

# Regulation and Planning Policy Committee

## Members of the Regulation and Planning Policy Committee:

Cllr Florence Ellis (Chairman)

Cllr Barry Duffin (Vice Chairman)

Cllr Julian Halls

Cllr Phil Hardy

Cllr William Kemp

Cllr Suzanne Nuri

Cllr Jeremy Savage

Cllr Trevor Spruce

Cllr Vic Thomson

## PUBLIC ATTENDANCE

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## Agenda

### Date

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Monday 12 October 2020

### Time

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10.00 am

### Place

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To be hosted remotely at:  
South Norfolk House  
Cygnet Court  
Long Stratton  
Norwich  
NR15 2XE

### Contact

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Website: [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk)

If you have any special requirements in order to attend this meeting,  
please let us know in advance

**Large print version can be made available**

# **A G E N D A**

- 1. To report apologies for absence and identify substitute voting members (if any);**
- 2. Any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972.**  
Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency;
- 3. To Receive Declarations of Interest from Members**  
(Please see guidance form and flow chart attached – page 3)
- 4. Minutes of the meeting of the Regulation and Planning Policy Committee held on Thursday 16 September 2020**  
(page 5)
- 5. South Norfolk Village Clusters Housing Allocation Plan – Progress Report** (page 9)
- 6. Planning Enforcement Plan and Strategy** (page 276)

## DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

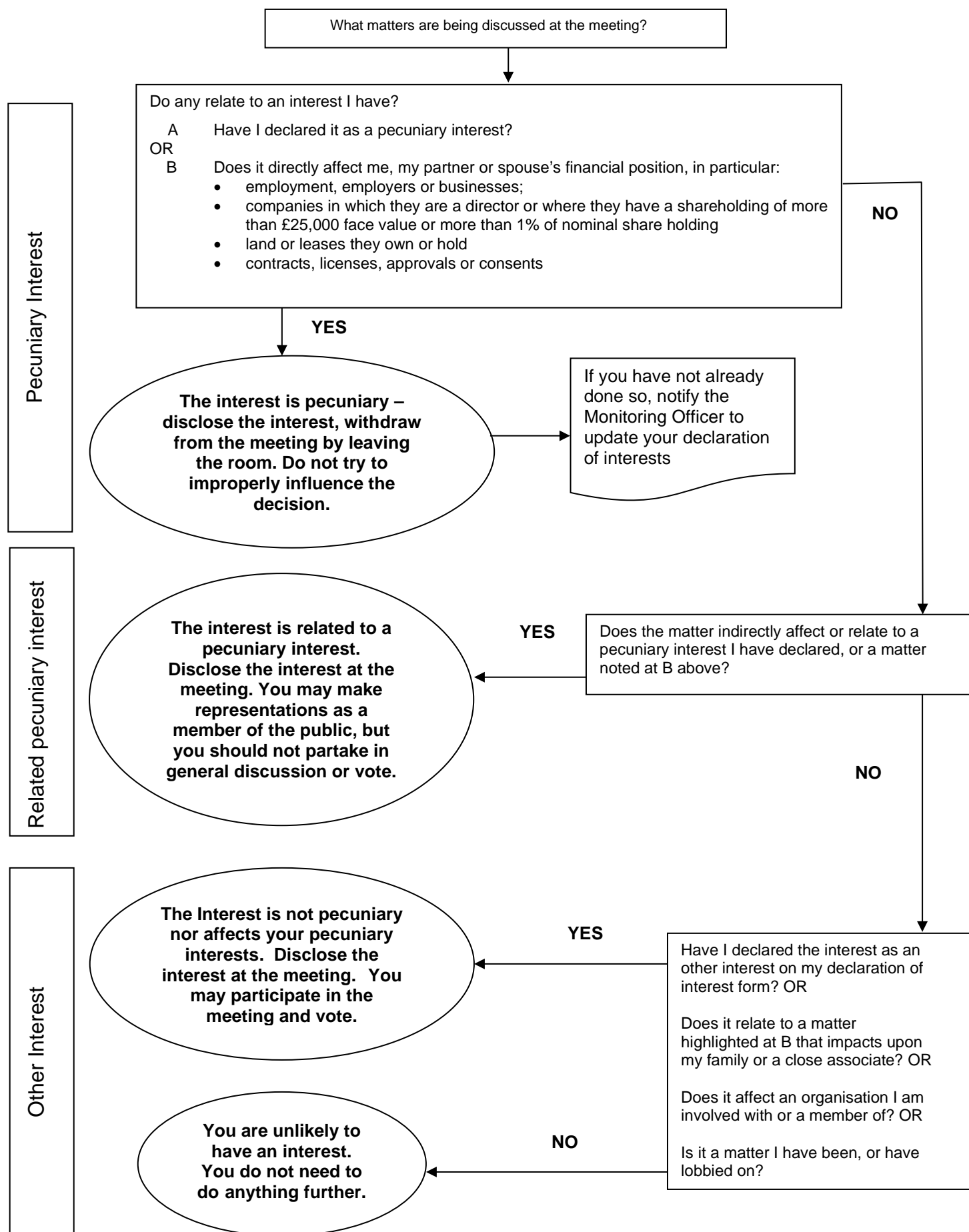
If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public but you should not partake in general discussion or vote.

Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.  
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST  
INSTANCE**

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF







## REGULATION AND PLANNING POLICY COMMITTEE

Minutes of a remote meeting of the Regulation and Planning Policy Committee held on Thursday 17 September 2020 at 12.00pm

**Committee Members Present:** Councillors: F Ellis, (Chairman) B Duffin, J Savage, W Kemp, S Nuri, T Spruce and V Thomson

**Apologies:** Councillor: J Halls

**Cabinet Members in Attendance:** Councillors: J Fuller, L Neal

**Officers in Attendance:** Director of Place (P Courtier), Assistant Director of Planning (H Mellors) and the Housing Enabling Officer (K Mitchell)

### 66 MINUTES

The Minutes of the meeting held on 19 May 2020 were confirmed as a correct record.

### 67 RESPONSE TO MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT (MHCLG) CONSULTATIONS

The Assistant Director for Planning introduced the report which advised Members of the key changes proposed by the MHCLG on the future of the planning regime. Members were asked to agree on the proposed consultation responses to two planning related documents: a White Paper entitled 'Planning for the Future' and a consultation paper on 'Changes to the Planning System'.

Officers advised Members that in the White Paper the Government was seeking to simplify the role of Local Plans so that they focused on identifying land under one of three categories: growth areas, renewal areas and protected areas. Additionally, housing numbers would no longer be set locally, but by the Government. Members noted that the local plan would be restricted to 30 months, with a digitally accessible format being used. It was further proposed to replace the Community Infrastructure Levy and S106 agreements with a new Infrastructure Levy.

Members noted in the second consultation paper that the proposed changes included variations to the standard methodology for assessing local housing need and also

introduced new proposals to secure First Homes. There was also a proposal to lift the affordable housing requirement threshold on small sites from ten to 40/50 homes.

In response to a query about the status of a First Home after it had been sold the Housing Enabling Officer explained that they would be the same affordable housing tenure as Discounted Market Sales with the 30% discount would remaining in perpetuity.

The Portfolio Holder, Cllr J Fuller explained that the proposals would see a reduction in housing requirements in urban areas, and an increase in the countryside, which would place additional demand on rural Districts like South Norfolk. Referring to the increase in housing numbers, he explained that the Council would therefore have to contemplate a new settlement, as there was a limit to how much could be added to the existing Village Clusters. The Portfolio Holder also noted that there were a number of principles within the papers which the Council could welcome.

In response to the Portfolio Holder's comments, the Assistant Director of Planning pointed out that the drafted responses were based on the implementation of the proposals as drafted. More detail from the Government would be required before the responses could be expanded upon. Key areas of concern included; the overall lack of detail, the change in the Community Infrastructure Levy and affordable housing.

The discussion turned to the proposal of 'Beautiful Homes' and how this would be measured, due to its subjective nature. A Member noted that South Norfolk already had an excellent Design Guide which had 14 different vernacular architectures styles within the District. The new proposals would allow the District to expand upon this.

A Member expressed concerns regarding sections 3.28 and 6.2 of the report. The first concern dealt with the Government's proposal to ensure application were determined within statutory timelines and impact this would have on officers' workloads. The Assistant Director of Planning explained that practice at the current time was to allow extensions for applicants to submit amendments worked well and advised Members that removing this could result in more refusals. Members noted there was a risk with workload volumes and resources not being in place, that there would be a struggle to meet deadlines. In relation to the concern raised over section 6.2 of the document, regarding resource implications, it was explained that the Government anticipated that there would be a redirection of resources from Development Management, as a result of the proposals, to plan making and design codes.

Officers and Members highlighted their concerns about the affordable housing threshold increase to 40 or 50 homes and about the potential for developers to avoid the provision of affordable homes. A Member advised the Committee that some Housing Associations had been developing land themselves for affordable housing to combat the decrease. Officers stressed that affordable housing remained an important consideration in the Council's response to the consultations and the Council wanted to see its delivery maintained.

The Portfolio Holder for Stronger Economy commented on her concerns on the Development Management Policies being replaced with national ones, highlighting its unrealistic aim due to the wide range of areas within the Country. Officers advised that some policies could be used nationally, but bespoke policies would still be needed in certain areas. The Portfolio Holder also noted that South Norfolk had a better rate of successfully defending refused planning applications than the national average. Officers confirmed that they would make an addition to the Council's response pointing out the Council's performance in this area.

In response to various points raised in the report regarding the proposed increase of new housing numbers in the District, a Member noted the Officers' concerns over the difficulty of achieving the new proposed figure in the current Village Clusters, and suggested the possibility of expansions of two or three additional clusters to help meet the target within existing villages. Members noted it would be dependant on the direction taken by the Greater Norwich Local Plan. However, it remained apparent that to meet the new proposed number, a bigger settlement would be needed. Further discussion followed where the Chairman stated that a new settlement in the District, if well-built, would be a great place for the area to grow and develop.

A Member stressed the need for the environment to be a key consideration within the policy, and Officers explained that part of the planning process was to always protect the environment and the Committee were reassured that although the proposals sought to simplify the planning process the importance of the environment would be maintained.

A Member spoke of their concerns that the White Paper encompassed the lower common denominators in the Country and the Council was suffering because it did not fall into that group. It was noted that the Council already had a Local Plan alongside other components and felt that this should be reflected in the Council's response.

The Assistant Director for Planning summarised the salient points of the discussion, which included amending the Council's responses to incorporate making Development Management Policies as local as possible, added statistics regarding the Council's own appeals turnover and finally highlighting the existing Local Plan and Policies which the Council had in place. The Chairman thanked Officers for all their work regarding the Council's response to the Ministry of Housing, Communities and Local Government Consultations.

A Vote was then carried out by roll-call, and it was unanimously agreed that the draft responses, incorporating the suggestions by the Committee, be recommended to Cabinet.

**RESOLVED:** To Recommend that Cabinet

1. agree the draft responses to the following MHCLG consultation documents as outlined in appendices 2 and 3 of this report, subject to the inclusion of the suggestions of the Committee above:

Changes to the current planning system  
White Paper: Planning for the future

2. Delegate any updates to these responses to the Director of Place in Consultation with the Leader and Portfolio Holder for Stronger Economy.

(The meeting concluded 13:10 pm)

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Chairman

## **South Norfolk Village Clusters Housing Allocation Plan – Progress Report**

**Report Author(s):** Paul Harris  
Place Shaping Manager  
01603 430444  
paul.harris@broadland.gov.uk

**Portfolio:** Cllr John Fuller - External Affairs and Policy

**Ward(s) Affected:** All

### **Purpose of the Report:**

This report sets out progress on the production of the South Norfolk Village Clusters Housing Allocation Plan.

### **Recommendations:**

1. Members are recommended to note the content of the progress report and seek clarifications as necessary.
2. Members are requested to make comments as necessary on the draft Sustainability Appraisal Scoping Report.

## **1 SUMMARY**

- 1.1 This report sets out the progress that has been made in the production of the South Norfolk Village Clusters Housing Allocation Plan.
- 1.2 The report is brought before members of the Regulation and Planning Policy Committee to keep them abreast of progress, and so that they can seek clarifications as necessary. Specifically, any comments are sought on the Sustainability Appraisal (SA) Scoping Report, at Appendix A

## **2 BACKGROUND**

- 2.1 A report on the Village Clusters Housing Allocation Plan (VCHAP) was considered at the May 2020 Regulation and Planning Policy Committee. That report provided details on the process for assessing sites, and sought member comments on the proposed site assessment form and accompanying criteria, to be used in the preparation of the plan. The May report also identified an expected delay to the timetable previously put forward to the Committee in February.
- 2.2 In July 2020 Members considered an update report on the Village Clusters Housing Allocation Plan at an informal meeting. The report gave an update on the key elements of preparing the plan; this current report follows the same format and details progress over the last two and a half months.
- 2.3 The 24 August Cabinet considered a report on an updated Local Development Scheme (LDS), which included revisions to the timetable for both the Greater Norwich Local Plan (GNLP) and the VCHAP. The revised LDS timetables a Regulation 18 consultation on the VCHAP starting in February 2021. Regulation 18 is part of the evidence gathering stage of plan preparation, prior to a consultation on a finalised plan under Regulation 19, to be submitted to the Secretary of State for Examination in Public. The Regulation 19 consultation is timetabled for September 2021. The timings and nature of any consultations will be subject to the outcomes of the recent Government consultation on reforms to the Planning system.

## **3 CURRENT POSITION**

- 3.1 Officers of the Place Shaping Team have continued to progress the plan in as timely a manner as possible. The following section outlines progress in key areas of work.

### **Auditing and Processing of GNLP Site Details, Contact Information and Previous Representations.**

- 3.2 This included updated details and new sites submitted via the GNLP Regulation 18(c) consultation, which ended in March. Completed May 2020.

**Contact all site promoters to: a) confirm that they are still promoting sites; and, b) seek amendments to existing sites in line with the broad parameters agreed by members.**

- 3.3 All existing promoters were contacted via email or letter on 6 March. Responses were originally sought by 31 March, but this was later extended to 9 April to take into account the Covid-19 situation. A substantial number of existing site promoters did *not* respond to the call for information. In reaction to the number of nil-returns a decision was made, in consultation with the Assistant Director for Planning, to retain and assess *all* existing sites. This ensures the widest possible choice of potential allocation sites and helps avoid further delays later in the plan making process that might result from late stage site (re)submissions or representations at the Regulation 18 'consultation', or Regulation 19 'publication' stages. However, this has had implications for the overall number of sites being assessed, see para 3.7 below, and also for the officers assessing the sites, who will need to consider how some of the larger unconfirmed sites might be subdivided to bring them within the parameters of the Village Clusters document.
- 3.4 It should be noted that, in order to progress the Site Assessment process, no further sites have been accepted since the end of May, after the assessment criteria had been agreed by members. However, site promoters have continued to suggest land for possible consideration and these sites will now need to be formally submitted as part of the Regulation 18 consultation.
- 3.5 A full list of the sites currently being assessed is contained in Appendix B, which sets out the site address, and site area; the sites are listed in Parish order. These sites are illustrated on a series of Maps at Appendix C. The Appendix includes an overall map for each of the 48 clusters, illustrating the spread of sites. For clusters with more than one parish there will also be a separate map for each parish within that cluster where one or more sites have been promoted, these will be published on the Village Clusters page of the website after this Committee meeting, along with the schedule of sites in Appendix B.

**Agreement of Site Assessment Criteria by Regulation and Planning Policy Committee.**

- 3.6 Agreed by Regulation and Planning Policy Committee, 19 May 2020.

**Review existing sites under the new agreed approach and Site Assessment of New Sites.**

- 3.7 Following agreement of the new site assessment form and criteria, assessment of sites began in June 2020. Over 450 sites are currently being considered, this is an increase from the 350 expected at the beginning of the plan making process. Site assessments are now underway supported by additional officer resources provided by the Development Management team. Originally it had been envisaged that existing GNLP sites would be reviewed under the new site assessment criteria, without needing to go through a Housing and Economic Land Availability Assessment (HELAA) process, and that new sites not previously considered by the GNLP Team, would go through separate HELAA and Site Assessment

processes. However, whilst the tasks identified in this section were originally split into three separate items, all necessary elements of the site assessments are now being carried out in parallel, on a cluster-by-cluster basis i.e. updating/undertaking the HELAA assessment of all sites, in parallel with a more detailed site assessment.

- 3.8 The technical consultation associated with this task was issued to relevant bodies in late June, this included the Environment Agency, Natural England, various utility providers, various departments of Norfolk County Council, and various internal consultees within South Norfolk Council. The majority of responses were requested by 31 July. Most technical consultees initially worked to return information by this date, with some requesting extensions to mid-August. In the event, the majority of responses were received during August; however, a handful are still outstanding at the time of preparing this report. The content of the responses has led to ongoing dialogue with some of the consultees, in order to get a more comprehensive picture and a more detailed response, which will give a better understanding of their responses; this has implications for the time it will take to complete some site assessments. In addition, some consultees have taken the approach of providing information which will allow the officers assessing sites to 'self-serve' for the required information, which has knock-on effects for the speed of the assessment process.
- 3.9 As with other elements of the plan, the process of site assessment is proving more time-consuming than was initially expected. This is caused by a number of factors: a 29% increase in the number of sites to be assessed compared with initial estimates; lead-in time to mobilising the remote site assessment team following later than anticipated agreement of the site assessment criteria; satisfactory completion of site assessments taking longer than initial expectations; competing demands on the available time of the site assessment team; and, ongoing issues with remote access to the necessary back-office systems and associated delays with the desk based assessments.
- 3.10 At the time of writing, and subject to comments by technical consultees, assessments for the following clusters have been undertaken: Aslacton, Bressingham, Bunwell, Burston, Carleton Rode, Ditchingham/Broome, Kirby Cane/Ellingham, Mulbarton, Newton Flotman, The Pulhams, Rockland St Mary, Roydon, Scole, Surlingham, Tasburgh, Thurton & Ashby and Woodton. Assessments for the following clusters are currently underway: Alburgh/Denton, Alpington/Yelverton, Barford, Barnham Broom, Brooke, Dickleburgh, Hempnall, Seething, Stoke Holy Cross, Tacolneston, The Tivetshalls and Winfarthing. In total this represents approximately 60% of the clusters. Instructions for the assessment of the remaining clusters are being given to the site assessment team on a rolling programme.

### **Sustainability Appraisal Scoping**

- 3.11 The contract for undertaking the Sustainability Appraisal of the VCHAP was awarded to AECOM on 26 June. An inception meeting was held with the consultants on 8 July, and the data required for them to produce the SA Scoping was subsequently transferred to them. Following provision of an initial version for



officer review, the draft scoping document was issued for five weeks consultation on 8 September. The draft scoping report has been sent to the relevant environmental bodies (Natural England, Environment Agency and Historic England), adjoining local authorities, and the Portfolio Holder, with responses requested by Thursday 15 October. The Draft Scoping is available as Appendix A to this report, and members comments are sought on the Draft document.

- 3.12 The Scoping establishes the key issues/objectives that will (and will not) be a focus of the appraisal stages in preparing the VCHAP. These are based on the following topics: Accessibility; Biodiversity; Climate Change – adaptation; Climate Change – mitigation; Communities; Economy; Historic Environment; Housing; Land and Soils; Landscape; Transport; and Water. Many of these topics also form part of the site assessment process. For each of the topics the scoping looks at the baseline information for the district and sets a series of objectives. Once confirmed through the scoping consultation, the objectives will be used to assess the individual sites, the sites cumulatively and any overarching policies, looking at the potential implications of a preferred approach and any reasonable alternatives. The SA is an iterative process and is designed to assist in shaping the policies and proposals of the plan, to help achieve the agreed SA objectives.

### **Produce additional evidence for the plan**

#### Sustainability Appraisal and Habitat Regulations Assessment

- 3.13 The progress in relation to the sustainability appraisal has been set out above. In addition, a suitably qualified consultant has also been procured to complete the Habitat Regulations Assessment (HRA) of the plan. The award letter for the HRA was issued to LEPUS on 21 July and an initial note on the HRA is attached as Appendix D. The purpose of this document is to inform the plan-making process at the early stages. It identifies HRA constraints, opportunities, sets out recommendations for the VCHAP and also identifies further work required for the HRA. It aims to flag up HRA issues and opportunities as early as possible to the Council. This is not a formal document for external consultation; the next stage of the HRA process will comprise the ‘formal’ HRA screening stage, which we will be able to undertake once we receive draft VCHAP allocations and policies.

#### Water Cycle Study and Viability Assessment

- 3.14 Discussions have taken place with the GNLP team in relation to both the Water Cycle Study and viability assessment. In terms of the Water Cycle, the assessment of sites within the South Norfolk Village Cluster areas lies within the scope of the wider GNLP Water Cycle Study, as the GNLP Study needs to assess the in-combination implications of all likely allocations within the plan area, as well as development proposals in adjoining districts which overlap water catchments in Greater Norwich. Therefore, this work will be carried out by the GNLP consultant (AECOM) under their existing contract, and the current position is that South Norfolk will cover any additional costs over and above those necessary for the completion of the main GNLP study.

- 3.15 In respect of viability, the current GNLP study needs further revisions to take account of the latest evidence. These revisions will include the addition of a 12 home village site typology. This will be in addition to the existing 20 home village site typology that is already covered in the study. These two typologies are considered sufficient to cover the spectrum of sites in the VCHAP. The viability study includes a high degree of sensitivity testing within the various typologies, around factors such as build costs, sales values, CIL requirements and affordable housing provision. As such, it is not considered necessary to introduce specific geographic typologies e.g. for villages closer to/further from Norwich. There remains a small risk that the assessment may not support the viability of the additional smaller village sites typology.

#### Strategic Housing Market Assessment

- 3.16 An update to the 2017 Central Norfolk Strategic Housing Market Assessment (SHMA) is also being considered as part of the update of the Norfolk Strategic Planning Framework (NSPF). The new study would cover all of Norfolk except Kings Lynn and West Norfolk, which has already prepared an update of its own information. This study would provide updated evidence around the size, type and tenure of housing needed, which could be useful in formulating the policies of the VCHAP; however, there is already some evidence available from the 2017 SHMA as well as some already commission evidence on older people's accommodation needs to support the NSPF, should an update not be progressed at a timescale the meets the VCHAP requirements.

#### **Formulate policy text**

- 3.17 The VCHAP is expected to contain a small suite of overarching policies dealing with matters such as: the type, tenure and size of housing; housing density and design; and, general allocation requirements.
- 3.18 In addition to the overarching policies, each site proposed for allocation is likely to have a site specific policy that details any particular requirements for development of that site e.g. protection of specific features, landscaping to a specific boundary, or provision of access from a particular point. It is not possible to draft site specific policies in advance of the preferred sites being identified. Therefore, this activity has been deferred whilst the site assessments continue.
- 3.19 Should site assessments continue to prove time-consuming, it may be necessary to exclude site specific policy text from the February 2021.Regualtion 18 document. In this instance the authority could instead seek stakeholder's views on what, if any, site specific requirements should be included in a specific site allocation policy for the preferred site in question. A similar approach could be taken to the overarching policies should the required supporting evidence still be pending.

## **4 PROPOSED ACTION**

- 4.1 Members are requested to note the progress of the Village Clusters Housing Allocations Plan and seek clarifications as necessary.

- 4.2 Members are requested to make comments as necessary on the draft Sustainability Appraisal Scoping Report.

## 5 OTHER OPTIONS

- 5.1 This report does not seek a specific resolution from the proposed action; therefore, no specific other options have been identified.

## 6 ISSUES AND RISKS

- 6.1 **Resource Implications** – Many aspects of plan production are being met within the existing resources of the Place Shaping Team.

To support the timely progress of site assessments an additional resource is being provided by the Development Management Team. This commitment is however variable depending upon the residual demands of the Development Management process. In addition, technical input is also being sought from the Senior Heritage and Design Officer and the Landscape Architect. Whilst this falls within the existing resources of the wider planning team, the additional burdens will have some, albeit manageable, impact on development management processes.

The contracted hours of the Spatial Monitoring Officer have also been extended from 3 to 4 days per week for a temporary 4 month period. This will provide additional processing and administrative support for the Senior Planning Officer, freeing up more time to commit to the site assessment process.

We are also seeking to recruit a further Senior Planning Policy Officer which will assist the team greatly. The post has been subject to recent advertisement, and it is hoped that interviews will take place in October.

Resources to prepare the Sustainability Appraisal have been contracted through AECOM. In addition a contract has been awarded for the production of the Habitat Regulation Assessment to LEPUS. There are also likely to be further costs associated with: the production of Water Cycle Study and Viability evidence to support the plan; the procurement of online consultation facilities to host consultations on the plan; other costs associated with consultation such as venue hire for exhibitions, should this be appropriate under prevailing public health regulations; and, examination costs including appointment of a programme officer and independent inspector.

It is currently expected that the costs associated with the items set out above can be met through the budget made available for the Village Cluster plan.

- 6.2 **Legal Implications** – The plan will need to be prepared in accordance with the relevant legislation and regulations. Public and stakeholder scrutiny is a fundamental part of the plan making process, this includes the right to submit a legal challenge. Officers will take advice, as necessary, as part of the plan making process.

- 6.3 **Equality Implications** – Stakeholder engagement, in accordance with the Council's Statement of Community Involvement (SCI) will be undertaken as part of the preparation of the plan as required by regulations. An Equalities Impact Assessment (EQIA) will be prepared to accompany the plan.
- 6.4 **Environmental Impact** – A Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), and Habitat Regulations Assessment (HRA) will be prepared alongside the plan. These assessments and the plan itself will be supported by a proportionate evidence base, which will include a Water Cycle Study (WCS).
- 6.5 **Crime and Disorder** – it is not considered that the preparation of the plan will have significant material implications in terms of Crime and Disorder.
- 6.6 **Risks** – Other than as set out above, the key risks associated with the plan are as follows:

**Greater Norwich Local Plan (GNLP)** – the South Norfolk Village Clusters Housing Allocation Plan (VCHAP) is reliant on the GNLP. In particular, it is reliant on the GNLP to establish the principle of Village Clusters as a basis on which to allocate housing in smaller settlements, and also in setting the overall distribution of development including the housing requirement for the Village Clusters. It is also reliant on the GNLP in respect of matters such as the strategic mitigation for the impact of development on internationally protected species and habitats. Therefore, it is not possible to progress the VCHAP ahead of the GNLP. Further delays to the GNLP through the examination process would also impact on the production of the VCHAP. If the GNLP were to be found unsound at examination then it would not be possible to progress with the VCHAP. The GNLP is being prepared by the GNLP team and project assurance processes to ensure, as far as possible, the soundness of the GNLP have been put in place in consultation with the Project Sponsor and relevant senior staff of the partner authorities.

**Consistency with National Policy** – In developing its site assessment criteria the Council has sought to strike a balance promoting housing development that will enhance or maintain the vitality of rural communities, whilst providing opportunities for sustainable and active travel commensurate with a rural area. A number of representations and objections have been received as part of the GNLP consultations to the principle of the Village Clusters, the scale of allocations allocated to them and whether this approach would result in an appropriate level of access to services and facilities. It is quite possible that this will be a significant area of challenge for the Village Cluster plan, particularly given the changes to the criteria around access to services related to those within the Norfolk HELAA.

More broadly, the Government's current consultation White Paper 'Planning for the Future' proposes a number of fundamental changes to the Local Plan format and process. The consultation ends on 29 October and therefore any changes are unlikely to be confirmed imminently; however these have the potential to significantly alter the format and content of the GNLP and the VCHAP.

**Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA)** – The preparation of and SA/SEA is a legal obligation of the plan making process. Part of the process is the equitable consideration of reasonable alternatives. Members have already expressed a preference for a particular approach to the distribution of development across the South Norfolk Village Clusters and size of potential allocation site. It will be important that through the preparation of the SA/SEA members demonstrate that they have objectively engaged with reasonable alternative approaches to distribution and why, in light of the SA/SEA findings, it is considered that the selected approach is justified. An independent consultant has been commissioned to prepare the SA/SEA report for the Council. This report will include consideration of the reasonable alternative distributions of development consistent with the legislative requirements of the SA/SEA process. The SA/SEA report will be reported to members at appropriate junctures throughout the plan making process.

## **7 CONCLUSION**

- 7.1 The Place Shaping team continues to progress the Village Clusters Housing Allocation document in as timely way as possible. Several tasks have, however, proven more time-consuming than was expected and previously reported to members. This issue has been exacerbated by the impact of Covid-19 and the transition to remote working and new flexible working practices across the Place Shaping and wider planning team.

## **8 RECOMMENDATIONS**

- 8.1 Committee to note progress on the South Norfolk Village Clusters Housing allocation plan as set out in the report.

### **Background Papers**

None

# Sustainability Appraisal (SA) of the South Norfolk Village Clusters Housing Allocations Plan

Scoping Report

September 2020

**Quality information**

Prepared by	Checked by	Verified by	Approved by
Chris McNulty, Senior Consultant	Mark Fessey, Associate Director	Steve Smith, Technical Director	Steve Smith, Technical Director
Lauren Egan, Graduate Consultant			

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# Non-technical Summary

AECOM has been commissioned by South Norfolk Council (SNC) to lead on Sustainability Appraisal (SA) in support of the emerging Village Clusters Housing Allocations Plan (VCHAP)

The VCHAP, once adopted, will allocate sites to deliver on the requirement of Policy 1 of the emerging Greater Norwich Local Plan. Specifically, Policy 1 of the “Draft Strategy” consultation document (January 2020) proposes that allocations for a minimum of 1,200 homes should be provided for through the VCHAP. The Greater Norwich Local Plan is subject to change; however, the remit and scope of the VCHAP is clear.

SA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to minimising adverse effects and maximising the positives. SA is a legal requirement for Local Plans.

As a first step in the Local Plan SA process there is a need to establish the ‘scope’ of issues and objectives that should be a focus of subsequent appraisal stages. As such, this draft Scoping Report is published for consultation.

This report is structured under a series of topic headings that aim to capture the breadth of sustainability issues locally. Each topic-specific chapter presents a review of evidence before arriving at a shortlist of key issues that should be a focus of future assessment work, with the list of key issues then distilled to one or more objectives.

The list of topics and objectives is collectively known as the SA framework, and is presented in the table below. Once finalised, the SA framework will be used to guide and focus forthcoming appraisal work.

## *The draft SA framework*

Topic	Objective
Accessibility	Support good access to existing and planned services, facilities and community infrastructure, including green infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.
Biodiversity	Avoid harm to South Norfolk’s rich diversity of internationally, nationally and locally designated sites of biodiversity significance, as well as to sites in adjacent Local Plan areas, whilst seeking to deliver a biodiversity net gain and habitat enhancement where possible
Climate change adaptation	Support the resilience of South Norfolk to the potential effects of climate change, including fluvial and surface water flooding.
Climate change mitigation	Continue to reduce CO <sub>2</sub> emissions from all sources by achieving high standards of energy efficiency in new development, by providing attractive opportunities to travel by sustainable means and by protecting land suitable for renewable and low carbon energy generation, including community schemes, whilst recognising the changing nature of private cars, with the Government’s current aim of phasing out all sales of internal combustion engine cars within the lifetime of this plan.
Communities	Support the continued healthy and sustainable growth of South Norfolk, narrowing the gap between the areas of the district with strongest and least strong health and social outcomes. Helping to maintain local services and facilitates in more rural locations, to the benefit of existing and future residents.
Economy	Support the continued provision of, and vitality of, local employment opportunities across the district whilst seeking to take advantage where possible of new strategic opportunities, such as those associated with the Cambridge Norwich Tech Corridor. To support a range of housebuilding opportunities, particularly for small and medium sized builders,
Historic environment	Protect, conserve and enhance designated and non-designated heritage assets and their settings, and contribute to maintaining and enhancing South Norfolk’s historic character through the design, layout and setting of new development.
Housing	Support timely delivery of an appropriate mix of housing types and tenures to ensure supply of high quality housing across the village clusters which meets the needs of South Norfolk residents and diversify the housing market to help maintain delivery.

Topic	Objective
Land and soils	Ensure the efficient and effective use of land and maintain the integrity of mineral extraction sites and safeguarding areas in the district.
Landscape	Protect and enhance the character, quality and diversity of the district's rural landscapes, townscapes and river valleys through appropriate design and layout of new development, including protecting the setting of The Broads Authority areas.
Transport	Ensure that provision of transport infrastructure reflects local population and demographic needs within and between the village clusters, promotes sustainable modes of travel where possible, connects new housing to employment, education, health and local services and maximises accessibility for all.
Water	Promote sustainable forms of development which minimise pressure on water resources, whilst maintaining and enhancing where possible the quality of the district's rivers, lakes and other water bodies.

# 1 Introduction

## 1.1 Background

- 1.1.1 AECOM has been commissioned by South Norfolk Council (SNC) to lead on Sustainability Appraisal (SA) in support of the emerging Village Clusters Housing Allocations Plan (VCHAP).
- 1.1.2 The VCHAP, once adopted, will allocate sites to deliver on the requirement of Policy 1 of the emerging Greater Norwich Local Plan. Specifically, Policy 1 of the “Draft Strategy” consultation document (January 2020) proposes that allocations for a minimum of 1,200 homes should be provided for through the VCHAP. The Greater Norwich Local Plan is subject to change; however, the remit and scope of the VCHAP is clear.
- 1.1.3 SA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to minimising adverse effects and maximising the positives. SA is a legal requirement for Local Plans.

## 1.2 The SA process

- 1.2.1 SA must be undertaken in accordance with the procedural requirements set out by the Environmental Assessment of Plans and Programmes (‘SEA’) Regulations 2004. The process involves four steps:

SA Stage	Description
1) Scoping	Establish the key issues/objectives that will (and will not) be a focus of the appraisal stages.
2) Establish and appraise reasonable alternatives	Explore alternative ways of achieving plan objectives in time to inform the preparation of the Draft Plan.
3) Assess the emerging Draft Plan	Scrutinise the performance of the emerging plan in respect of the framework of issues/objectives established at the scoping stage and make recommendations to the plan-maker.
4) Publish the SA Report	Publish a report alongside the Draft Plan that presents a range of required information, but most fundamentally an assessment of ‘the plan and reasonable alternatives’.

### This Scoping Report

- 1.2.2 As a first step in the SA process there is a need to establish the ‘scope’ of issues and objectives that should be a focus of the subsequent appraisal. As such, this Scoping Report is published for consultation.
- 1.2.3 This report is structured under a series of topic headings that aim to capture the breadth of sustainability issues locally. Each topic-specific chapter presents a review of evidence before arriving at a shortlist of key issues that should be a focus of future assessment work, with the list of key issues then distilled to one or more objectives. The resulting list of topics and objectives, which is collectively known as the SA framework, will be used to guide and focus forthcoming appraisal work, once finalised.

## 1.3 The Village Clusters Housing Allocations Plan

- 1.3.1 Paragraph 26 of the Greater Norwich Local Plan “Draft Strategy” consultation document (January 2020) explains:

*“South Norfolk Council intends to prepare a village clusters plan covering sites for small-scale housing in the rural parishes of South Norfolk that collectively form primary school clusters... The aim is to progress this South Norfolk Village Clusters Housing Site Allocations document as quickly as possible with an aspiration for every village cluster to have new development and a focus on smaller sites in accordance*

*with the overarching GNLP strategy that identifies that sites for a minimum of 1,200 additional homes (on top of the existing commitment of 1,349 homes) will be allocated in this South Norfolk cluster plan.”*

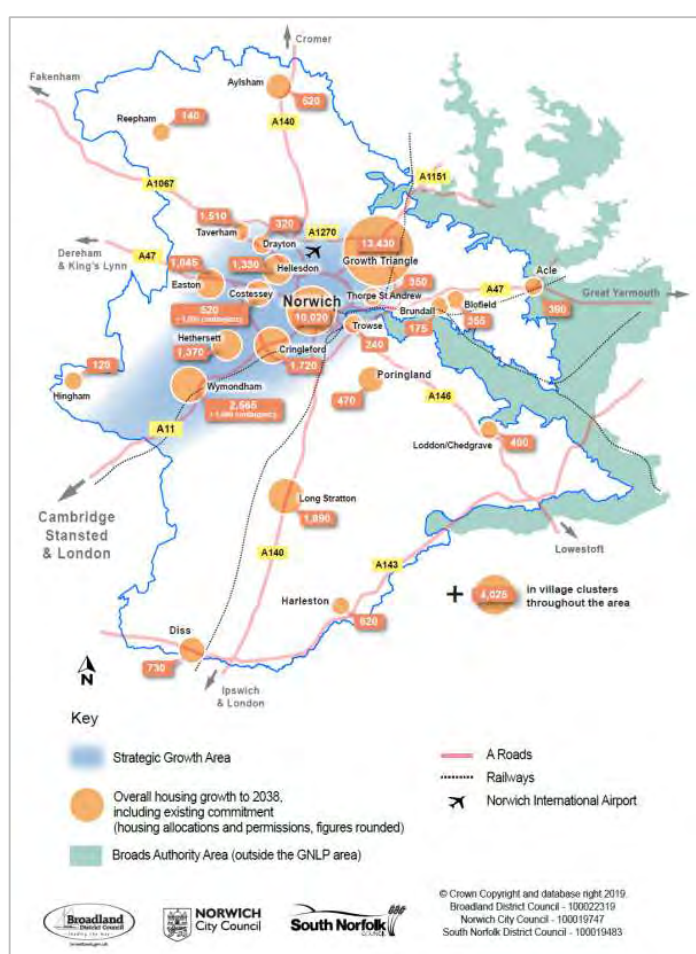
- 1.3.2 The consultation document also notably explains (paragraph 104) that: *“The approach to village clusters is innovative. It reflects the way people access services in rural areas and enhances social sustainability by promoting appropriate growth in smaller villages. It will support local services, whilst at the same time protecting the character of the villages.”*
- 1.3.3 Village clusters are the bottom tier of the settlement hierarchy proposed by Policy 1 of the emerging Greater Norwich Local Plan. Specifically, Policy 1 proposes the following hierarchy:
1. Norwich urban area (including the Norwich Fringe)<sup>1</sup>
  2. Main towns
  3. Key service centres
  4. Village clusters
- 1.3.4 South Norfolk includes elements of the Norwich Fringe as well as four main towns (Wymondham, Long Stratton, Harleston and Diss) and four key service centres (Hethersett, Hingham, Loddon / Chedgrave and Poringland / Framingham Earl). In order to deliver a specified growth quantum, new allocations, or increases in density on existing allocations, have been proposed at the majority of these higher tier locations through the emerging Greater Norwich Local Plan,. Two of these locations (Costessey and Wymondham) have also been identified as a possible location for a large scale ‘contingency’ site in the GNLP. It is important to be clear that planning for these settlements is not part of the VCHAP; however, there are clearly close inter-linkages, recognising that all village clusters will relate to a nearby higher order centres (plus there is a need to recall that the SEA legislation requires consideration of ‘cumulative effects’, i.e. the effects of plans acting in combination).
- 1.3.5 Figure 1.1, which is the key diagram presented within the Greater Norwich Local Plan “Draft Strategy” consultation document (January 2020), shows proposed growth at main towns and service centres, and also sets out that 4,025 homes should come forward at village clusters across the area. It is important to be clear that this figure includes homes to be delivered in village clusters within both Broadland and South Norfolk, and also includes homes already delivered since the start of the plan period (‘completions’) and homes that are set to come forward at sites that are already allocated in existing plans, or already have planning permission, and are considered likely to deliver in the GNLP timeframe (‘commitments’). In South Norfolk there were 1,349 completions and commitments within village clusters as of March 2019, and an updated figure is forthcoming for March 2020.
- 1.3.6 Further detail on the proposed approach at village clusters in Broadland is presented in the supporting text Policy 7.4 of the emerging Greater Norwich Local Plan, a number of these principles will also be used for the VCHAP:
- Village clusters are based on primary school catchments, which provide a proxy for social sustainability.
  - Directing the proposed level of growth to village clusters aims to promote social sustainability by supporting rural life and services.
  - A focus on relatively small allocation sites is in line with the National Planning Policy Framework and also has the benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations.
  - The policy also aims to provide a range of sizes and tenures of new homes to meet needs in village clusters, based on the most up to date evidence available.
  - Some smaller settlements within village clusters are clustered with towns and villages higher in the settlement hierarchy. This is where the larger settlement provides the local primary school.
  - Policies 1 and 7.4 also support windfall development for affordable housing in village clusters, with some market housing permitted where it supports viability, including self/custom-build. The policies also allow for windfall infill and small extensions in those parts of village clusters which have a settlement boundary.

<sup>1</sup> The South Norfolk element of the Norwich fringe comprises the built up parts of the parishes of Colney, Costessey, Cringleford, Easton and Trowse.

- 1.3.7 For Broadland District the Greater Norwich Local Plan consultation document goes on to identify a potential capacity for each village cluster (see Appendix 5), and the methodology applied (when read alongside consultation responses received) provides an important starting-point for the VCHAP. However, there will also need to be recognition of the different character of South Norfolk, with a far smaller element of urban fringe and a significantly greater number of more dispersed rural parishes.
- 1.3.8 The VCHAP is at an early stage of development, although there has been a “Call for Sites” and also early engagement with Councillors, through the Council’s Regulation and Planning Policy Committee, with reports taken to the Committee in February and May 2020.<sup>2</sup> As set out on the VCHAP webpage,<sup>3</sup> a list of 48 village clusters has been established, and the direction has been provided that:

*“Due to the rural characteristic of the South Norfolk villages, sites allocated through the plan will normally be smaller in size. Typically sites will be between 0.5 and 1 hectare in size and will accommodate between 12 – 25 dwellings. Sites larger than these typical sizes may be considered where their development would result in particular benefits being delivered to a village or community that could not be achieved through the development of a smaller site.”*

Figure 1.1: Emerging Greater Norwich Local Plan (Draft Plan, 2020) key diagram



## 2 Accessibility

### 2.1 Introduction

2.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Distribution of community services and facilities
- Accessibility to community services, facilities and infrastructure

### 2.2 Policy context

#### National

2.2.1 Key messages from the National Planning Policy Framework<sup>4</sup> (NPPF) include that planning policies should:

- Provide the social, recreational and cultural facilities and services the community needs, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, whilst guarding against the unnecessary loss of community facilities and services.
- Retain and develop accessible local services and community facilities in rural areas, including facilitating development in one settlement which will help support the facilitates and services in nearby settlements.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Enable and support health lifestyles through provision of green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- Ensure that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

#### Local

2.2.2 The **South Norfolk Community Assets Strategy**<sup>5</sup> (2016) sets out the ways in which the Council intend to manage and maintain community assets in order to enable the delivery of the Council's corporate vision which is *"to retain and improve the quality of life and prosperity of South Norfolk, for now and future generations, to make it one of the best places to live and work in the country"*.

### 2.3 Baseline summary

2.3.1 Key community infrastructure includes such services and facilities as local primary healthcare, schools, outdoor recreation facilities and local retail. Accessibility to such services is key to ensuring the ongoing vitality of communities and the wellbeing of residents. Taking each of these features in turn, South Norfolk's community infrastructure is explored below:

#### Healthcare

2.3.2 Data from South Norfolk Council indicates that there are around 20 primary healthcare facilities within the district, ranging from large town centre medical centres such as those at Diss and Wymondham to small rural practices such as the Heathgate surgery at Rockland St Mary. This distribution of healthcare is broad and does not appear to be geographically clustered, helping minimise travel distance and ensure that

<sup>4</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

<sup>5</sup> <https://www.south-norfolk.gov.uk/sites/default/files/South%20Norfolk%20Council%20Community%20Assets%20Strategy%20%282016%29.pdf>

primary healthcare is relatively accessible to residents across the rural areas of the district.

