County Council
		Condition imposed to restrict the amount of retail floorspace and the size of convenience and comparison goods sales areas to ensure retail impact does not exceed acceptable levels	Relevant condition agreed through planning application	
		Condition imposed to restrict the hours for loading and unloading to protect the residential amenity of nearby residential properties	Relevant condition agreed through planning application	
		Traffic management issues to be resolved	Traffic management issues to be secured through legal agreement	

INDICATORS AND TARGETS FOR OTHER POLICIES AND PROPOSALS IN THE WYMONDHAM AAP				
WYM 8	General Green Infrastructure requirements for new developments	New development expected to contribute towards green infrastructure and enhancements through CIL or S106 contributions (as appropriate)	New development contributes to green infrastructure through CIL or S106 (as appropriate)	South Norfolk Council Private Sector Developers Norfolk County Council Possible support from voluntary groups such as Norfolk Wildlife Trust and Wymondham Nature Group
		New developments required to provide ecological links to the nearest green infrastructure and provide ecological buffers where appropriate	Buffer design agreed with Local Authority	
		New developments to improve habitat connectivity, public access, recreational provision and the quality of County Wildlife Sites	Relevant improvements agreed through planning application	
		New planning proposals should aspire to net biodiversity gain and be accompanied by detailed ecological assessment	Detailed ecological assessment provided at time of planning application	
		The consideration of the cumulative impact of developments on biodiversity assets	The consideration of the cumulative impacts of development on biodiversity considered at time of planning application	
WYM 9	General Green Infrastructure requirements	New developments must consider improved public access to the countryside and improve recreational provision where relevant	Improvements agreed through planning application (secured through planning condition/legal agreement)	South Norfolk Council Private Sector Developers Norfolk County Council
		Creation of footpaths and cycleway links to	Developer requirement/Community	

	for new developments in the north of Wymondham	the north of the town as specified in the policy	projects put in place to deliver policy requirements (secured through planning condition/legal agreement)	Possible support from voluntary groups such as Norfolk Wildlife Trust, Wymondham Nature Group and Local 'Green Infrastructure Group'
		Enhancement of the setting of Ketts Oak	Developer requirement/Community projects put in place to deliver policy requirements (secured through planning condition/legal agreement)	
		Planting of hedgerow/parkland trees along Tuttles Lane from east to west creating an ecological corridor	Developer requirement/Community projects put in place to deliver policy requirements (secured through planning condition/legal agreement)	
WYM 10	General Green Infrastructure requirements for new developments in the south of Wymondham	New developments must maintain, protect and enhance green infrastructure where appropriate	Improvements agreed through planning applications (secured through planning condition/legal agreement)	South Norfolk Council Private Sector Developers Norfolk County Council Possible support from voluntary groups such as Norfolk Wildlife Trust, Wymondham Nature Group and Local 'Green Infrastructure Group'
		Protection and enhancement of the Lizard, including an effective ecological buffer	Protection and enhancement measures and buffer design to be agreed with Local Authority (secured through planning condition/legal agreement)	
		Protection of Silfield Newt Reserve, including an effective ecological buffer	Protection and enhancement measures and buffer design to be agreed with Local Authority (secured through planning condition/legal agreement)	
		Ensure the creation of alternative green	Agreed through planning application	

		infrastructure routes for recreational access to relieve pressure on sensitive sites such as Silfield Newt Reserve	(secured through legal agreement)	
		Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation	Developer requirement/Community projects put in place to deliver policy requirements (secured through planning condition/legal agreement)	
WYM 11	General Green Infrastructure requirements for new developments in the West of Wymondham	New developments must maintain, protect and enhance green infrastructure where appropriate	Improvements agreed through planning application (secured through planning condition/legal agreement)	South Norfolk Council Private Sector Developers Norfolk County Council Possible support from voluntary groups such as Norfolk Wildlife Trust, Wymondham Nature Group and Local 'Green Infrastructure Group'
		Implementation of appropriate landscaping between development and Friarscroft Meadow County Wildlife Site	The implementation of appropriate landscaping agreed through planning application (secured through planning condition/legal agreement)	
		Enhancement of grassland habitat within the Tiffey Valley	Enhancements agreed through planning application (secured through planning condition/legal agreement)	
		Connection of the two river or stream valleys by creating and enhancing grassland and planting hedgerow	Developer requirement/Community projects put in place to deliver policy requirements (secured through planning condition/legal agreement)	
		Connection of river valleys with Groundsel Wood and Big Wood Meadow woodland	Developer requirement/Community projects put in place to deliver policy requirements (secured through	