### Schools

2.3.3 There are a total of 71 public – i.e. non fee-paying – schools in South Norfolk itself, though it is likely that the catchments of schools in adjacent districts extend into South Norfolk and therefore some pupils who are resident in South Norfolk will attend schools elsewhere. The total pool of schools in the district comprises:

- 3 x Infant schools (i.e. pupils aged 3-7 years)
- 3 x Junior schools (i.e. pupils aged 7-11 years)
- 56 x Primary schools (i.e. pupils aged 4-11 years)
- 9 x Secondary schools (i.e. pupils aged 11-16 (5 x schools) and 11-18 years (4 x schools))

2.3.4 A broad distribution of schools throughout the district is evident from the fact that these 71 schools are dispersed across a total of 54 parishes, indicating a broad network of schools serving a wide range of small, medium and large settlements across South Norfolk. This suggests that travel distance to local schools is potentially low for many residents, subject to available capacity, and that accessibility to schools is reasonable at a district-wide scale.

### Recreation

2.3.5 Sports pitches, village halls and locally equipped areas of play make important contributions to local communities. South Norfolk Council's Asset Management Strategy identifies that the Council maintains up to 62 equipped playgrounds and recreational spaces across the district, serving at least 20 settlements.<sup>6</sup> There are further areas of play within some more recent housing developments which are not maintained by the Council and will be in addition to this total. Similarly, many town and parish councils maintain local recreation facilities themselves, whilst others are provided direct by specific sports clubs.

### Local shops

2.3.6 Local village shops and post offices are evident at settlements across the district and these play a key role in sustaining the vitality of many rural settlements. Whilst accessibility to such facilities is an important determinant in the extent to which residents can meet some basic day-to-day needs locally, it is likely that many needs must be met at larger centres. Therefore, the key retail and service centres in the district, which will have an important role to play in supporting the village clusters, are the town centres of Hingham and Wymondham in the west of the district, Long Stratton in the centre and Diss and Harleston in the south, supplemented by village centre services at Hethersett, Poringland and Loddon. Major 'out of centre' provision is also available in the Norwich fringe and parishes in the south east of the district will look to facilities in the Waveney Valley towns of Beccles and Bungay.

2.3.7 Key community facilities are mapped in Figure 2.1 overleaf.

## 2.4 Key sustainability issues and objectives

2.4.1 The following key issues emerge from the context and baseline review:

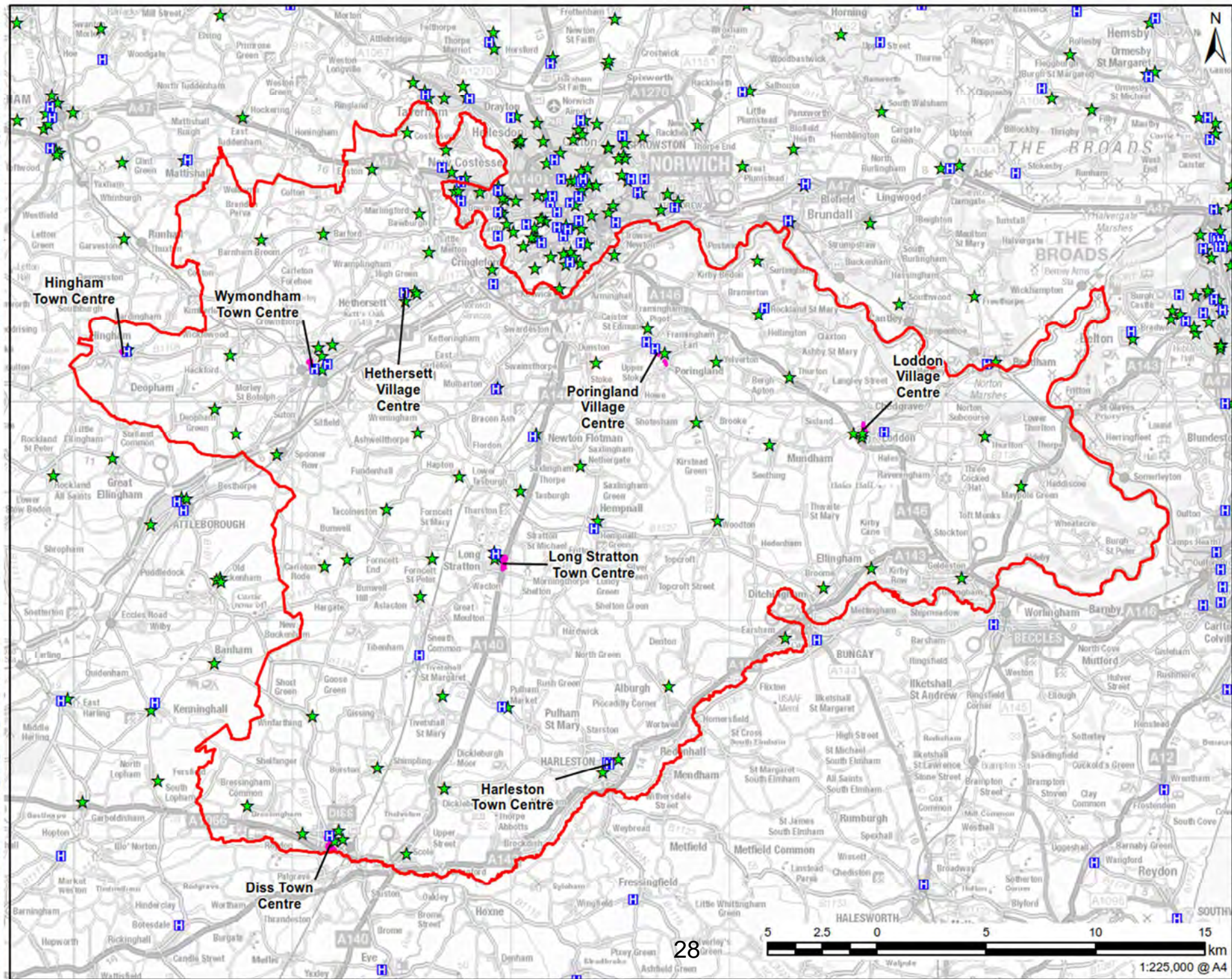
- South Norfolk has a good network of community facilities, with settlements across the district able to support access to local healthcare, schools, recreation and essential retail.
- A hierarchy of services is apparent, with larger settlements offering a broader range of services supported by local services suitable for meeting day-to-day needs at smaller settlements.

2.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Support good access to existing and planned services, facilities and community infrastructure, including green infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.

<sup>6</sup> <https://www.south-norfolk.gov.uk/residents/communities/play-areas-open-spaces-and-public-assets>







## 3 Biodiversity

### 3.1 Introduction

3.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Key Habitats
- Nature conservation designations.
- Condition of designated sites

### 3.2 Policy context

#### National

3.2.1 Key messages from the **National Planning Policy Framework (NPPF)** in relation to Biodiversity include:

- One of the three overarching objectives of the NPPF to ‘contribute to protecting and enhancing our natural, built and historic environment’ including by ‘helping to improve biodiversity’.
- Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value [...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.
- To protect and enhance biodiversity and geodiversity, plans should:
  - Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
  - Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
  - Take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for biodiversity.
  - The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

3.2.2 The Government’s **25 Year Environment Plan** (2018) sets out a strategy for managing and enhancing the natural environment, embedding ‘net gain’ principles as key to environmental considerations.

3.2.3 The **UK Biodiversity Action Plan** (BAP) identifies priority species and habitats requiring conservation action. Although the UK BAP has been superseded, BAP priority species and habitats have been used to draw up statutory lists of priority species and habitats in England.

#### Regional

3.2.4 The **Habitat Regulations Assessment (HRA) of the Greater Norwich Local Plan**<sup>7</sup> (GNLP) was undertaken in 2019 to identify European sites within and near the Greater Norwich Local Plan Area along

<sup>7</sup> <https://gnlp.oc2.uk/docfiles/46/GNLP%20Reg%2018%20HRA%20Final.pdf>

with their qualifying features and to determine if these would be directly or indirectly affected by the emerging Local Plan and to help ensure that significant adverse effects on European designated sites, including Special Protection Areas and Special Areas of Conservation, are avoided. A separate HRA of the VCHAP will also be undertaken.

### 3.3 Baseline summary

#### Current baseline

- 3.3.1 South Norfolk's proximity to the wetlands of the Norfolk and Suffolk Broads gives the northeast and east of the district notable sensitivity in relation to a number of internationally significant biodiversity designations, many of which overlap. First, several small areas of the non-contiguous Broadland Ramsar site extend into the district.
- 3.3.2 The largest of these is at Surlingham Broad south east of Norwich, with smaller areas evident north of the River Chet at Loddon and along the River Waveney at Geldeston and at Gillingham. However, the Broadland Ramsar site is more extensive along the northern side of the administrative boundary with Broadland district and development on the South Norfolk side of the boundary could therefore have potential for effects in relation to parts of the Ramsar site which lie outside the district. It is noted that an additional Ramsar site lies just beyond the far south west of the district at Redgrave and South Lopham Fens (RSLF). Development on the South Norfolk side of the boundary here could again have potential to affect the RSLF Ramsar site just over the boundary in Breckland.
- 3.3.3 The entire extent of the Broadland Ramsar site within and adjacent to South Norfolk is also dual-designated as both a Special Area of Conservation (SAC) and Special Protection Area (SPA), indicating its exceptional biodiversity value and sensitivity.
- 3.3.4 There are several small localised SACs elsewhere within or adjacent to South Norfolk, listed below:
- Norfolk Valley Fens SAC;
  - River Wensum SAC;
  - Waveney & Little Ouse Valley Fens SAC (adjacent to South Norfolk boundary but in Breckland district).
- 3.3.5 There are no SPAs elsewhere in the plan area, and a 3km mitigation buffer zone around the Breckland SPA in adjacent Breckland district does not extend into South Norfolk.
- 3.3.6 At a nationally significant scale, South Norfolk has a large quantity and wide distribution of Sites of Special Scientific Interest (SSSIs), with a total of 27 SSSIs falling either wholly or partly within the district, summarised below:

*Table 3.1 South Norfolk SSSIs condition summary*

SSSI name	Size (ha)	Condition	SSSI name	Size (ha)	Condition
Aslacton Parish Land	4.4	Unfavourable – Recovering (100%)	Leet Hill, Kirby Cane SSSI	6.5	Unfavourable – Declining (100%)
Bramerton Pits SSSI	0.7	Favourable (100%)	Lower Wood, Ashwellthorpe SSSI	37.9	Unfavourable – Recovering (100%)
Breydon Water SSSI	514.4	Favourable (100%)	Poplar Farm Meadows, Langley SSSI	7.5	Favourable (100%)
Broome Heath Pit SSSI	1.2	Unfavourable - No change (100%)	Pulham Market Big Wood SSSI	4.7	Favourable (100%)
Caistor St. Edmund Chalk Pit SSSI	23.6	Favourable (100%)	River Wensum SSSI	386	Favourable (11%); Unfavourable – Recovering (48%); Unfavourable –

SSSI name	Size (ha)	Condition	SSSI name	Size (ha)	Condition
					No change (41%)
Coston Fen, Runhall SSSI	7.1	Unfavourable - No change (100%)	Sea Mere, Hingham SSSI	36.3	Unfavourable – Recovering (100%)
Ducan's Marsh, Claxton SSSI	3.6	Unfavourable – Recovering (100%)	Sexton Wood SSSI	39	Unfavourable – Recovering (100%)
Flordon Common SSSI	9.9	Unfavourable – Recovering (81%); Favourable (19%)	Shelfanger Meadows SSSI	10.3	Favourable (100%)
Fornsett Meadows SSSI	5.2	Favourable (100%)	Shotesham Common SSSI	21.6	Favourable (74%); Unfavourable – Recovering (26%)
Fritton Common SSSI	20.5	Favourable (100%)	Shotesham-Woodton Hornbeam Woods SSSI	40.4	Unfavourable – No change (18%); Unfavourable – Recovering (82%)
Gawdyhall Big Wood, Harleston SSSI	29.8	Unfavourable - Recovering (83%); Favourable (17%)	Stanley and Alder Carrs, Aldeby SSSI	42.7	Unfavourable – Recovering (100%)
Geldeston Meadows SSSI	14	Unfavourable - No change (97%); Unfavourable – Declining (3%)	Tindall Wood, Ditchingham SSSI	42.2	Unfavourable – Recovering (100%)
Hardley Flood SSSI	49.8	Favourable	Yare Broads and Marshes SSSI	744.5	Favourable (39%); Unfavourable Recovering (11%); Unfavourable – No change (48%); Unfavourable – Declining (2%)
Hedenham Wood SSSI	23.4	Unfavourable - Recovering			

3.3.7 In contrast to the abundance of SSSIs, there is only one National Nature Reserve (NNR) within the district. This is at the far north of the district, where Mid-Yare NNR falls across both sides of the South Norfolk/Broadland district boundary.

3.3.8 At the local scale, there are a number of Local Nature Reserves (LNRs) and County Wildlife Sites (CWS) within South Norfolk. Unlike many of the higher-order designations, many of the locally designated sites are located more centrally within the district, a greater distance from the Broads. This reflects the high degree of recognition that sites associated with the Broads receive at national and international scale, indicating there is no need to additionally recognise them further through local designations.

3.3.9 These features are mapped in **Figures 3.1** and **3.2** at the end of this chapter.

### Future baseline

3.3.10 There is potential for future development in the north and east of the plan area to lead to additional

recreational pressure on the Broadland Ramsar site and SPA, whilst future development in the south of the plan area could lead to similar pressure on Redgrave & South Lopham Fens Ramsar site. However, existing mitigation strategies are likely to help avoid unnecessary harm where possible.

- 3.3.11 There are likely to be opportunities to deliver or enhance habitat connectivity through future developments through the delivery of local and strategic green infrastructure, particularly in locations identified as 'Core Areas' for biodiversity enhancement through the Greater Norwich Local Plan.

## 3.4 Key sustainability issues and objectives

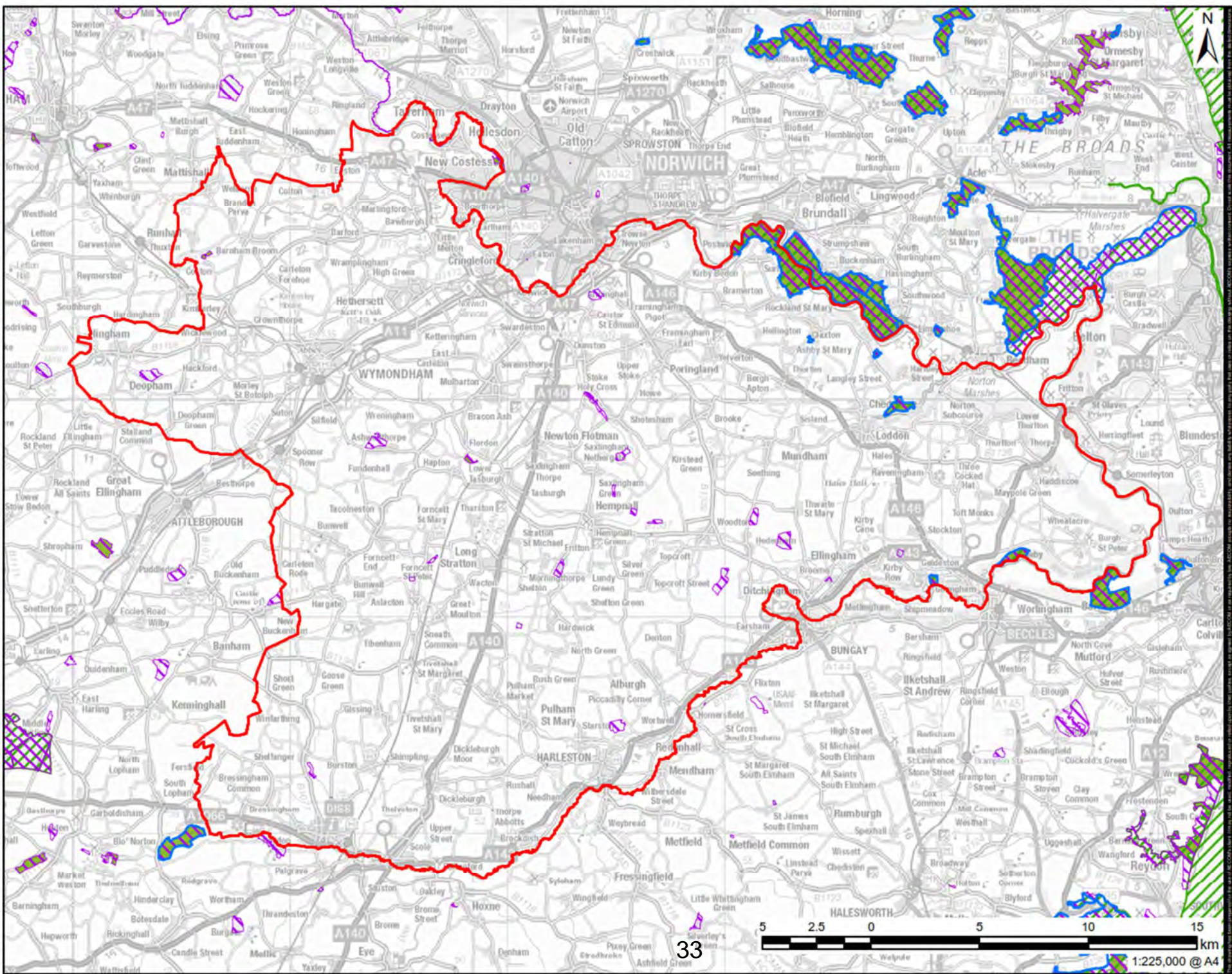
- 3.4.1 The following key issues emerge from the context and baseline review:

- South Norfolk has areas of significant biodiversity sensitivity, including in relation to the internationally designated Broadland Ramsar site and Redgrave & South Lopham Fens Ramsar site, as well as the Broadland Special Protection Area (SPA) and four separate Special Areas of Conservation (SACs).
- There is a widespread distribution of nationally designated biodiversity sites throughout the district, including a total of 27 Sites of Special Scientific Interest (SSSIs) and one National Nature Reserve (NNR) along with a variety of locally designated sites.
- The Greater Norwich Local Plan (GNLP) identifies a number of 'Core Areas' for biodiversity enhancement within South Norfolk, as well as areas suitable for 'extending and linking fragmented habitats'. These areas could be suitable to target for biodiversity net gain measures in future.

- 3.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Avoid harm to South Norfolk's rich diversity of internationally, nationally and locally designated sites of biodiversity significance, as well as to sites in adjacent Local Plan areas, whilst seeking to deliver a biodiversity net gain and habitat enhancement where possible.





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SOUTH NORFOLK SA

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**LEGEND**

- South Norfolk District Boundary
- Ramsar
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Site of Special Scientific Interest

**NOTES**

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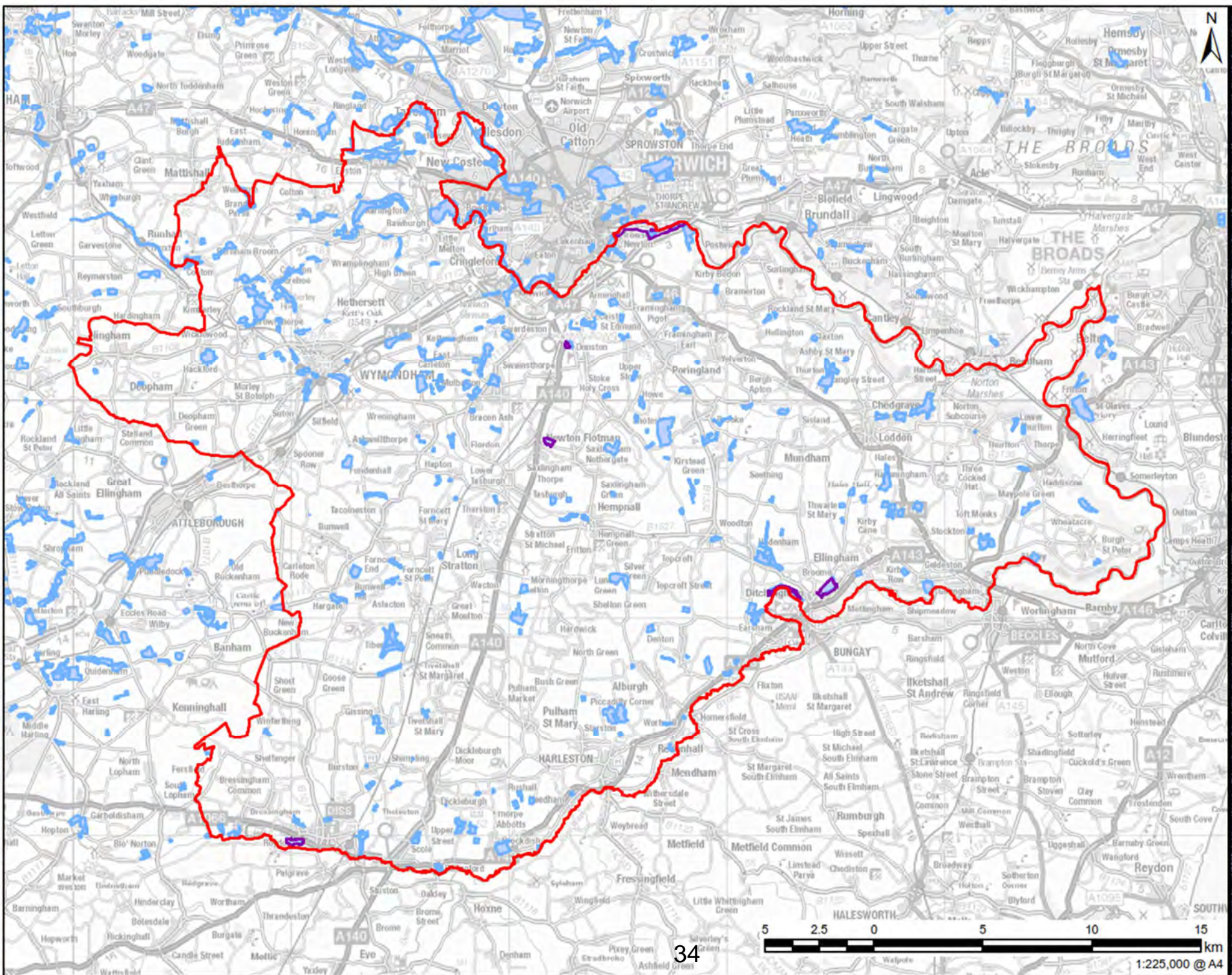
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**SHEET TITLE**  
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**SHEET NUMBER**  
Figure 3.1





**AECOM**

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LEGEND  
 South Norfolk District Boundary  
 Local Nature Reserve (LNR)  
 County Wildlife Site (CWS)

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 SHEET TITLE  
 LOCAL DESIGNATED BIODIVERSITY SITES

SHEET NUMBER  
 Figure 3.2



## 4 Climate change adaptation

### 4.1 Introduction

4.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Fluvial flood risk
- Surface water flood risk

### 4.2 Policy context

#### National

4.2.1 Key messages from the **National Planning Policy Framework**<sup>13</sup> (NPPF) include:

- Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- Inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas of highest risk (whether existing or future).
- Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources.
- Plans should take account of the effects of climate change in the long term, considering a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.
- Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbate the impacts of physical changes to the coast.

4.2.2 The **Flood and Water Management Act** (2010)<sup>14</sup> sets out measures to ensure that risk from all sources of flooding, not just rivers and seas, are managed more effectively. This includes: incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; roll back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

4.2.3 The **UK Climate Change Risk Assessment** is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report<sup>17</sup> containing six priority risk areas requiring additional action in the next five years:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, well-being and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals

## Regional

- 4.2.4 The **Greater Norwich Area Strategic Flood Risk Assessment (SFRA) Level 1** (2017) was prepared by JBA Consulting on behalf of seven planning authorities in Norfolk, including South Norfolk. The SFRA provides a strategic overview of areas of risk and potential mitigations in the districts, without drilling down to site specific exception and sequential testing.

## 4.3 Baseline summary

### Current baseline

- 4.3.1 As shown in Figure 4.1 at the end of Chapter 4, fluvial flood risk within the Plan area is greatest (land having a 1 in 100 or greater annual probability of river flooding) in the north east of the district, following the large flood corridors of the River Yare. Other notable high risk areas include land in close proximity to the River Waveney in the south and south east part of the Plan area, the flood corridors aligned with the River Yare in the north west, and the River Tas, which flows through the centre of the district. Additionally, some parts of the Plan area are present within Flood Zone 2 (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding), including land running parallel to the River Waveney in the south part of the Plan area.
- 4.3.2 Surface water flood risk is much more extensive within the district, with corridors of risk evident along the course of a large number of both major and minor waterways. This creates a network of channels of surface water flood risk throughout South Norfolk, though in most instances the areas of risk are very narrow and tightly follow the alignment of water courses. More widespread areas of risk are evident at larger watercourses.

### Future baseline

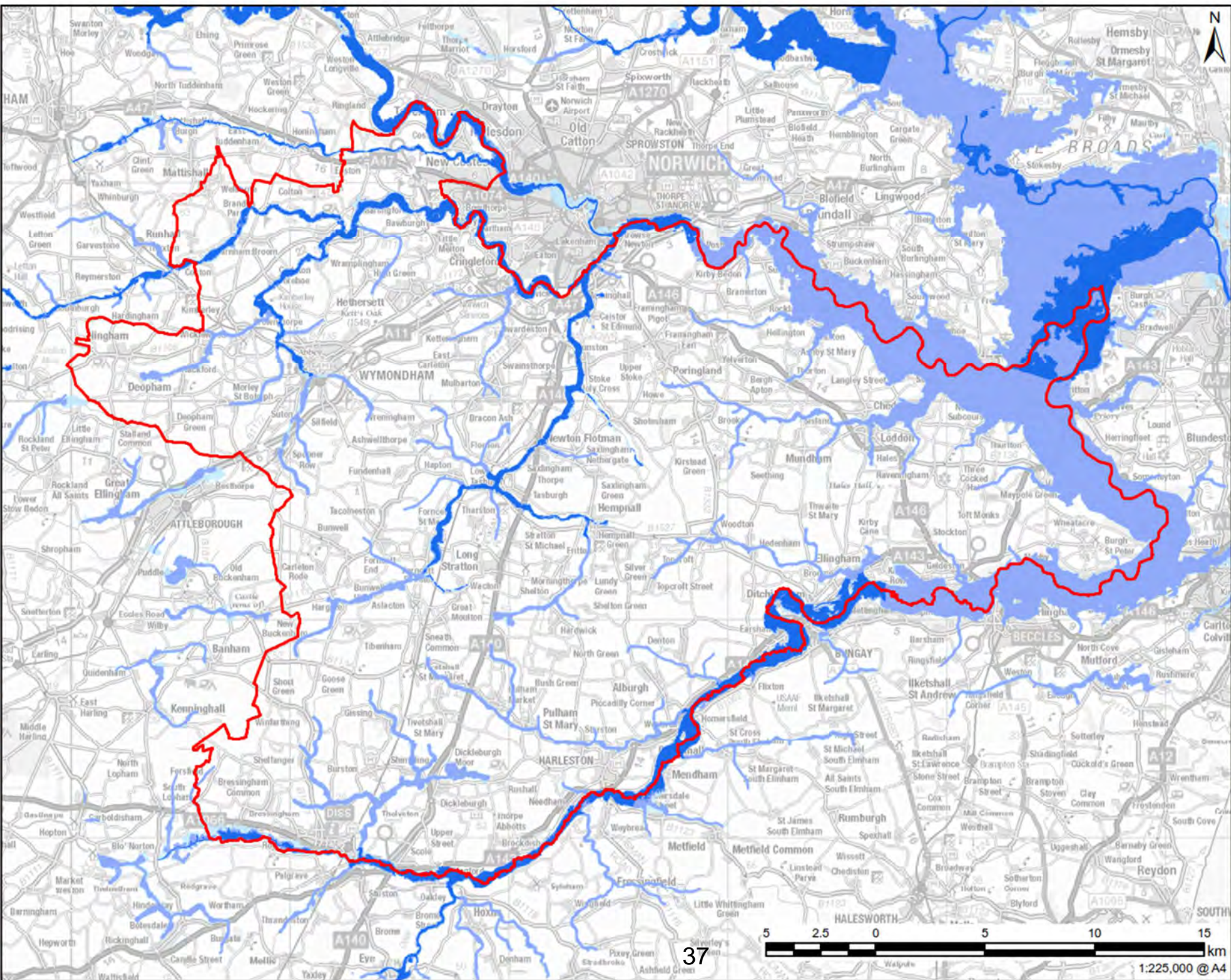
- 4.3.3 The impact of climate change over the lifetime of the development on the flooding regime is likely to be highly detrimental to susceptible areas through incremental changes to maximum water levels, flood extents and flow paths. Future development that falls within the broad flooding hotspots identified above therefore has the potential to put people and properties within the natural and built environment at risk of costly flooding events.
- 4.3.4 However, development also provides the opportunity to enhance communities to better adapt to climatic changes such as flood risk through the production of robust, sustainable infrastructure in the Plan area. For example, the implementation of sustainable drainage systems to alleviate surface water runoff, or extensive green roofing to mediate water pooling on buildings.

## Key sustainability issues and objectives

- 4.3.5 The following key issues emerge from the context and baseline review:
- Areas of high fluvial flood risk (Flood Zone 3) broadly follow the flood corridors of the River Yare (north west and north east part of the Plan area), River Waveney (south west and south part of the Plan area) and River Tas (central part of the Plan area).
  - Surface water flood risk in the Plan area is extensive, though in most instances the areas of risk are very narrow and tightly follow the alignment of water courses. Areas of more widespread risk are connected to larger watercourses.
  - Proposed development should seek to avoid building on flooding hotspots in order to better safeguard future residents and their properties against flood risk and not increase the risk to existing residents and properties.
- 4.3.6 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:
- Support the resilience of South Norfolk to the potential effects of climate change, including fluvial and surface water flooding.



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Revision: 01  
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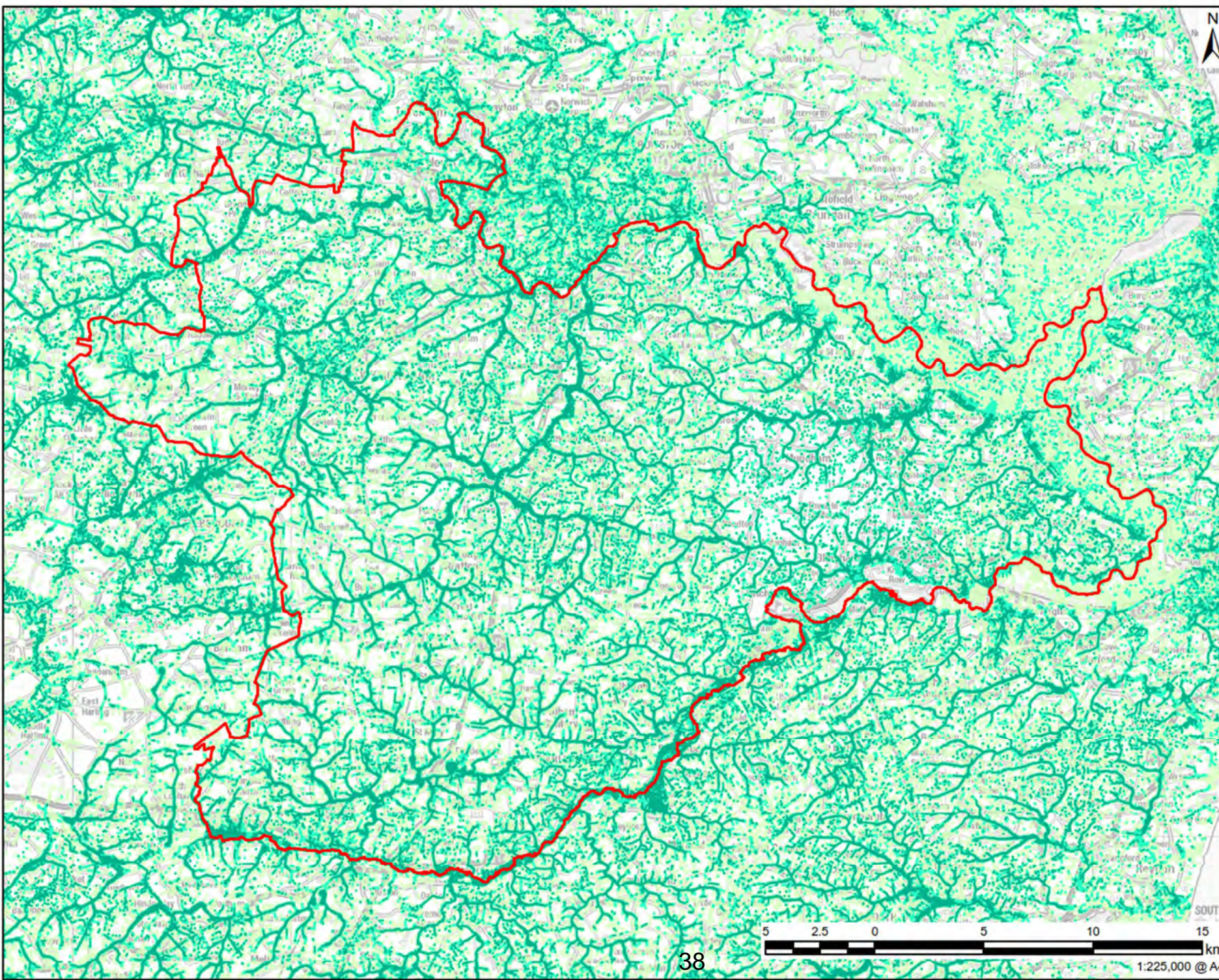
LEGEND  
South Norfolk District Boundary  
Flood Zone 2  
Flood Zone 3a  
Flood Zone 3b

NOTES  
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FLUVIAL FLOOD ZONES

SHEET NUMBER  
Figure 4.1





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LEGEND  
South Norfolk  
District Boundary  
Risk of Surface  
Flood Water  
High  
Medium  
Low

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FLUVIAL FLOOD ZONES

SHEET NUMBER  
Figure 4.2



## 5 Climate change mitigation

### 5.1 Introduction

5.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Emissions from the built environment
- Emissions from transport

### 5.2 Policy context

#### National

5.2.1 Key messages from the **National Planning Policy Framework** (NPPF) in relation to climate change mitigation include:

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'mitigating and adapting to climate change' and 'moving to a low carbon economy.' 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

5.2.2 The **UK Climate Change Risk Assessment** is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report <sup>8</sup> containing six priority risk areas requiring additional action in the next five years:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, well-being and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals

5.2.3 The **UK Climate Change Act**<sup>9</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

5.2.4 The Committee of Climate Change published a 2012 report entitled '**How Local Authorities can Reduce**

<sup>8</sup> DEFRA (2017): 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>

<sup>9</sup> HM Government (2008): 'Climate Change Act 2008', [online] accessible via <http://www.legislation.gov.uk/ukpga/2008/27/contents>

**Emissions and Manage Climate Change Risk'** <sup>10</sup> which emphasises the crucial role councils have in helping the UK meet its carbon targets and preparing for the impacts of climate change. It outlines specific opportunities for reducing emissions and highlights good practice examples from a number of local authorities.

- 5.2.5 The **Clean Air Strategy**<sup>18</sup> released in 2019 sets out the Government plans for dealing with all sources of air pollution. The strategy sets out proposals in detail and indicates how devolved administrations intend to make their share of emissions reductions, and complements the Industrial Strategy, Clean Growth Strategy and 25 Year Environment Plan.
- 5.2.6 The Department for Transport published **Decarbonising Transport: Setting the Challenge** (2020)<sup>20</sup> sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting the UK on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050.

## Local

- 5.2.7 The **South Norfolk and Broadland Air Quality Annual Status Report** (ASR) monitors harmful emissions across South Norfolk and Broadland districts on an annual basis to identify any potential exceedances in relation to air quality objectives and set out remedial action if required. The most recent ASR dates from 2019.

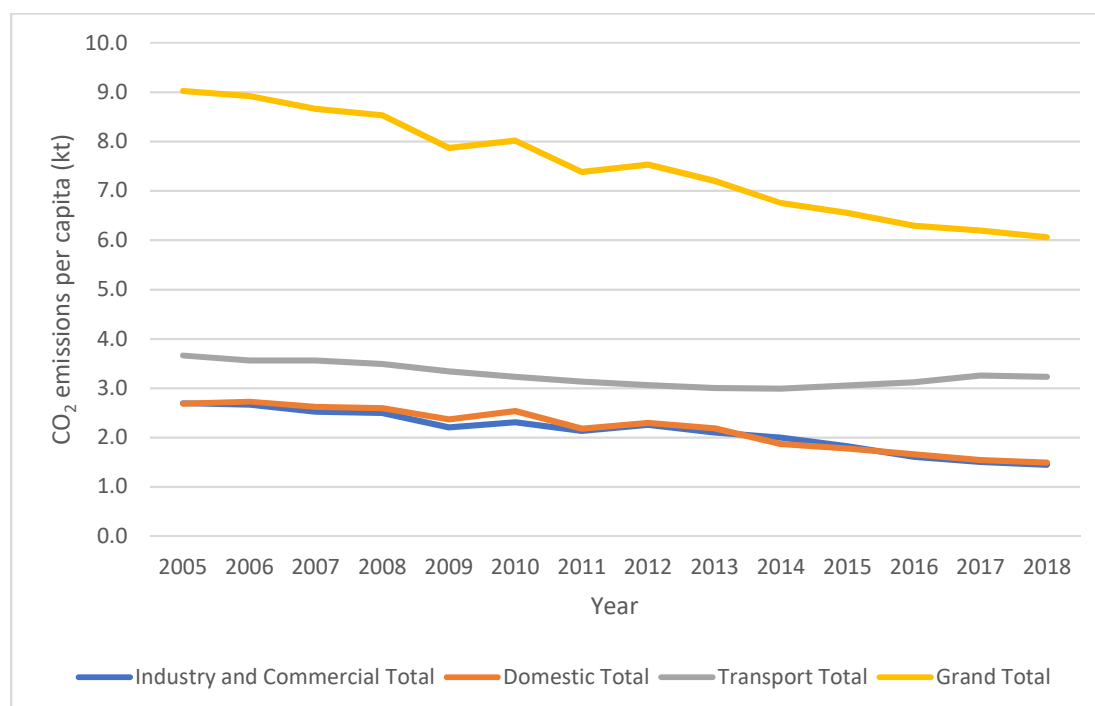
## 5.3 Baseline summary

### Current baseline

- 5.3.1 Reducing greenhouse gas (GhG) emissions is widely acknowledged as a key element of climate change mitigation. CO<sub>2</sub> emissions in particular are associated with a changing climate. In this context, emissions are monitored and recorded at Local Authority level to enable high-emitting areas to identify and mitigate sources of emissions.
- 5.3.2 The 2019 South Norfolk and Broadland ASR concludes that “*Air Quality in South Norfolk is generally good with no recorded exceedance of air quality objectives*”. There are no declared Air Quality Management Areas (AQMAs) within the district and although the main pollutant of local concern is nitrogen dioxide (NO<sub>2</sub>) arising from road traffic and stationary combustion sources, levels of emissions are within acceptable levels.
- 5.3.3 Emissions from all sources, i.e. the built environment and from transport, are monitored and reported on by the Department for Business, Energy and Industrial Strategy (DBEIS). This data for South Norfolk is presented in Figure 5.1 below:

<sup>10</sup> CCC (2012), 'How local authorities can reduce emissions and manage climate risks', [online]; available from: <https://www.theccc.org.uk/publication/how-local-authorities-can-reduce-emissions-and-manage-climate-risks/>

Figure 5.1 South Norfolk per capita CO<sub>2</sub> emissions estimates within the scope of influence of Local Authorities 2005-2018 (kt CO<sub>2</sub>)<sup>11</sup>



5.3.4 Figure 5.1 shows that overall CO<sub>2</sub> emissions have fallen steadily within South Norfolk since 2005, though within this overall decline the data indicates a recent uptick in emissions from transport sources since 2014. The fall in overall emissions reflects a wider trend evident at regional and national levels, though the recent increase in transport emissions is slightly greater than the national trend which have not seen such a marked uptick over the same period.

5.3.5 It is notable that South Norfolk's per capita emissions from all sources were 6.1 kilotons (kt) of CO<sub>2</sub>, substantially higher than the East of England per capita figure of 5.2kt and the per capita figure of 5.0kt for England as a whole. This is likely to reflect that South Norfolk is a largely rural district with greater car-dependency than more urban areas.

5.3.6 The Department for Business, Energy and Industrial Strategy (DBEIS) also publishes annual statistics on renewable energy generation, disaggregated by Local Authority. The most recently published data is for 2018 and shows that South Norfolk has a total renewable energy installed capacity of **78.9 megawatts (MW)**. Around 85% of this total is generated from photovoltaics (i.e. solar panels), with the remaining 15% generated from a combination of onshore wind, anaerobic digestion, sewage gas, landfill gas and plant biomass. This puts South Norfolk at 19<sup>th</sup> place in terms of overall renewable energy installed capacity out of the 47 local authority areas in the East of England region, though this increases to 13<sup>th</sup> place when looking at installed capacity from photovoltaics alone.<sup>12</sup>

5.3.7 DBEIS data indicates that total installed capacity from photovoltaics in South Norfolk increased rapidly between 2014 and 2016, rising from 13.9 MW to 67.5 MW. However, installed capacity has since plateaued, and at 2018 remained at 68.2MW.

## Future baseline

5.3.8 Climate change has the potential to increase the occurrence of extreme weather events in the district, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. UK Climate Projections (UKCP09) estimate that under a medium emissions scenario, the central estimate of change in winter mean precipitation is an increase of 16%, while there is estimated to be an average drop in summer precipitation of 19%. This is likely to

<sup>11</sup> Dept of Business, Energy and Industrial Strategy (2018) 'UK local authority and regional carbon dioxide emissions national statistics: 2005-2018' [online], available from: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

<sup>12</sup> DBEIS (2018), 'Renewable electricity by local authority' [online], available from: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

increase the risk of flooding in winter months and increase water shortages during summer months with an increased need for resilience and adaptation.

- 5.3.9 Per capita CO<sub>2</sub> emissions in South Norfolk are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. A recent uptick in transport emissions may be addressed through increased take-up of more energy efficient vehicles and electric vehicles over time. Changing work patterns, with increasing remote/home working also has the potential to significantly reduce the level of transport-related CO<sub>2</sub> emissions, but will be reliant on the provision of suitable infrastructure to facilitate this.

## 5.4 Key sustainability issues and objectives

- 5.4.1 The following key issues emerge from the context and baseline review:

- South Norfolk has relatively high per capita CO<sub>2</sub> emissions when compared with equivalent data at regional and national levels.
- The district ranks 13<sup>th</sup> of the 47 East of England local authority areas in terms of installed capacity from photovoltaics (solar panels), though the rate at which installed capacity is increasing has plateaued since 2016.
- Protecting existing community facilities to prevent significant increases in journeys being made by existing residents, who will remain the significant majority of residents.

- 5.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Continue to reduce CO<sub>2</sub> emissions from all sources by achieving high standards of energy efficiency in new development, by providing attractive opportunities to travel by sustainable means and by protecting land suitable for renewable and low carbon energy generation, including community schemes.

## 6 Communities

### 6.1 Introduction

6.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Population data
- Household deprivation
- Health and wellbeing indicators

### 6.2 Policy context

#### National

6.2.1 Key messages from the **National Planning Policy Framework**<sup>13</sup> (NPPF) include that planning policies should:

- Provide the social, recreational and cultural facilities and services the community needs, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, whilst guarding against the unnecessary loss of community facilities and services.
- Retain and develop accessible local services and community facilities in rural areas.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Enable and support health lifestyles through provision of green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- Ensure that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

6.2.2 The **Equality Act** (2010) was brought in to reduce inequality and discrimination and ensure all members of the community are provided with equal opportunities. The Act covers nine protected characteristics - age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, marriage and civil partnership. The public sector equality duty, set out in Section 149 of the Equality Act, requires public bodies to give due regard to the need to: promote equality of opportunity; tackle unfair discrimination and to promote good relations between different groups.

6.2.3 The Government's **Integrated Communities Strategy** (2019) focuses on improving community cohesion through tackling inequalities experienced through education and employment and supporting cultural sharing and cohesion. In order to address discrimination, disparity between sections of the community must be addressed<sup>14</sup>. This is supported by the Local Government Association's guidance document to local authorities 'Building cohesive communities'<sup>15</sup>.

6.2.4 **Health Equity in England: The Marmot Review 10 Years On**<sup>16</sup> (2020) has been produced by the Institute of Health Equity and commissioned by the Health Foundation to mark 10 years on from the landmark study 'Fair Society, Healthy Lives' (known as the Marmot Review).

<sup>13</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

<sup>14</sup> Ministry of Housing, Community and Local Government (2019) Integrated Communities Strategy green paper [online] available at: <https://www.gov.uk/government/consultations/integrated-communities-strategy-green-paper>

<sup>15</sup> LGA (2019) Building cohesive communities [online] available at: [https://local.gov.uk/sites/default/files/documents/10.31%20Community%20cohesion%20guidance\\_04.2.pdf](https://local.gov.uk/sites/default/files/documents/10.31%20Community%20cohesion%20guidance_04.2.pdf)

<sup>16</sup> Health Equity in England: The Marmot Review 10 Years on (2020) <https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

- 6.2.5 NHS guidance on healthy urban development focuses on four key themes: healthy housing, active travel, healthy environment and vibrant neighbourhoods.<sup>17</sup>

## Local

- 6.2.6 The **South Norfolk Health and Wellbeing Strategy** (covering the period 2018-2021) provides a vision and policy framework for South Norfolk Council to improve the overall health and wellbeing of its residents. Additionally, the Strategy outlines the contribution of local services and key trends with regards to the mental and physical health of the resident population.

## 6.3 Baseline summary

### Current baseline

- 6.3.1 Census data and mid-year statistics provide a statistical baseline for developing an understanding of the headline characteristics of the South Norfolk population. This is explored below.

### Population

*Table 6.1 Population and population growth in South Norfolk 2001 – 2019*

Year/source	South Norfolk	East of England	England
2001 census	110,710	5,388,140	49,138,831
2011 census	124,012	5,846,965	53,012,456
2019 mid-year population estimate	140,880	6,236,072	56,286,961
<b>% population change 2001- 2019</b>	<b>27.3%</b>	<b>15.7%</b>	<b>14.5%</b>

- 6.3.2 Table 6.1 illustrates that the rate of population growth in South Norfolk has far outpaced that at regional and national levels, with growth totalling 27.3% in the district between 2001 and 2019. This is particularly notable given that absence of any major cities within the district, though is partly attributable to recent strategic development at locations which are functionally part of the Norwich urban area but fall within the administrative boundary of South Norfolk, such as Costessey and Cringleford, as well as other identified growth locations in the A11 Corridor at Hethersett and Wymondham..

### Household deprivation

- 6.3.3 Census statistics measure deprivation across four 'dimensions' of deprivation, summarised below:
- Employment: Any person in the household (not a full-time student) that is either unemployed or long-term sick.
  - Education: No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
  - Health and disability: Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
  - Housing: The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.
- 6.3.4 As illustrated by Table 6.2 below, South Norfolk stands out as having lower instances of household deprivation in any dimension relative to the East of England region and England as a whole.

<sup>17</sup> NHS (2017) Healthy Urban Planning Checklist [online] available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2017/05/Healthy-Urban-Planning-Checklist-3rd-edition-April-2017.pdf>



Table 6.2 Relative household deprivation dimensions (2011 census)

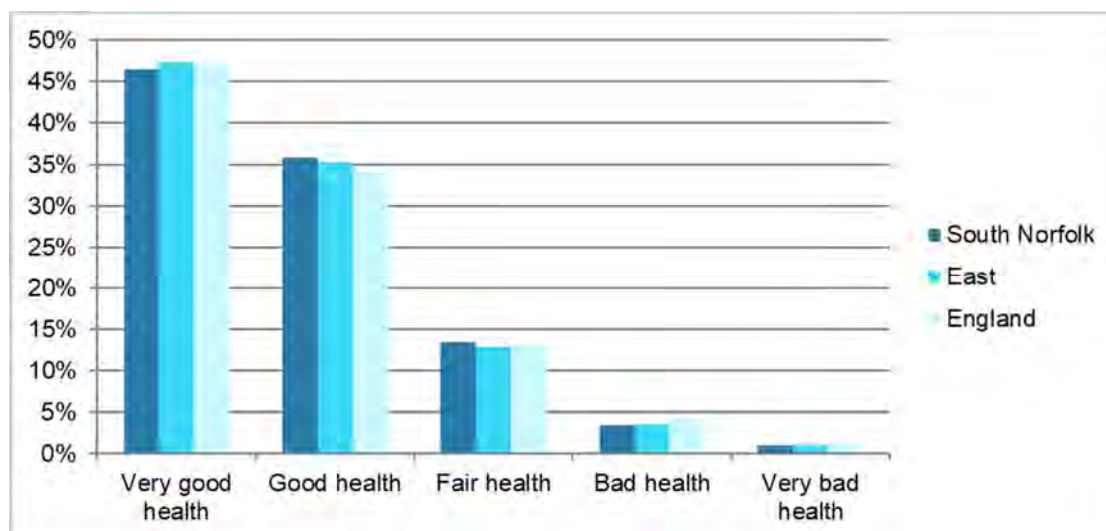
	South Norfolk	East of England	England
Household not deprived	47.6%	44.8%	42.5%
Deprived in 1 dimension	32.8%	32.9%	32.7%
Deprived in 2 dimensions	16.7%	17.9%	19.1%
Deprived in 3 dimensions	2.7%	4.0%	5.1%
Deprived in 4 dimensions	0.2%	0.4%	0.6%

- 6.3.5 However, these headline figures conceal that there is contrast within the district and the JCS notes that although South Norfolk “*is generally affluent, deprivation is dispersed across rural parts of the area*”. This suggests that although overall deprivation in the district is low, adequate access to employment, education, healthcare and housing may be greater in the urban areas of the district than the rural areas.

### Health and wellbeing

- 6.3.6 Health is a cross-cutting topic and there are clear synergies between health and wellbeing and the SA themes of accessibility and of transport, as a poor public transport offer or a lack of green infrastructure will have flow on effects on residents’ ability to access healthcare facilities and outdoor recreation. Therefore, access to healthcare is discussed in Chapter 2 of this report under the accessibility SA theme. However, baseline data on health in South Norfolk is presented below:

Figure 6.1 General Health (2011 census)



- 6.3.7 Figure 6.1 (above) shows that general health outcomes in the district are broadly on a par with outcomes at regional and national levels. Overall, 82.2% of South Norfolk residents reported being in ‘good’ or ‘very good’ health at the 2011 census, compared with 82.5% in the East of England and 81.4% across England as a whole.
- 6.3.8 Table 6.3 (below) shows that South Norfolk is again broadly on par with the East of England region and England as a whole in terms of the extent to which long term health limits the day-to-day activities of residents.

*Table 6.3 Long term health category (2011 census)*

	South Norfolk	East of England	England
Day-to-day activities limited a lot	7.45%	7.43%	8.30%
Day-to-day activities limited a little	10.48%	9.28%	9.30%
Day-to-day activities not limited	82.07%	83.30%	82.40%

- 6.3.9 Average life expectancy at birth (LEB) in South Norfolk was 81.6 year in 2013 (the most recently available data), compared with 80.5 years for the East of England and 81.1 for England as a whole. LEB in the district is therefore relatively strong. However, this headline figure conceals significant disparities in LEB between the 36 wards of the district, with a 16.1 year LEB gap between the highest and lowest performing wards, as outlined in Table 6.4 below:

*Table 6.4 Summary of ward-level life expectancy at birth (2013)<sup>18</sup>*

Metric	Data
Average life expectancy at birth across all wards (LEB)	<b>81.6</b> (across all 36 wards)
Lowest LEB	<b>75.5</b> (Hingham and Deopham)
Highest LEB	<b>89.6</b> (Easton)

## Future baseline

- 6.3.10 Recent rapid population growth may be challenging to sustain over the long term, and may only be sustainable if the pipeline of available sites and the degree to which services and facilities can be provided continues to support population growth.
- 6.3.11 The trend for relatively positive health outcomes overall in relation to regional and national averages is considered likely to continue, though entrenched inequalities within the district itself, as indicated by a 16 year difference between highest and lowest life expectancy, may be challenging to meaningfully alter in the short term.

## 6.4 Key sustainability issues and objectives

- 6.4.1 The following key issues emerge from the context and baseline review:
- The rate of population growth since 2001 in South Norfolk is high at around 27%, nearly twice the rate of growth seen at regional and national level.
  - Overall levels of deprivation in the district appear relatively low and health outcomes are generally strong. However, within the headline data there are notable discrepancies, including significant variations in life expectancy at birth between different wards in the district.
- 6.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:
- Support the continued healthy and sustainable growth of South Norfolk, building on existing positive outcomes and narrowing the gap between the areas of the district with strongest and least strong health and social outcomes.

<sup>18</sup> ONS (2018) 'Health state life expectancy by 2011 Census wards in England and Wales' [online], available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/healthstatelifeexpectancyby2011censuswardsinenglandandwales>

# 7 Economy

## 7.1 Introduction

7.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Economic provision
- Education and skills
- Occupation bands

## 7.2 Policy context

### National

7.2.1 Key messages from the **National Planning Policy Framework** (NPPF) in relation to economy and employment include:

- Planning policies should help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- Local plans should:
  - a. Encourage sustainable economic growth within their clear economic vision and strategy.
  - b. Set criteria and identify sites for local investment to match the community needs.
  - c. Address investment barriers such as inadequate infrastructure, services/housing or poor environment.
  - d. Incorporate flexibility to account for unanticipated circumstances, allow new working practices and enable rapid responses to economic changes.

7.2.2 The **Local Growth White Paper** (2010)<sup>19</sup> notes that government interventions should support investment that will have a long-term impact on growth, working with markets rather than seeking to create artificial and unsustainable growth. The White Paper identifies that economic policy should be judged on the degree to which it delivers strong, sustainable and balanced growth of income and employment over the long-term. More specifically, growth should be: broad-based industrially and geographically, ensuring everyone has access to the opportunities that growth brings (including future generations), whilst also focused on businesses that compete with the best internationally.

### Regional

7.2.3 South Norfolk is within the New Anglia Local Enterprise Partnership (LEP) which covers the majority of Norfolk and Suffolk, capturing 11 local planning authorities in total. New Anglia LEP released the draft **Local Industrial Strategy for Norfolk and Suffolk** in January 2020, setting out a vision for the region to become “*the UK’s clean growth region*” through focussing on growing the renewable energy sector. The Strategy seeks to “*show how Norfolk and Suffolk is going to continue to collaborate across disciplines and boundaries to provide new solutions and the infrastructure that its communities and businesses need*”.

7.2.4 The **Greater Norwich Employment Baseline Assessment** (2016)<sup>20</sup> was prepared by GVA in order to identify future needs and opportunities for retail, office, industrial and warehousing floorspace across the three Greater Norwich local authority areas. It also explores town centres and identifies key interventions required to maintain and enhance their viability and vitality.

<sup>19</sup> Department for Business, Innovation and Skills, 2010, Local Growth: Realising Every Place's Potential [online] available at: <https://www.gov.uk/government/publications/local-growth-realising-every-places-potential-hc-7961>

<sup>20</sup> [https://gnlp.oc2.uk/docfiles/46/greater\\_norwich\\_employment\\_baseline\\_final.pdf](https://gnlp.oc2.uk/docfiles/46/greater_norwich_employment_baseline_final.pdf)

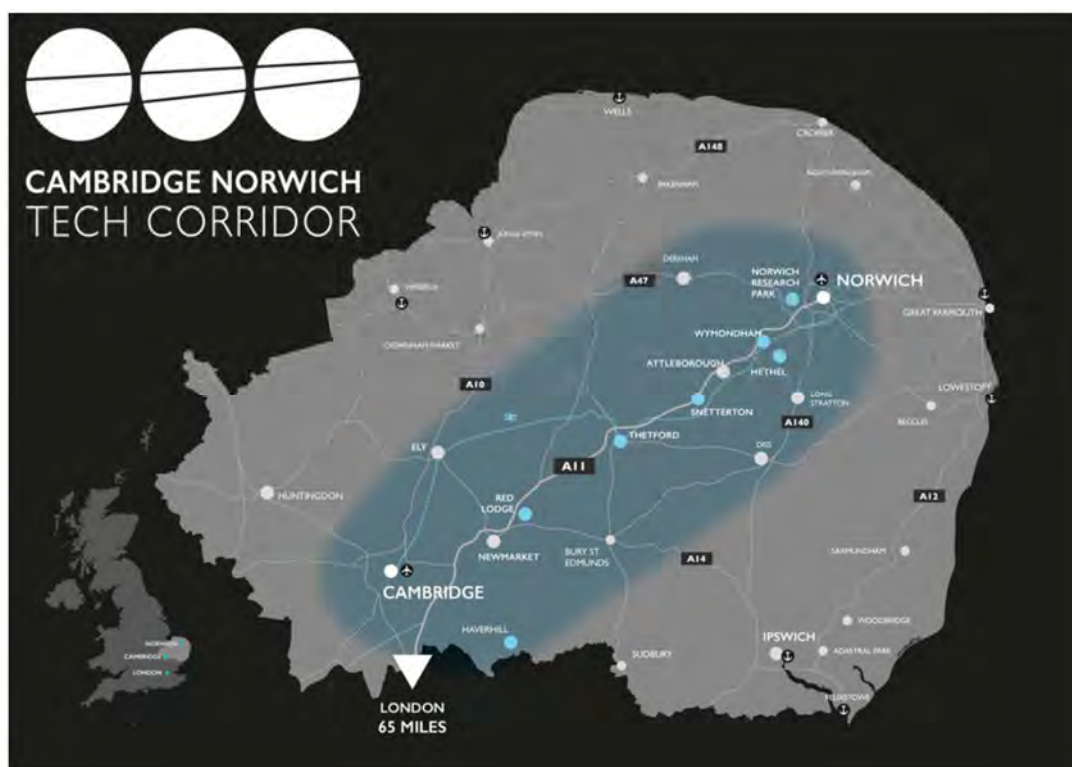
## 7.3 Baseline summary

### Current baseline

#### Employment

- 7.3.1 The 2016 Greater Norwich Employment Baseline Assessment (EBA) identifies that a significant proportion of South Norfolk residents are employed outside of the district, with Norwich attracting the majority of outbound commuters. The EBA finds that South Norfolk's 'containment rate', or the proportion of the workforce retained in the district, is around 40%, indicating that over half of the district's workers commute elsewhere. The Strategy Advice in the Greater Norwich Employment Town Centre and Retail Study (2017) identifies three key locations in South Norfolk: Norwich Research Park; Wymondham and Hethel; and Diss. The latter two in particular serve significant rural areas covered by the VCHAP, with Hethel Engineering Centre and neighbouring Lotus Cars being within a cluster parish.
- 7.3.2 South Norfolk falls partly within the Cambridge-Norwich Tech Corridor, a joint regional initiative between four district councils, two LEPs and both Norfolk and Suffolk County Councils to attract technology and research businesses to the area to build technology-based clusters between Cambridge and Norwich. Once fully developed the initiative aims to deliver:
- Up to 15,000 new jobs in engineering, agri-tech and other LEP target sectors, as well as wider sectors of importance to the economy
  - £900 million private sector investment in construction activity
  - 20,000 new homes along the corridor.
- 7.3.3 There could be particular opportunities in relation to the Tech Corridor at locations within South Norfolk which already have a cluster of knowledge employers, such as the Norwich Research Park near the University of East Anglia in Colney, south of Norwich, which is a major regional employer.

Figure 7.1 The Cambridge Norwich Tech Corridor<sup>21</sup>



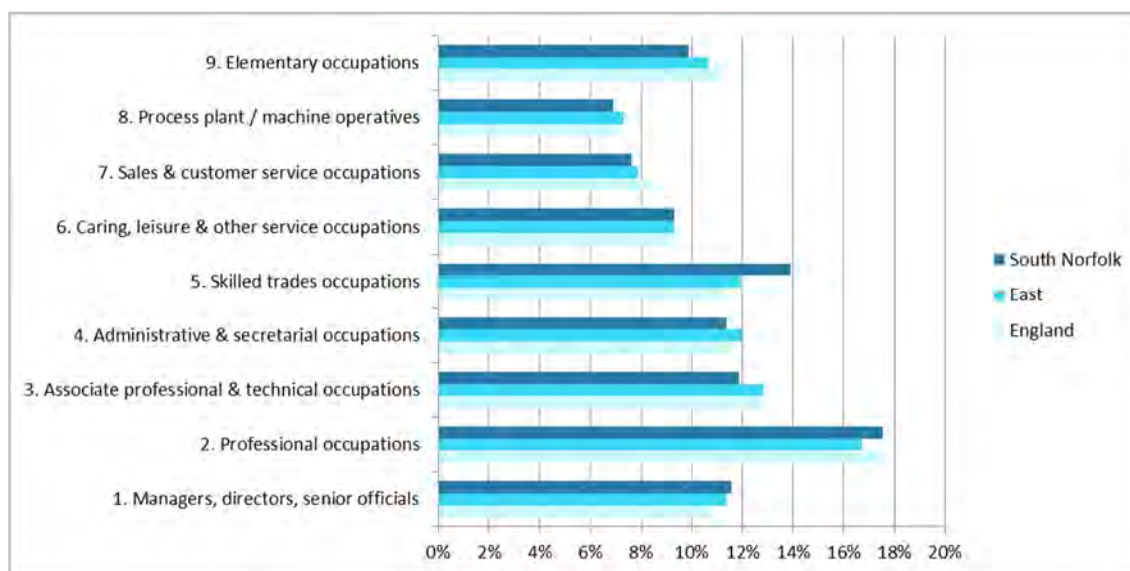
- 7.3.4 Employment opportunities in the village clusters centre on the larger village and town centres serving the rural areas. Key centres serving the village clusters will include Hethersett, Hingham and Wymondham in the west, Loddon in the east, Poringland and Long Stratton in the district's centre and Diss and Harleston

<sup>21</sup> <https://www.techcorridor.co.uk/>

in the south. Wymondham, Hingham, Long Stratton, Loddon, Harleston and Diss all received new employment land allocations through the adopted 2015 Site Specific Allocations and Policies Document and the accompanying Area Action Plans for Long Stratton and Wymondham.<sup>22</sup> However, continued employment provision, whether new purpose built space such as that at Poringland, or through diversification, remains important across the rural area.

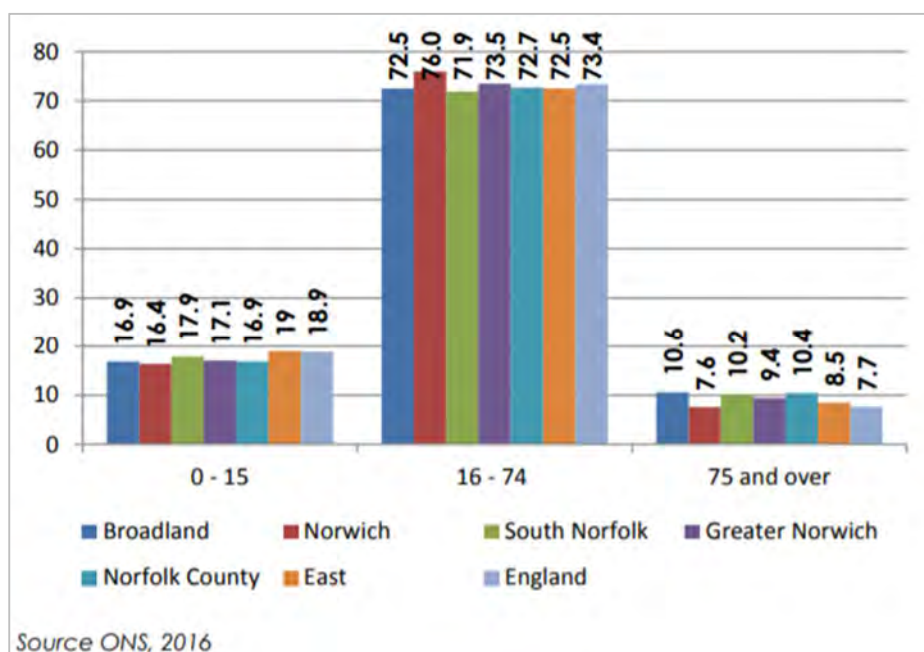
- 7.3.5 Figure 7.2, below, shows that the district has a greater proportion of people in employment in professional occupations and managerial positions than is evident at regional or national level. Correspondingly, a smaller proportion of South Norfolk workers are employed in elementary occupations and other low skilled bands.

Figure 7.2 Occupation band (2011 census)



- 7.3.6 Figure 7.3, below, shows that South Norfolk's population has the smallest proportion of working age residents of any of the Greater Norwich authorities, and is also lower than for the East of the England region or England as a whole.

Figure 7.3 Working age population comparison<sup>23</sup>



<sup>22</sup> [https://www.south-norfolk.gov.uk/sites/default/files/Key\\_Diagram\\_Policies\\_Maps\\_Appendix\\_1.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Key_Diagram_Policies_Maps_Appendix_1.pdf)

<sup>23</sup> [https://gnlp.oc2.uk/docfiles/46/greater\\_norwich\\_employment\\_baseline\\_final.pdf](https://gnlp.oc2.uk/docfiles/46/greater_norwich_employment_baseline_final.pdf)

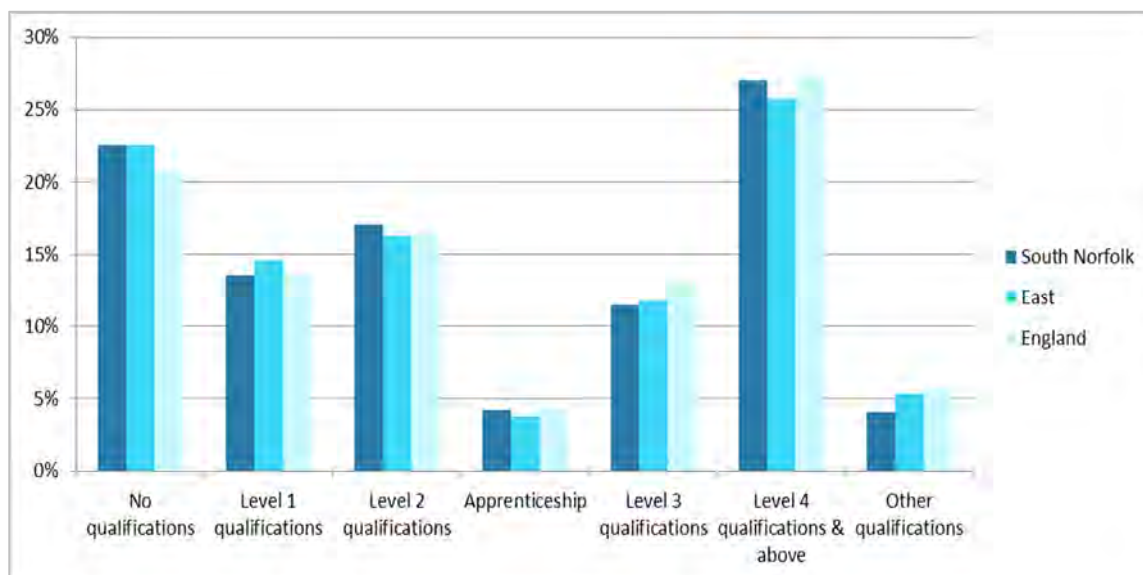


## Education

7.3.7 Skills and education are a key factor in driving economic growth. As per Figure 7.4, below, the 2011 census indicates that the proportion of residents achieving level 4 qualifications or above is around 31%, in line with the average for the East of England (also 31%) though slightly lower than for England as a whole (33%). Conversely, the proportion of residents achieving no qualifications at GCSE or above was found to be again in line with the East of England average, though slightly higher than for England as a whole. The eight qualification levels in England are summarised below for context: The most recognisable qualifications in England at each of the eight qualification levels are summarised below:

- Level 1 includes GCSE grades 3 to 1 or D to G;
- Level 2 includes GCSE grades 9 to 4 or grades A\* to C;
- Level 3 includes AS levels and A levels;
- Levels 4 and 5 include NVQs at Level 4 and Level 5 respectively;
- Level 6 includes bachelor degrees;
- Level 7 includes masters degrees;
- Level 8 includes doctoral degrees.

Figure 7.4 Highest level of qualification (2011 census)



## Future baseline

7.3.8 It is likely that established patterns in relation to prevailing occupation band and educational achievement will continue into the medium term, though opportunities associated with the Tech Corridor may increase the proportion of highly skilled knowledge economy employment within the district over the longer term.

7.3.9 The village clusters are likely to continue to be served by established employment sites within and beyond the network of local centres across the district, though recent trends towards greater home working in response to Covid-19 may have potential to endure into the medium and longer term. This could necessitate increased local broadband capacity to enable more people to work remotely from rural settlements in the district and may also help contribute to a diversification of the rural economy over the longer term.

## 7.4 Key sustainability issues and objectives

7.4.1 The following key issues emerge from the context and baseline review:

- A significant proportion, around 60%, of South Norfolk workers commute outside the district for employment, with most travelling to Norwich.

- South Norfolk is within the Cambridge Norwich Tech Corridor which could boost high skilled knowledge employment in the district, although this is likely to be most apparent for existing knowledge clusters at the Norwich Research Park, this may also be felt directly within the village clusters, at locations like Hethel.
- Local employment for residents of the village clusters is provided in part by a network of local centres across the district.
- Educational attainment across the district is broadly in line with that of the East of England with 31% of residents achieving Level 4 qualifications and above, though this is slightly below average attainment at a national level.

7.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Support the continued provision and vitality of local employment opportunities across the district whilst seeking to take advantage where possible of new strategic opportunities, such as those associated with the Cambridge Norwich Tech Corridor.

## 8 Historic environment

### 8.1 Introduction

8.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Designated and undesignated heritage assets
- Heritage at risk

### 8.2 Policy context

#### National

8.2.1 Key messages from the **National Planning Policy Framework (NPPF)** include:

- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.
- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).
- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.

8.2.2 These messages are supported by the national **Planning Practice Guidance (PPG)**<sup>24</sup> which itself includes the key message that local authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment which recognises that conservation is not a passive exercise and that identifies specific opportunities for the conservation and enhancement of heritage assets.

8.2.3 The **Ancient Monuments & Archaeological Areas Act** (1979) legislates to protect the archaeological heritage of England, Wales and Scotland.

8.2.4 The **Heritage Statement** (2017)<sup>25</sup> replaces the 2010 Statement on the Historic Environment for England and sets out the Government’s vision for supporting the heritage sector to help it to protect and care for heritage and the historic environment in the coming years, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

#### Local

8.2.5 The **South Norfolk Place-Making Guide SPD** (2012)<sup>26</sup> sets out design principles for new development intended to ensure that recognises South Norfolk’s “rich and diverse architectural heritage” and ensures that “all new development is of high quality, sustainable, innovative and respects and reinforces the

<sup>24</sup> MHCLG (2019) National Planning Practice Guidance [online] available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>25</sup> Department for Digital, Culture, Media and Sport (2017) Heritage Statement [online], available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/664657/Heritage\\_Statement\\_2017\\_final\\_-\\_web\\_version\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/664657/Heritage_Statement_2017_final_-_web_version_.pdf)

<sup>26</sup> [https://www.south-norfolk.gov.uk/sites/default/files/South\\_Norfolk\\_Place-Making\\_Guide\\_SPD\\_0.pdf](https://www.south-norfolk.gov.uk/sites/default/files/South_Norfolk_Place-Making_Guide_SPD_0.pdf)



distinctive character of the locality where development is proposed”, recognising that heritage is important to reflect in design even outside of designated areas.

## 8.3 Baseline summary

### Current baseline

#### Designated assets

- 8.3.1 South Norfolk has a rich historic environment and there are a wide range of built heritage assets across the district, including the following headline features<sup>27</sup>:
- Six registered historic parks and gardens;
  - 36 scheduled monuments
  - 52 conservation areas;
  - 2,048 statutorily listed buildings and structures
- 8.3.2 Of the total of 52 conservation areas in the district, 26 have an adopted conservation area appraisal and management plan undertaken by South Norfolk Council. A further four conservation areas in South Norfolk have an appraisal and management plan undertaken by the Broads Authority, and the Council has an ongoing programme to both add to these and keep them up to date. Historic England defines conservation area management plans as “*vehicles for reinforcing the positive character of a historic area as well as for avoiding, minimising and mitigating negative impacts identified as affecting the area*”, noting that this may also help to “*outline opportunities to better reveal or enhance significance, possibly through the location or design of new development*”.<sup>28</sup>
- 8.3.3 The district’s 2,048 listed buildings and structures include a large quantity of higher-order listings, i.e. at Grade II\* (buildings of special interest) and Grade I (buildings of exceptional interest). A total of 98 buildings and structures in South Norfolk are listed at Grade II\*, with a further 66 listed at Grade I. In broad terms, the dispersal of Grade II\* listings is slightly denser in the north and west of the district than elsewhere, whilst Grade I listings are dispersed widely but appear to largely comprise churches, particularly in the rural areas of the district.

#### Undesignated assets

- 8.3.4 It is also important that new development does not lead to avoidable harm to undesignated assets of historic merit. The Norfolk Heritage Explorer (NER) offers free access to an ‘abridged’ version of the Norfolk Historic Environment Record (which is only accessible in exchange for a fee) and details a very large number of non-designated heritage assets in South Norfolk from the Palaeolithic era through to post-World War II.<sup>29</sup> Several thousand items are listed at a granular parish-by-parish scale, including a diverse range of ‘find sites’, earthworks, un-listed buildings and structures and other historical records of interest. The VCHAP should have regard for the Norfolk Historic Environment Record and/or the Norfolk Heritage Explorer as appropriate.

#### Heritage at risk

- 8.3.5 Historic England maintains a nationwide Heritage at Risk (HAR) register, updated on an annual basis. The 2019 HAR register records 14 features considered to be at risk within the district, including the Grade I-listed former County Library at Wymondham, five Grade I-listed churches, a further three Grade II\*-listed churches and five scheduled monuments. Of these features, Grade I-listed Church of St Andrew at Deopham is recorded as Priority A, meaning it is at “*Immediate risk of further rapid deterioration or loss of fabric*”.

<sup>27</sup> <https://historicengland.org.uk/listing/the-list/>

<sup>28</sup> <https://historicengland.org.uk/advice/heritage-at-risk/>

<sup>29</sup> <http://www.heritage.norfolk.gov.uk/>

## Future baseline

- New development within the district has the potential to impact heritage assets and their settings through inappropriate location, design and layout. South Norfolk has a wide range of built heritage and this range of historic contexts presents potential for a variety of effects from inappropriate development.
- Equally, however, new development could theoretically offer opportunities for enhancing the quality of the district's historic environment, either through regeneration of a specific asset, such as an 'at-risk-structure, or through improvements to an asset's setting and wider environment.
- Existing historic environment designations and the policies of the NPPF will continue to offer a degree of protection to heritage assets and their settings.

## 8.4 Key sustainability issues and objectives

8.4.1 The following key issues emerge from the context and baseline review:

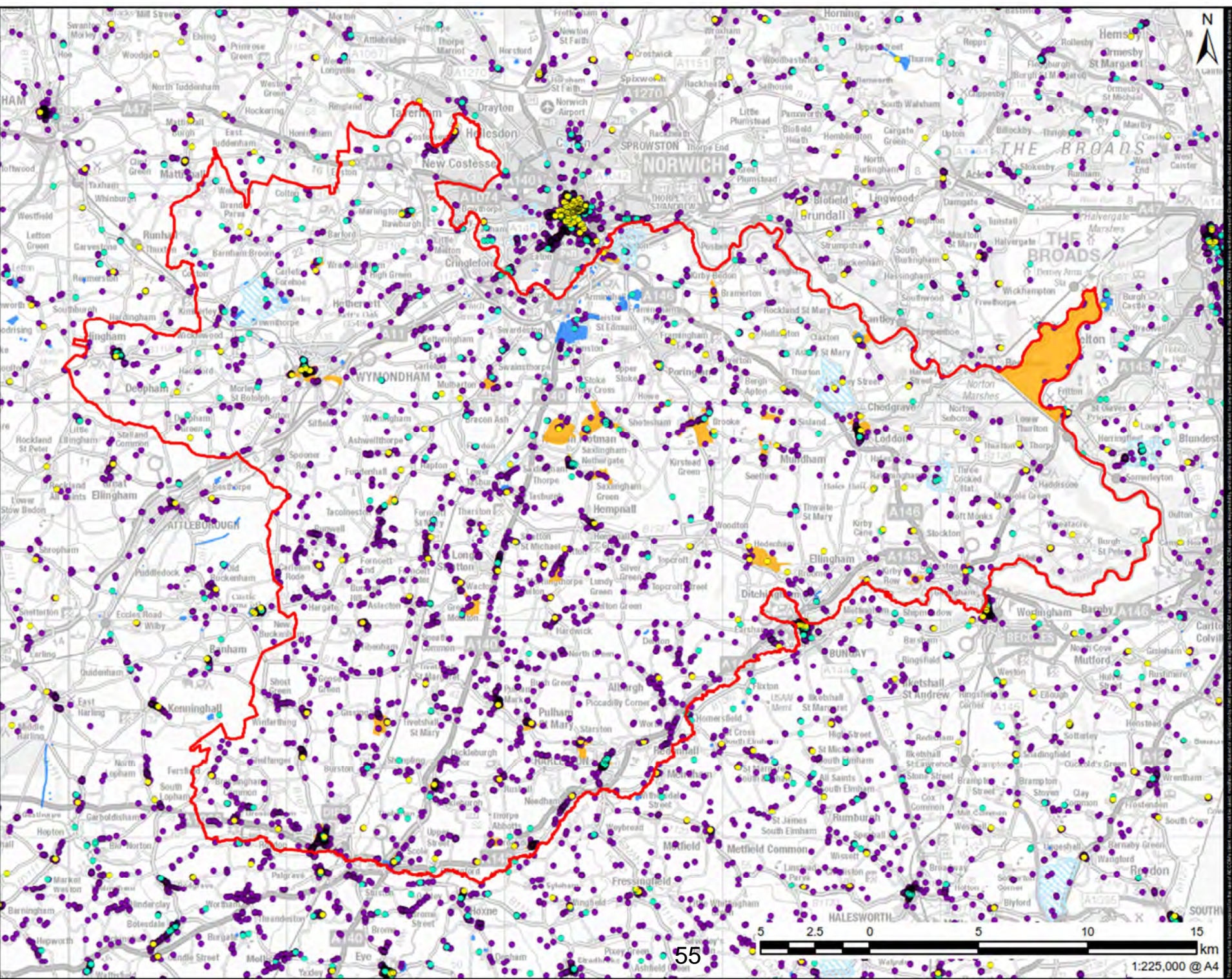
- There are a broad range and significant quantity of individual historic assets in South Norfolk, including a large number of higher-order listed buildings at Grade II\* and Grade I.
- The underlying historic sensitivity of many of the district's settlements is illustrated by the presence of 52 conservation areas at settlements of all scales across South Norfolk.
- Only a relatively small number of historic assets are considered to be 'at risk' by Historic England.

8.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Protect, conserve and enhance designated and non-designated heritage assets and their settings, and contribute to maintaining and enhancing South Norfolk's historic character through design, layout and setting of new development.



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Revision: 01  
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LEGEND  
South Norfolk District Boundary  
GRADE  
Grade I  
Grade II\*  
Grade II  
Conservation Area  
Scheduled Monument  
Registered Parks and Garden

NOTES  
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DRAFT  
PROJECT NUMBER  
60637110  
SHEET TITLE  
DESIGNATED HISTORIC ENVIRONMENT ASSETS

SHEET NUMBER  
Figure 8.1



# 9 Housing

## 9.1 Introduction

9.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Housing need and housing delivery
- Housing market geography
- House prices and affordability.

## 9.2 Policy context

### National

9.2.1 Key messages from the **National Planning Policy Framework**<sup>30</sup> (NPPF) include that planning policies should:

- Support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
- Support the Government's objective of significantly boosting the supply of housing via strategic policies which should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- Assess and reflect the size, type and tenure of housing needed for different groups in the community. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.

9.2.2 The Select Committee on Public Service and Demographic Change report *Ready for Ageing?* (2013)<sup>31</sup> warns that society is underprepared for the ageing population. The report says that '*longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises*'. The report says that the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.

9.2.3 The UK 2070 Commission's final report on regional inequalities details the UK's need to dismantle the extremities of regional inequalities through large scale, long term and all-encompassing policies. The report recommends widespread commitments which would see areas outside of London and the South East benefitting from investment and exploiting cultural capital to realise their potential. The report sets out a 10-point framework for action which includes rethinking the housing crisis by viewing housing as a

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<sup>31</sup> Select Committee on Public Service and Demographic Change (2013) *Ready for Ageing?* [online] <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

part of national infrastructure and ensuring supply meets the needs of the economy.

- 9.2.4 The government's standard methodology for calculating housing need was introduced in 2017. The standard methodology centralises the process of identifying housing need, providing an annualised housing need figure for all local planning authorities in the UK.<sup>32</sup>

## Regional

- 9.2.5 The **Central Norfolk Strategic Housing Market Assessment (SHMA)** was prepared by consultancy ORS and published in January 2016. The SHMA sets out the Objectively Assessed Need (OAN) for housing in the local planning areas of Broadland, Breckland, North Norfolk, Norwich and South Norfolk together with the Broads Authority. As a joint document, the SHMA is a shared evidence base document used to inform the preparation of each of the commissioning authorities' respective Local Plans, including the proportion of affordable housing.
- 9.2.6 The **JCS for Broadland, Norwich and South Norfolk (2014)** sets out the housing requirements for the Greater Norwich Area to 2026, as well as a broad distribution of housing that encompasses five major growth locations in South Norfolk, in the Norwich fringe, the A11 Tech Corridor and at Long Stratton. The hierarchy also identified a network of Main Towns, Key Services Centres and Service Villages, suitable for differing sized allocations, as well as Other Villages for infill development.
- 9.2.7 Annual monitoring is in relation to the JCS, meaning that the **JCS Annual Monitoring Report<sup>33</sup> (AMR)** covers Broadland and Norwich in addition to South Norfolk.
- 9.2.8 The emerging **Greater Norwich Local Plan (GNLP)<sup>34</sup>** establishes a four-tier settlement hierarchy for the whole joint plan area. Village Clusters are at the bottom of the hierarchy at tier four. Collectively, the village clusters across the whole of the GNLP area are set a housing target of 4,025 homes to deliver over the plan period, though of this overall target, South Norfolk is expected to deliver 1,200 new dwellings in total.

## 9.3 Baseline summary

### Current baseline

#### Housing delivery

- 9.3.1 The emerging GNLP identifies that there have been 1,349 completions and commitments within the South Norfolk village clusters since the plan base date of 2018, though it is important to note that the 1,200 housing target at South Norfolk's village clusters is in *addition* to this total.
- 9.3.2 The most recently published JCS Annual Monitoring Report (AMR) is for the 2018/19 monitoring period, and it notes strong housing delivery within the plan area, stating that for both Broadland and South Norfolk "*rates of delivery in rural areas overall remain significantly above target levels*".
- 9.3.3 This assessment reflects sustained high delivery of housing in the South Norfolk Rural Area in relation to a target of 132 dpa target, with an average annual delivery of 222 dpa over the period 2011/12 – 2018/19. This is illustrated by Figure 9.1 below:

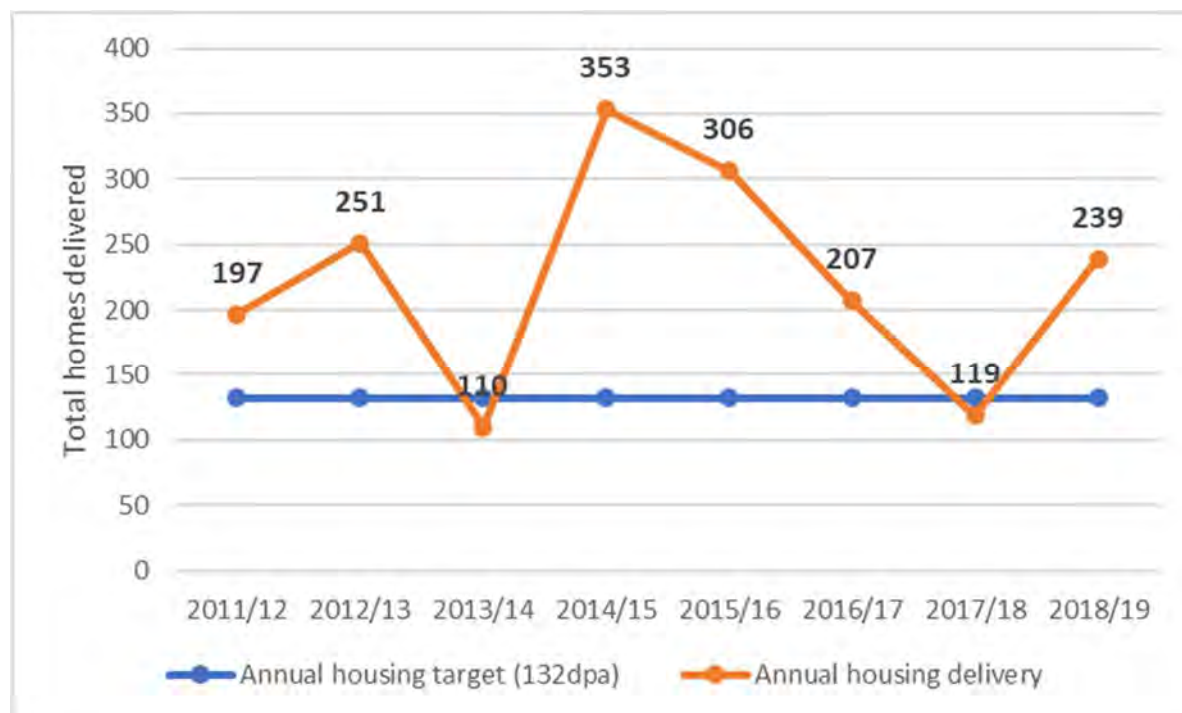
<sup>32</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728247/How\\_is\\_a\\_minimum\\_annual\\_local\\_housing\\_need\\_figure\\_calculated\\_using\\_the\\_standard\\_method.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728247/How_is_a_minimum_annual_local_housing_need_figure_calculated_using_the_standard_method.pdf)

<sup>33</sup> <https://www.greaternorwichgrowth.org.uk/dmsdocument/2658>

<sup>34</sup> <https://www.gnlp.org.uk/assets/Uploads/Reg-18-Final-Strategy-Document-20-02.pdf>

Figure 9.1 Housing delivery in the South Norfolk Rural Area 2011/12 – 2018/19 as per the most recently published AMR



9.3.4 In terms of affordable housing, the JCS AMR monitors *overall* delivery in each JCS authority, total affordable completions for South Norfolk are summarised in Table 9.1 below:

Table 9.1 Affordable housing completions in South Norfolk (combined NPA+RPA) 2011/12 – 2017/18

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Total housing completions	675	670	675	1,027	765	1,162	1,118	1,212
Total affordable completions	179	195	139	95	90	175	298	392
% of total as affordable	27%	29%	21%	9%	12%	15%	27%	32%

9.3.5 Table 9.1 indicates that South Norfolk as a whole averaged a rate of around 20% affordable housing delivery over the seven year period to 2017/18.

9.3.6 The most recent data in relation to South Norfolk's five year housing land supply (5HLS) is from April 2019, at which time the AMR indicated that the district as a whole had a 5.61 year housing land supply. This position is based on a total five year supply of 5,288 committed homes, representing a supply surplus of 578 homes.