		County Wildlife Site	planning condition/legal agreement)	
WYM 12	Protecting existing recreation or amenity land	The protection and enhancement of existing recreation or amenity land within the town with the change of use or redevelopment of this land only being permitted where it meets the criteria of the policy	Existing recreation and amenity land protected and enhanced with redevelopment only being permitted in line with policy criteria	South Norfolk Council
WYM 13	New recreation provision in Wymondham	Developer requirement to provide new on-site public open space in South Wymondham to provide much needed recreational facilities in that area of the town	Provision of public open space in accordance with the Council's published standards	South Norfolk Council Private Sector Developers Norfolk County Council
		Developers of other housing sites will be required to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed	Provision of public open space in accordance with the Council's published standards	
		New development to provide green infrastructure to create a network for safe movement around the urban environment of Wymondham and for non-vehicular access to the countryside to strengthen informal recreation	Provision of green infrastructure agreed through planning application	
WYM 14	Relocation of Wymondham	Land allocated at Norwich Common for the relocation of Wymondham Rugby Club only. The new facility must be provided prior to the loss of the existing rugby ground to ensure	Take up of land for the relocation of Wymondham Rugby Club in line with proposals in the AAP with new facility provided prior to the loss of	South Norfolk Council Private Sector Developers

	Rugby Club	continuity of provision	the existing rugby ground	
		Alternative sites considered if evidence demonstrates increased benefits of the location	Alternative site accepted for a Rugby Club if supported by evidence	
WYM 15	Land for a new burial ground in Wymondham	Provision of new burial ground in keeping with the character of the surrounding area	Suitable site for a new burial ground agreed through planning application	South Norfolk Council Private Sector Developers Environment Agency
		Provision of new burial ground that will not have an adverse impact on the amenity of local residents	Suitable site for a new burial ground agreed through planning application	
		Provision of new burial ground that is appropriately located in relation to public transport	Suitable site for a new burial ground agreed through planning application	
		Provision of new burial ground that has adequate vehicular access, including parking arrangements for disable users	Suitable site for a new burial ground agreed through planning application (secured through planning condition/legal agreement)	
		Provision of new burial ground that will have no significant impact on controlled waters (groundwater or surface water)	Suitable site for a new burial ground agreed through planning application (secured through planning condition)	
		Provision of new burial ground that will have no significant impact on the ecological value of the area	Suitable site for a new burial ground agreed through planning application (secured through planning condition)	
		Provision of new burial ground that will have no significant impact on nationally important heritage assets and any impact on lesser	Suitable site for a new burial ground agreed through planning application	

		significant assets is significantly lessened	(secured through planning condition)	
WYM 16	Changes of use in Wymondham Town Centre	Development proposals for shopping, food and drink, leisure and other main town centre uses will be encouraged within the defined town centre boundary	Town centre uses located within the defined town centre boundary	South Norfolk Council
		50% or more of ground floor shop units in the Primary Shopping Area will be available for Class A1 use	50% or more of ground floor shop units in the Primary Shopping Area to be in class A1 use	
		At least 45% of ground floor non-residential units outside the Primary Shopping Area but within the defined Town Centre boundary will be available for class A1 use. There should be no unacceptable concentration of non A1 uses	45% of ground floor non-residential units outside the Primary Shopping Area but within the defined Town Centre boundary to be in class A1 use	
WYM 17	Sequential approach and impact assessment for retail provision in Wymondham	The development of new retail, service, offices and other main town centre uses will be encouraged within the town centre boundary of Wymondham	Town centre uses to be located within the defined town centre boundary	South Norfolk Council Private Sector Developers
		The requirement for a sequential assessment and impact assessment when considering planning applications for main town centre uses outside the town centre boundary. Preference given to accessible sites that are well connected to the town centre for pedestrians	Sequential assessment and impact assessments submitted for all retail planning applications outside the town centre area	
		The requirement for all new retail, leisure and	Impact assessments submitted for all	