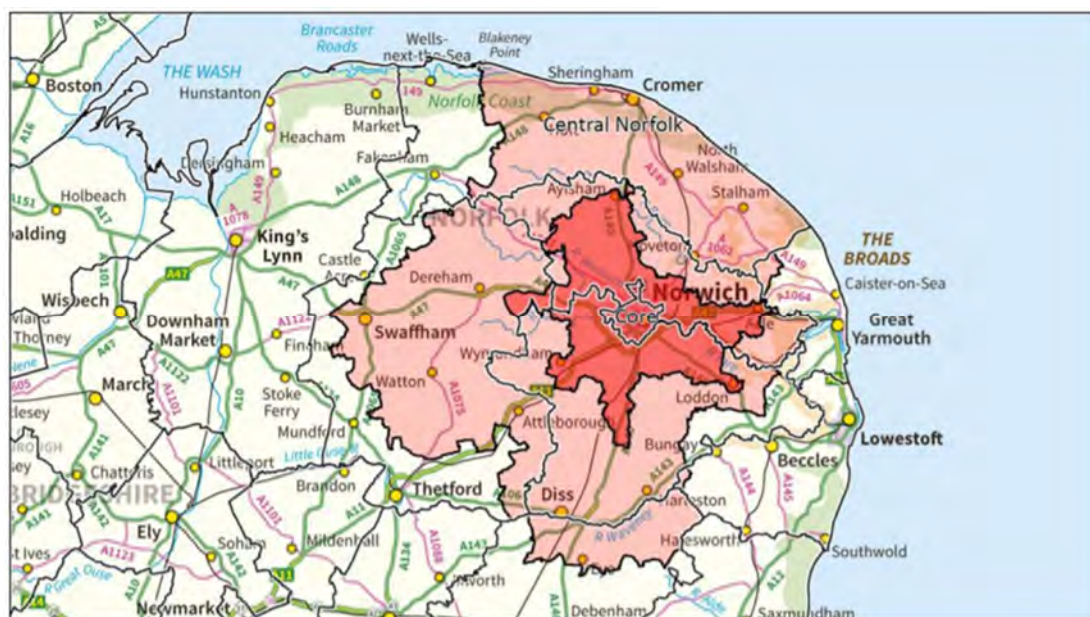
9.3.7 The most recently published Housing Delivery Test (HDT) measurements are for 2019. The 2019 HDT measurement for South Norfolk was 140% (as part of the combined Greater Norwich figure), reflecting sustained high rates of housing completion in the district and wider Greater Norwich. Measurements of above 100% indicate that an authority is exceeding their housing target.

#### Housing market geography

9.3.8 South Norfolk has functional linkages with other areas of Norfolk, though these are naturally particularly strong in relation to the key regional centre of Norwich. Proximity to Norwich is the key determinant of the wider region's housing market geography, and the 2016 SHMA consequently locates South Norfolk within a 'Central Norfolk' Housing Market Area (HMA) with Norwich at its centre, along with most of the administrative boundaries of North Norfolk, Broadland, Breckland and Norwich itself. Although HMA

geography is complex and rarely conforms precisely to administrative boundaries, as is the case with the Central Norfolk HMA, the SHMA notes that the functional HMA is “best fit to district boundaries i.e. all of Norwich, Broadland, South Norfolk, Breckland and North Norfolk”.

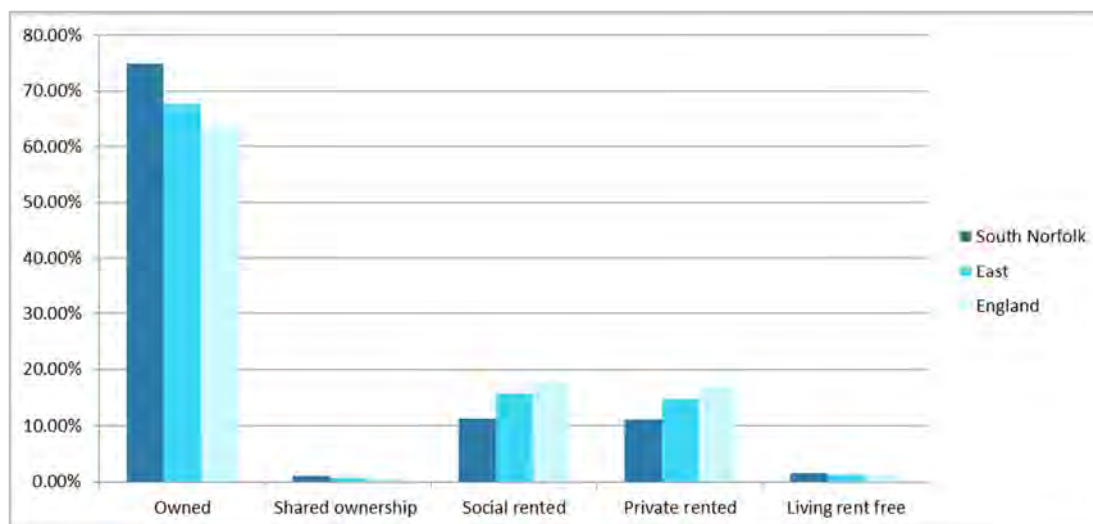
Figure 9.2 Central Norfolk Housing Market Area (HMA)<sup>35</sup>



### Housing tenure

- 9.3.9 Housing tenure can be indicative of broader trends related to housing affordability and supply, with low ownership likely to indicate affordability constraints whilst high rates of home ownership likely to suggest the opposite. The 2011 census includes data on housing tenure, summarised in Figure 9.3 below:

Figure 9.3 Housing tenure in South Norfolk (2011 census)



- 9.3.10 Figure 9.3 shows that home ownership in South Norfolk is high at around 75%, far exceeding the national average of around 62%. Corresponding, the proportion of private and socially rented tenures are notably lower than the national average. This could reflect the relative affordability of parts of the district, though could also indicate that the district is relatively affluent.

### Future baseline

- 9.3.11 Recent high rates of housing delivery across the rural areas of the district could be likely to be sustained given the consistency of recent delivery and the healthy housing land supply position as recorded by the

<sup>35</sup> <https://www.south-norfolk.gov.uk/sites/default/files/Strategic%20Housing%20Market%20Assessment%20%282017%29.pdf>

most recently published AMR.

## 9.4 Key sustainability issues and objectives

9.4.1 The following key issues emerge from the context and baseline review:

- The Village Clusters are set a total net housing target of 1,200 dwellings by the emerging GNLP over the plan period.
- Housing delivery in the South Norfolk Rural Area has been consistently strong over several years, averaging 222 dwellings per annum (dpa) between 2011/12 and 2018/19 in relation to the JCS target of 132 dpa.
- Rates of home ownership are high across South Norfolk, with correspondingly low rates of private and socially rented tenures.

9.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Support timely delivery of an appropriate mix of housing types and tenures to ensure supply of high quality housing across the village clusters which meets the needs of South Norfolk residents.



# 10 Land and soils

## 10.1 Introduction

10.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Soil / agricultural land
- Land Use
- Minerals

## 10.2 Policy context

### National

10.2.1 Key messages from the **National Planning Policy Framework**<sup>36</sup> (NPPF) include planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- Prevent new or existing development from being ‘adversely affected’ by the presence of ‘unacceptable levels’ of soil pollution or land instability and be willing to remediate and mitigate ‘despoiled, degraded, derelict, contaminated and unstable land, where appropriate’.
- Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.
- Planning policies and decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’, and ‘promote and support the development of under-utilised land and buildings.’
- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government attaches great importance to Green Belts, whose fundamental aim is to prevent urban sprawl by keeping land permanently open. The general extent of Green Belts is established and can only be altered in exceptional circumstances through preparation or review of a Local Plan.

10.2.2 The Government’s **25 Year Environment Plan** was published in 2018 and presents the ‘goals for improving the environment within a generation, and leaving it in a better state than we found it’.<sup>37</sup>

10.2.3 **Safeguarding our Soils: A strategy for England**<sup>38</sup> sets out a vision for soil use in England which includes better protection for agricultural soils, protecting stores of soil carbon, improving the resilience of soils to climate change and preventing soil pollution. The essential message in relation to development is that

<sup>36</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

<sup>37</sup> <https://www.gov.uk/government/publications/25-year-environment-plan>

<sup>38</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available at: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [last accessed 29/03/18]

pressure on soils is likely to increase in line with development pressure and the planning system should seek to mitigate this.

## Regional

- 10.2.4 The emerging **Norfolk Minerals and Waste Local Plan Review** will replace the existing suite of minerals DPDs and once adopted will contain the policies used to determine planning applications for mineral extraction and associated development across Norfolk.

## Local

- 10.3 As of December 2017 all local planning authorities have been required to publish a **Brownfield Land Register** (BLR) identifying previously developed sites which have potential to be suitable, available and achievable for redevelopment, reducing the overall land take necessary to deliver growth. South Norfolk's most recent BLR was published in December 2018.<sup>39</sup>

# 10.4 Baseline summary

## Current baseline

### Agricultural land

- 10.4.1 The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' (BMV) land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land.
- 10.4.2 In this regard, the ALC for the East<sup>40</sup> there are several small ribbons of land within the Plan area which are underlain by 'very good' quality agricultural land (Grade 2). These areas include:
- **East:** Bramerton-Kirby Bedon, Yelverton and Maypole Green.
  - **Central:** Netwon-Flotman, Howe, parts of Wreningham, Fornsett St Mary.
  - **West:** Barnham St Broom, Kimberley, Deopham Green, the Great Ellingham area.
- 10.4.3 The district is otherwise predominantly underlain by Grade 3 'good to moderate' land, which presents a risk of loss of 'best and most versatile' agricultural land in the Plan area, particularly in the central part of the district. ALC in South Norfolk is mapped in Figure 10.3 at the end of this chapter.
- 10.4.4 However, the results of the 'Predictive Best and Most Versatile (BMV) Land Assessment'<sup>41</sup> for the East of England indicates that the northernmost part of the plan area demonstrates a high likelihood of being underlain by BMV land (>60% area bmv). The majority of the remaining land demonstrates a moderate likelihood of being underlain by BMV land (20-60% area bmv).

### Minerals

- 10.4.5 Mineral Safeguarding Areas (MSAs) are defined as natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. They make an essential contribution to the country's prosperity and quality of life. Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance. In this regard, the Norfolk Minerals and Waste Local Plan identifies mineral safeguarding areas, shown in **Figure 10.2.1, overleaf**). Sand and Gravel resources are present in the central part of the plan area. The plan notes: "*Sand and gravel is used in the construction of roads and buildings and it is a key ingredient in the production of concrete and mortar, asphalt coating for roads, as*

<sup>39</sup> <https://www.south-norfolk.gov.uk/residents/planning-and-building/brownfield-register>

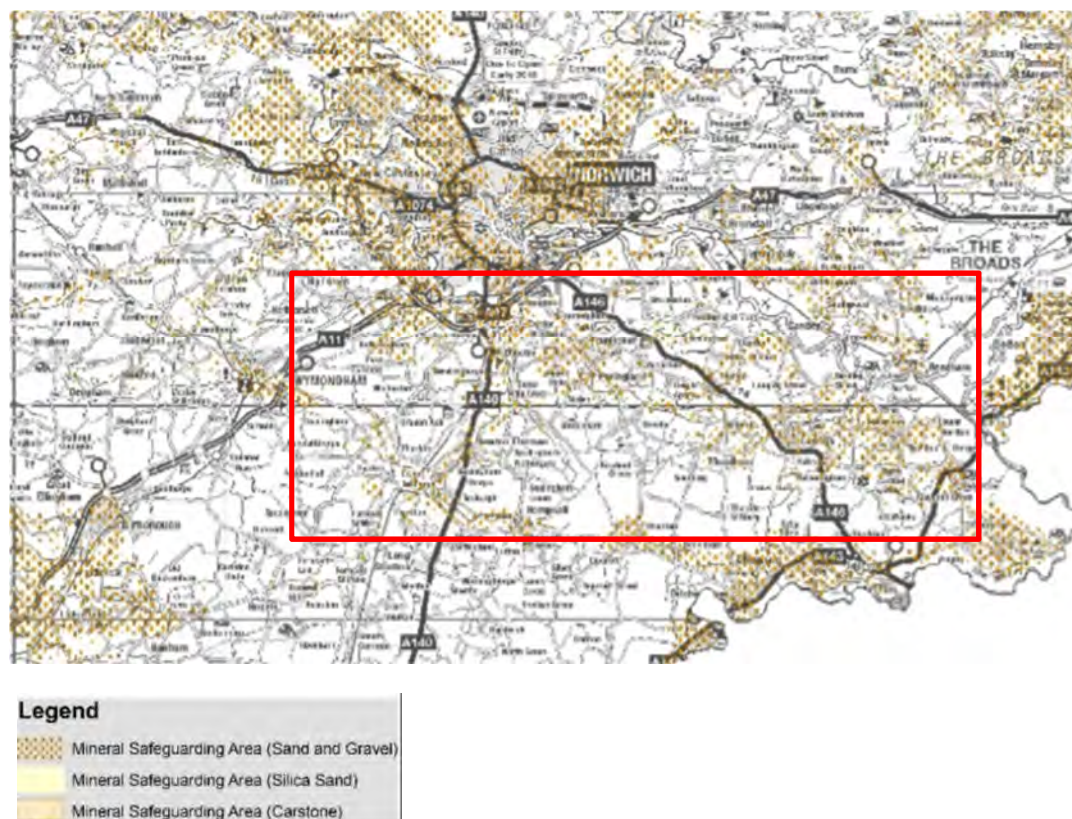
<sup>40</sup> Natural England (2017): Agricultural Land Classification - Strategic scale map Eastern Region [online] available from: <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

<sup>41</sup> Natural England (2017): Likelihood of Best and Most Versatile (BMV) Agricultural Land - Strategic scale map Eastern Region (ALC020) [online] available from: <http://publications.naturalengland.org.uk/publication/6205542189498368?category=5208993007403008>

a drainage medium and in the construction of embankments and foundations” (page 18).

- 10.4.6 Additionally, sand and gravel resources are commonly found in river valleys and many of Norfolk’s river valleys. Therefore, this has led to many large bodies of open water left on restoration of past mineral workings which are not in keeping with the general character of Norfolk’s river valleys. Although not formally designated, safeguarding the Core River Valleys will help preserve the unique and rich quality of Norfolk’s landscape and natural heritage.

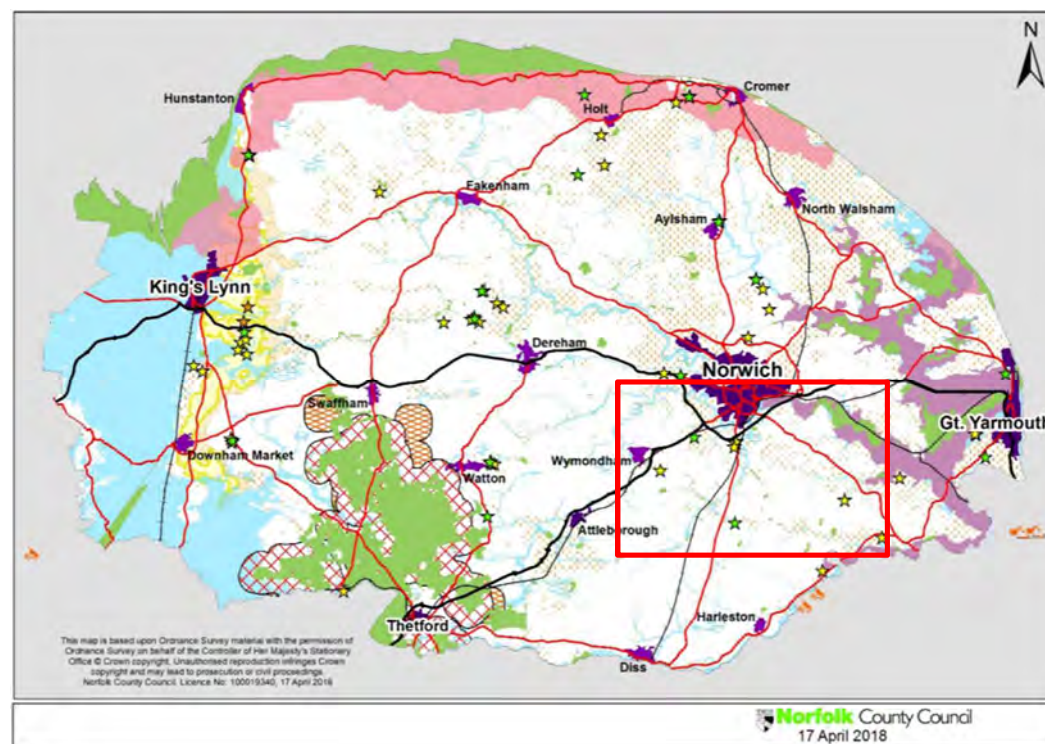
Figure 10.1 Mineral Safeguarding Areas (approximate Plan area shown in red)



- 10.4.7 Additionally, there are a number of active extraction sites present within the Plan area identified in the Minerals and Waste Plan (shown in **Figure 10.2.1**), including:

- Active sand and gravel workings
- Active recycled aggregate sites

Figure 10.2 Active extraction sites (2017) (approximate Plan area shown in red)



### Previously developed land

10.4.8 The South Norfolk Brownfield Land Register (BLR) details the identified previously developed sites in the Plan area. The most recent update to the BLR (December 2018)<sup>42</sup> identifies 23 brownfield sites across the district, of which 13 already have planning permission. Of this total the majority are in the district's larger settlements. There appears to be limited potential for development at previously developed sites within the district's villages.

### Future baseline

10.4.9 Due to the prevalence of potential BMV agricultural land in the rural areas of the district, new developments which are located at the edge of existing settlements could result in the loss of high quality, productive agricultural land.

10.4.10 Mineral resources underly much of South Norfolk and it will be important that winnable resources are not sterilised by future development. Development could increase demand at minerals extraction sites.

10.4.11 The small number of identified brownfield sites suggests that future development will likely come forward

<sup>42</sup> South Norfolk Council (2018): Brownfield Register [online] available from: <https://www.south-norfolk.gov.uk/residents/planning-and-building/brownfield-register>



on greenfield sites across the district.

## 10.5 Key sustainability issues and objectives

10.5.1 The following key issues emerge from the context and baseline review:

- There are several small, concentrated parts of the Plan area which are underlain by 'very good' quality agricultural land (Grade 2). The majority of the rest of the Plan area is underlain by 'good to moderate' (Grade 3) agricultural land.
- With regards to mineral safeguarding areas, sand and gravel resources are present in the central part of the plan area, and along the valley of several of the rivers in South Norfolk.
- There are 23 brownfield land sites across the district, of which 13 already have planning permission, however few of these are in Village Cluster locations.

10.5.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Ensure the efficient and effective use of land and maintain the integrity of mineral extraction sites and safeguarding areas in the district.

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## LEGEND

  South Norfolk District  
Boundary

## Agricultural Land Classification Grade

Exclusion  
 Grade 1  
 Grade 2  
 Grade 3  
 Grade 4  
 Grade 5  
 Non Agricultural  
 Urban

## NOTES

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## ISSUE PURPOSE

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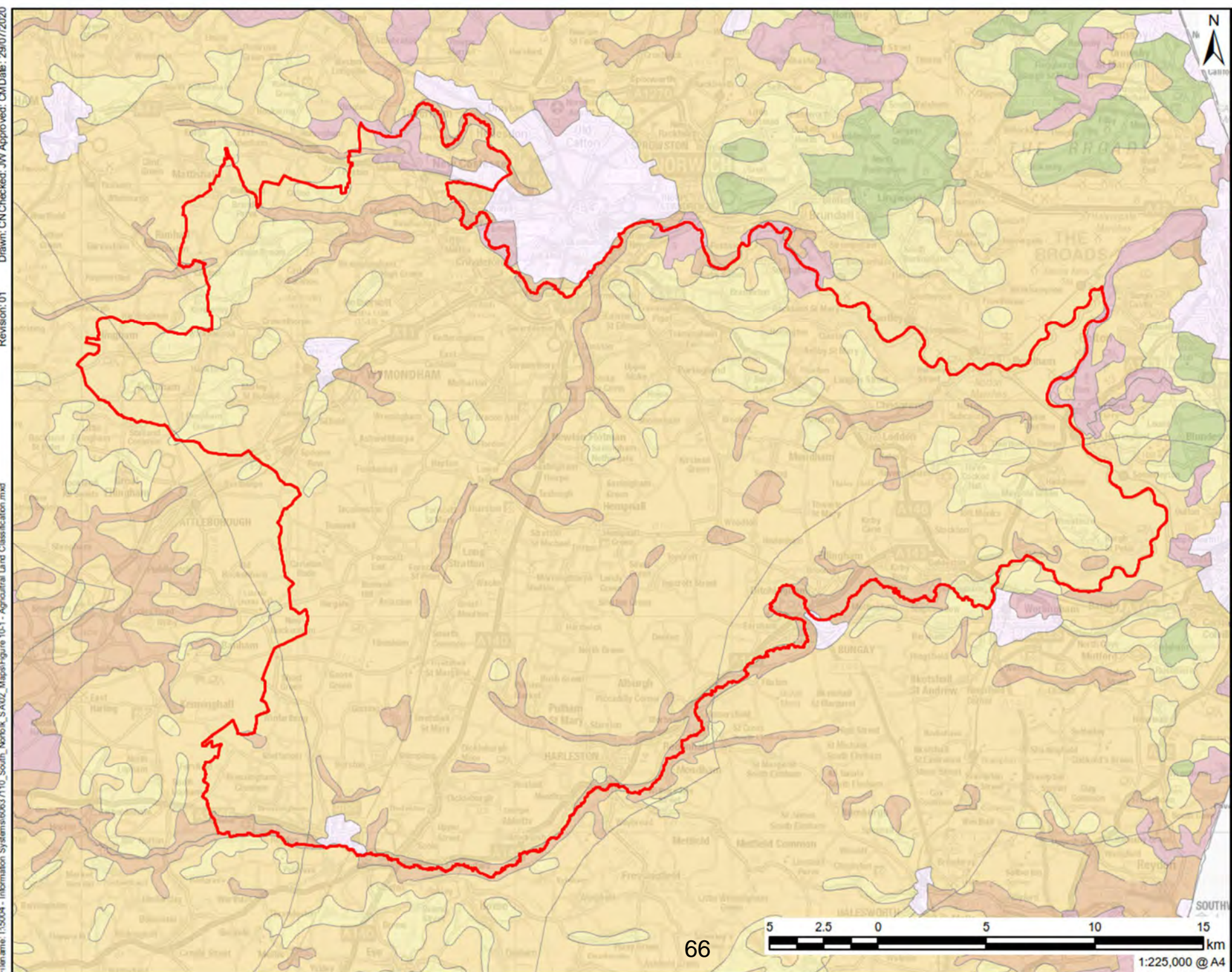
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## SHEET TITLE

AGRICULTURAL LAND  
CLASSIFICATION

## SHEET NUMBER

Figure 10.3





# 11 Landscape

## 11.1 Introduction

11.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- National Landscape Character Areas
- Local and national protective landscape designations

## 11.2 Policy context

### National

11.2.1 Key messages from the NPPF in relation to landscape include:

- Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.
- Strategic policies should set out an overall strategy making provision for 'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.
- Planning policies and decisions should ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).
- Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils
  - b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and
  - c. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

11.2.2 National Character Area (NCA) Profiles are published by Natural England and divide England in 159 distinct natural areas based on their landscape, biodiversity, geodiversity, historic, cultural and economic characteristics.<sup>43</sup> NCAs follow natural features in the landscape and are not aligned with administrative boundaries. NCA profiles describe the features which shape each of these landscapes, providing a broad context to its character. The Government's 25 Year Environment Plan states the intention to work with relevant authorities to deliver environmental enhancements within all 159 NCAs across England.

### Local

11.2.3 The **South Norfolk Landscape Character Assessment**<sup>44</sup> (2001) was undertaken in stages, with different volumes of the assessment pertaining to different areas within the district.

11.2.4 The **South Norfolk Local Landscape Designations Review**<sup>45</sup> (2012) updates the range of local landscape designations in the district to "*take account of potential changes in landscape character where there has been significant new development*" with particular focus on river valley landscapes, strategic gaps and the South Norwich Bypass Landscape Protection Zone.

<sup>43</sup> Natural England (2012) 'National Character Area profiles' [online], available from:

<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>44</sup> [https://www.south-norfolk.gov.uk/sites/default/files/LUC\\_2001\\_Landscape\\_Assesment\\_Volume\\_4\\_Introduction.pdf](https://www.south-norfolk.gov.uk/sites/default/files/LUC_2001_Landscape_Assesment_Volume_4_Introduction.pdf)

<sup>45</sup> [https://www.south-norfolk.gov.uk/sites/default/files/Chris\\_Blandford\\_June\\_2012\\_South\\_Norfolk\\_Local\\_Landscape\\_Designations\\_Review.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Chris_Blandford_June_2012_South_Norfolk_Local_Landscape_Designations_Review.pdf)

- 11.2.5 Policy DM4.5 (Landscape Character and River Valleys) of the **Development Management Policies Document** (2015) sets out policy protection for the identified river valleys and landscape character features. Similarly, Policy DM 4.6 (Landscape Setting of Norwich) sets out that development proposals within the Norwich Southern Bypass Landscape Protection Zone (NSBLZ) must enhance the landscape setting of the southern bypass corridor.
- 11.2.6 The **South Norfolk Place-Making Guide SPD** (2012)<sup>46</sup> sets out design principles intended to ensure that new development recognises South Norfolk's attractive and distinctive landscape character and that "all new development is of high quality, sustainable, innovative and respects and reinforces the distinctive character of the locality where development is proposed", recognising that landscape character and sensitivity is important to reflect in both designated and non-designated areas.

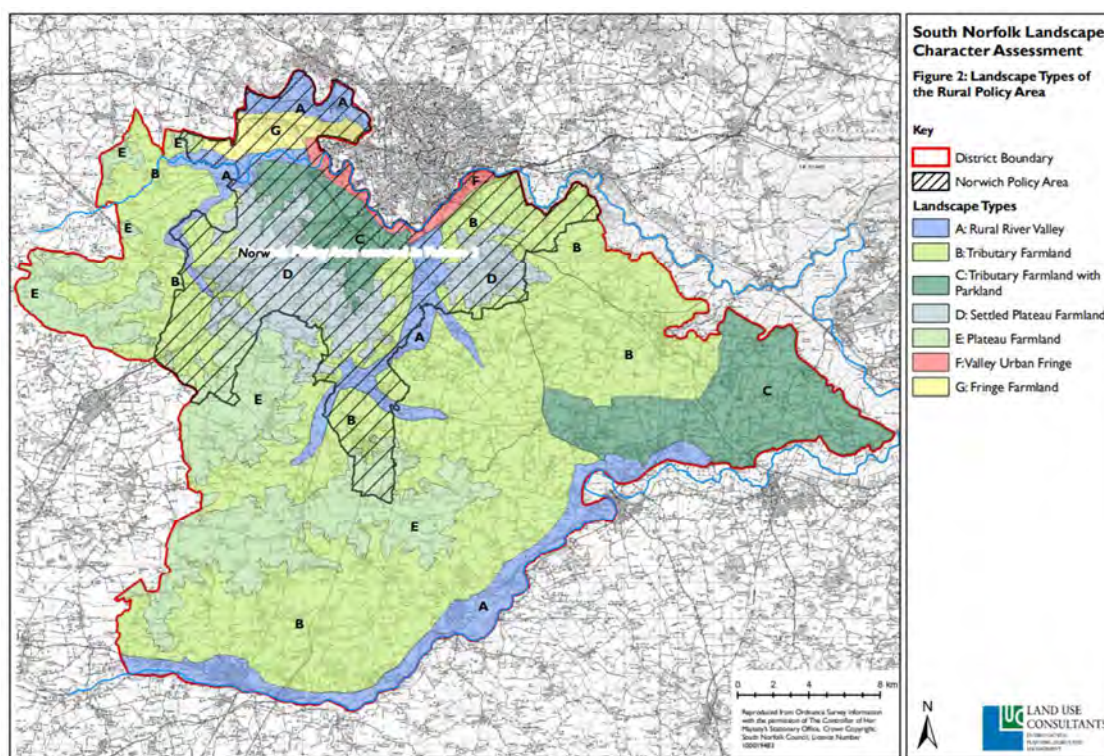
## 11.3 Baseline summary

### Current baseline

#### Landscape character

- 11.3.1 The overwhelming majority of the district falls within National Character Area (NCA) 83, 'South Norfolk & High Suffolk Claylands', characterised by the *"high and predominantly flat clay plateau that dominates the character of the NCA, incised by numerous small-scale wooded river valleys with complex slopes that in places are much unexpected for East Anglia"*.<sup>47</sup> A very small part of the district's north west falls within the adjacent 'Mid Norfolk' NCA.
- 11.3.2 A more granular understanding of the district's landscape character is provided by the 2001 South Norfolk Landscape Character Assessment (LCA) which identifies a total of seven character types, as per Figure 11.1 below. The dominant character type in terms of total area is 'Tributary Farmland', with characteristics including a *"shelving and gently undulating landform"*, *"medium to large-scale arable farmland"* and a *"dispersed but evenly distributed settlement pattern of small farmsteads and small, nucleated villages"*.

Figure 11.1 landscape character areas within South Norfolk (from the 2001 Landscape Character Assessment)



#### Landscape designations

<sup>46</sup> [https://www.south-norfolk.gov.uk/sites/default/files/South\\_Norfolk\\_Place-Making\\_Guide\\_SPD\\_0.pdf](https://www.south-norfolk.gov.uk/sites/default/files/South_Norfolk_Place-Making_Guide_SPD_0.pdf)

<sup>47</sup> <http://publications.naturalengland.org.uk/file/5427224945623040>

- 11.3.3 South Norfolk partly intersects with the Broads National Park at the district's north and east. Although these areas are outside the South Norfolk Local Plan area, falling instead with the Broads Authority Local Plan area, the Broads is a key landscape designation in the context of South Norfolk and indicates that the north and east of the district likely have potential for particular landscape sensitivity.
- 11.3.4 There are five locally designated 'rural river valleys' in the plan area, noted by the 2012 Landscape Character Review as being "*very important in providing spatial definition to and creating variety within the South Norfolk Landscape*". The designation attracts policy protection through the adopted Local Plan and relates to the River Tas, Rivers Yare/Tiffey, River Tud, River Wensum and River Waveney.
- 11.3.5 The district has two locally designated 'strategic gaps' at the settlement of Hethersett which lies equidistant between the Norwich urban area to the east and Wymondham to the west. The strategic gap designation is intended to prevent sprawl between the three settlements, preserving their distinct and separate identities.
- 11.3.6 Similarly, the locally designated South Norwich Bypass Landscape Protection Zone (LPZ) is designated to ensure the remaining rural character along the route of the bypass is protected from the urbanising effect of development and will effect a small number of VCHAP settlements. A suite of other landscape polices are designated to protect undeveloped approaches to Norwich (by road and rail), gateways to the city, and viewing cones for longer distance views towards the city. All of these have the potential to affect a small number of VCHAP settlements.
- 11.3.7 These key landscape designations are mapped in Figure 11.2 at the end of this chapter.

### Future baseline

- 11.3.8 Future development at settlements such as those in the Village Cluster centred on Loddon, as well Ellingham and Geldeston and a number of other settlements in the east of the district could have potential to affect the landscape setting of the Broads Authority area.
- 11.3.9 More generally, new development across the district could have potential to lead to incremental changes in landscape and townscape quality in and around the district, particularly if located on greenfield sites at the edges of the existing built area. This could potentially lead to the loss of some landscape features or adverse effects on the landscape character of rural settlements.

## 11.4 Key sustainability issues and objectives

- 11.4.1 The following key issues emerge from the context and baseline review:
- The district partially intersects with the Broads Authority area in the district's north and east, giving rise to potential landscape sensitivity in these areas.
  - Outside the Norwich fringe, the district is rural in character with many small settlements dispersed widely across a gently undulating landscape which features several characterful river valleys running through it.
- 11.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:
- Protect and enhance the character, quality and diversity of the district's rural landscapes, townscapes and river valleys through appropriate design and layout of new development, including protecting the setting of the Broads Authority area.



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## LEGEND

- South Norfolk District Boundary
- River Valleys
- Norwich Southern Bypass Landscape Protection Zone
- Strategic Gaps
- The Broads National Park

## NOTES

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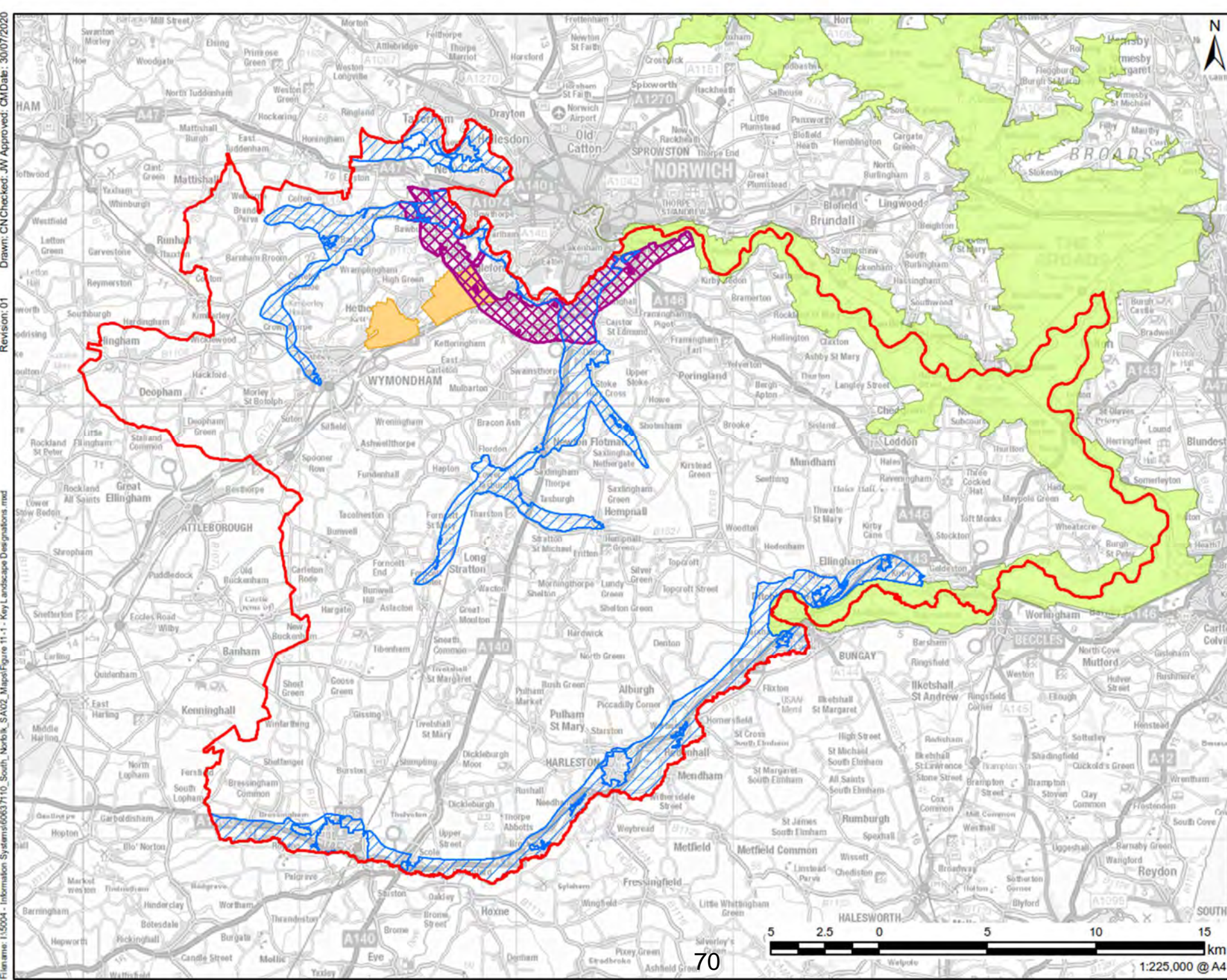
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## SHEET TITLE

KEY LANDSCAPE  
DESIGNATIONS

## SHEET NUMBER

Figure 11.2





# 12 Transport

## 12.1 Introduction

12.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Key transport infrastructure
- Public transport
- Active transport

## 12.2 Policy context

### National

12.2.1 Key messages from the **National Planning Policy Framework**<sup>48</sup> (NPPF) include:

- Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
  - a. The potential impacts of development on transport networks can be addressed;
  - b. Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised;
  - c. Opportunities to promote walking, cycling and public transport use are identified and pursued;
  - d. The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and
  - e. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

12.2.2 **National Planning Practice Guidance** (NPPG)<sup>49</sup> identifies that it is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/or review of that Plan.

12.2.3 **The Transport Investment Strategy - Moving Britain Ahead** (2017)<sup>50</sup> sets out the Department for Transport's approach for future investment decisions and priorities. At the local level, the strategy relies on devolved decision-making where local communities have the power and will be backed by funding. Investment aims to achieve a transport network that is reliable, well-managed, safe, and works for everyone. The transport system should also provide smooth, fast and comfortable journeys, and have the right connections in the right places.

12.2.4 The **UK 2070 Commission's final report** on regional inequalities details the UK's need to dismantle the extremities of regional inequalities through large scale, long term and all-encompassing policies. The report recommends widespread commitments which see areas outside of London and the South East

<sup>48</sup> MHCLG (2019) National Planning Policy Framework [online] available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

<sup>49</sup> Department for Communities and Local Government (2012) National Planning Practice Guidance [online] available at: <http://planningguidance.communities.gov.uk/>

<sup>50</sup> Department for Transport (2017) Transport Investment Strategy - Moving Britain Ahead [online] available at: <https://www.gov.uk/government/publications/transport-investment-strategy>

benefitting from investment and exploiting cultural capital to realise their potential. The report sets out a 10-point framework for action which includes delivering a connectivity revolution by creating a transformed public transport network between, within and beyond cities. It also recommends implementing a comprehensive framework for inclusive devolution by allowing places to 'step-up' via appropriate levels of devolution according to local ambition, need and capacity. A levelling up of the playing field with fairer access to funds and spatial priorities is also included.

- 12.2.5 Department for Transport (2020) **Decarbonising Transport: Setting the Challenge** (2020)<sup>51</sup> sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050.
- 12.2.6 In February 2020, the government announced a new £5 billion 5-year funding package to overhaul bus and cycle links for every region outside London.<sup>52</sup> This builds on the Government's determination to make buses work better for their passengers. The details of these programmes will be announced in the upcoming National Bus Strategy, to be published later in 2020, and follows the allocation of £170 million to support more electric buses, increase rural mobility and trial new 'Superbus' services. Cycle routes will also see a major boost across the country with over 250 miles of new, high-quality separated cycle routes and safe junctions in towns and cities to be constructed across England, as part of the multibillion pound package announced.

## Regional

- 12.2.7 The **Norfolk Cycling and Walking Strategy**<sup>53</sup> (2016) published by Norfolk County Council sets a county-wide vision for active travel in Norfolk which, by 2025, seeks to increase the number of people who walk and cycle to get to work and education, remove barriers to active travel, delivery high quality active travel facilities and make it easier to transfer between active travel and other modes of sustainable transport.
- 12.2.8 The **Norfolk Local Transport Plan** (2011- 2026) sets out the County Council's strategy and policy framework for transport and is used as a guide for investment priorities as well as being considered by other agencies when determining their planning or delivery decisions. The transport vision for the plan is to deliver a *"transport system that allows residents and visitors a range of low carbon options to meet their transport needs and attracts and retains business investment in the county"*.
- 12.2.9 Six strategic aims underpin the vision: maintaining and managing the highway network; delivering sustainable growth; enhancing strategic connections; reducing emissions; improving road safety; and improving accessibility.
- 12.2.10 Norfolk County Council published a preliminary '**Greenway Feasibility Study**' in 2019/2020 with the aim of developing a county-wide active travel network based on an existing 'greenway' concept with particular focus on extending the walking and cycling provision across Norfolk, linking into the Norfolk Trails network of promoted walking and cycling routes.
- 12.2.11 The **Integrated Transport Strategy for Norfolk and Suffolk**<sup>54</sup> (2018), finds that among other issues for the region, speeds for regional journeys are much slower than for major national centres, only 6% of residents of Norfolk travel by public transport and regional commuting patterns focus on the A14 Norwich-Ipswich corridor.
- 12.2.12 The **Norfolk Access Improvement Plan** is published by Norfolk County Council, setting out a 10 year plan for "increasing public use and enjoyment of Norfolk's public rights of way network".<sup>55</sup>

<sup>51</sup> Department for Transport (2020) Decarbonising Transport: Setting the Challenge [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/876251/decarbonising-transport-setting-the-challenge.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876251/decarbonising-transport-setting-the-challenge.pdf)

<sup>52</sup> Department for Transport (2020) Major boost for bus services as PM outlines new vision for local transport [online] available at: <https://www.gov.uk/government/news/major-boost-for-bus-services-as-pm-outlines-new-vision-for-local-transport>

<sup>53</sup> <https://www.norfolk.gov.uk/-/media/norfolk/downloads/roads-and-transport/alternative-ways-to-travel/norfolk-cycling-and-walking-strategy-large.pdf>

<sup>54</sup> Norfolk County Council (2018): 'Integrated Transport Strategy For Norfolk And Suffolk: A Strategy for Growth and Opportunity' [online] available from: [https://newanglia.co.uk/wp-content/uploads/2020/04/70035741\\_EITS\\_Brochure\\_v9.pdf](https://newanglia.co.uk/wp-content/uploads/2020/04/70035741_EITS_Brochure_v9.pdf)

<sup>55</sup> <https://www.norfolk.gov.uk/-/media/norfolk/downloads/out-and-about/public-rights-of-way/norfolk-access-improvement-plan.pdf?la=en&hash=2D76BC708A9200D64EEDFE09124FA39A5772C3CB>



## 12.3 Baseline summary

### Current baseline

12.3.1 The key strategic transport links of South Norfolk and the wider region are illustrated in Figure 12.1, below:

*Figure 12.1 Strategic transport links within the region (approximate plan area shown in red)*



### Strategic road network

12.3.2 There are no motorways in South Norfolk but the following strategic roads are the key arteries and pass through a number of Village Clusters:

- **A11** - a trunk road that forms part of the Strategic Road Network (SRN) running through the west of the Plan area, which provides connectivity to London, Cambridge, Stanstead as well as to the Midlands, the North and the rest of the country.
- **A47** - a trunk road that forms part of the Strategic Road Network (SRN), running east/west as a southern bypass for Norwich, connecting to King's Lynn, Peterborough and the Midlands. The A11 and A47 intersect in South Norfolk at the Thickthorn Junction.
- **A140** - a key transport corridor running through the centre of the Plan area, connecting the south and north of the Plan area to Norwich city centre. The A road also provides strategic access to Ipswich and beyond, with other local links to Diss and Harleston.
- **A146** - a key link road for the rural south east of the Plan area, from Norwich, to Beccles, and Lowestoft in Waveney.
- **A143** - a key corridor along the northern side of the Waveney Valley in South Norfolk, linking Great Yarmouth to Bury St Edmunds,

### Rail network

12.3.3 As noted in the Transport Growth Strategy for Norfolk and Suffolk<sup>56</sup>, Norfolk has important strategic rail

<sup>56</sup> Ibid.

connections with London, Cambridge, Peterborough and beyond, with key rail routes including the Great Eastern Main Line (GEML), the West Anglia Main Line (WAML), and the Felixstowe to Peterborough route which connects into the East Coast Main Line.

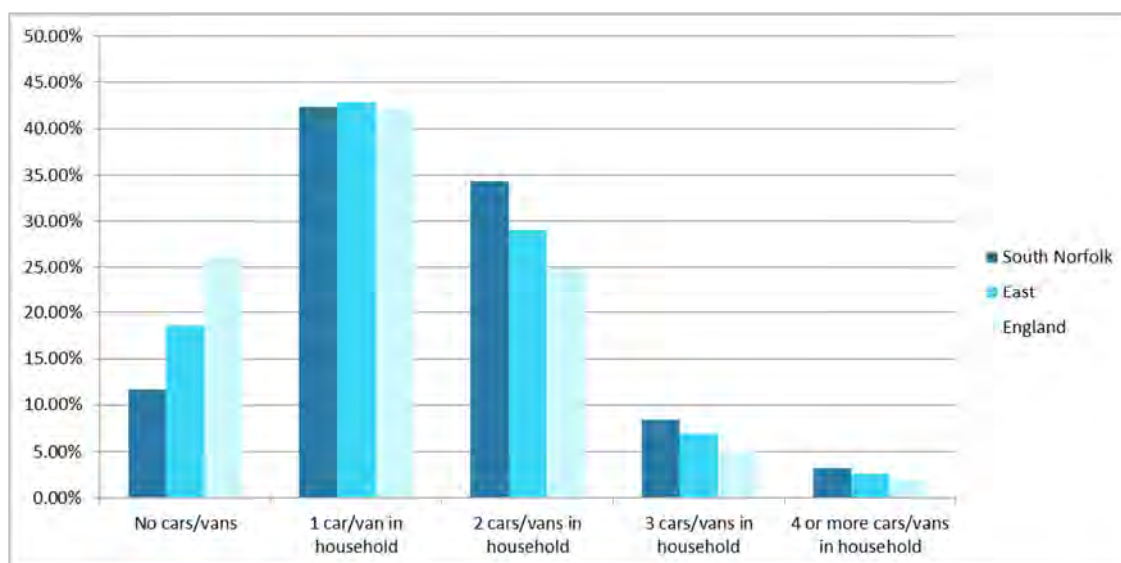
### Walking and cycling network

- 12.3.4 Norfolk County Council are testing feasibility of developing a 'greenway' network across the county, aiming to ultimately deliver an integrated network of walking and cycling routes which function both as long distance paths and local recreation and functional transport options. The initial focus will be to deliver three greenways on disused railways in the north of the county, though South Norfolk will likely benefit in the longer term as the project is expanded.
- 12.3.5 National Cycle route 1 runs from Norwich to Beccles, running through the eastern part of the Plan area. South Norfolk also has a number of walking trails, outlined in the Norfolk Cycling and Walking Strategy. The most notable existing long distance trails include the following:
- **Bouddica Way** runs through the centre of the Plan area. Named after the Queen of Iceni (who once inhabited that area), the Boudicca Way runs between Norwich and Diss, passing through the gently undulating countryside in South Norfolk.
  - **Wherryman's Way** runs along the eastern border of the Plan area, meandering 37.5 mile walking trail, running between Norwich and Great Yarmouth. Wherryman's Way runs through the heart of the Broads, winding along the banks of the River Yare..<sup>57</sup>

### Car and van ownership

- 12.3.6 Car ownership is high in South Norfolk, reflecting that it is a rural location with significant commuting outflows. Figure 12.2, below, indicates that the majority of residents in the Plan area own at least one car (88.3%), compared to 81.5% for the East of England and 74% for England as a whole.

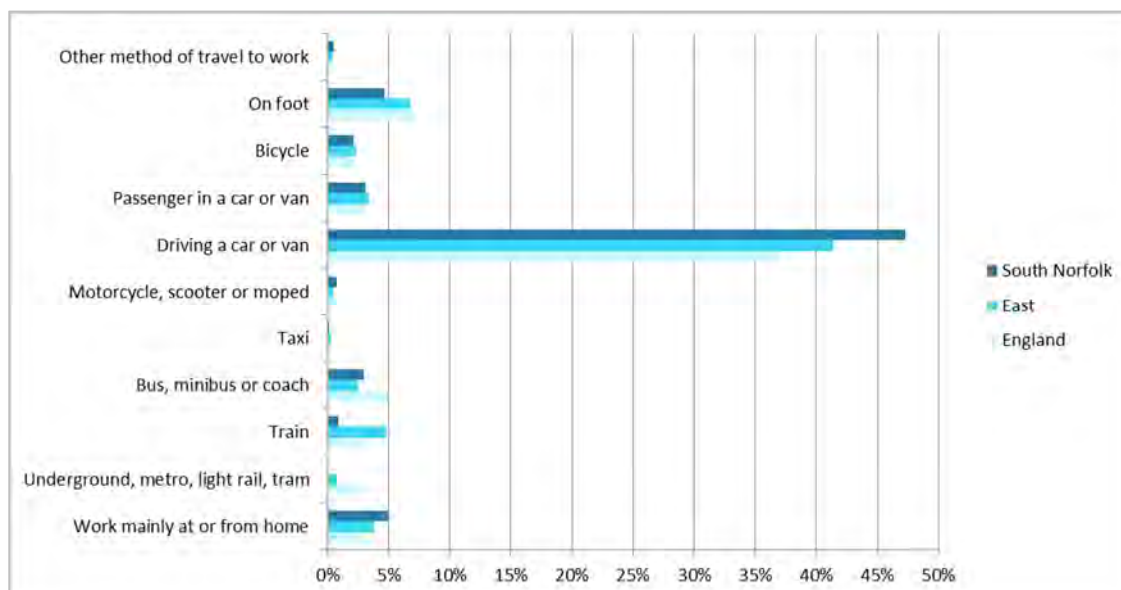
Figure 12.2 Car ownership (2011 census)



- 12.3.7 Figure 12.3, below, indicates that car dependency in South Norfolk is high, with correspondingly low public transport use. This appears consistent with the identified high rates of car ownership in the district.

<sup>57</sup> Norfolk County Council (n.d.): 'About Wherryman's Way' [online] available from: <https://www.norfolk.gov.uk/out-and-about-in-norfolk/norfolk-trails/long-distance-trails/wherrymans-way/about-wherrymans-way>

Figure 12.3 Method of travel to work (2011 census)



## Future baseline

- 12.3.10 High car dependency in the Plan area could mean that development has the potential to increase traffic and lead to additional localised congestion issues, particularly on the strategic A11 road, which in turn may reduce road safety.
- 12.3.11 However, there could potentially be opportunities for new development to deliver localised positive effects through supporting small-scale infrastructure improvements and active travel opportunities that seeks to maximise pedestrian movement, using recent models such as the Norwich cycle network 'the Pedleways' which already extend into South Norfolk.

## 12.4 Key sustainability issues and objectives

- 12.4.1 The following key issues emerge from the context and baseline review:

- The plan area is reasonably well connected to mainline railway network and the strategic road network, though there are no motorways in the district.
- Car dependency is high in relation to the regional and national averages, reflecting South Norfolk's rural context and dispersed settlement pattern.
- There could be longer term opportunities to expand and improve active transport corridors throughout the district in particular where connectivity with the proposed 'greenways' scheme is achievable.

- 12.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Ensure that provision of transport infrastructure reflects local population and demographic needs within and between the village clusters, promotes sustainable modes of travel where possible, connects new housing to employment, education, health and local services and maximises accessibility for all.

# 13 Water

## 13.1 Introduction

13.1.1 This section provides a strategic review of the policy context and baseline position in relation to the following factors.

- Water catchment areas
- Water resources
- Water quality

## 13.2 Policy context

### National

13.2.1 Key messages from the **National Planning Policy Framework**<sup>58</sup> (NPPF) include:

- Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.
- Development should remediate, mitigate, despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

13.2.2 **The Environmental Bill 2020**<sup>59</sup> policy statement states that the new bill will help secure long – term, resilient water and wastewater services, making for a greener and more resilient country for the next generation within its 25-year environmental plan. Key elements to help reform the 25-year plan include:

- Extraction and trying to reform waterbodies to as close to their natural state.
- Ensures regulations protecting water quality will not become ‘frozen’ due to the loss of the European communities at 1972 section 2.
- The bill amends the land drainage act 1991, to enable valuation calculations to be provided for in secondary legislation.

13.2.3 The **Water Framework Directive** (2000) requires a management plan to be prepared for water catchment areas to inform planning and help meet objectives and obligations in areas such as water efficiency and sustainable drainage.

13.2.4 The **Water White Paper 2011**<sup>60</sup> sets out the Government’s vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

13.2.5 The Government’s **Water Strategy for England**<sup>61</sup> (2008) provides strategy for the water sector up until 2030, which aims to sustainably deliver secure water supplies and an improved and protected water environment. It sets out actions within the following areas:

- Water demand;
- Water supply;
- Water quality;

<sup>58</sup> MHCLG (2019) National Planning Policy Framework [online] [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

<sup>59</sup> <https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>

<sup>60</sup> Defra (2011) Water for life (The Water White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

<sup>61</sup> Defra (2011) Future Water: the Government’s Water Strategy for England [online] available at: <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

- Surface water drainage;
- River and coastal flooding;
- Greenhouse gas emissions;
- Charging for water; and
- Regulatory framework, competition and innovation.

13.2.6 **Water for life**<sup>62</sup> (2011) sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

## Regional

13.2.7 Water Resource Management Plans (WRMP) are prepared by water companies to ensure supply continues to meet demand into the future, even under water stressed conditions. WRMPs cover 25-year planning periods to ensure that long term needs, trends and changes are considered appropriately at a strategic level. South Norfolk is covered by the **Anglian Water WRMP 2015–2040**.

13.2.8 South Norfolk falls within the plan area of the **Anglian Basin District River Basin Management Plan (RBMP)**<sup>63</sup> (2015). RBMPs are published by the Environment Agency and set out a framework for how all river basin stakeholders, including water companies and local communities, can help improve the quality of the water environment to comply with the Water Framework Directive, based on current status and reasons for failures. There are eight RBMPs in England which all have a harmonised plan period of 2015–2021.

13.2.9 The **Greater Norwich Outline Water Cycle Study**<sup>64</sup> (2020) has been prepared by AECOM to support the preparation of the emerging Greater Norwich Local Plan (GNLP). The Water Cycle Study forms an important part of the evidence base that will help the Greater Norwich Authorities determine the most appropriate options for development within the study area (with respect to water infrastructure and the water environment) and will be updated to take account of the emerging VCHAP sites, and their in-combination effects with the GNLP allocations.

## Local

13.2.10 The **Broadland Rivers Catchment Plan**<sup>65</sup> (2014) is prepared by the Broadland Catchment Partnership, comprising a range of organisations, groups and businesses and co-led by the Broads Authority and the Norfolk Rivers Trust. The Plan sets seven thematic goals to achieve by 2027, targeting improved land management, waste water management, water management, flood risk management, floodplain management, recreation and understanding and investment.

## 13.3 Baseline summary

### Current baseline

#### Water catchment

13.3.1 The Anglian River Basin District RBMP identifies that South Norfolk is within the 'Broadland Rivers' catchment, where priority river basin management issues include diffuse pollution from rural areas, physical modification of rivers and lakes and pollution from wastewater.

#### Water quality

13.3.2 The quality of water is measured for a range of waterbodies including rivers, surface water, groundwater and bathing water (where applicable). Quality is generally classified according to the characteristics of the waterbodies using chemical status and ecological status as proxies for quality. There are a total of 81

<sup>62</sup> Defra (2011) Water for life [online] available at: <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

<sup>63</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/718327/Anglian\\_RBD\\_Part\\_1\\_river\\_basin\\_management\\_plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/718327/Anglian_RBD_Part_1_river_basin_management_plan.pdf)

<sup>64</sup> [https://gnlp.oc2.uk/docfiles/46/Greater%20Norwich%20Water%20Cycle%20Study%20Draft%20for%20consultation1\\_FINAL\\_05022020.pdf](https://gnlp.oc2.uk/docfiles/46/Greater%20Norwich%20Water%20Cycle%20Study%20Draft%20for%20consultation1_FINAL_05022020.pdf)

<sup>65</sup> <https://broadlandcatchmentpartnership.org.uk/wp-content/uploads/2018/08/Catchment-Plan-website-final.pdf>



water bodies in the Broadland Rivers catchment, comprising rivers, canals, surface water transfers and lakes. Their chemical status as per the most recently available data (from 2016) is presented in Figure 13.1 below:

*Figure 13.1 Ecological and chemical classification for surface waters in the Broadland Rivers catchment*<sup>66</sup>

Number of water bodies	Ecological status or potential					Chemical status	
	Bad	Poor	Moderate	Good	High	Fail	Good
81	1	18	59	3	0	1	80

- 13.3.3 Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution, in accordance with the 2015 Nitrate Pollution Prevention Regulations. Waters are defined as polluted if they contain nitrate concentrations greater than 50mg/l. South Norfolk is affected by several NVZs, which collectively cover the majority of the district. The only exception is the area around Newton Flotman at the centre of the district which is not within a NVZ.
- 13.3.4 Drinking Water Safeguard Zones (DWSZs) are designated at locations where pollution control measures are required to prevent potential contamination of drinking water supplies. The only DWSZ in South Norfolk is immediately south of Norwich, where the Bixley (Trowse Newton) DWSZ is declared in relation to nitrate pressures.

#### Water resources

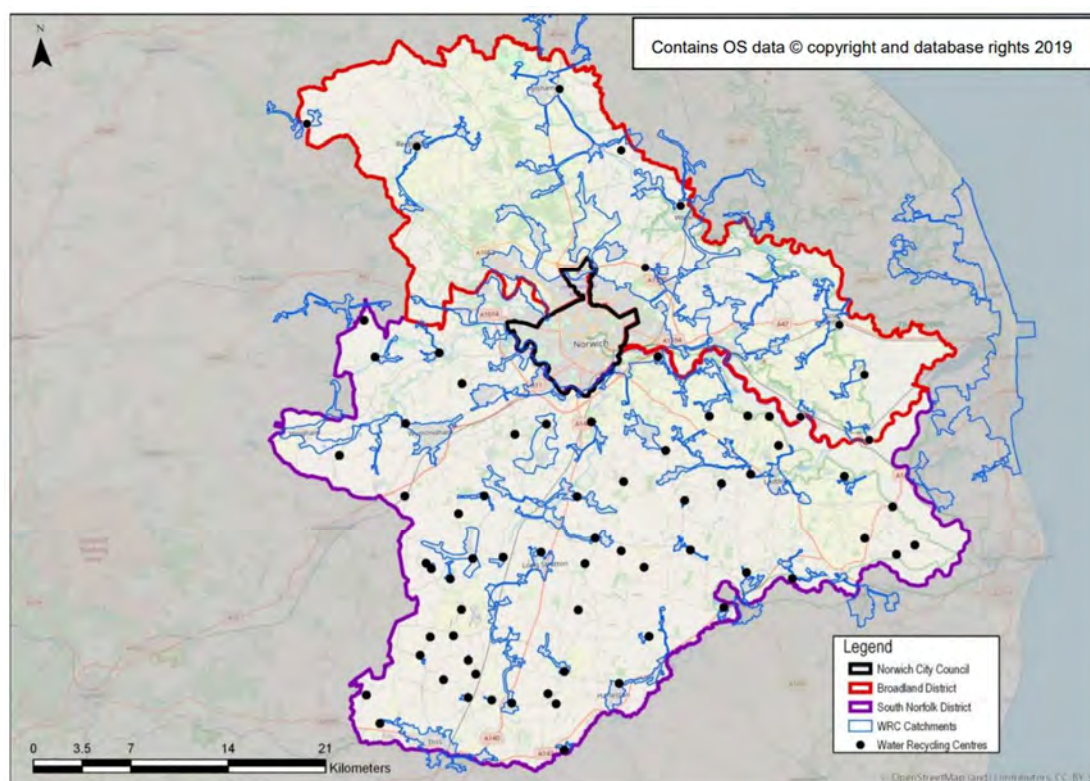
- 13.3.5 Collectively, the Broadland Rivers catchment represents a very significant natural water resource not just for South Norfolk, but of regional and national importance too. The Environment Agency describe the Broadland Rivers as follows:

*“The Broadland Rivers catchment is an iconic landscape. The upper reaches of the rivers, including the river Wensum, one of the most important chalk river habitats in the country, and the river Waveney, a classic lowland river, contrast with the low lying reaches further down the catchment where the land is mostly at or below sea level. Amongst these slow flowing rivers lie the Broads, an area of interconnected lakes and wetlands. The ecology of these lower reaches is affected by tidal surges from the North Sea as well as what happens upstream”.*

- 13.3.6 In terms of utilities, Anglian Water is the sole public sewerage provider in South Norfolk, and the wider catchment, and also provides public drinking water supply to much of the district's population as the statutory undertaker. Drinking water for a small part of the south of the district is supplied by Essex and Suffolk Water.
- 13.3.7 The 2020 Outline Water Cycle Study identifies a total of 61 Water Recycling Centres (WRC) in the district, though anticipates that only 19 of these are likely to be affected by future growth across the Greater Norwich area. The distribution of WRCs is illustrated in Figure 13.2 overleaf.
- 13.3.8 Of these affected 19, only the WRCs at Diss and at Whitlingham Trowse, south of Norwich, are of a strategic scale, whilst the majority of the rest serve small or very small local catchments across the district. The Water Cycle Study finds that 15 of the 19 affected WRCs have sufficient headroom capacity to accommodate anticipated growth. However, the remaining 4 WRCs are found to have no available permitted headroom capacity meaning that they would “*exceed their maximum permitted Dry Weather Flow (DWF) under their existing discharge permits*”. It is notable that this includes the strategic-scale Whitlingham Trowse facility and the Long Stratton facility.

<sup>66</sup> <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3008/Summary>

Figure 13.2 Distribution of Water Recycling Centres across the Greater Norwich Local Plan area as per the 2020 Outline Water Cycle Study (indicated by black dots)



## Future baseline

- 13.3.9 South Norfolk falls within the Broadland Rivers catchment area, suggesting that new development in the district could have potential to affect sensitive downstream waterbodies.
- 13.3.10 Growth within the region in the longer term is likely to add pressure on existing water resources by placing more demand on infrastructure. Without intervention, this pressure is likely to be particularly pronounced at four of the district's Water Recycling Centres, including the strategic Whittingham Trowse WRC south of Norwich.
- 13.3.11 Future greenfield development could have potential for effects upon surface water nitrates on the basis that much of the district is within Nitrate Vulnerable Zones, with the notable exception of the district's centre around Newton Flotman.

## 13.4 Key sustainability issues and objectives

- 13.4.1 The following key issues emerge from the context and baseline review:

- South Norfolk falls within the Broadland Rivers catchment area, which includes a total of 81 waterbodies and is upstream from the sensitive Norfolk Broads.
- The district has an extensive network of mostly rural, small scale Water Recycling Centres, the majority of which are anticipated to have capacity to absorb future growth. However, the strategic scale Whittingham Trowse WRC is anticipated to receive flows from a significant scale of new development for which it does not currently have sufficient headroom capacity.
- Much of the district falls within a Nitrate Vulnerable Zone.

- 13.4.2 In light of the key issues discussed above, it is proposed that the SA framework should include the following objective:

- Promote sustainable forms of development which minimise pressure on water resources, whilst maintaining and enhancing where possible the quality of the district's rivers, lakes and other water bodies.

# 14 Conclusion and next steps

## Conclusion

- 14.1.1 A review of evidence presented under 12 twelve topic headings has led to a discrete list of objectives (and supporting key issues / opportunities) that, it is proposed, should be taken forward as a framework to guide the forthcoming appraisal stages of the VCHAP SA process. The draft SA framework is presented below.

Figure 14.1: The draft SA framework

Topic	Objective
Accessibility	Support good access to existing and planned services, facilities and community infrastructure, including green infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.
Biodiversity	Avoid harm to South Norfolk's rich diversity of internationally, nationally and locally designated sites of biodiversity significance, as well as to sites in adjacent Local Plan areas, whilst seeking to deliver a biodiversity net gain and habitat enhancement where possible
Climate change adaptation	Support the resilience of South Norfolk to the potential effects of climate change, including fluvial and surface water flooding.
Climate change mitigation	Continue to reduce CO <sub>2</sub> emissions from all sources by achieving high standards of energy efficiency in new development, by providing attractive opportunities to travel by sustainable means and by protecting land suitable for renewable and low carbon energy generation, including community schemes, whilst recognising the changing nature of private cars, with the Government's current aim of phasing out all sales of internal combustion engine cars within the lifetime of this plan.
Communities	Support the continued healthy and sustainable growth of South Norfolk, narrowing the gap between the areas of the district with strongest and least strong health and social outcomes. Helping to maintain local services and facilitates in more rural locations, to the benefit of existing and future residents.
Economy	Support the continued provision of, and vitality of, local employment opportunities across the district whilst seeking to take advantage where possible of new strategic opportunities, such as those associated with the Cambridge Norwich Tech Corridor. To support a range of housebuilding opportunities, particularly for small and medium sized builders,
Historic environment	Protect, conserve and enhance designated and non-designated heritage assets and their settings, and contribute to maintaining and enhancing South Norfolk's historic character through the design, layout and setting of new development.
Housing	Support timely delivery of an appropriate mix of housing types and tenures to ensure supply of high quality housing across the village clusters which meets the needs of South Norfolk residents and diversify the housing market to help maintain delivery.
Land and soils	Ensure the efficient and effective use of land and maintain the integrity of mineral extraction sites and safeguarding areas in the district.
Landscape	Protect and enhance the character, quality and diversity of the district's rural landscapes, townscapes and river valleys through appropriate design and layout of new development, including protecting the setting of The Broads Authority areas.
Transport	Ensure that provision of transport infrastructure reflects local population and demographic needs within and between the village clusters, promotes sustainable modes of travel where possible, connects new housing to employment, education, health and local services and maximises accessibility for all.

Topic	Objective
Water	Promote sustainable forms of development which minimise pressure on water resources, whilst maintaining and enhancing where possible the quality of the district's rivers, lakes and other water bodies.

## Next steps

- 14.1.2 Comments are invited on the draft SA framework and the underpinning review of evidence and issues/opportunities. The SA scope will then be updated, taking into account all comments received, at which point the Council (working with AECOM) will be in a position to begin appraisal work.
- 14.1.3 Specifically, the aim is to develop and appraise 'reasonable alternatives' and then the emerging draft plan. In the context of the VCHAP, it is envisaged that appraisal of reasonable alternatives will involve appraisal of alternatives approaches to growth (i.e. alternative combinations of site allocations) at select village clusters (i.e. those clusters, out of the total list of 48, where there is a strategic choice); however, views on the scope of 'reasonable alternatives' for the VCHAP are invited through this scoping consultation.
- 14.1.4 Once appraisal work has been complete, then the Council will be in a position to prepare and publish a draft version of the VCHAP for consultation. An Interim SA Report will be published alongside that presents the information required of the SA Report. Fundamentally, this means presenting an appraisal of "the plan and reasonable alternatives", although the report will also present an up-to-date discussion of the SA scope, including explanation of how scoping consultation responses have been taken into account.
- 14.1.5 Following the draft plan consultation (under Regulation 18 of the Local Planning Regulations), the final draft ('Proposed Submission') version of the plan will be prepared and published (under Regulation 19 of the Local Planning Regulations). The legally required SA Report will be published alongside.



## Appendix B

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN4011</b>	Alburgh and Denton	Alburgh	South and west of Church Road	0.96	24
<b>SN4031SL</b>		Alburgh	Land adjacent 1 Station Road	0.2	5
<b>SN0168</b>		Denton	North of Upland Terrace Council Houses, Norwich Road	3.13	78
<b>SN0193</b>		Denton	Land at Upland Farm	5.64	141
<b>SN0400</b>	Alpington, Yelverton and Bergh Apton	Alpington	Land at Church Meadow	1.87	47
<b>SN0433REV</b>		Alpington	Land in Wheel Road	3.3	83
<b>SN0434</b>		Alpington	Land in Wheel Road	1.23	31
<b>SN0435</b>		Alpington	Land in Burgate Road	0.67	17
<b>SN0529SL</b>		Alpington	Land east of Nichols Road	0.37	9
<b>SN1012</b>		Alpington	Mill Field, Mill Road	0.96	24
<b>SN2006</b>		Yelverton	Land south of Loddon Road	1.8	45
<b>SN0122SL</b>		Bergh Apton	Cooke's Road	0.23	6
<b>SN0203</b>		Bergh Apton	Land to the south of Church Road	0.87	22
<b>SN0210</b>		Bergh Apton	Church Wood, Wellbeck Road	2.38	60
<b>SN0412REV</b>		Bergh Apton	Former concrete works site, Church Road	1.7	43
<b>SN0533</b>		Bergh Apton	Land east of The Street	0.58	15
<b>SN2015SL</b>		Bergh Apton	Land at Town Farm	0.29	7
<b>SN2022SL</b>		Bergh Apton	Land at The Dell	0.34	9
<b>SN2023SL</b>		Bergh Apton	Land at Bergh Apton House	0.4	10
<b>SN2117</b>		Bergh Apton	Land adjacent to the village hall	1.81	45
<b>SN4030</b>		Bergh Apton	Land at Mill Farm	0.64	16
<b>SN0007SL</b>		Bergh Apton	Land at Town Farm	0.22	6
<b>SN0459</b>		Aslacton	Land off Church Road	1.71	43

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN1041</b>	Aslacton, Great Moulton and Tibenham	Aslacton	Land adjacent to Pottergate Street	1.4	35
<b>SN1042</b>		Aslacton	Land at Church Road	3.7	93
<b>SN2005</b>		Aslacton	Land west of Woodrow Lane	2.5	63
<b>SN2118</b>		Aslacton	Land south of Sneath Road	0.54	14
<b>SN3001SL</b>		Aslacton	Sneath Road	0.27	7
<b>SN0554</b>		Great Moulton	Land at Hallowing Lane	1.09	27
<b>SN0555</b>		Great Moulton	Land off Old Road (adj to Hallowing Lane)	1.46	37
<b>SN0557SL</b>		Great Moulton	Site between Ketts Farm and Orchard Farm	0.36	9
<b>SN2003</b>		Great Moulton	Land at the former meat processing plant, Frith Way	1.13	28
<b>SN2008SL</b>		Great Moulton	Land at Overwood Lane	0.33	8
<b>SN2068</b>		Great Moulton	Land at Cherry Tree Farm	0.86	22
<b>SN0365SL</b>		Tibenham	Land east of Cherry Tree Road	0.28	7
<b>SN2102SL</b>		Tibenham	Land at Long Row	0.27	7
<b>SN2112</b>		Tibenham	Land at Black Barn Road	1.46	37
<b>SN3008REV</b>		Tibenham	Pristow Green Lane	1	25
<b>SN0416</b>	Barford, Marlingford, Colton and Wramplingham	Barford	Land at Barford Church/ Barnham Broom Road	1.47	37
<b>SN0552</b>		Barford	Land off Watton Rd	37.39	935
<b>SN1013REV</b>		Barford	Land at The Hall (between Church Lane and Back Lane)	0.8	20
<b>SN0424SL</b>		Marlingford & Colton	Land at Marlingford Road	0.41	10
<b>SN0425</b>		Marlingford & Colton	Land at Mill Rd / Bardford Rd	0.86	22
<b>SN0474</b>		Marlingford & Colton	Land west of Colton Road	13.38	335

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0475REVA</b>		Marlingford & Colton	Land south of Colton/ east of Highhouse Farm Lane	0.77	19
<b>SN0475REVB</b>		Marlingford & Colton	Land east of Highhouse Farm Lane	0.97	24
<b>SN0476R</b>		Marlingford & Colton	Land north of Church Lane (Land east of Honingham Rd/ north of Barnham Broom Golf & Country Club)	23.67	592
<b>SN0018SL</b>	Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva	Barnham Broom	Land north of Norwich Road	0.18	5
<b>SN0055</b>		Barnham Broom	Land to the east of Spur Road and to the south of Norwich Road	1.91	48
<b>SN0174</b>		Barnham Broom	Land off Bell Road	1.97	49
<b>SN0196</b>		Barnham Broom	Land to the west of Mill View	2.06	52
<b>SN0324</b>		Barnham Broom	Land south west of Dades Farm, Norwich Rd	0.89	22
<b>SN2110SLREV</b>		Barnham Broom	Land south of Norwich Road	0.46	12
<b>SN4051</b>		Barnham Broom	Land on the corner of Bell Road and Norwich Road	1.44	36
<b>SN4087SL</b>		Barnham Broom	Land south of Bell Road	0.42	11
<b>SN0002SL</b>	Bawburgh	Bawburgh	Land east of Stocks Hill	0.24	6
<b>SN0015SL</b>		Bawburgh	New Road, Bawburgh	0.4	10
<b>SN0484REV</b>		Bawburgh	Land east of Stocks Hill		
<b>SN4053</b>		Bawburgh	Land east of Stocks Hill	1	25
<b>SN4071</b>		Bawburgh	Land east of Harts Lane	3.83	96
<b>SN3032</b>		Bawburgh	Land west of Harts Lane	2.9	73
<b>SN2052</b>	Bressingham	Bressingham	Land east of The Street	0.84	21
<b>SN2053</b>		Bressingham	Land adjoining Pond Farm	2.14	54
<b>SN2054</b>		Bressingham	Land east of School Road	3.51	88
<b>SN2056</b>		Bressingham	Land at Fersfield Common	1.82	46

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN2057</b>		Bressingham	Land north of A1066	1.2	30
<b>SN2079</b>		Bressingham	Land at Fersfield Road/ Folly Lane	0.93	23
<b>SN3037</b>		Bressingham	Land north of A1066	6.47	162
<b>SN3038</b>		Bressingham	Land south of A1066	2.33	58
<b>SN4026</b>		Bressingham	East of Common Road	0.8	20
<b>SN4033</b>		Bressingham	Land to the rear of 34 Common Road	0.54	14
<b>SN4036</b>		Bressingham	Land east of School Road	2.09	52
<b>SN4037</b>		Bressingham	Land south of Fersfield Road	1.29	32
<b>SN3010</b>		Bressingham	Wyevale Garden Centre, Low Road	2.6	65
<b>SN3019SL</b>		Bressingham	Land west of School Road	0.49	12
<b>SN3020</b>		Bressingham	Land west of School Road	0.69	17
<b>SN3023</b>		Bressingham	Land at Darrow Lane	0.79	20
<b>SN3036</b>		Bressingham	Blooms Nurseries	1.89	47
<b>SN0020SL</b>	Brooke, Kirstead and Howe	Brooke	High Green	0.11	3
<b>SN0077SL</b>		Brooke	The Field, Howe Lane	0.4	10
<b>SN0432REV</b>		Brooke	Land at Norwich Road	1.2	30
<b>SN0490</b>		Brooke	Land off Mereside	1.64	41
<b>SN0579SL</b>		Brooke	Waldor Cottage, High Green	0.19	5
<b>SN0583</b>		Brooke	North of The Street and Laurel Farm	6.69	167
<b>SN0584</b>		Brooke	West of Burgess Way	0.75	19
<b>SN2018</b>		Brooke	Land east of Norwich Road	9.1	228
<b>SN2119</b>		Brooke	Land north of High Green	1.9	48
<b>SN2122</b>		Brooke	Land east of Wood Farm	2.7	68



Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
SN4047		Brooke	Brooke Flock Farm	1.8	45
SN4065SL		Brooke	The Stables, land adjacent High Green/Honeypot Lane	0.433	11
SN2174		Kirstead	Land east of Kirstead Green	0.76	19
SN4004		Kirstead	West of Kirstead Green	1	25
SN0001SL	Bunwell	Bunwell	Land between Coldstream & Burnlea	0.1	3
SN0009		Bunwell	Church Farm, Church Lane	6.15	154
SN0537		Bunwell	Land to the north of Bunwell Street	1.03	26
SN0538REV		Bunwell	Land opposite Lilac Farm, Bunwell Street	1	25
SN0539		Bunwell	Lilac Farm	0.78	20
SN2004SL		Bunwell	Land south of Church Lane	0.2	5
SN2126		Bunwell	Land at 114 Bunwell Street	0.52	13
SN0005SL		Burston	Land south east of Diss Road	0.12	3
SN0349	Burston, Shimpling and Gissing	Burston	Land to the west of Gissing Road	1.54	39
SN0386		Burston	Land at Burston Road, Rectory Road	2.44	61
SN0560		Burston	Diss Road	1.51	38
SN0561		Burston	Diss Road	0.88	22
SN0562		Burston	Diss Road	0.75	19
SN1028SL		Burston	Land east of Mill Road	0.3	8
SN0208SL		Gissing	Land at Common Rd, Gissing	0.26	7
SN0438	Carleton Rode	Carleton Rode	Land south of Flaxlands Road	0.53	13
SN0439SL		Carleton Rode	Land west of Rode Lane	0.2	5
SN0547		Carleton Rode	Carleton Barn, Rode Lane	1.17	29
SN2086		Carleton Rode	Land south of Flaxlands Road	0.73	18

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN4009</b>		Carleton Rode	West of Rode Lane	0.7	18
<b>SN4067</b>		Carleton Rode	Land west of Greenways Lane	1.173	29
<b>SN4068</b>		Carleton Rode	Land south of Flaxlands Road	0.8	20
<b>SN4080</b>		Carleton Rode	Carleton Barn, Rode Lane (Option 2)	0.66	17
<b>SN0063</b>	Dickleburgh and Rushall	Dickleburgh & Rushall	Land to the south side of Harvey Lane/ Langmere Rd	1.4	35
<b>SN0199</b>		Dickleburgh & Rushall	Land north of Rectory Road	2.54	64
<b>SN0217</b>		Dickleburgh & Rushall	Land adjacent to Bridge Farm	3.86	97
<b>SN0230R</b>		Dickleburgh & Rushall	Land opposite Bridge Farm	0.84	21
<b>SN0256</b>		Dickleburgh & Rushall	Land to the north of Rectory Road	2.78	70
<b>SN0257</b>		Dickleburgh & Rushall	Land to the north of Rectory Road	4.32	108
<b>SN0258</b>		Dickleburgh & Rushall	Land to the south of Rectory Road	1.89	47
<b>SN0259</b>		Dickleburgh & Rushall	Land to the south of Rectory Road	1.51	38
<b>SN0350</b>		Dickleburgh & Rushall	Land to the west of Ipswich Road	1	25
<b>SN0361</b>		Dickleburgh & Rushall	Land off Ipswich Road	0.56	14
<b>SN0389</b>		Dickleburgh & Rushall	Land at Harvey Lane	3.31	83

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0498REV</b>		Dickleburgh & Rushall	Land east of Ipswich Rd and north of Common Road		
<b>SN0516</b>		Dickleburgh & Rushall	Land off Norwich Road	5.33	133
<b>SN2083</b>		Dickleburgh & Rushall	Land east of Norwich Road	0.77	19
<b>SN2084SL</b>		Dickleburgh & Rushall	Land east of Norwich Road	0.24	6
<b>SN2145</b>		Dickleburgh & Rushall	Land west of Norwich Road	6.1	153
<b>SN3017</b>		Dickleburgh & Rushall	Land north of Harvey Lane, Langmere Road	1.52	38
<b>SN4043</b>		Dickleburgh & Rushall	Allotment Gardens Site	0.5	13
<b>SN4056SL</b>		Dickleburgh & Rushall	Land north of Ipswich Road	0.49	12
<b>SN4057</b>		Dickleburgh & Rushall	Land west of Ipswich Road	0.7	18
<b>SN4070SL</b>		Dickleburgh & Rushall	Land to side/rear of Kings House	0.3	8
<b>SN0078</b>	Ditchingham, Broome, Hedenham and Thwaite	Ditchingham	Land off Loddon Rd	0.72	18
<b>SN0205SL</b>		Ditchingham	Land north west of Scudamore Place, Hollow Hill Road	0.41	10
<b>SN0343</b>		Ditchingham	Land adjoining Wildflower Way	0.74	19
<b>SN0345</b>		Ditchingham	Land to the north of Loddon Rd	1.62	41
<b>SN0373</b>		Ditchingham	Thwaite Rd/ Tunneys Lane	5.58	140
<b>SN2011SL</b>		Ditchingham	Land at Lambert's Way	0.35	9

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0410REV</b>		Broome	Land at Yarmouth Rd	1.09	27
<b>SN4020</b>		Broome	West of Old Yarmouth Road, opposite Bridge House	0.67	17
<b>SN4021</b>		Broome	South east of Loddon Road and Sun Road	0.93	23
<b>SN4044SL</b>		Broome	Land at rear of 126 Yarmouth Road	0.031	1
<b>SN4049</b>		Broome	Land to the west of Old Yarmouth Road	1.09	27
<b>SN0346</b>		Broome	Land north of Old Yarmouth Road	1.82	46
<b>SN3004SL</b>		Broome	Land south of 130 Yarmouth Rd	0.08	2
<b>SN0218</b>	Earsham	Earsham	Land west of Earsham village	3.46	87
<b>SN0390</b>		Earsham	Land east of School Lane	2.57	64
<b>SN1039SL</b>	Forncett St Mary and Forncett St Peter	Forncett	Kilamay Farm, Wash Lane	0.4	10
<b>SN1040</b>		Forncett	Land at Mill Road/ Overwood Lane/ Gilderswood	1.2	30
<b>SN1002</b>		Forncett	Forncett	21.26	532
<b>SN0429SL</b>		Forncett St Mary	Land at Spicers Lane	0.3	8
<b>SN0559</b>		Forncett St Mary	Four Seasons Nursery, Cheneys Lane	0.9	23
<b>SN0559R</b>		Forncett St Mary	Four Seasons Nursery, Cheneys Lane	2.15	54
<b>SN2028</b>		Forncett St Mary	Land at Low Road	1.51	38
<b>SN0094</b>		Forncett St Peter	Land to the north of Norwich Rd and east of Common Rd	1.1	28
<b>SN2058</b>		Forncett St Peter	Land at Tawny Farm	0.96	24
<b>SN0207SL</b>	Gillingham, Geldeston, and Stockton	Geldeston	Land off Old Yarmouth Rd/ Geldeston Hill	0.42	11
<b>SN0437</b>		Geldeston	Land off Kells Way	0.82	21
<b>SN1004SL</b>		Geldeston	Former Allotment Gardens	0.3	8
<b>SN0021SL</b>		Gillingham	Land to the east of the Village Hall	0.3	8
<b>SN0274REVA</b>		Gillingham	Land to the south of the A143 and A146 roundabout	1	25



Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0274REVB</b>		Gillingham	Land to the south of the A143 and A146 roundabout	1	25
<b>SN4078</b>		Gillingham	Land south of GIL1 site	1	25
<b>SN0091</b>		Stockton	Land to the north and east of Church Farm, Church Road	0.51	13
<b>SN0308</b>	Hales and Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland	Hales & Heckingham	Land off Briar Lane, West Hales	3.21	80
<b>SN0530</b>		Claxton	Land west of Claxton Church Road	1.19	30
<b>SN0147</b>	Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick	Hempnall	Land around Alburgh Rd and Silver Green, Sycamore Farm, 17 Alburgh Rd, Hempnall Green	13.17	329
<b>SN0178SL</b>		Hempnall	Land adjacent Tween Oaks, Alburgh Rd	0.4	10
<b>SN0220SL</b>		Hempnall	Land at Millfields	0.48	12
<b>SN0580</b>		Hempnall	Land at Home Farm, Alburgh Road, Hempnall Green	0.94	24
<b>SN1015</b>		Hempnall	Land adjacent to the Primary School, The Street	1.6	40
<b>SN1016</b>		Hempnall	Land at Bussey's Loke	1.3	33
<b>SN1017</b>		Hempnall	Land at Broaden Lane	0.9	23
<b>SN1018</b>		Hempnall	Land south of Millfields	3	75
<b>SN2046</b>		Hempnall	Land at Pear Tree Farm	1.5	38
<b>SN2081</b>		Hempnall	Land west of Field Lane	2.39	60
<b>SN4083</b>		Hempnall	Land opposite The Bungalow, Bungay Road	2.8	70
<b>SN2029SL</b>		Topcroft	Land west of Topcroft Street	0.26	7
<b>SN2146SL</b>		Topcroft	Land west of The Street	0.43	11
<b>SN4012</b>		Topcroft	West of Low Road	0.57	14

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0012SL</b>	Keswick and Intwood	Keswick	Land north of Eaton Gate, Low Road	0.24	6
<b>SN2014</b>		Keswick	Land at Intwood Road	1.14	29
<b>SN4081</b>		Keswick	Land off Intwood Road	3	75
<b>SN0473</b>	Ketteringham	Ketteringham	Land at Church Road	0.92	23
<b>SN0513</b>		Ketteringham	Land north of High Street	0.55	14
<b>SN0528</b>		Ketteringham	High Street	1.83	46
<b>SN3031</b>		Ketteringham	Land at Cantley Lane South	2.96	74
<b>SN0019SL</b>	Kirby Cane and Ellingham	Kirby Cane	Land at Old Post Office Lane	0.18	5
<b>SN0344</b>		Kirby Cane	Land to the east of Church Rd	1.72	43
<b>SN0348</b>		Kirby Cane	Land to the south of Old Yarmouth Rd	0.63	16
<b>SN0396</b>		Kirby Cane	Newgate Lane	0.78	20
<b>SN0303SL</b>		Ellingham	South west corner of Henry's Field, Mill Lane	0.4	10
<b>SN0304</b>		Ellingham	South east corner of Ellington Island, opposite Henry's Field, Mill Lane	0.52	13
<b>SN0305</b>		Ellingham	Land south of Mill Road, Ellingham Island	1.2	30
<b>SN0306SL</b>		Ellingham	Land adjacent to South Lodge, Old Yarmouth Road	0.34	9
<b>SN4002SL</b>		Ellingham	Otto's Wood, Lockhart Road	0.26	7
<b>SN4018</b>		Ellingham	West of Church Road	1.48	37
<b>SN4054</b>		Ellingham	Land adjacent 123 Old Yarmouth Road	0.8	20
<b>SN3018</b>		Ellingham	Florence Way	0.5	13
<b>SN0182REVA</b>	Little Melton and Great Melton	Little Melton	Land north and south of Mill Road	1	25
<b>SN0340</b>		Little Melton	Land between Watton Rd, Green Lane and School Lane	43.17	1079
<b>SN0397</b>		Little Melton	Land off Mill Road	2.96	74
<b>SN0454</b>		Little Melton	Keyline Builders Site, Little Melton Road	0.83	21

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0488</b>		Little Melton	Land north of School Lane	3.24	81
<b>SN0591</b>		Little Melton	103 School Lane	0.96	24
<b>SN2044</b>		Little Melton	Land at Braymeadow Lane	15.6	390
<b>SN4052</b>		Little Melton	Land south of School Lane	1	25
<b>SN4058SL</b>		Little Melton	Land facing Burnthouse Lane	0.21	5
<b>SN4072SL</b>		Little Melton	Land west of Burnthouse Lane	0.1	3
<b>SN1046REV</b>		Little Melton	Land north of Great Melton Rd, south of Ringwood Close	0.623	16
<b>SN3001</b>		Little Melton	Little Melton Road	1.9	48
<b>SN3007SL</b>		Little Melton	Land adjacent to Willow Cottage, School Lane	0.99	25
<b>SN0014</b>		Great Melton	Land at Turnpike Field	1.76	44
<b>SN1033</b>	Morley and Deopham	Morley	Land adjacent to Attleborough Rd/ Hill Rd	0.88	22
<b>SN4027</b>		Morley St Botolph	Stone Brigg, Deopham Road	1.4	35
<b>SN0356REV</b>		Morley St Botolph	Land to the west of Golf Links Rd/ south of Waterloo Farm	0.76	19
<b>SN3012SLREV</b>		Morley St Botolph	Fir Grove, Deopham Rd	0.495	12
<b>SN4041</b>		Morley St Peter	Land to the east of Hill Road	3.96	99
<b>SN4042</b>		Morley St Peter	Land to the north of Norwich Road and west of Golf Links Road	3.87	97
<b>SN0130SL</b>		Morley St Peter	Land east of Brecon Lodge, Golf Links Road	0.25	6
<b>SN4073SL</b>		Morley St. Peter	Grazing paddock located west of Clearview, Hookwood Lane	0.1	3
<b>SN4035</b>		Deopham	Land at Wymondham Road	0.65	16
<b>SN0315</b>	Mulbarton, Bracon Ash, Swardeston and East Carleton	Mulbarton	Land to the east of Mulbarton, north and south of Rectory Lane	130.29	3257
<b>SN0496REV</b>		Mulbarton	Land to the east and west of Norwich Road	7.28	182
<b>SN2038</b>		Mulbarton	Land south of Rectory Lane	14.7	368
<b>SN2039</b>		Mulbarton	Land north of Rectory Lane	4.7	118