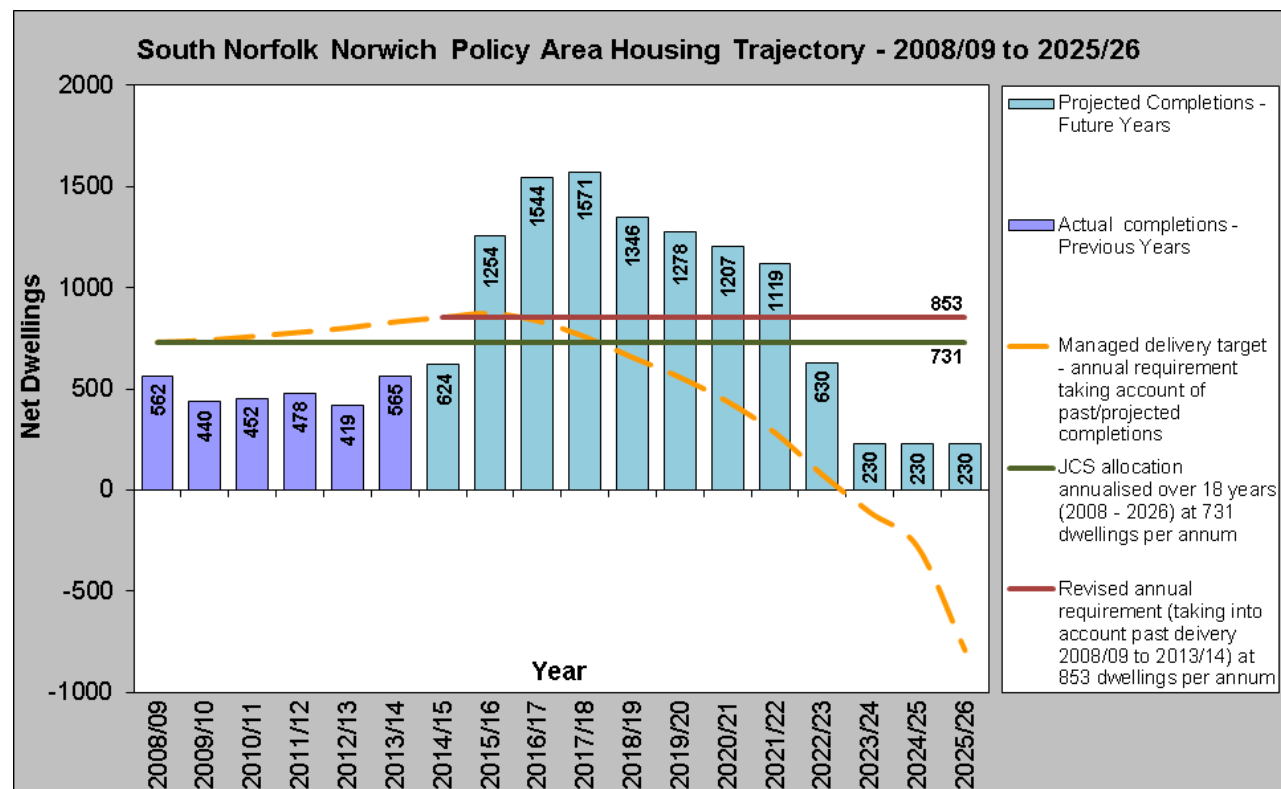
		office development of 1,000 sq m or more to submit an assessment of the impact of the proposal	new retail, leisure and office developments of 1,000 sq m or more	
		The requirement for all new retail, leisure and office development of 500 sq m or more to submit a sequential assessment of any available sequentially preferable locations for potential alternative sites	Sequential assessments submitted for all new retail, leisure and offices developments of 500 sq m or more	
WYM 19	Provision of a new station for the Mid-Norfolk Railway	Detailed proposals for the new station to have regard to the site's proximity to the conservation area	Design for new station agreed by Local Authority	South Norfolk Council Mid Norfolk Railway
		Detailed proposals for the new station to provide for pedestrian access to the existing main-line station	Pedestrian access arrangements to existing main line station secured through legal agreement	