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
SN4059		Mulbarton	Corner of Brick Kiln Lane	8	200
SN0026SL		Bracon Ash	Jasmine Cottage, The Street	0.35	9
SN0195		Bracon Ash	Land off B1113, Norwich Road	0.53	13
SN0299		Bracon Ash	Land west of Long Lane	2.16	54
SN0549		Bracon Ash	Barracks Meadow, Hawkes Lane	1.76	44
SN2087		Bracon Ash	Land south of Cuckoofield Lane	1.72	43
SN4032		Bracon Ash	Land to the east of Norwich Road	1.57	39
SN0204		Swardeston	Land off Bobbins Way	3.28	82
SN0367SL		Swardeston	Land off Chestnut Close	0.32	8
SN0426		Swardeston	Land at Main Road	6.86	172
SN0517		Swardeston	Land off The Common	0.59	15
SN0551		Swardeston	Land east of Intwood Lane	1.13	28
SN4082		Swardeston	Land at Intwood Lane	6.2	155
SN0247		East Carleton	Site off Low Common	1.35	34
SN2152REVA		East Carleton	Land east of Hethersett Road	1	25
SN2165REV		East Carleton	South of Wymondham Road	1	25
SN2167REV		East Carleton	Land east of Hethersett Road	1	25
SN0428		East Carleton	Land at Rectory Road	0.62	16
SN1037		East Carleton	The Old Nursery, The Drift	2.77	69
SN1058		East Carleton	Wymondham Road	0.63	16
SN1059SL		East Carleton	Swardeston Lane	0.32	8
SN4086		East Carleton	Land south of Rectory Road	1	25
SN0156		Needham	Site opposite village hall, High Road	0.71	18



Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0156REVA</b>	Needham, Brockdish, Starston and Wortwell	Needham	Site opposite village hall, High Road (Option 2)	1	25
<b>SN2065REV</b>		Needham	Land north of High Road and Harman's Lane	1	25
<b>SN0385</b>		Brockdish	Land at Church Lane	1.72	43
<b>SN0464</b>		Brockdish	Land to the west of Mill Road, Thorpe Abbots	0.62	16
<b>SN4069SL</b>		Brockdish	Land at Scole Road	0.18	5
<b>SN2001SL</b>		Starston	Land at Whitehouse Farm, Cross Road	0.17	4
<b>SN0057</b>		Wortwell	Land south of Sancroft Way	0.59	15
<b>SN2006SL</b>		Wortwell	Land at High Road	0.25	6
<b>SN2036</b>		Wortwell	Land east of Low Road	1.25	31
<b>SN2121REVA</b>		Wortwell	Land at High Road	1	25
<b>SN2121REVB</b>		Wortwell	Land at High Road	1	25
<b>SN2121REVC</b>		Wortwell	Land at High Road	1	25
<b>SN4063SL</b>		Wortwell	Mill Hill, High Road	0.272	7
<b>SN4066SL</b>		Wortwell	Land adjacent to 29 Low Road	0.21	5
<b>SN4084</b>		Wortwell	Land at High Road	1	25
<b>SN0594</b>	Newton Flotman and Swainsthorpe	Newton Flotman	Lowlands, Ipswich Road	1.38	35
<b>SN4024</b>		Newton Flotman	South of Alan Avenue	1.1	28
<b>SN4025</b>		Newton Flotman	Land off Grove Way	1.65	41
<b>SN0191REVA</b>		Swainsthorpe	Land at Church Road	1	25
<b>SN0542SL</b>		Swainsthorpe	The Paddock, east of The Vale, off Church Road	0.17	4
<b>SN0603REVA</b>		Swainsthorpe	Land off Church View	1.105	28
<b>SN3002</b>		Swainsthorpe	11 Briar Road	4.5	113
<b>SN0166</b>		Pulham Market	Gosmore, west of Colegate End Road	0.6	15

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0407</b>	Pulham Market and Pulham St Mary	Pulham Market	Land north of Colegate End Road	0.91	23
<b>SN0418</b>		Pulham Market	Land at Cook's Field, north of Jocelyn Close	0.66	17
<b>SN1024</b>		Pulham Market	Ladbrookes, Tattlepot Road	1.3	33
<b>SN2095</b>		Pulham Market	Land east of Colegate End Road	0.66	17
<b>SN2096</b>		Pulham Market	Land west of Mill Lane	2.95	74
<b>SN4085SL</b>		Pulham Market	Land adjacent to Orchard Court, Pulham Market	0.25	6
<b>SN0363SL</b>		Pulham St Mary	The Maltings, Station Road	0.27	7
<b>SN0398</b>		Pulham St Mary	Land south of The Street	0.77	19
<b>SN1052R</b>		Pulham St Mary	Land northwest of Norwich Road and Poppy's Lane	4.03	101
<b>SN0008SL</b>		Pulham St Mary	Land south of Norwich Road (The Sycamores)	0.19	5
<b>SN0430</b>		Pulham St Mary	Land east of Station Road	0.89	22
<b>SN0575</b>		Pulham St Mary	Flanders Meadow, Station Road	0.63	16
<b>SN1027</b>		Pulham St Mary	Land east of Goldsmith Way	1.27	32
<b>SN1053</b>		Pulham St Mary	Land west of Mill Lane	0.76	19
<b>SN0165</b>	Rockland St Mary, Hellington and Holverston	Rockland St Mary	Land at the junction of Bramerton Lane and Rookery Hill	0.7	18
<b>SN0531</b>		Rockland St Mary	Land west of Lower Rd, south of New Inn Hill	15.52	388
<b>SN2007</b>		Rockland St Mary	Land south of New Inn Hill	0.54	14
<b>SN2061REV</b>		Rockland St Mary	Land north of The Street	1	25
<b>SN2063</b>		Rockland St Mary	Land north of The Street	1.95	49
<b>SN2064REV</b>		Rockland St Mary	Land south of The Street	1	25
<b>SN2070</b>	Roydon	Rockland St Mary	Land west of The Oaks	0.96	24
<b>SN0526REV</b>		Roydon	Land south of High Road	1	25

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0198SL</b>	Saxlingham Nethergate	Saxlingham Nethergate	6 Kensington Close	0.29	7
<b>SN4005</b>		Saxlingham Nethergate	North of Norwich Road	1.1	28
<b>SN4007SL</b>		Saxlingham Nethergate	South of Norwich Road	0.37	9
<b>SN4034SL</b>		Saxlingham Nethergate	Land west of Sand Pit Lane	0.1	3
<b>SN0338R</b>	Scole	Scole	Land at Rose Farm, south of Bungay Road	0.59	15
<b>SN0339SL</b>		Scole	Land at Street Farm, west of Low Road	0.34	9
<b>SN0511</b>		Scole	Land to the east of Norwich Road, north of Ransome Avenue	1.02	26
<b>SN0527REV</b>		Scole	Land to the south of Bungay Road	1	25
<b>SN2066</b>		Scole	Land at 1 Bridge Road	0.5	13
<b>SN4022</b>		Scole	East of Norwich Road	5.2	130
<b>SN4023</b>		Scole	South of Bungay Road	8.22	206
<b>SN0405</b>	Seething and Mundham	Seething	Land to the north and south of Brooke Road	1.26	32
<b>SN0406SL</b>		Seething	Land to the west of Seething Street	0.46	12
<b>SN0587SL</b>		Seething	Land to the west of Seething Street	0.36	9
<b>SN0588SL</b>		Seething	Land to the west of Seething Street	0.31	8
<b>SN2148</b>		Seething	Land west of Mill Lane	0.5	13
<b>SN1035</b>		Seething	Land south of Wheelers Lane	0.87	22
<b>SN0404</b>	Spooner Row and Sutton	Spooner Row	Land to the south-east of Chapel Road	0.7	18
<b>SN0444</b>		Spooner Row	Land west of Bunwell Rd	3.63	91
<b>SN0445</b>		Spooner Row	Land south of Station Rd	4.06	102

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
SN0446		Spooner Row	Land between Guiler's Lane and Chapel Road	0.94	24
SN0447		Spooner Row	Land north of Station Rd	6.92	173
SN0448		Spooner Row	Land east and west of School Lane	3.95	99
SN0567		Spooner Row	Land south of Station Road	0.79	20
SN0568		Spooner Row	Land between Station Road and Top Common	0.77	19
SN0569		Spooner Row	Land between Bunwell Rd and Queen's Street	0.69	17
SN2082		Spooner Row	Land south of Station Road	3.17	79
SN2101		Spooner Row	Land east and west of railway line	77.26	1932
SN2157		Spooner Row	Great Expectations	9	225
SN2181		Spooner Row	Land at School Lane	0.7	18
SN3022		Spooner Row	Land south of Station Road	0.75	19
SN4060		Spooner Row	Land south of Hill House, Bunwell Road	3	75
SN0227		Suton	Land at Eleven Mile Lane	0.68	17
SN0197	Stoke Holy Cross, Shotesham and Caistor St Edmund	Stoke Holy Cross	Land north of Long Lane	3.7	93
SN0202		Stoke Holy Cross	Land north of Long Lane	1.28	32
SN0524		Stoke Holy Cross	Land south of Long Lane	6.56	164
SN2091		Stoke Holy Cross	Land off Norwich Road	1.24	31
SN0534		Shotesham	Land north of The Street	0.67	17
SN0590		Shotesham	Land north of The Street	2.98	75
SN4013		Shotesham	North east of Shotesham Road	0.73	18
SN4028		Shotesham	Adj High View, The Street	0.8	20
SN0532		Caistor St Edmund	Land east of Norwich Road	0.5	13
SN0030REVA		Surlingham	Land to the west of The Street	1.78	45



Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0030SLREVB</b>	Surlingham, Bramerton and Kirby Bedon	Surlingham	Land to the west of The Street	0.2	5
<b>SN0374SL</b>		Surlingham	Builders Yard, Beerlick's Loke off The Street	0.29	7
<b>SN2009SL</b>		Surlingham	Land at The Covey, The Street	0.24	6
<b>SN2010REV</b>		Surlingham	Land at Mill Road East	0.9	23
<b>SN2016SL</b>		Surlingham	Land in The Covey	0.24	6
<b>SN2045SL</b>		Surlingham	Land west of Mill Road	0.28	7
<b>SN0366REV</b>		Bramerton	The Street	0.58	15
<b>SN0016SLREV</b>	Tacolneston and Forncett End	Tacolneston	122 Norwich Rd	0.09	2
<b>SN0084</b>		Tacolneston	Horse Meadow, south of Cheney's Lane	7.1	178
<b>SN0602</b>		Tacolneston	Land off The Fields	0.55	14
<b>SN2031</b>		Tacolneston	Land at Norwich Road	1.2	30
<b>SN4019</b>		Tacolneston	South of Hall Road	1	25
<b>SN4061SL</b>		Tacolneston	The Pelican, 136 Norwich Road 0.255ha	0.255	6
<b>SN4062SL</b>		Tacolneston	The Pelican, 136 Norwich Road 0.478ha	0.478	12
<b>SN1057REV</b>		Tacolneston	Land to the west of Norwich Road	4	100
<b>SN0086</b>		Forncett End	Land north of Common Rd	1.05	26
<b>SN0089</b>		Forncett End	Land south of Common Rd	3.93	98
<b>SN2013</b>		Forncett End	Land at Black Barn	1	25
<b>SN0005</b>	Tasburgh	Tasburgh	Hill Farm, Norwich Road	19.52	488
<b>SN0267REV</b>		Tasburgh	Cedar Holdings, west of Norwich Road	1	25
<b>SN0413</b>		Tasburgh	Land east of Grove Lane	3.45	86
<b>SN4079</b>		Tasburgh	Land north of Church Road & west of Tasburgh school	1.14	29
<b>SN0255</b>	Tharston, Hapton and Flordon	Tharston	The Laurels, north of The Street	1.25	31
<b>SN1051</b>		Tharston	Land at The Street	0.5	13
<b>SN4048SL</b>		Hapton	Land to the north of The Street	0.48	12

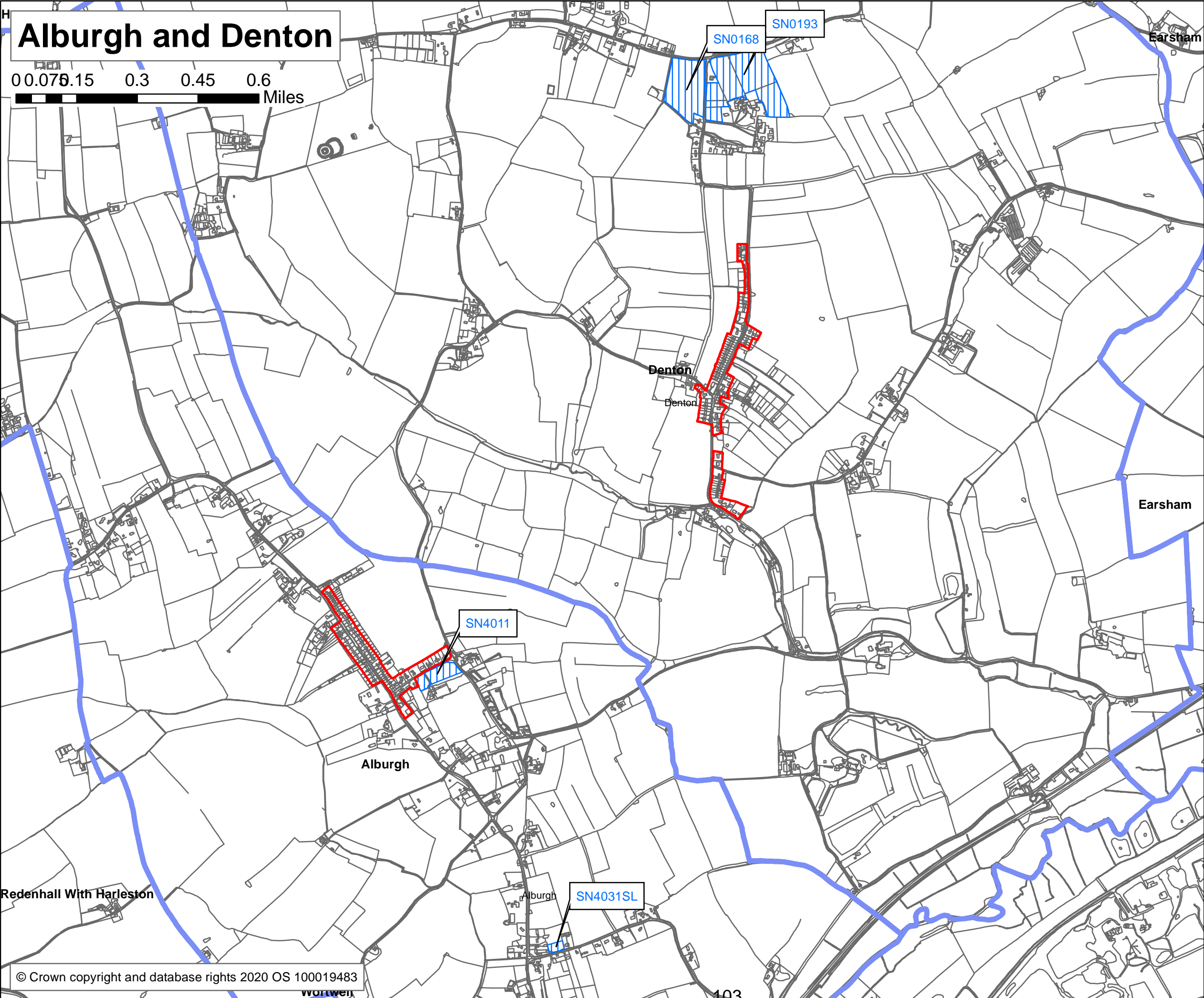
Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
SN0566		Flordon	The Street	1.14	29
SN2147SL		Flordon	Land east of Greenways	0.4	10
SN0149		Thurlton	Land adjacent to Holly Cottage, west of Beccles Road	0.51	13
SN0309	Thurlton and Norton Subcourse	Norton Subcourse	Land south of Loddon Road	1.06	27
SN0029	Thurton and Ashby St Mary	Thurton	Land north of Norwich Road	1.56	39
SN0470		Thurton	Land north of Vale Road	0.97	24
SN0472		Thurton	Land south of Vale Road	0.74	19
SN2048		Thurton	Land east of The Street	0.65	16
SN4008		Thurton	South east of The Street	1	25
SN0585SL		Ashby St Mary	Land opposite Hall Farm Barn and Hill Top Barn	0.4	10
SN4038		Ashby St Mary	Land south of Mill Road 4ha	4	100
SN4039		Ashby St Mary	Land south of Mill Road 1ha	1	25
SN4040		Ashby St Mary	Land south of Mill Common	1.98	50
SN2103		Tivetshall St Margaret	Land north of School Road	0.85	21
SN0317SL	Tivetshall St Mary and Tivetshall St Margaret	Tivetshall St Mary	Land south of Mill Road	0.13	3
SN0318SL		Tivetshall St Mary	Pear Tree Farm, west of The Street	0.6	15
SN0319		Tivetshall St Mary	Pear Tree Farm, west of The Street	1.13	28
SN2041		Tivetshall St Mary	Land to the east of Tivetshall	19.8	495
SN2042REVA		Tivetshall St Mary	Land south of Rectory Road (Option 1)	1	25
SN2042REVB		Tivetshall St Mary	Land south of Rectory Road (Option 2)	0.5	13
SN3006		Tivetshall St Mary	North of Croft Lea	0.88	22
SN3002SL		Tivetshall St Mary	Land south of Green Pastures, The Street	0.18	5
SN4006		Tivetshall	West of Hales Street, Tivetshall St Margaret	1	25
SN0518		Toft Monks	Land south of Post Office Rd and east of Beccles Rd	5.17	129

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN2005SL</b>	Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter	Toft Monks	Land at Bulls Green Lane	0.25	6
<b>SN1031</b>		Toft Monks	Land south side of Bulls Green	0.8	20
<b>SN0014SL</b>		Aldeby	Land at Rushleys	0.14	4
<b>SN4003</b>		Aldeby	East of Common Lane	0.68	17
<b>SN0392</b>		Haddiscoe	Land at junction of A143 and B1136	0.8	20
<b>SN0414</b>		Haddiscoe	Haddiscoe Manor Farm	6.83	171
<b>SN4010</b>		Burgh St Peter	South of Beccles Road	1	25
<b>SN4014</b>		Burgh St Peter	East of Common Road/South of Beccles Road	0.96	24
<b>SN4015</b>		Burgh St Peter	West of Mill Road	0.92	23
<b>SN4016</b>		Burgh St Peter	East of Mill Road	0.99	25
<b>SN4017</b>		Burgh St Peter	North of Staithe Road	0.64	16
<b>SN4029SL</b>	Wacton	Wacton	Land East of Stratton Road	0.46	12
<b>SN0232REV</b>	Wicklewood	Wicklewood	Land to the south of Low Street	1.2	30
<b>SN0249SL</b>		Wicklewood	Land adjacent to former workhouse/ hospital, Green Lane	0.41	10
<b>SN0535</b>		Wicklewood	Land to the south of Church Lane	2.05	51
<b>SN0577REVA</b>		Wicklewood	Land to the south of Wicklewood Primary School (Option 1)	1	25
<b>SN0577REVB</b>		Wicklewood	Land to the south of Wicklewood Primary School (Option 2)	10	250
<b>SN1036</b>		Wicklewood	Windfalls, Milestone Lane	0.5	13
<b>SN2179</b>		Wicklewood	Land at High Street	3.3	83
<b>SN2179REVA</b>		Wicklewood	Land at High Street	0.62	16
<b>SN4001</b>		Wicklewood	Land at Milestone Lane	0.8	20
<b>SN4045SL</b>		Wicklewood	Land off Hackford Road	0.49	12
<b>SN4064</b>		Wicklewood	Land at Wicklewood Nurseries	0.6	15

Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN2049SL</b>	Winfarthing and Shelfanger	Winfarthing	Land south of Stocks Hill	0.39	10
<b>SN4050</b>		Winfarthing	Land to the west of Hall Road	3.7	93
<b>SN4055</b>		Winfarthing	Land off The Street	1	25
<b>SN0556</b>		Winfarthing	Land between Chapel Close and Short Green	1.57	39
<b>SN0364</b>		Shelfanger	Land to the south of Heywood Road	0.57	14
<b>SN0399A</b>		Shelfanger	Land to the north east of Rectory Road	0.4	10
<b>SN3011</b>		Shelfanger	Havencroft Poultry Site	3.52	88
<b>SN4074</b>		Shelfanger	Land off Druids Lane 0.5ha	0.5	13
<b>SN4075</b>		Shelfanger	Land off Church Road	0.5	13
<b>SN4076SL</b>		Shelfanger	Land off Druids Lane 0.2ha	0.2	5
<b>SN4077SL</b>		Shelfanger	Land off Church Road 0.2ha	0.2	5
<b>SN0399B</b>		Shelfanger	Land to the east of Winfarthing Road	0.4	10
<b>SN0150</b>	Woodton and Bedingham	Woodton	Land to the east of Chapel Hill and south of Hempnall Road	3.57	89
<b>SN0231REV</b>		Woodton	Land north of Suckling Place	1	25
<b>SN0262</b>		Woodton	Land north of Church Road	0.99	25
<b>SN0268SL</b>		Woodton	Land north of Church Road	0.45	11
<b>SN0278</b>		Woodton	Land south of Church Road	2.13	53
<b>SN0452</b>		Woodton	Land off The Street	6.91	173
<b>SN1009SL</b>		Woodton	Land at the junction of Chapel Road and Sunnyside	0.42	11
<b>SN2100</b>		Woodton	Land north of Hempnall Road	0.65	16
<b>SN2130</b>		Woodton	Land south of The Street	1.9	48
<b>SN0009SL</b>		Wreningham	Land at Top Row	0.18	5



Site Reference	Cluster	Parish	Site Address	Site Area (ha)	Potential Site Capacity at 25 dwellings/ha
<b>SN0093</b>	Wreningham, Ashwellthorpe and Fundenhall	Wreningham	Field 2482, west of All Saints Church at the junction of Hethel Road and Church Road	0.53	13
<b>SN0187</b>		Wreningham	Land adjacent to Rosko, north of Wymondham Road	2.04	51
<b>SN0431REV</b>		Wreningham	Land south of Hethel Road	2.8	70
<b>SN2183</b>		Wreningham	Land south of Wymondham Road	2.7	68
<b>SN0013SLREV</b>		Ashwellthorpe & Fundenhall	Land west of New Road	0.4	10
<b>SN0017SL</b>		Ashwellthorpe & Fundenhall	Land on west side of New Road	0.22	6
<b>SN0213SL</b>		Ashwellthorpe & Fundenhall	Timber Yard, The Street	0.35	9
<b>SN0233</b>		Ashwellthorpe & Fundenhall	Rose Farm, The Street	0.53	13
<b>SN0234REV</b>		Ashwellthorpe & Fundenhall	Land adjacent to Rose farm, The Street	0.51	13
<b>SN0236SL</b>		Ashwellthorpe & Fundenhall	Land to rear of 47 The Street	0.49	12
<b>SN0239</b>		Ashwellthorpe & Fundenhall	Land at New Road	0.73	18
<b>SN0242</b>		Ashwellthorpe & Fundenhall	Land to the west of New Road	0.64	16
<b>SN0597SL</b>		Ashwellthorpe & Fundenhall	Land west of New Road	0.19	5
<b>SN0598REV</b>		Ashwellthorpe & Fundenhall	Land east of New Road	1.20	30



# South Norfolk Village Clusters Housing Allocations Plan

- Parish Boundary
- Existing Settlement Limits
- Existing Allocations Carried Forward
- Existing Unimplemented Permissions at 1 April 2019
- Potential Village Cluster Sites

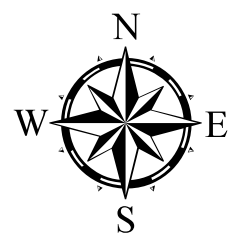
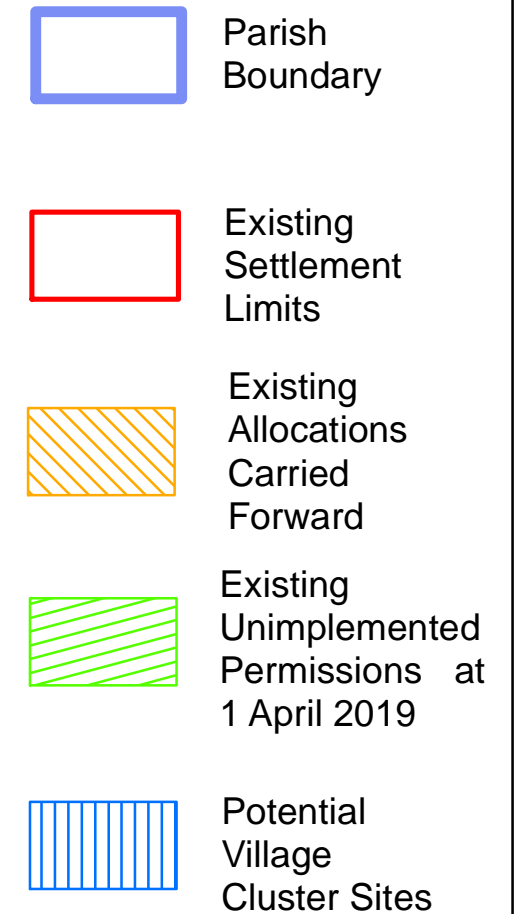


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# Alpington, Yelverton and Bergh Apton

# South Norfolk Village Clusters Housing Allocations Plan

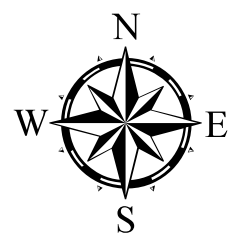
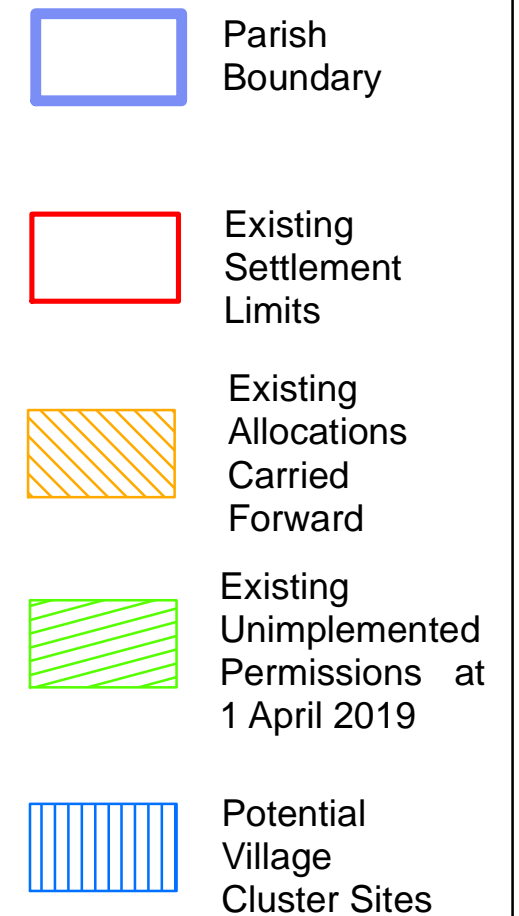


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## Aslacton, Great Moulton and Tibenham

# South Norfolk Village Clusters Housing Allocations Plan

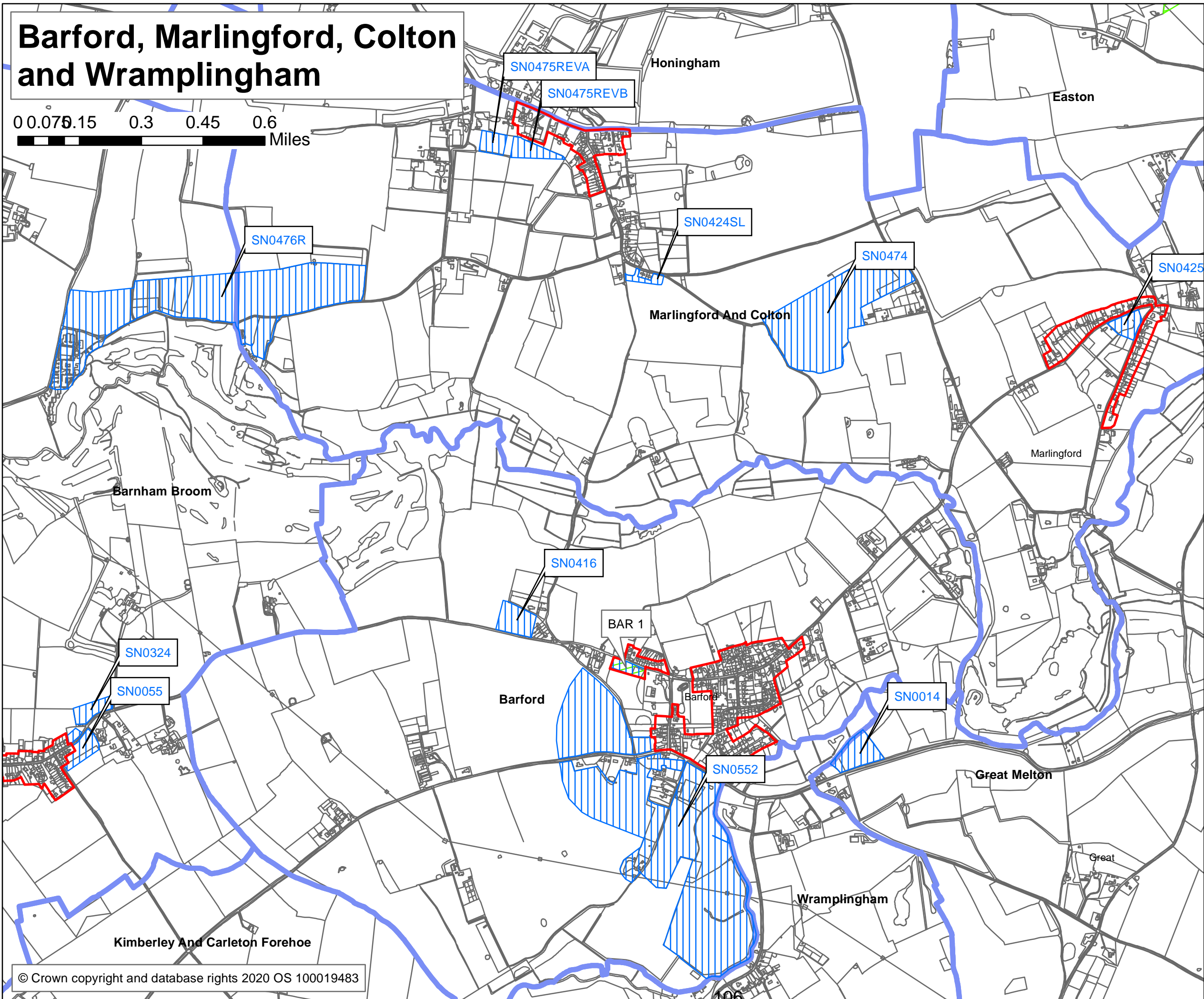


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# Barford, Marlingford, Colton and Wramplingham

0 0.075 0.15 0.3 0.45 0.6 Miles



## South Norfolk Village Clusters Housing Allocations Plan

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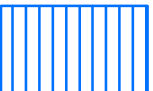
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# Barnham Broom, Kimberley, Carleton Forehore, Runhall and Brandon Parva

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## South Norfolk Village Clusters Housing Allocations Plan

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-  Potential Village Cluster Sites

Brandon Parva, Coston, Runhall, Welborne

Marlingford And Colton

Barford

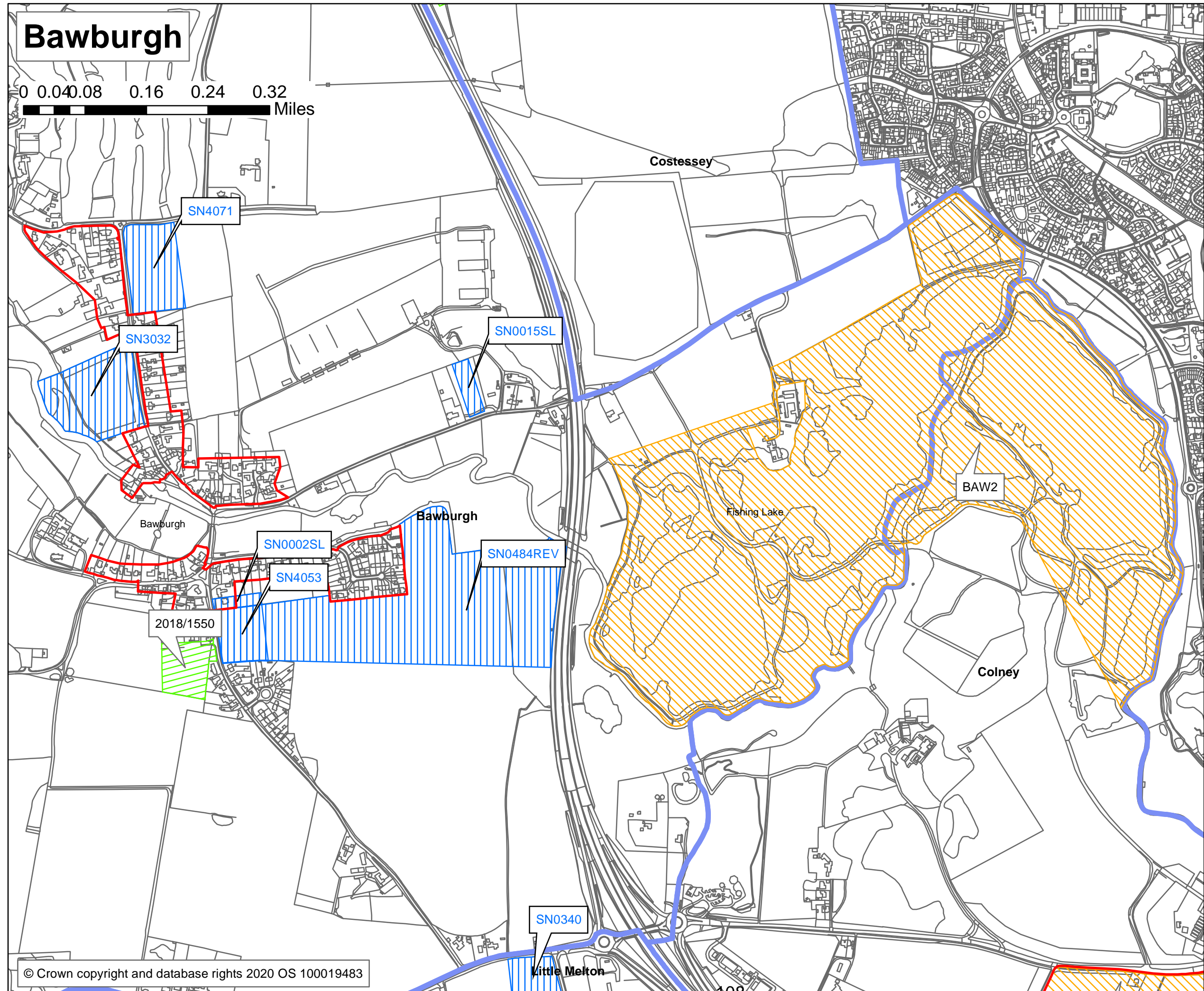
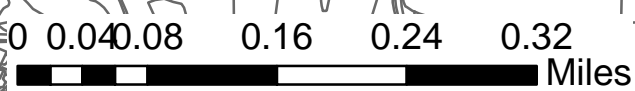
Kimberley And Carleton Forehoe







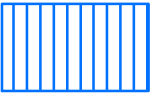
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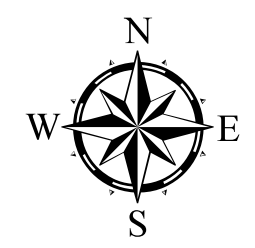


# Bawburgh



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
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-  Potential Village Cluster Sites

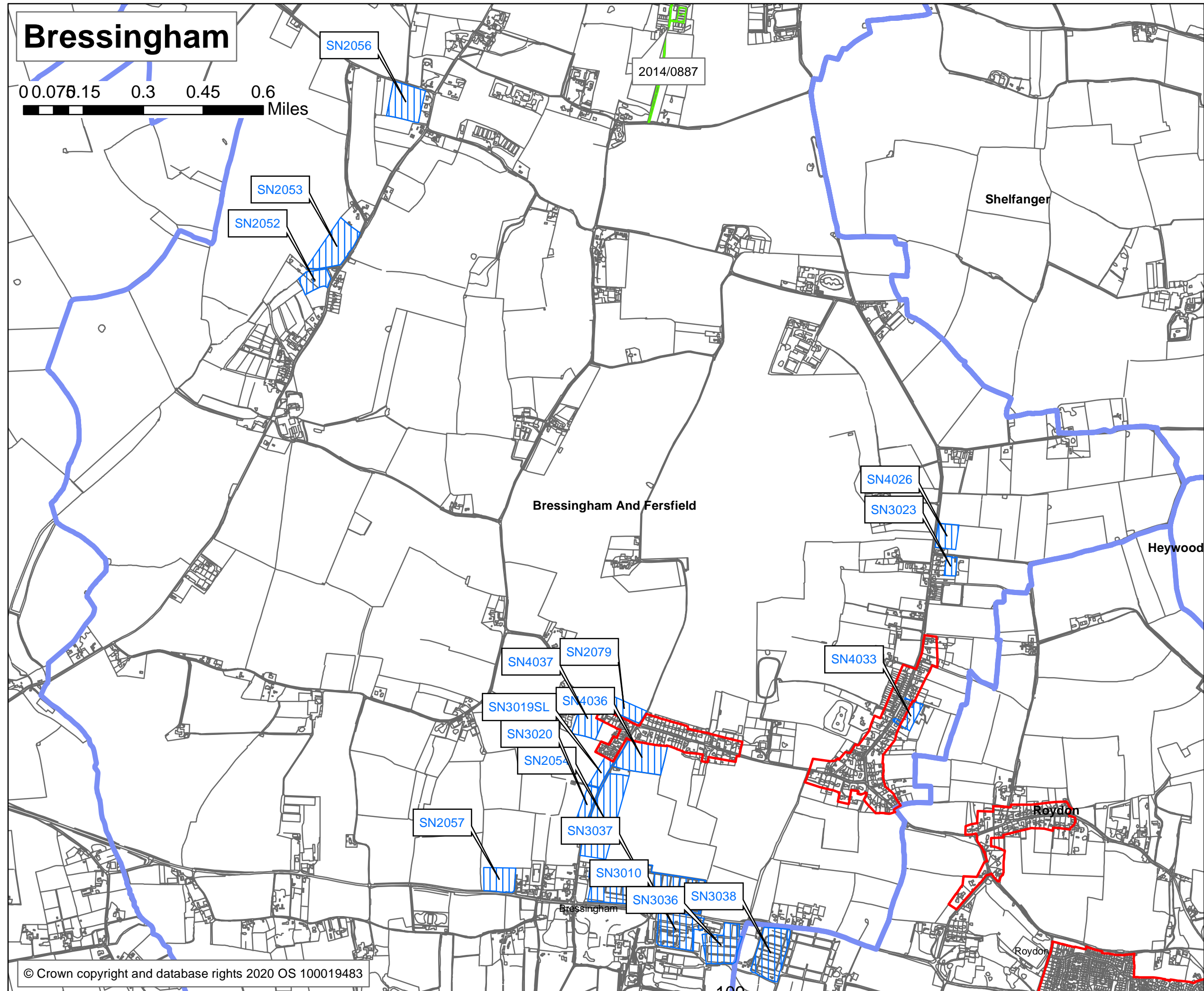


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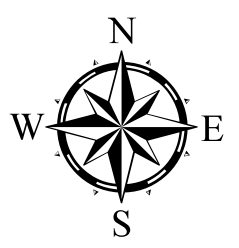
# Bressingham

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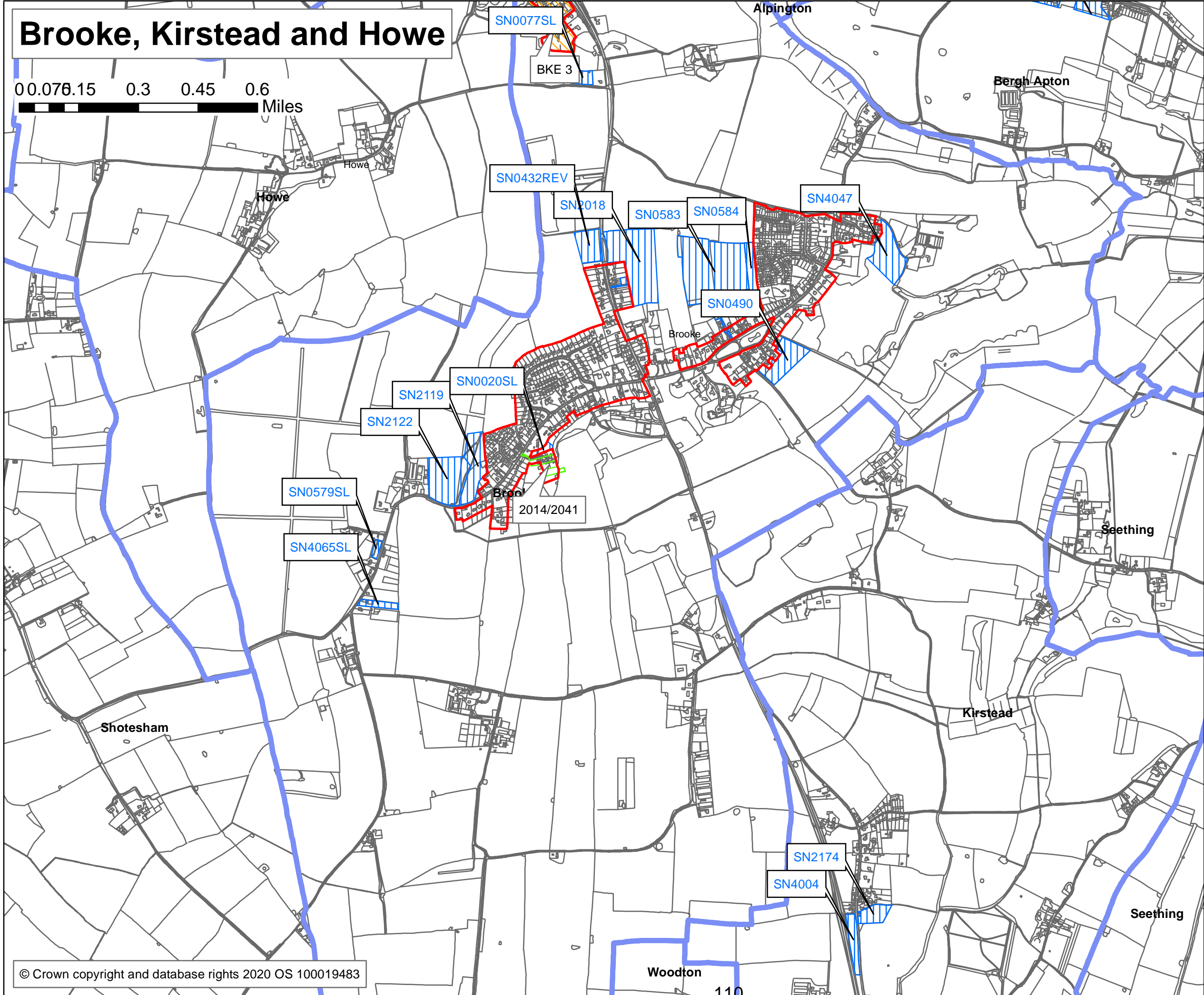
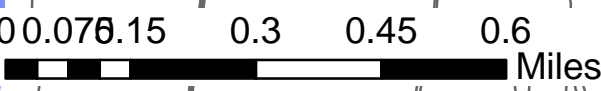
## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
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-  Potential Village Cluster Sites








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# Brooke, Kirstead and Howe



## South Norfolk Village Clusters Housing Allocations Plan

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-  Existing Settlement Limits
-  Existing Allocations Carried Forward
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-  Potential Village Cluster Sites