APPENDIX 1 – JOINT CORE STRATEGY POLICY FOR WYMONDHAM

Policy 10 from the JCS states that development in Wymondham is dependent on expanded capacity of the A11/A47 Thickthorn junction and will deliver expansion of the town to include:

- At least 2,200 dwellings located in a number of sites providing easy access to local jobs, services and facilities and the town centre whilst maintaining the strategic gap to the north and north east and the historic setting of the town and abbey
- Expansion of the town centre of a quality that will retain and enhance the distinctive character of the historic centre
- Extensive levels of green infrastructure to create a ‘Ketts Country’ pastoral landscape of grass, wood, hedgerow and wetland habitat. This will also strengthen the importance and role of the Tiffey valley, the landscape setting of the town and strategic gaps, particularly towards Hethersett
- Enhanced bus services to the city centre with potential for Bus Rapid Transit also serving Hethersett and/or Cringleford and improvements to maximise the use of rail connections
- Safe and direct cycle and pedestrian routes linking key locations in and around Wymondham including new residential developments, the town centre, the railway station and Gateway 11 business park and enhanced longer distance cycle access to Hethersett and Norwich Research Park.
- Enhanced public transport and cycle links to employment expansion at Hethel
- New pre-school provision and a new primary school. Secondary education provision remains to be resolved but may require the relocation of the existing high school to a new site
- Expanded household waste recycling facility

APPENDIX 2 – SOUTH NORFOLK NORWICH POLICY AREA HOUSING TRAJECTORY – 2008/09 TO 2025/26



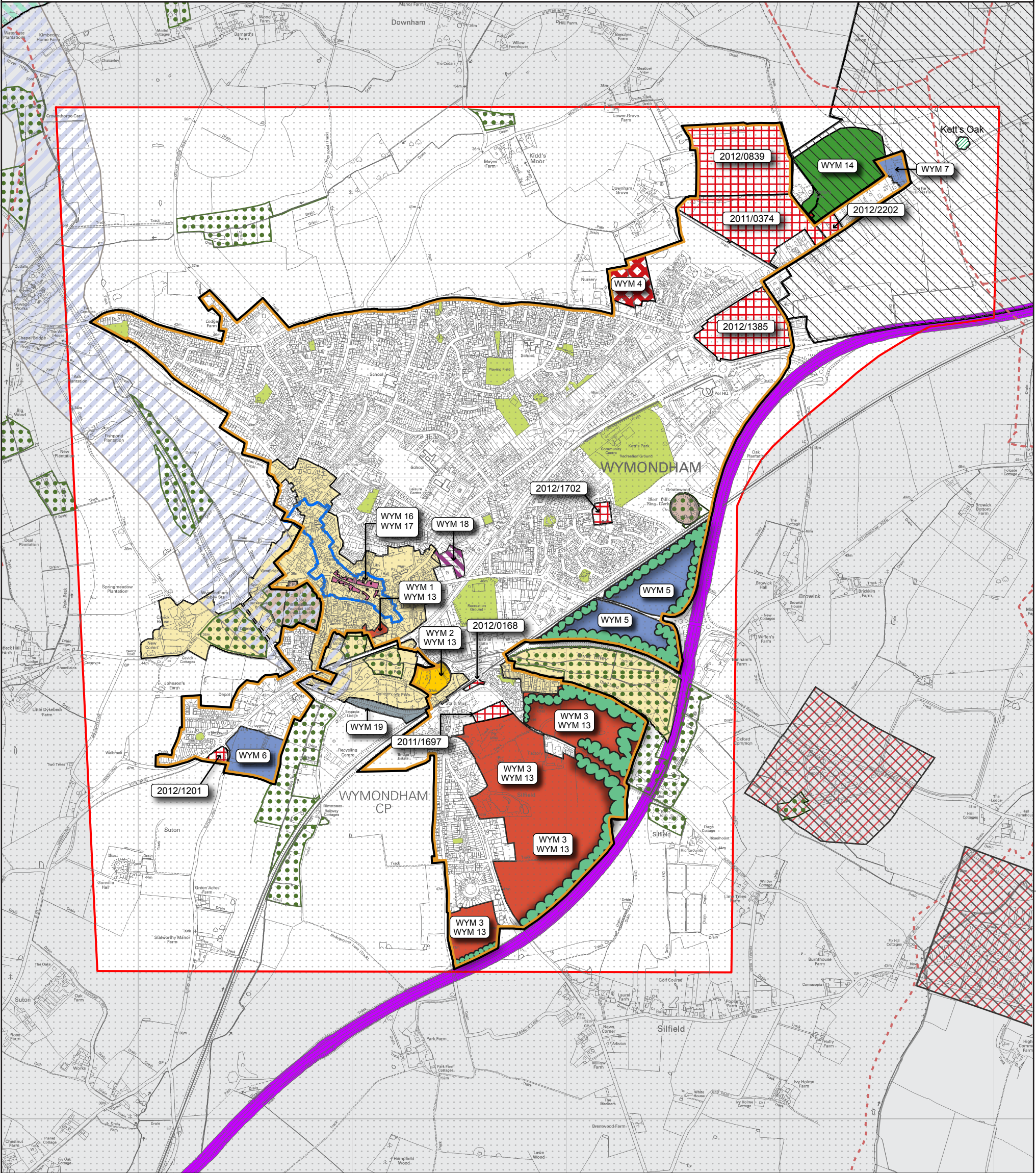
Note: The 'Revised annual requirement (taking into account past delivery 2008/09 to 2013/14)' does not include the additional buffer, moved forward from later in the plan period, required by NPPF paragraph 47. Including a buffer of 5% would give a revised annual requirement for 2015/16 to 2019/20 of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

APPENDIX 3 – 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 Wymondham Area Action Plan.

Policy	Title
WYM1	Housing allocation, Friarscroft Lane, Wymondham
WYM4	Housing allocation between Silfield Road and Rightup Lane, Wymondham
WYM5	Employment allocations in Wymondham
WYM8	Rear servicing of commercial premises in the central area of Wymondham
WYM10	Car and coach parking, Browick Road Recreation Ground, Wymondham
WYM11	Lorry and coach park on Harts Farm employment land, Wymondham
WYM12	Impact of new buildings on vistas and views of Wymondham Abbey towers
WYM13	Protecting the setting of Wymondham Abbey
WYM14	Public open space allocations in Wymondham
WYM15	Provision of replacement allotments in Wymondham
WYM16	Footpath route alongside disused Dereham to Wymondham rail line

Wymondham Area Action Plan, Policies Map



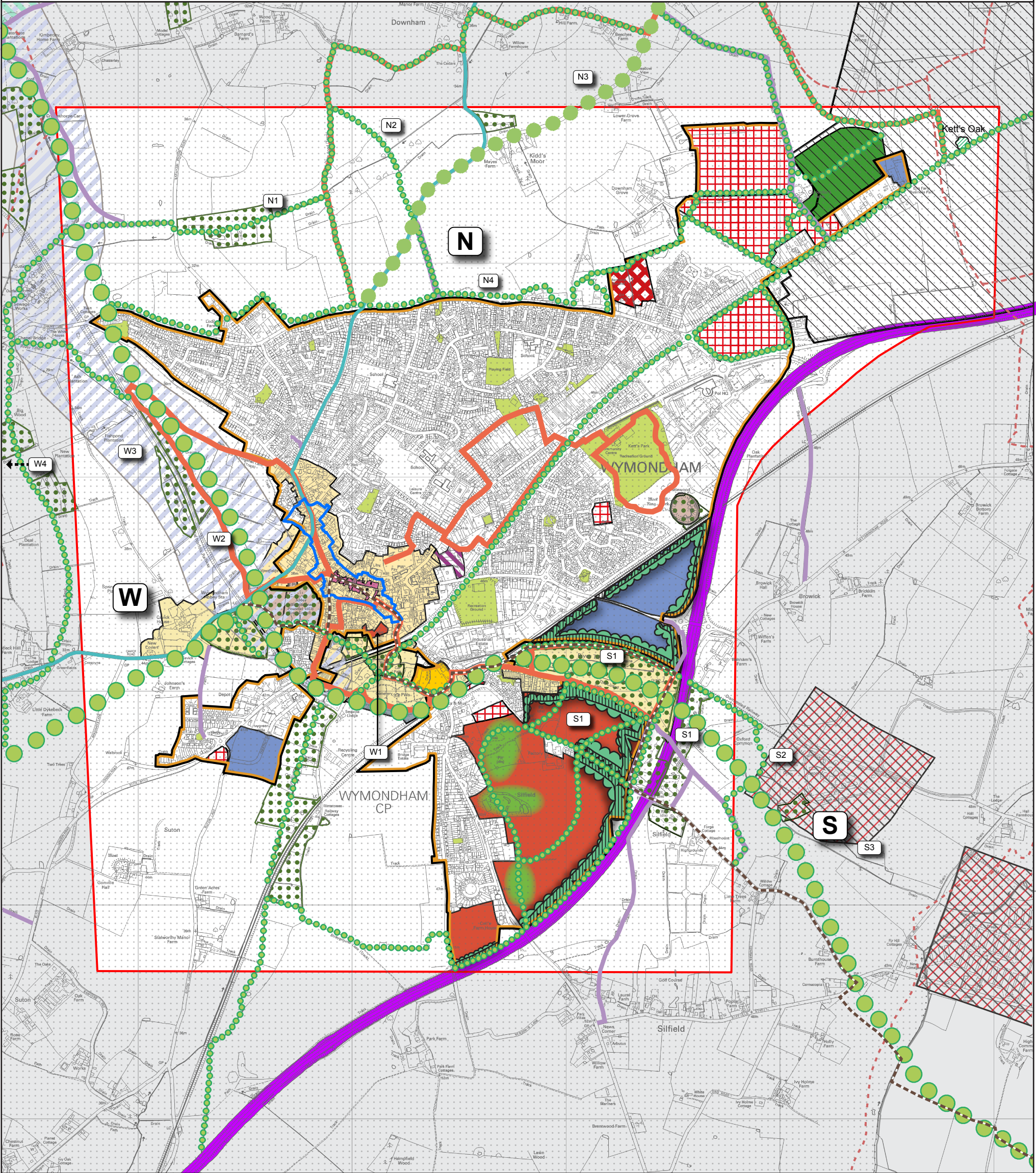
KEY

Boundary of the Wymondham Area Action Plan	Housing Land Allocation	Hazardous Installation Consultation Zones	River Valleys
Development Boundary	Employment Land Allocation	New Station for Mid Norfolk Railway	Existing Recreation/Amenity Land to protect (WYM 12)
Norwich Policy Area	Mixed Use Allocation	New Supermarket Allocation	Indicative Landscaping
Town Centre	Care Home Allocation	Strategic Gaps Policy DM 4.7	Kett's Oak
Primary Shopping Area	Open Space/Leisure Allocation	Historic Parks and Gardens (Historic England)	Corridors of Movement