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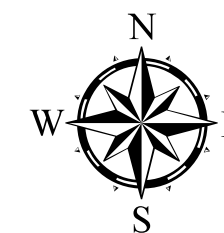
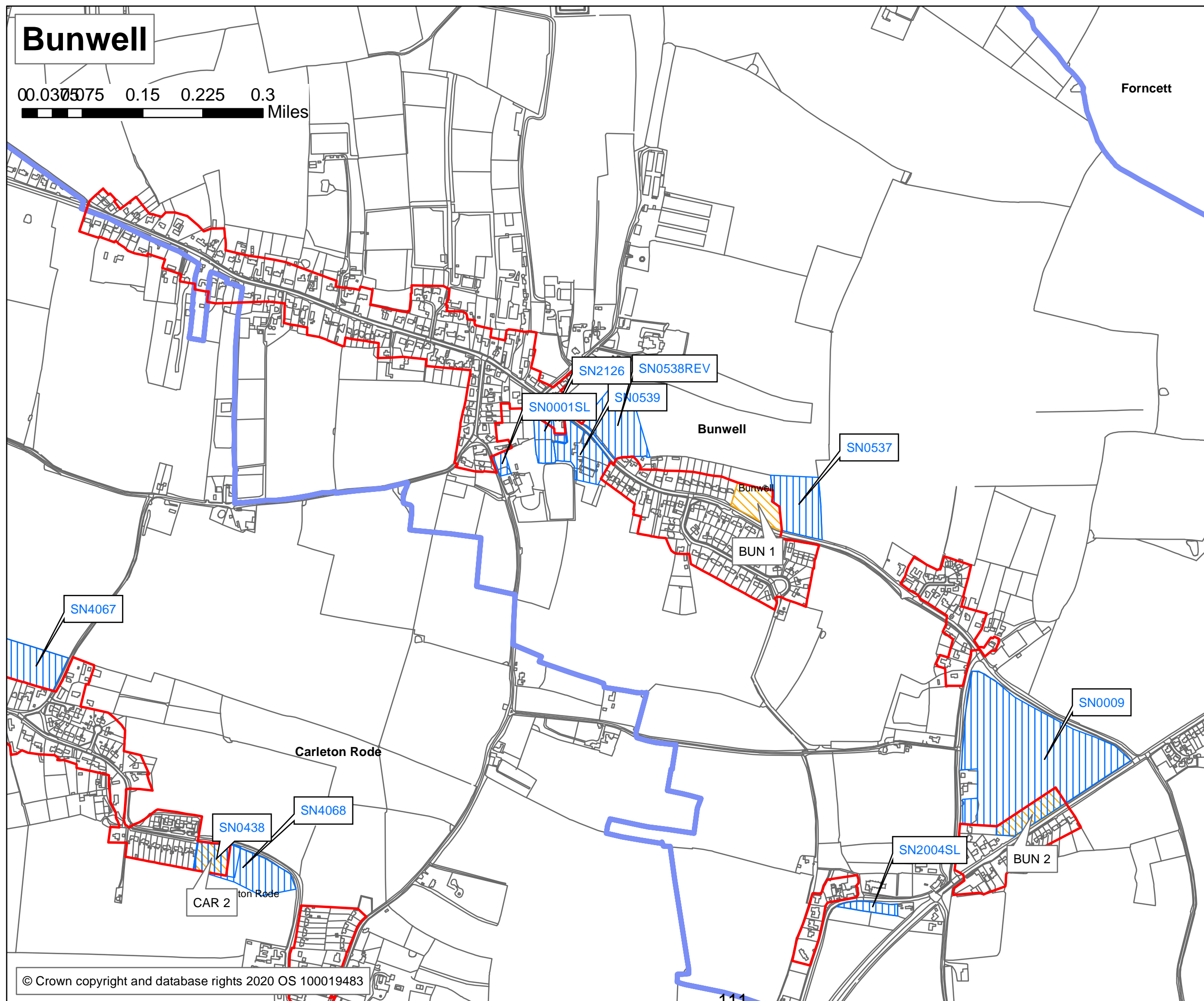


# Bunwell

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## South Norfolk Village Clusters Housing Allocations Plan

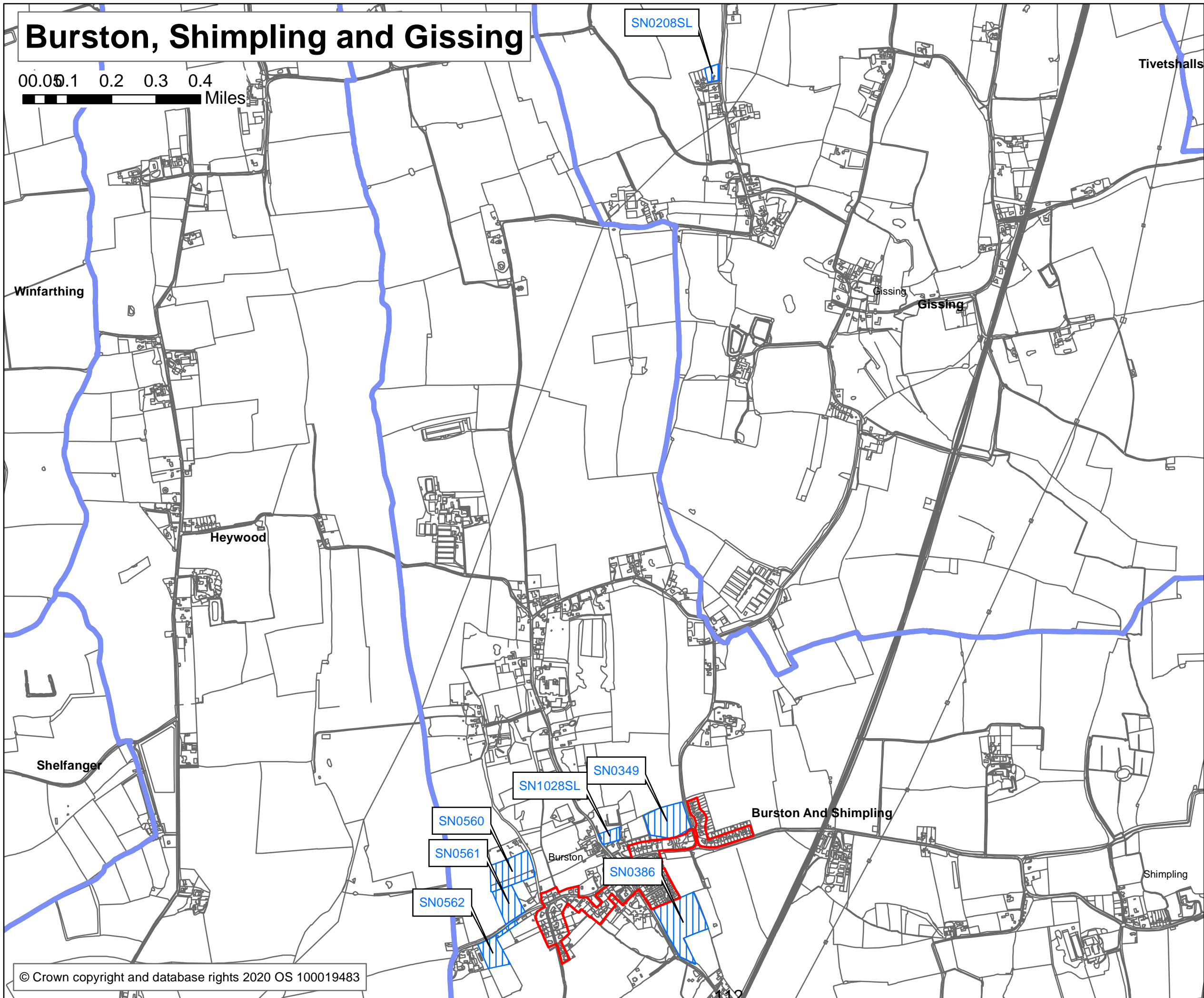
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-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites







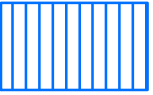
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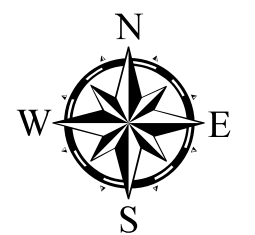
# Burston, Shimpling and Gissing

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## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
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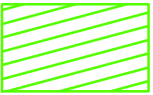
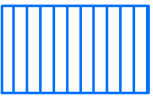
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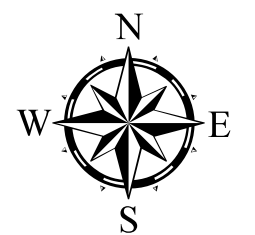


# Carleton Rode

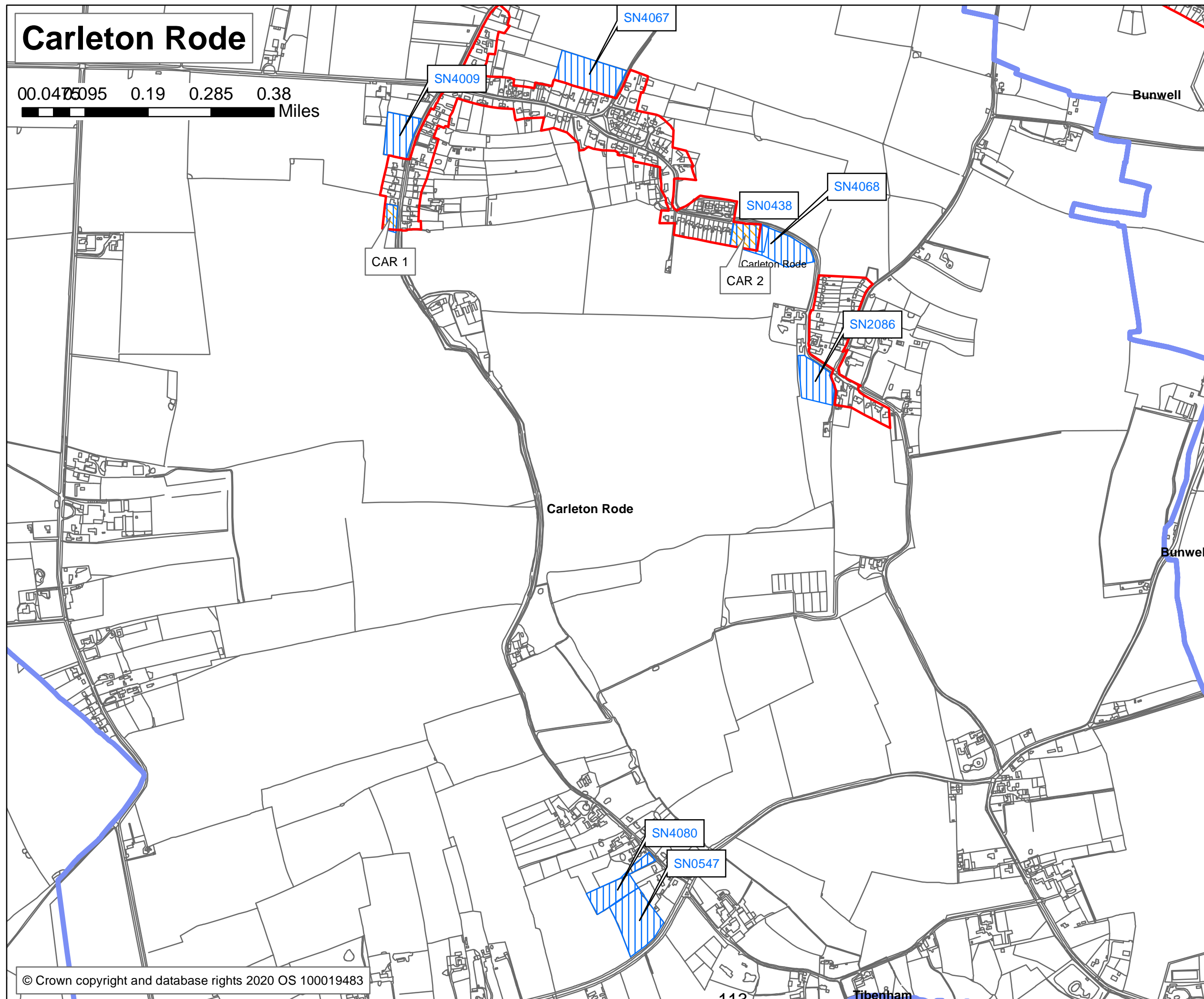
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## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites







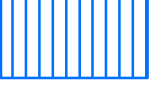
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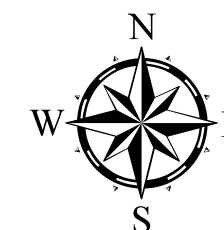
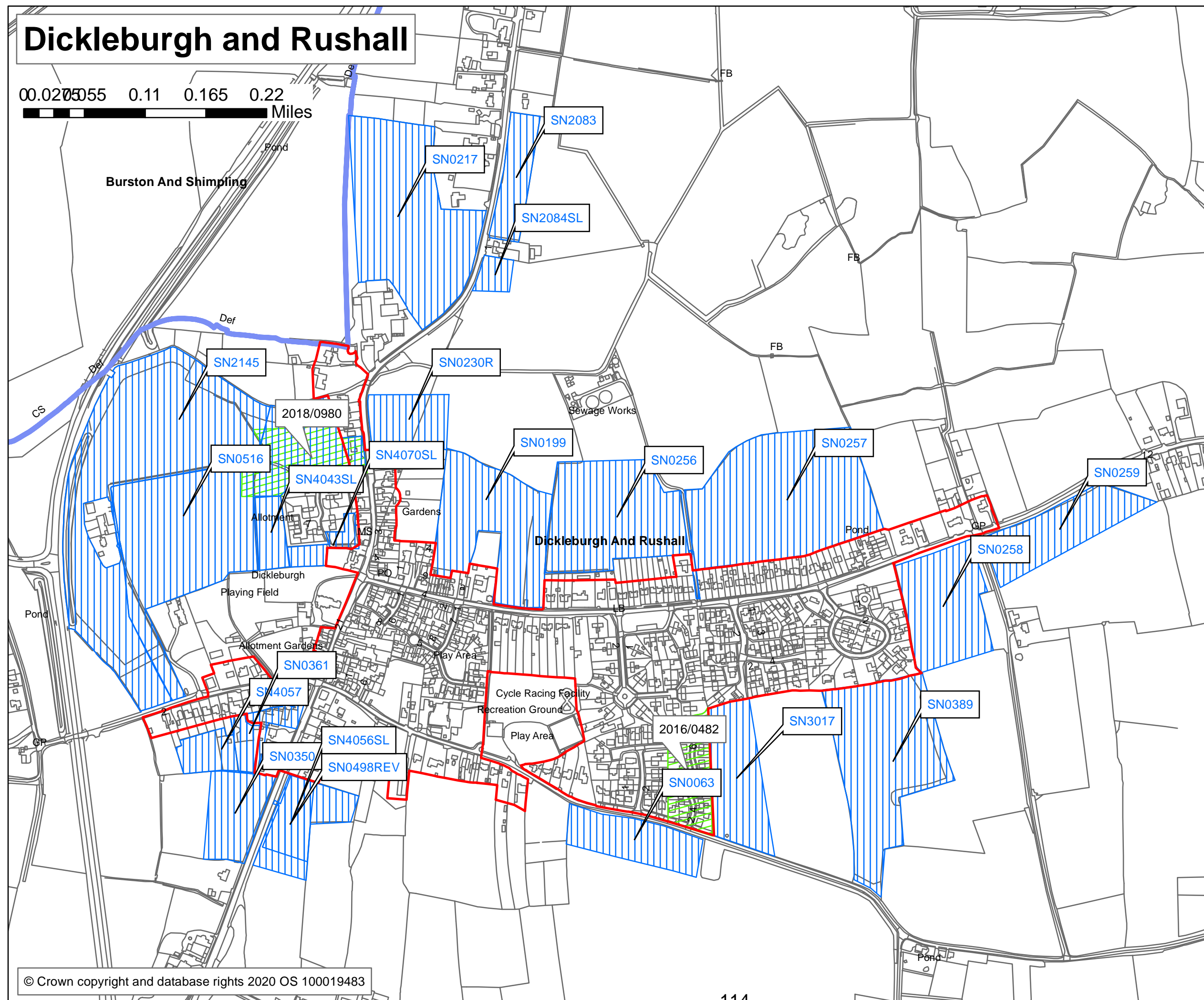


# Dickleburgh and Rushall

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## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites





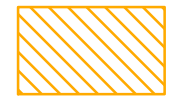
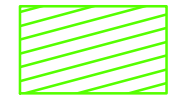
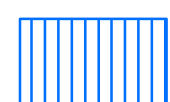
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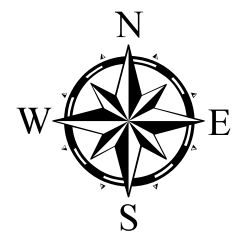
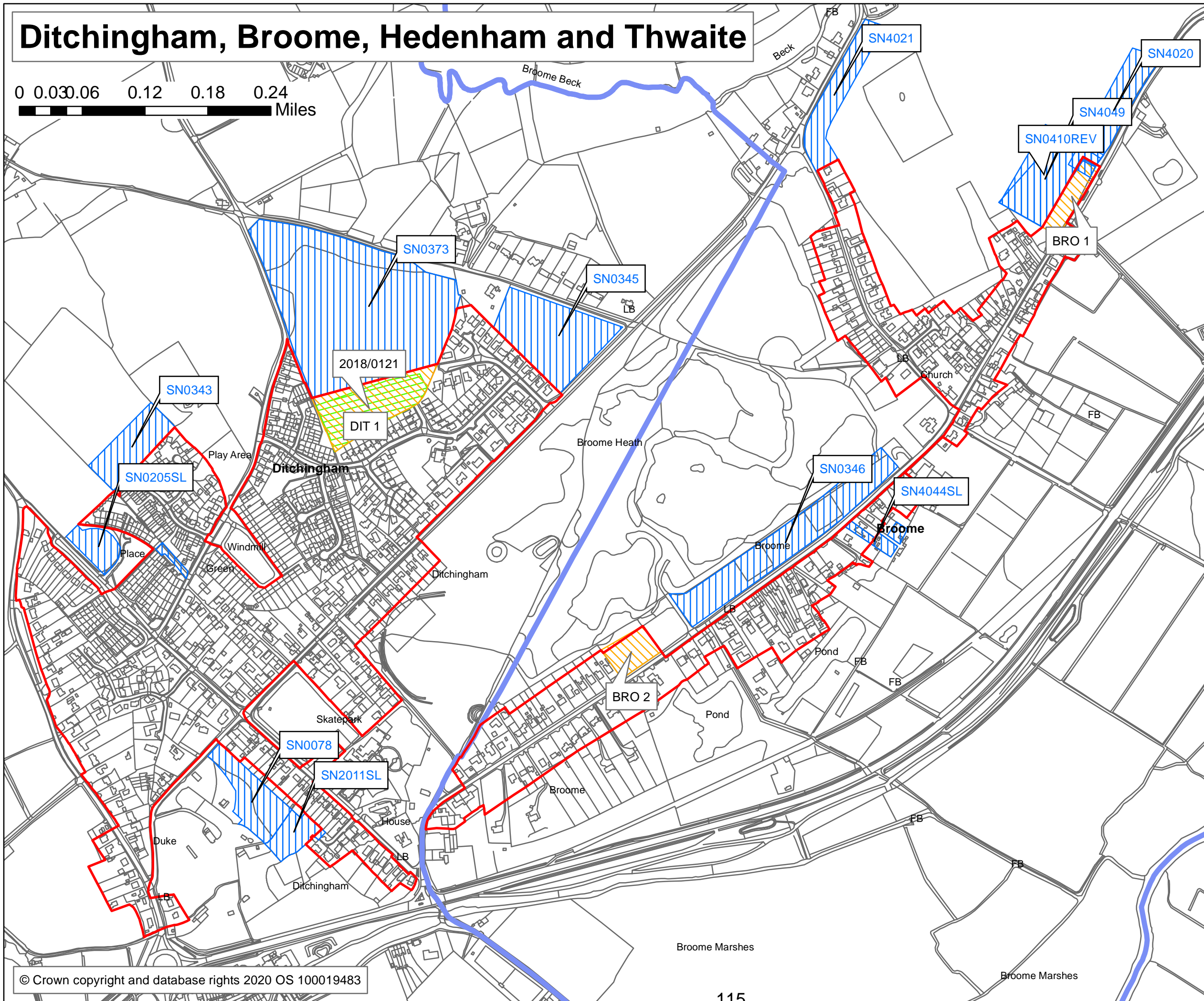


# Ditchingham, Broome, Hedenham and Thwaite

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## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

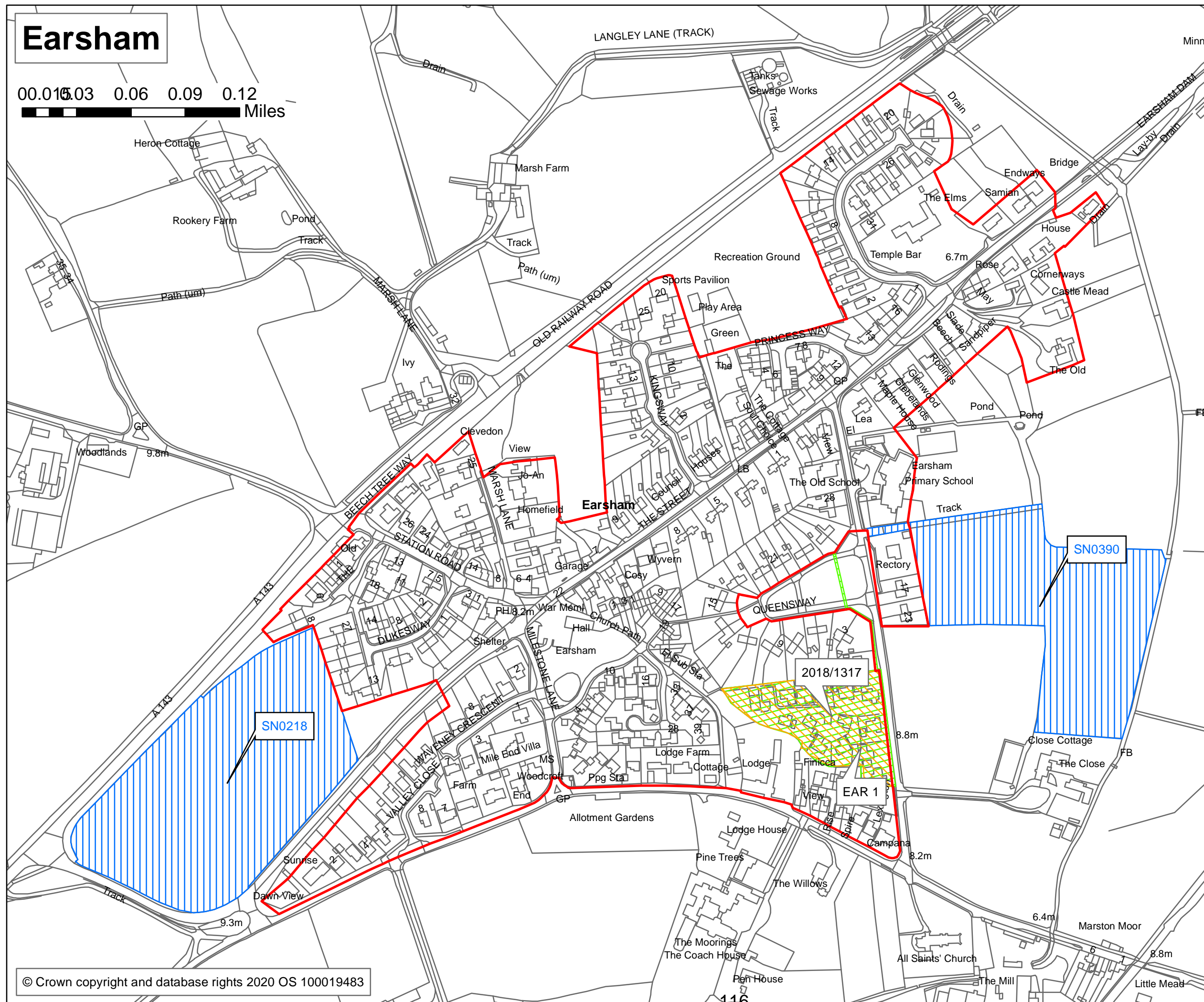


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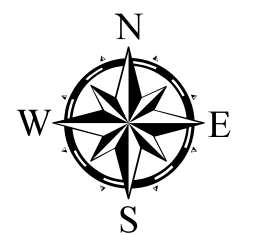
# Earsham

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## South Norfolk Village Clusters Housing Allocations Plan

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-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






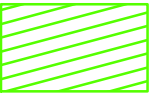
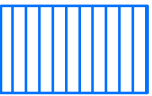
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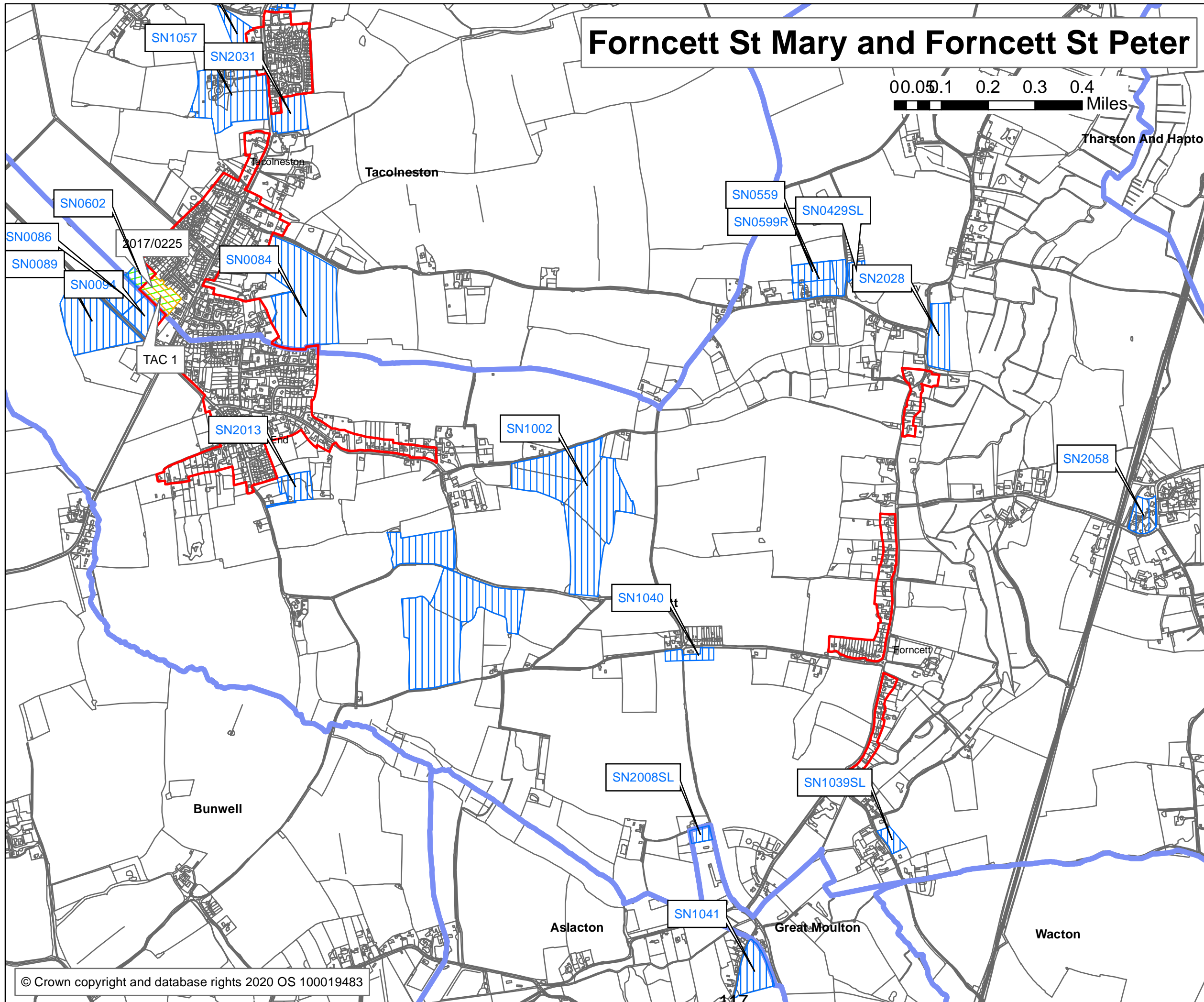


# Forncett St Mary and Forncett St Peter

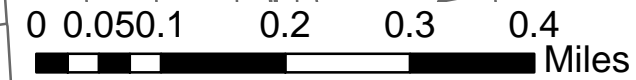
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## South Norfolk Village Clusters Housing Allocations Plan




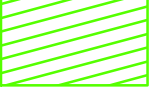
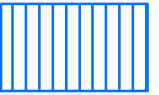
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-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

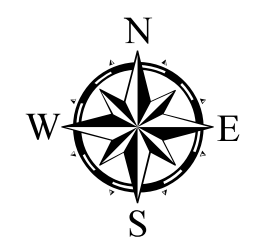


# Gillingham, Geldeston and Stockton

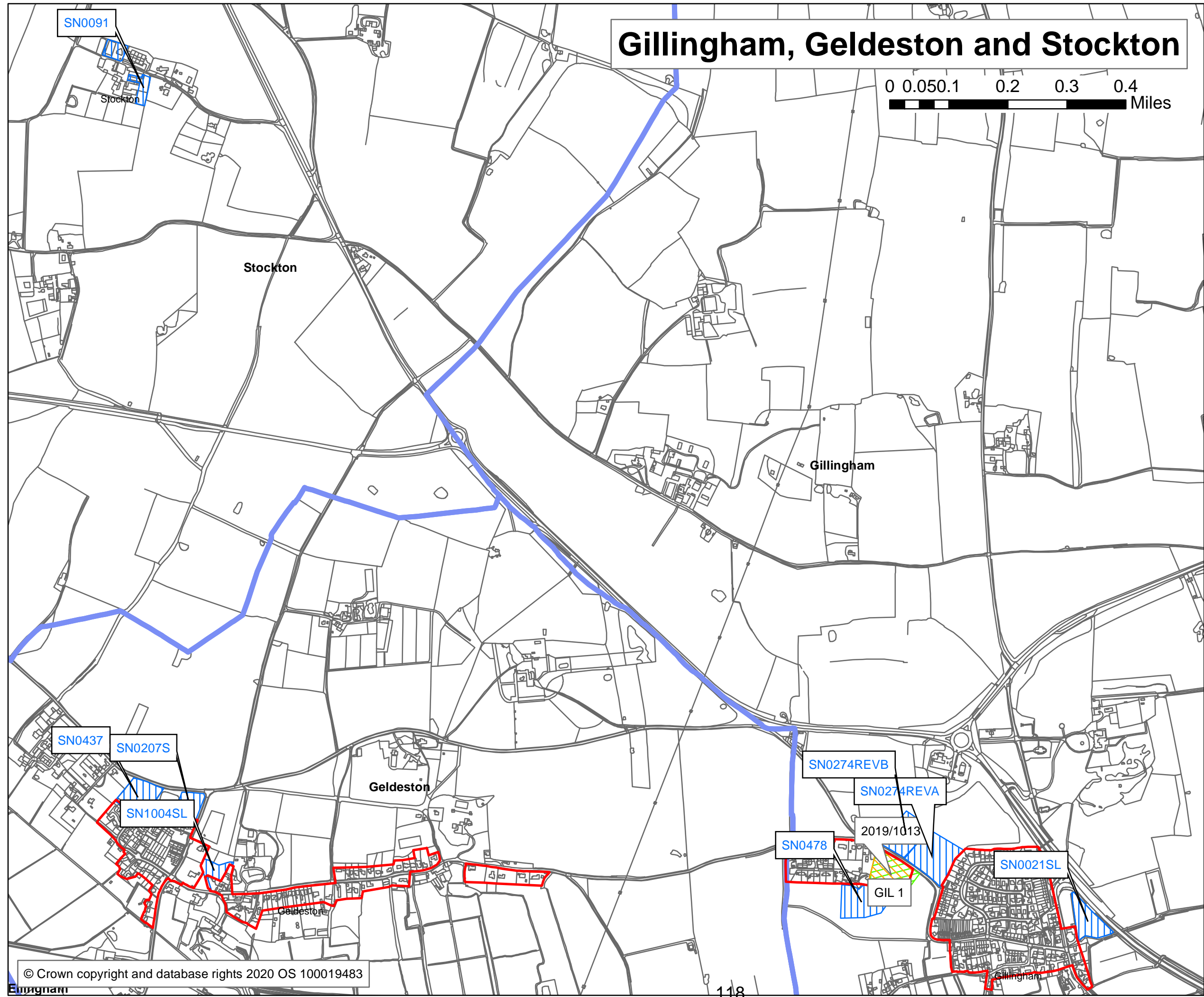


## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



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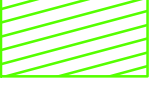





# Hales & Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland

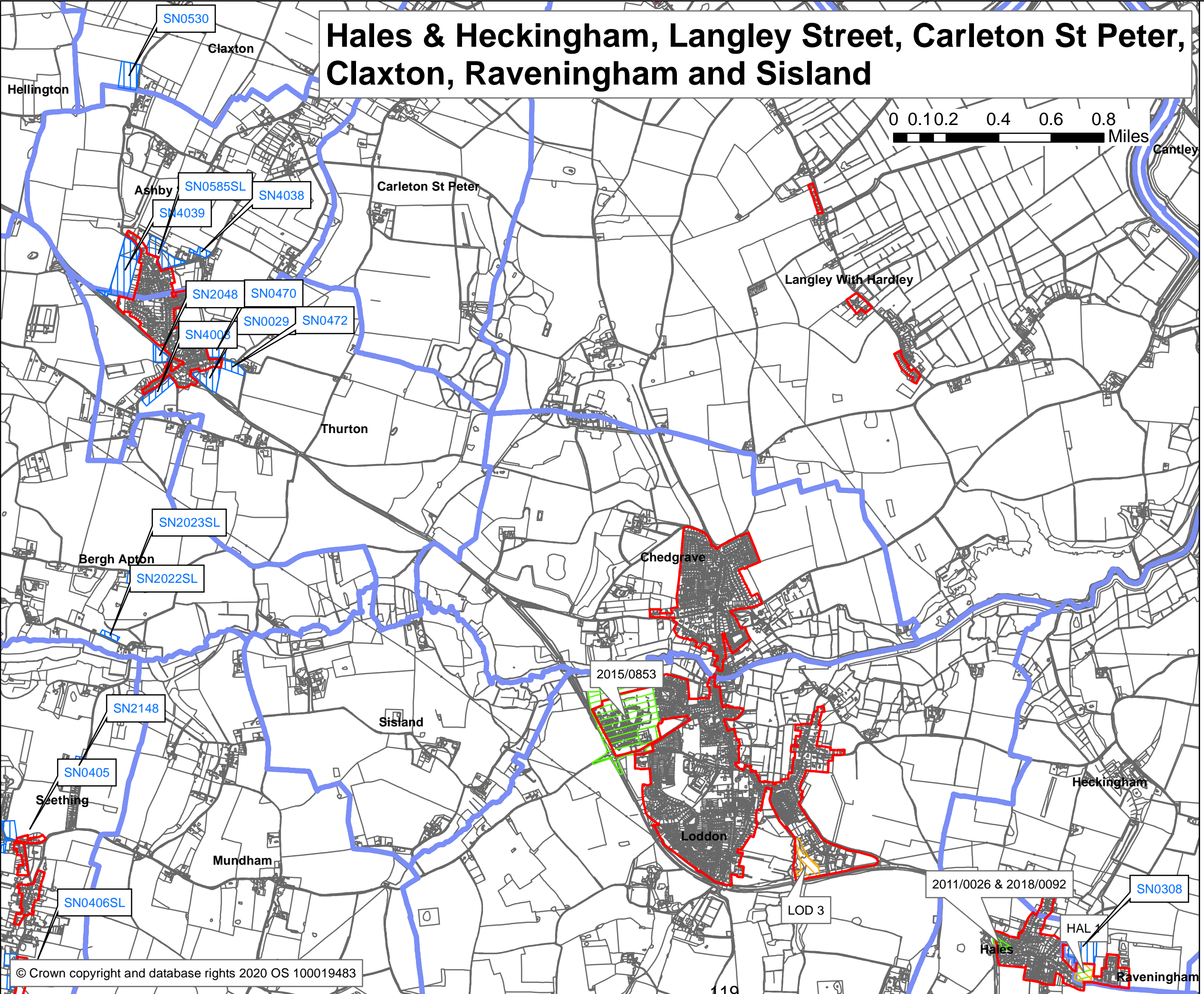
## South Norfolk Village Clusters Housing Allocations Plan

0 0.1 0.2 0.4 0.6 0.8 Miles

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



Date: 09/09/2020  
1:22,020  
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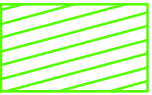
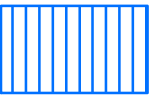


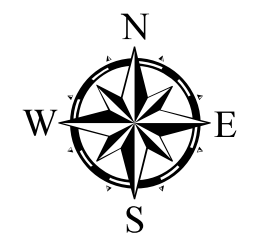
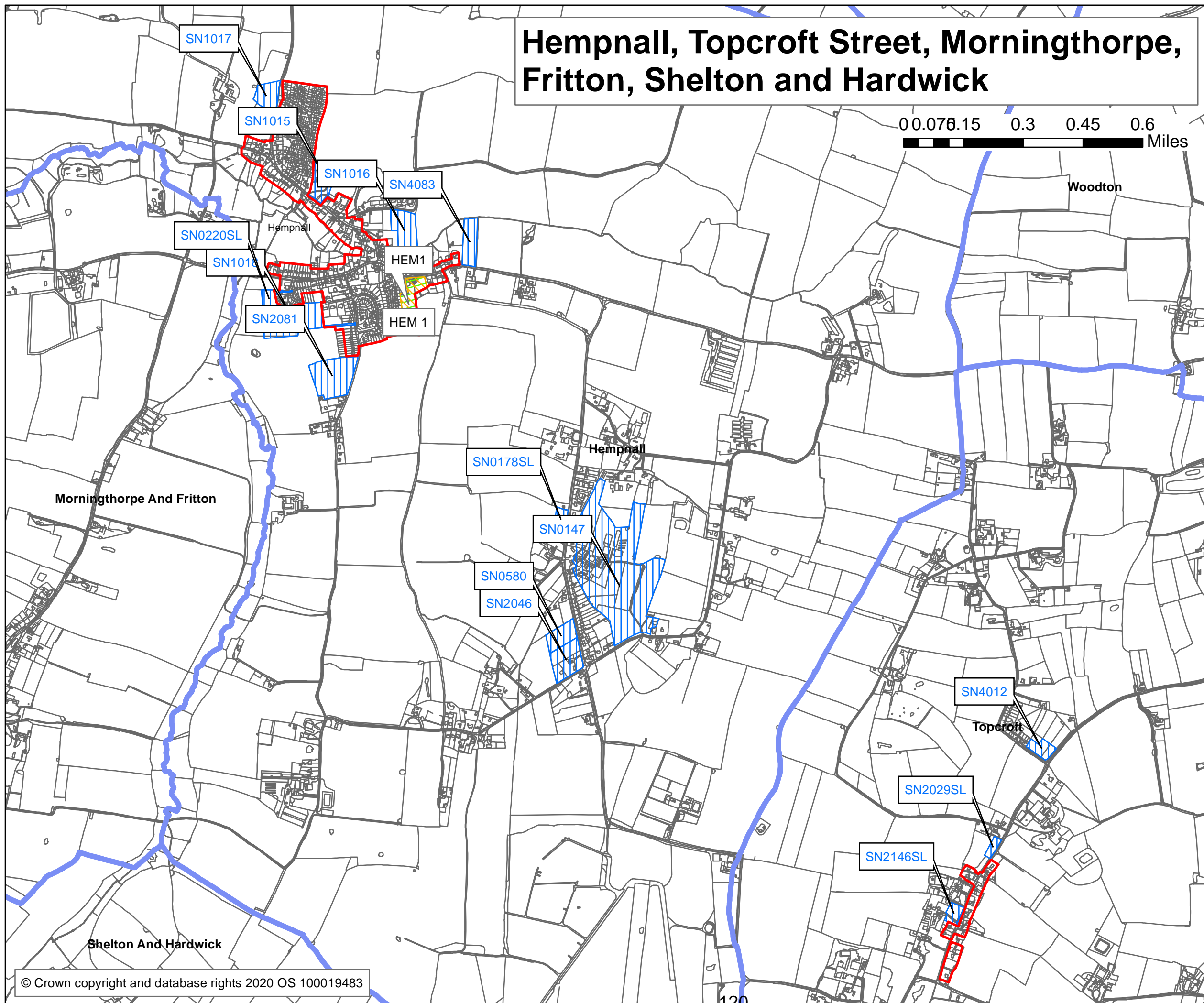


# Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

0 0.075 0.15 0.3 0.45 0.6 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






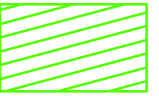
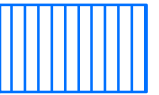
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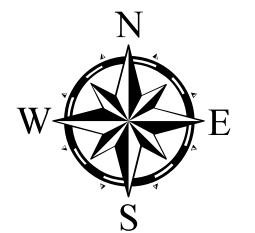


# Heywood

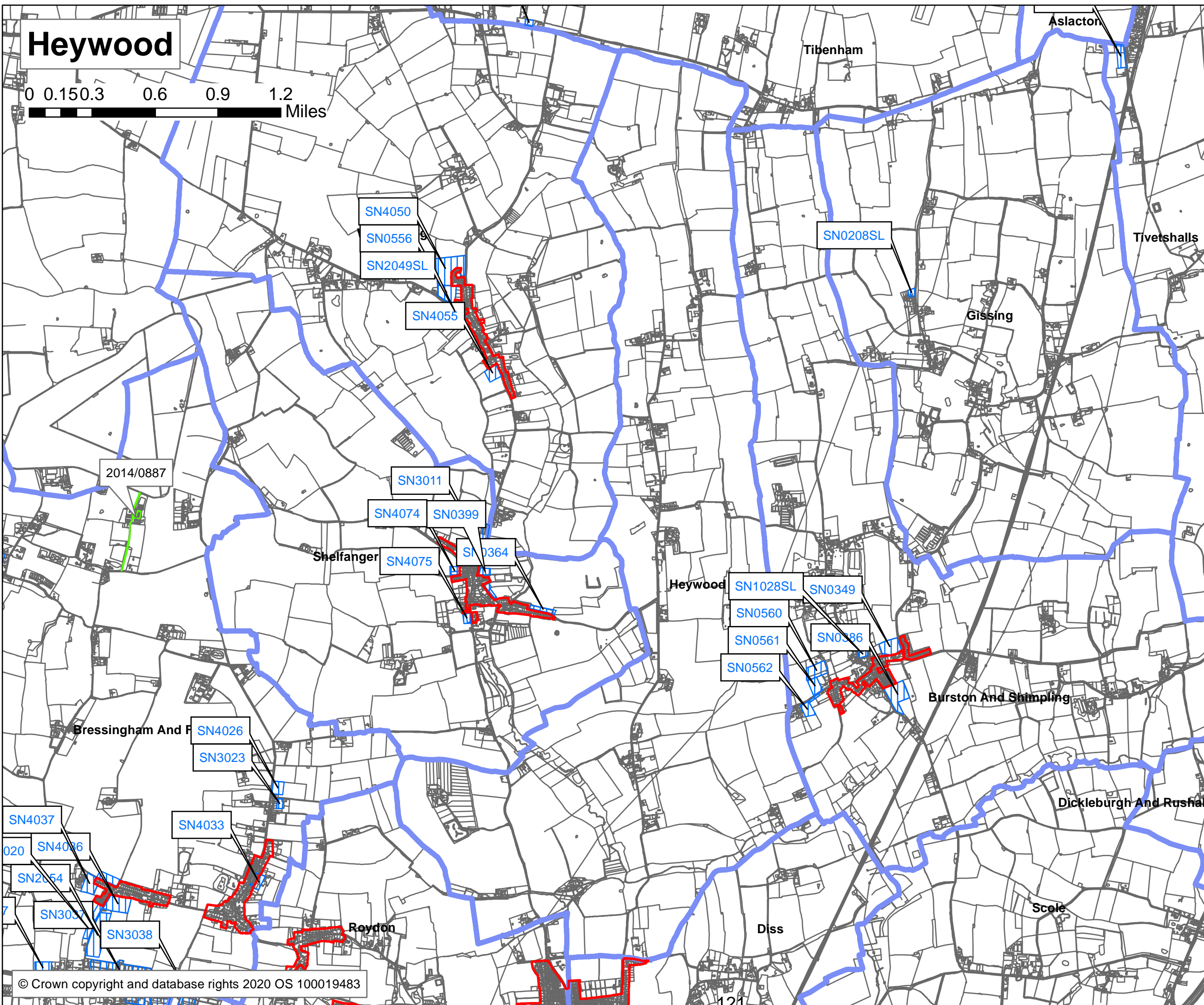
0 0.150.3 0.6 0.9 1.2 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