Conservation Area	Commitment Site see Policy DM 1.5	County Wildlife Sites	
Ancient Monuments			

0 100 200 400 600 800 1,000 Metres

Scale at A3: 1:18,000
Date: March 2015

Wymondham Area Action Plan, Indicative Green Infrastructure Map



KEY

- | | | | | |
|--|---|--|---|----------------------|
| Boundary of the Wymondham Area Action Plan | Housing Land Allocation | New Station for Mid Norfolk Railway | River Valley | Public Right of Way |
| Development Boundary | Employment Land Allocation | New Supermarket Allocation | County Wildlife Sites | Cycle Route |
| Norwich Policy Area | Mixed Use Allocation | Historic Parks and Gardens (Historic England) | Ancient Monument | Health Walk |
| Town Centre | Care Home Allocation | Existing Recreation/Amenity Land to protect (WYM 12) | Buffer Landscaping | Kett's Country Trail |
| Primary Shopping Area | Open Space/Leisure Allocation | Indicative Landscaping | Sub-regional Green Infrastructure Corridor (from the GNDP Green Infrastructure Study) | Kett's Oak |
| Conservation Area | Commitment Site see Policy DM 1.5 | Indicative Open Space | Local Green Infrastructure Corridor (from the GNDP Green Infrastructure Study) | |
| Strategic Gaps Policy DM 4.7 | Hazardous Installation Consultation Zones | Corridors of Movement | Neighbourhood Green Infrastructure Corridor | |