Date: 09/09/2020  
1:27,776  
@ A3





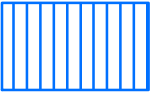


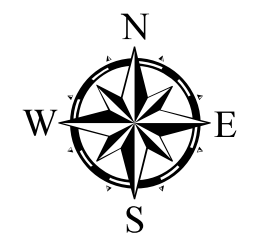
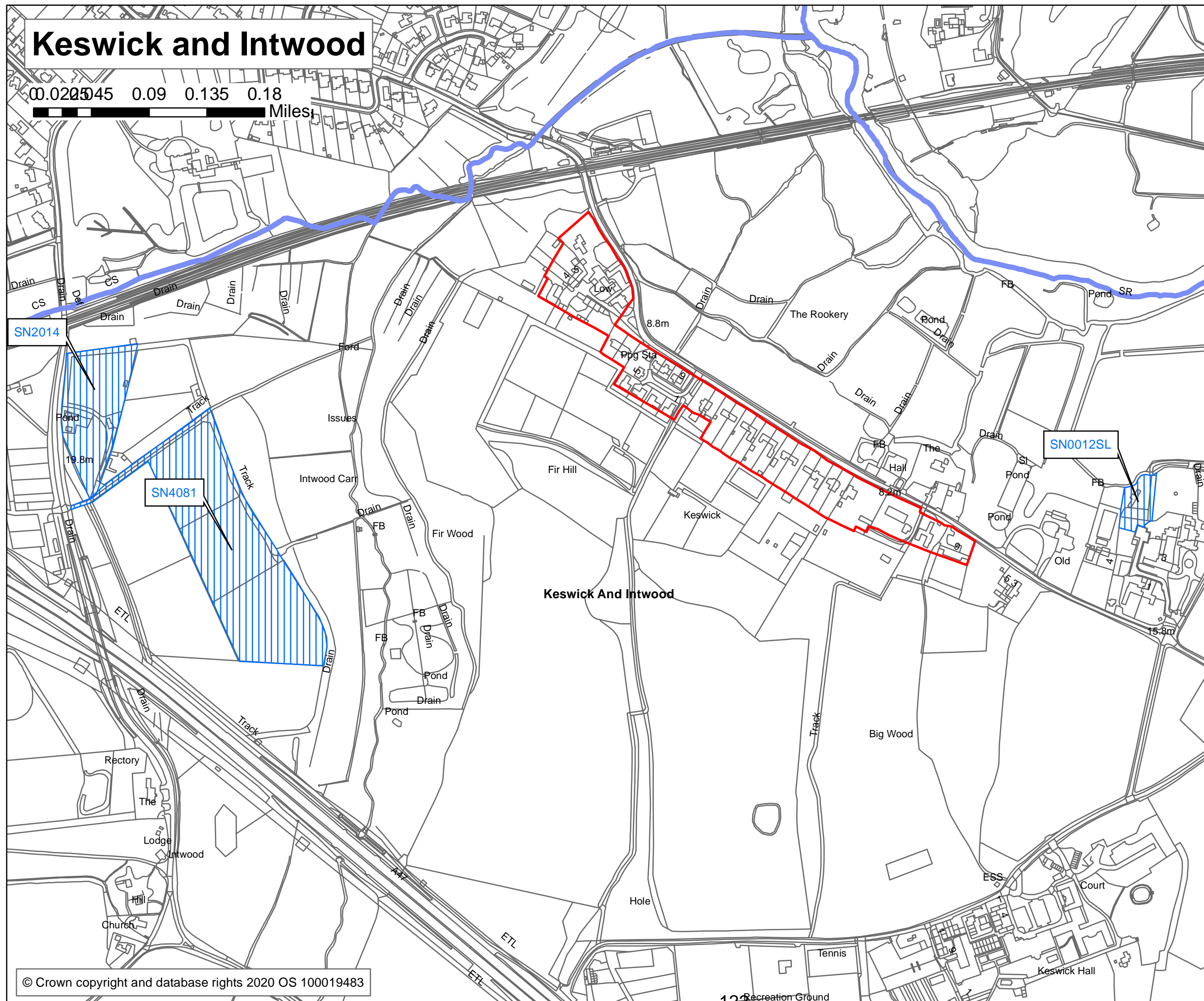


# Keswick and Intwood

0.0205 0.045 0.09 0.135 0.18 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

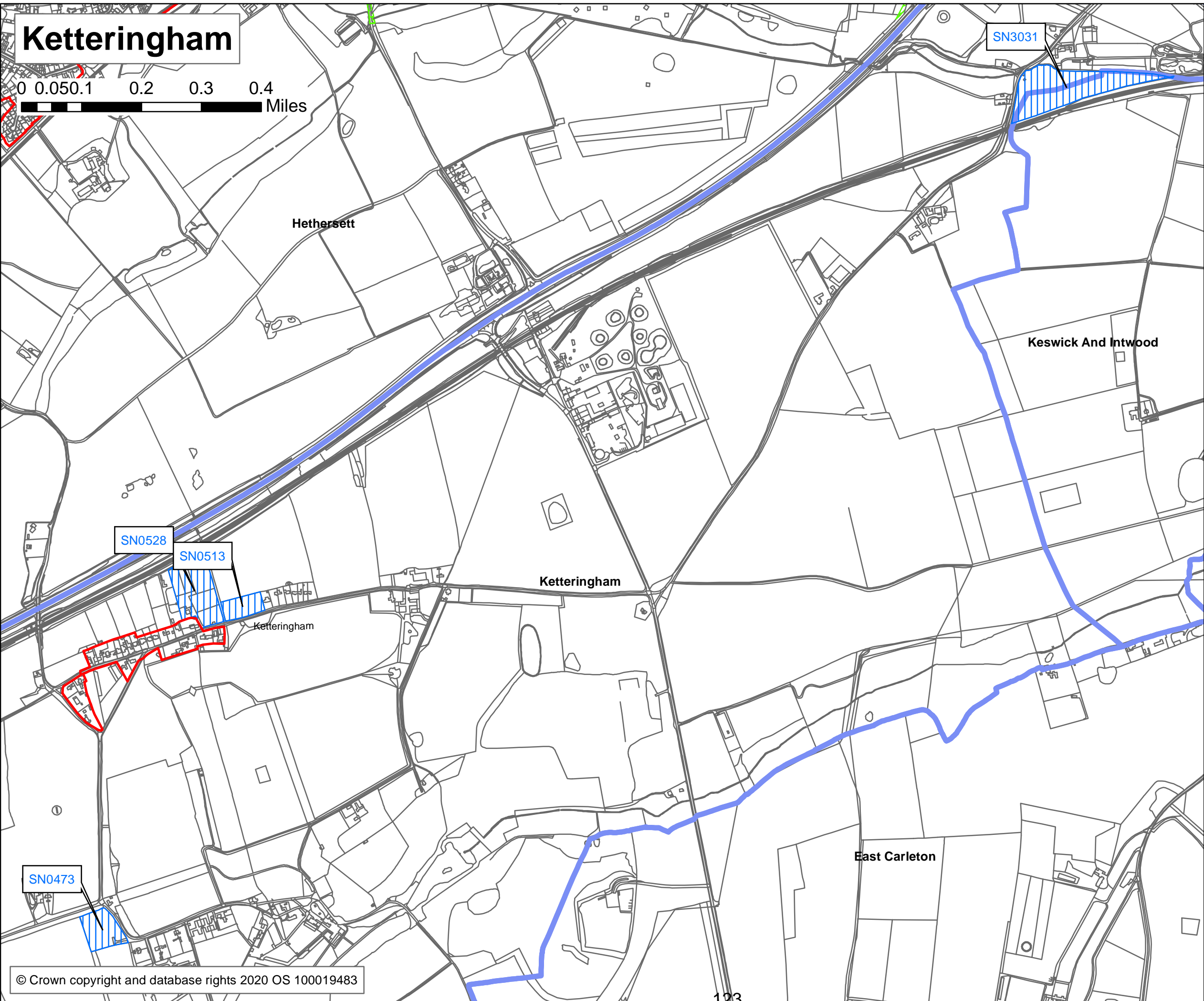


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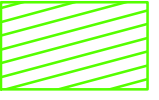



# Ketteringham

0 0.05 0.1 0.2 0.3 0.4 Miles



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites




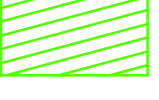



Date: 09/09/2020  
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# Kirby Cane and Ellingham

0.02 0.055 0.11 0.165 0.22 Miles

## South Norfolk Village Clusters Housing Allocations Plan

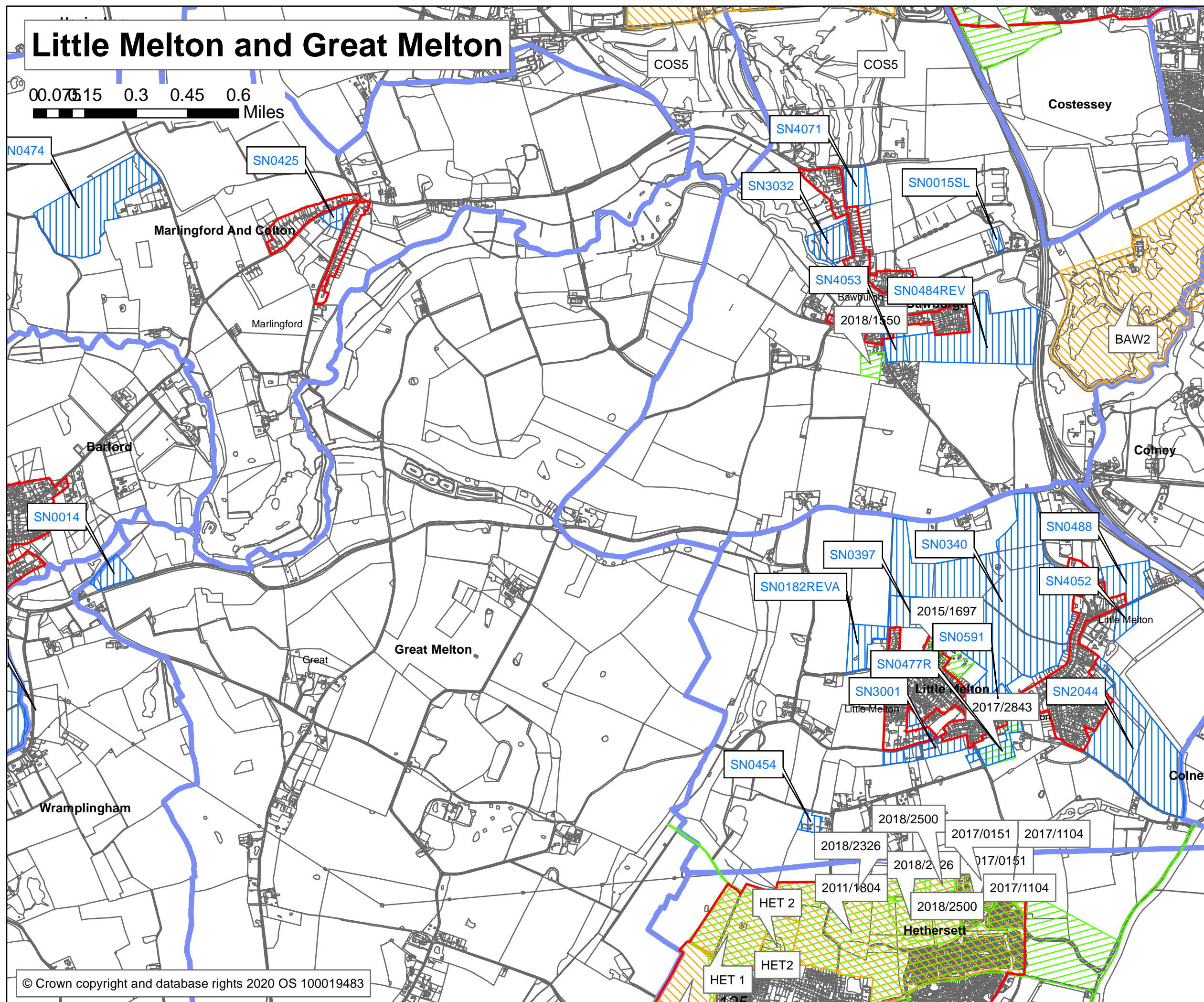
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites








Date: 08/09/2020  
1:5,438  
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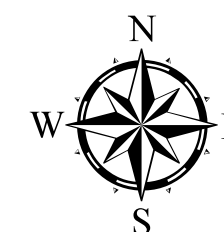


## Little Melton and Great Melton



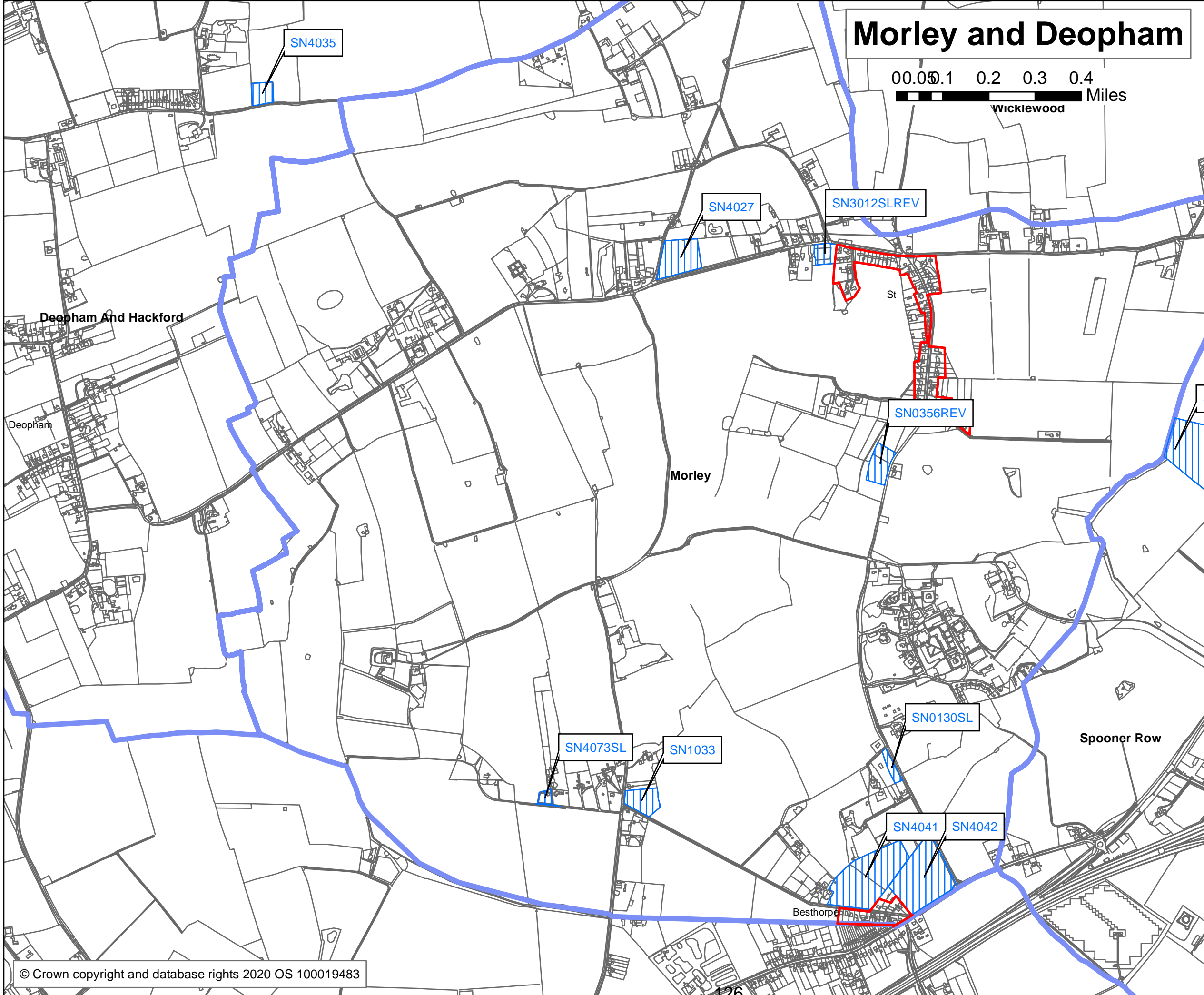
# South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
  -  Existing Settlement Limits
  -  Existing Allocations Carried Forward
  -  Existing Unimplemented Permissions at 1 April 2019
  -  Potential Village Cluster Sites



Date: 09/09/2020  
1:16,990  
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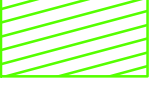





# Morley and Deopham



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

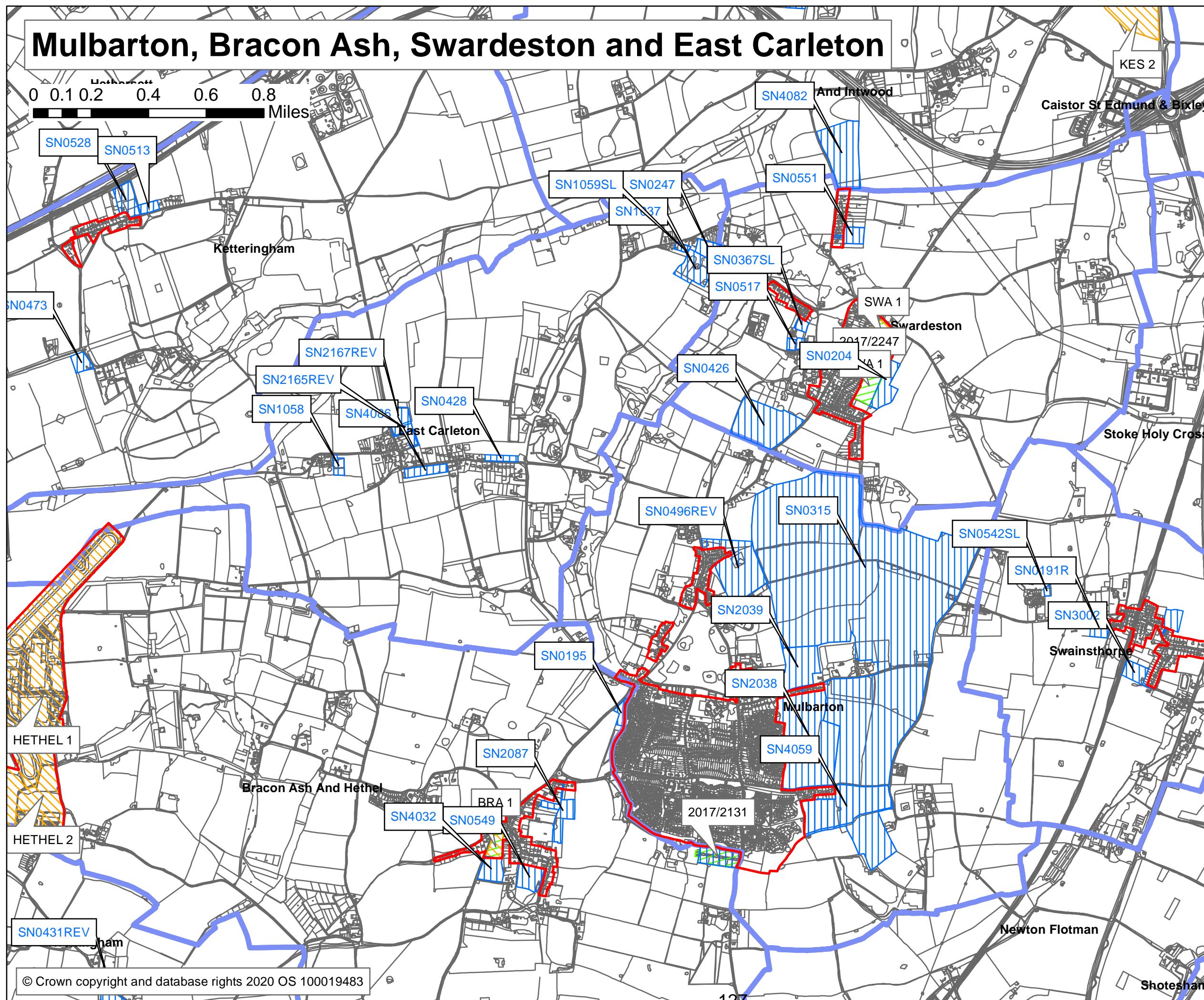


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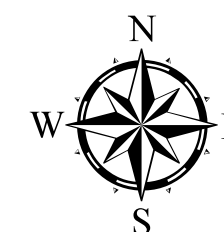
## Mulbarton, Bracon Ash, Swardeston and East Carleton

0 0.1 0.2 0.4 0.6 0.8 Miles



# South Norfolk Village Clusters Housing Allocations Plan

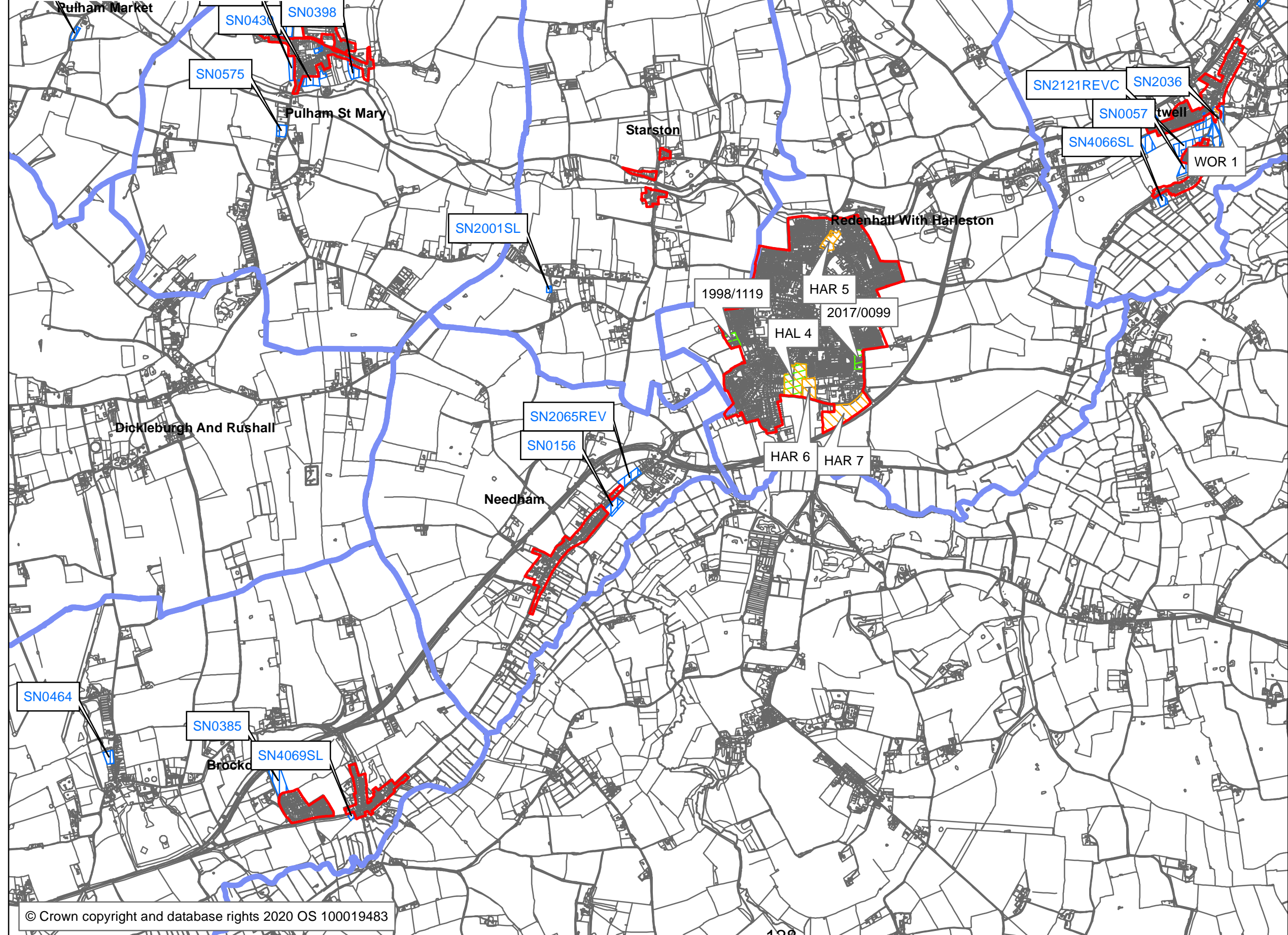
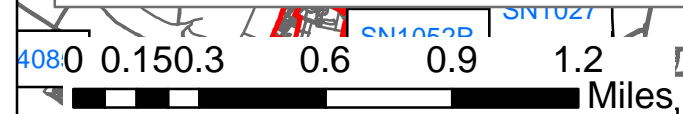
-  Parish Boundary
  -  Existing Settlement Limits
  -  Existing Allocations Carried Forward
  -  Existing Unimplemented Permissions at 1 April 2019
  -  Potential Village Cluster Sites







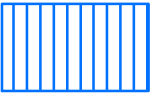
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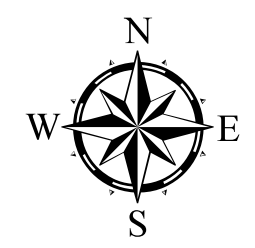


# Needham, Brockdish, Starston and Wortwell



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

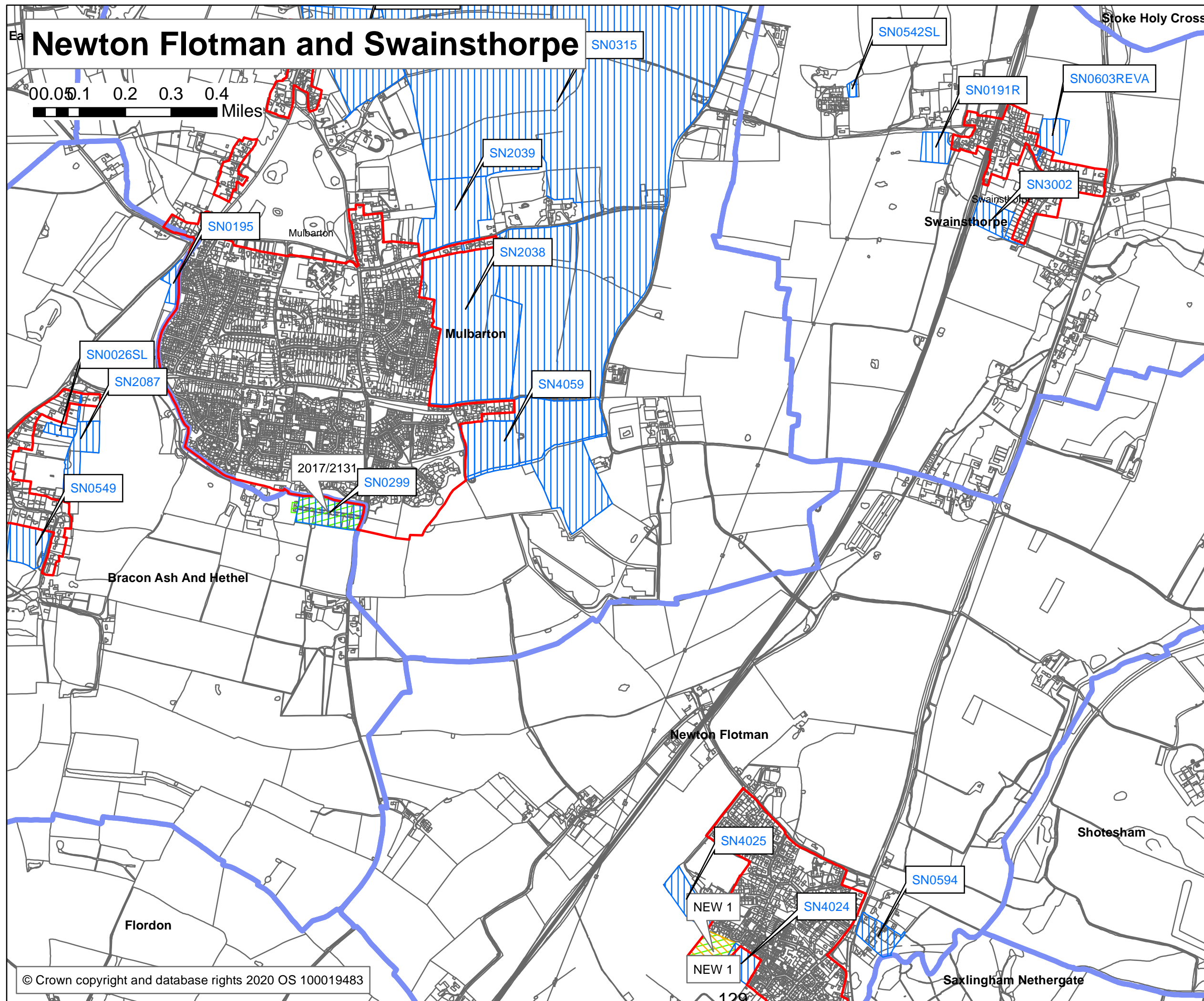


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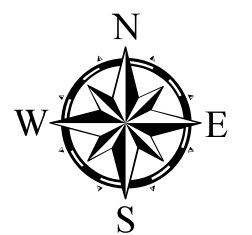
# Newton Flotman and Swainsthorpe

0 0.1 0.2 0.3 0.4 Miles



## South Norfolk Village Clusters Housing Allocations Plan

- Parish Boundary
- Existing Settlement Limits
- Existing Allocations Carried Forward
- Existing Unimplemented Permissions at 1 April 2019
- Potential Village Cluster Sites







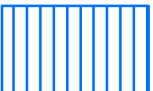
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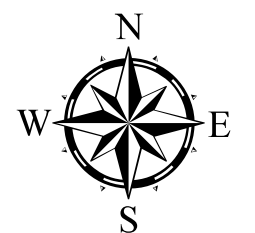
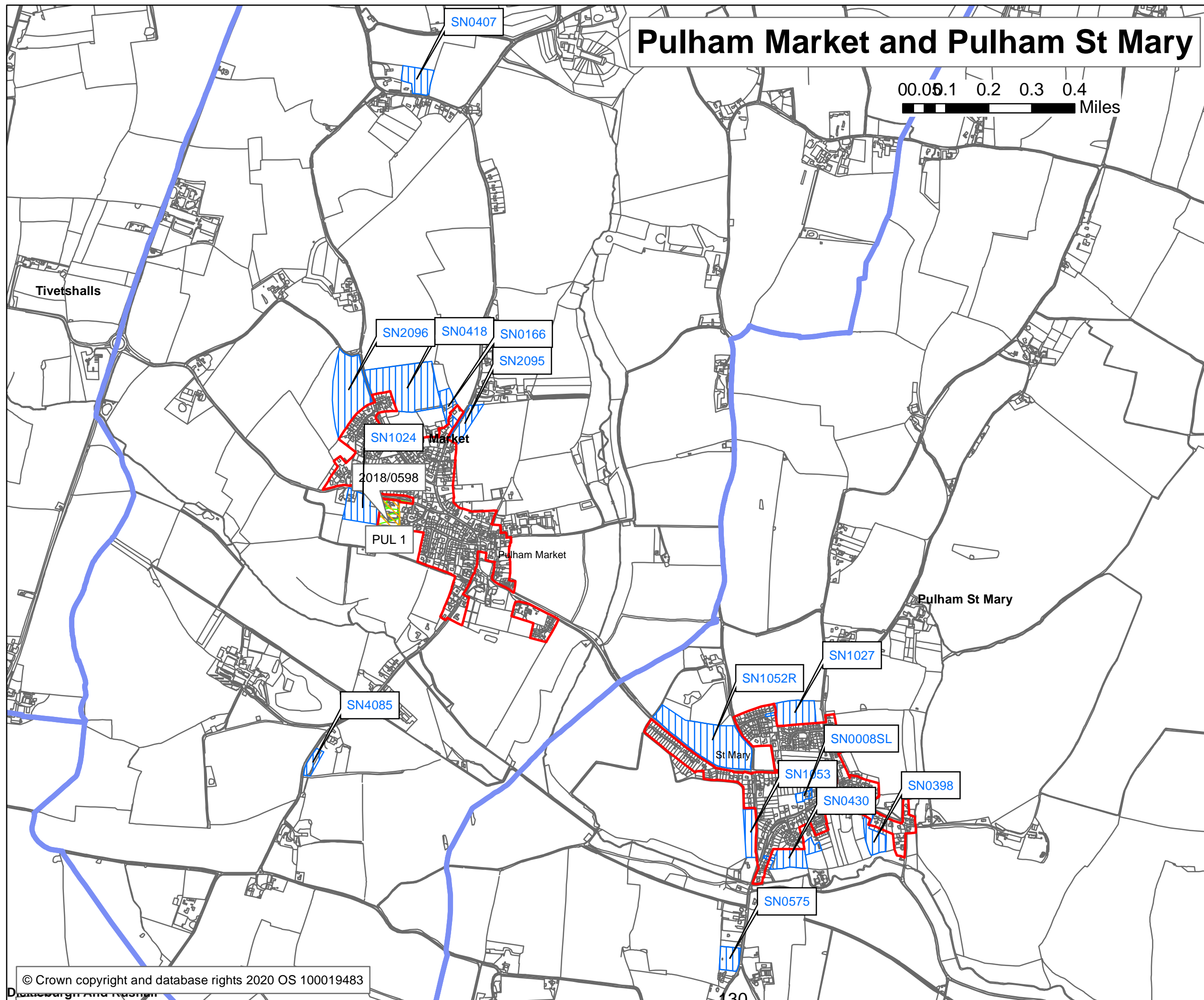


# Pulham Market and Pulham St Mary

0 0.1 0.2 0.3 0.4 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites




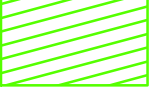
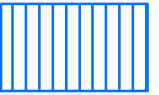


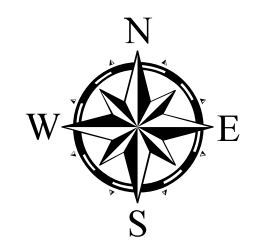
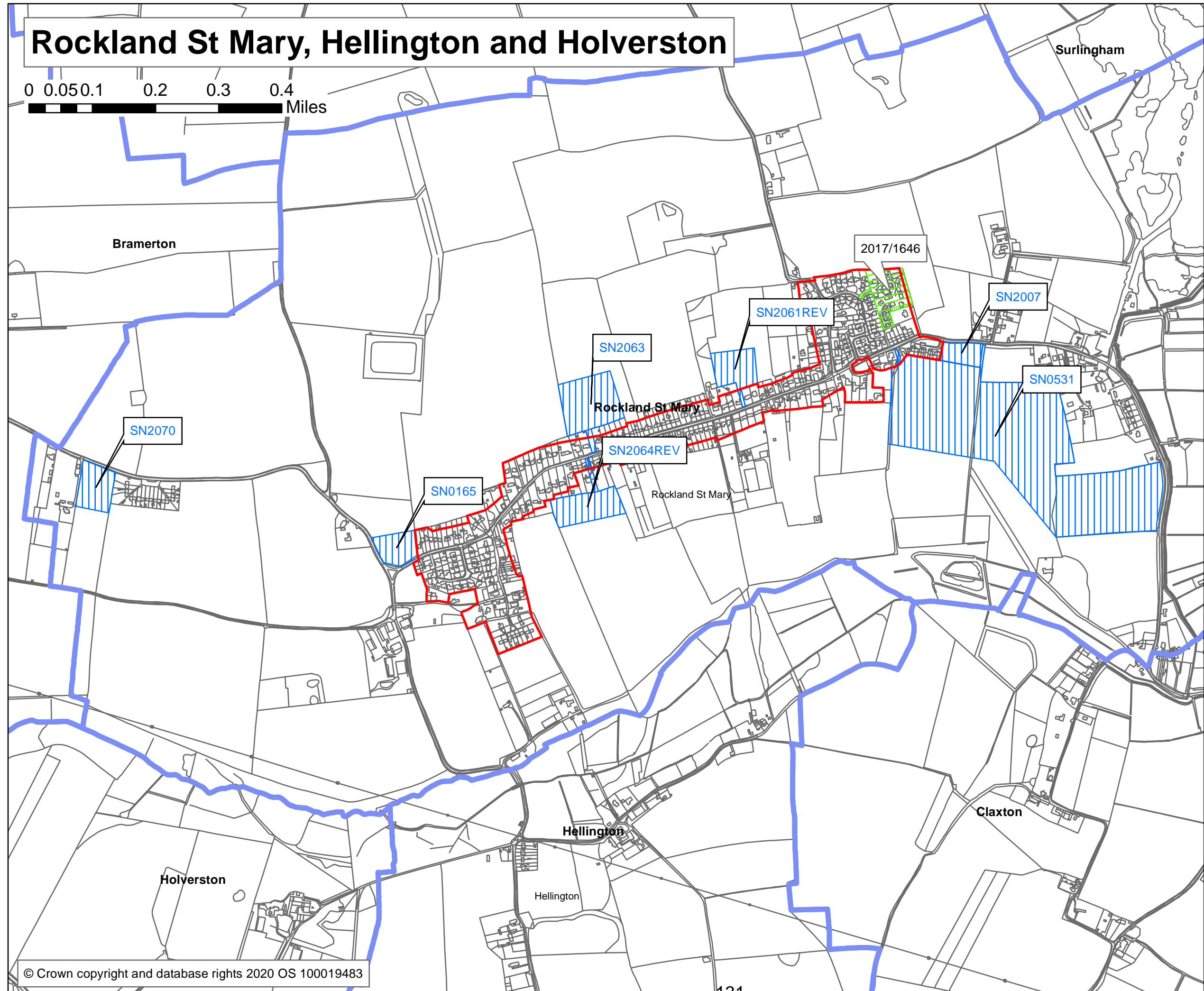
Date: 09/09/2020  
1:13,484  
@ A3

# Rockland St Mary, Hellington and Holverston

0 0.05 0.1 0.2 0.3 0.4 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites








Date: 09/09/2020  
1:9,134  
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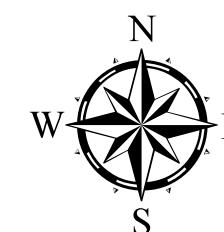


# Roydon

0.02 0.045 0.09 0.135 0.18 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

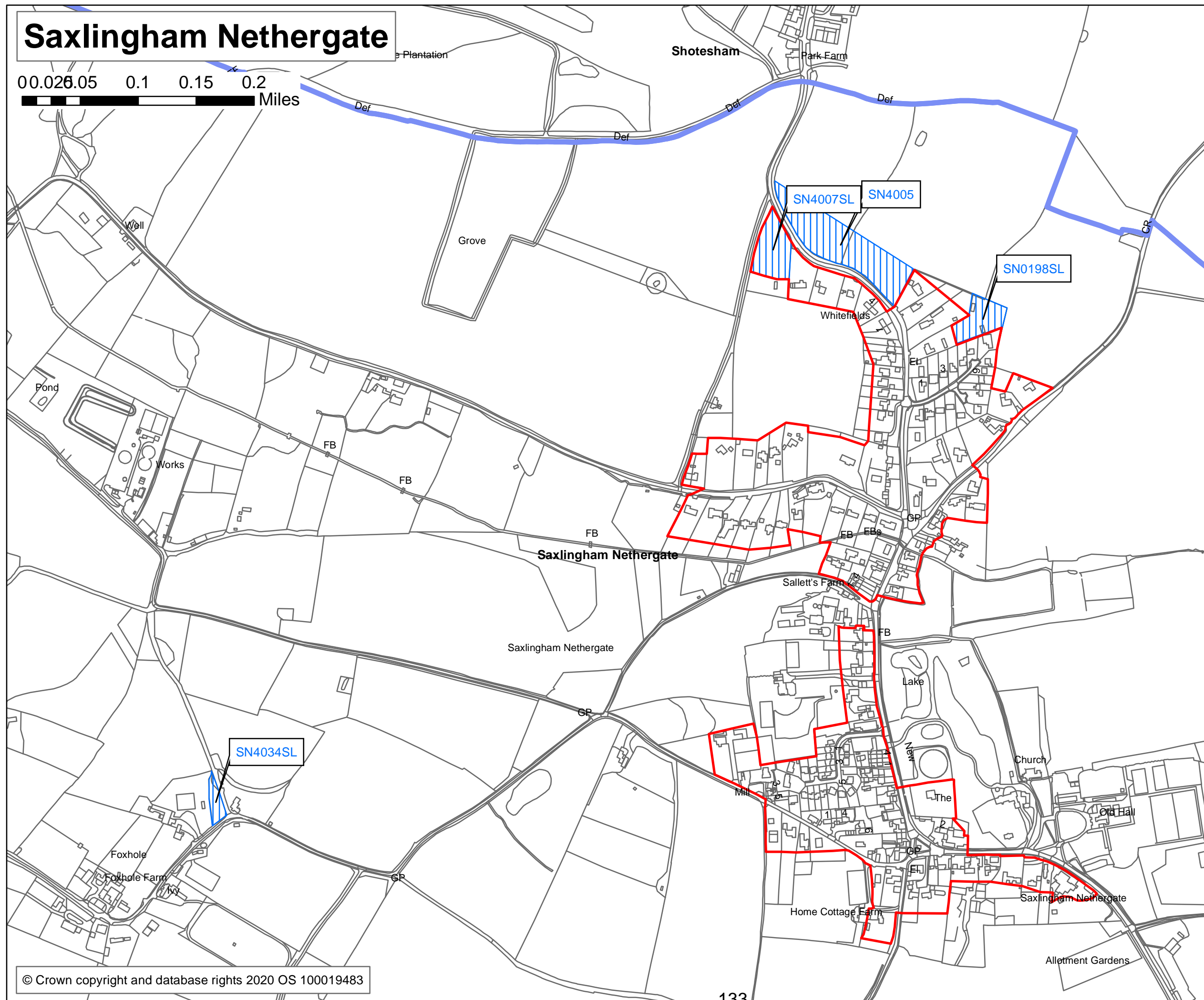


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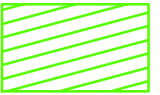
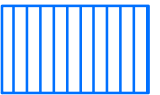


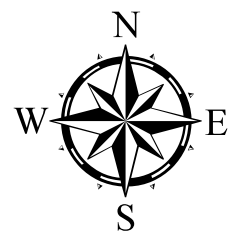
# Saxlingham Nethergate

0 0.026.05 0.1 0.15 0.2  
Miles

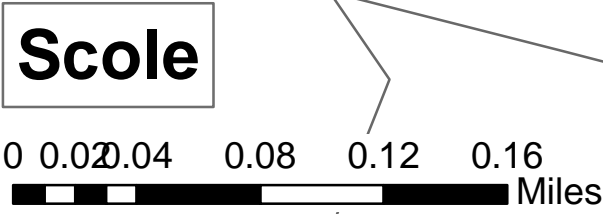


## South Norfolk Village Clusters Housing Allocations Plan




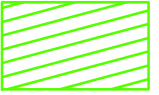
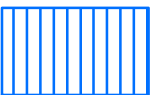
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

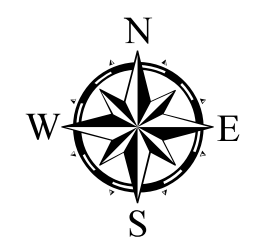
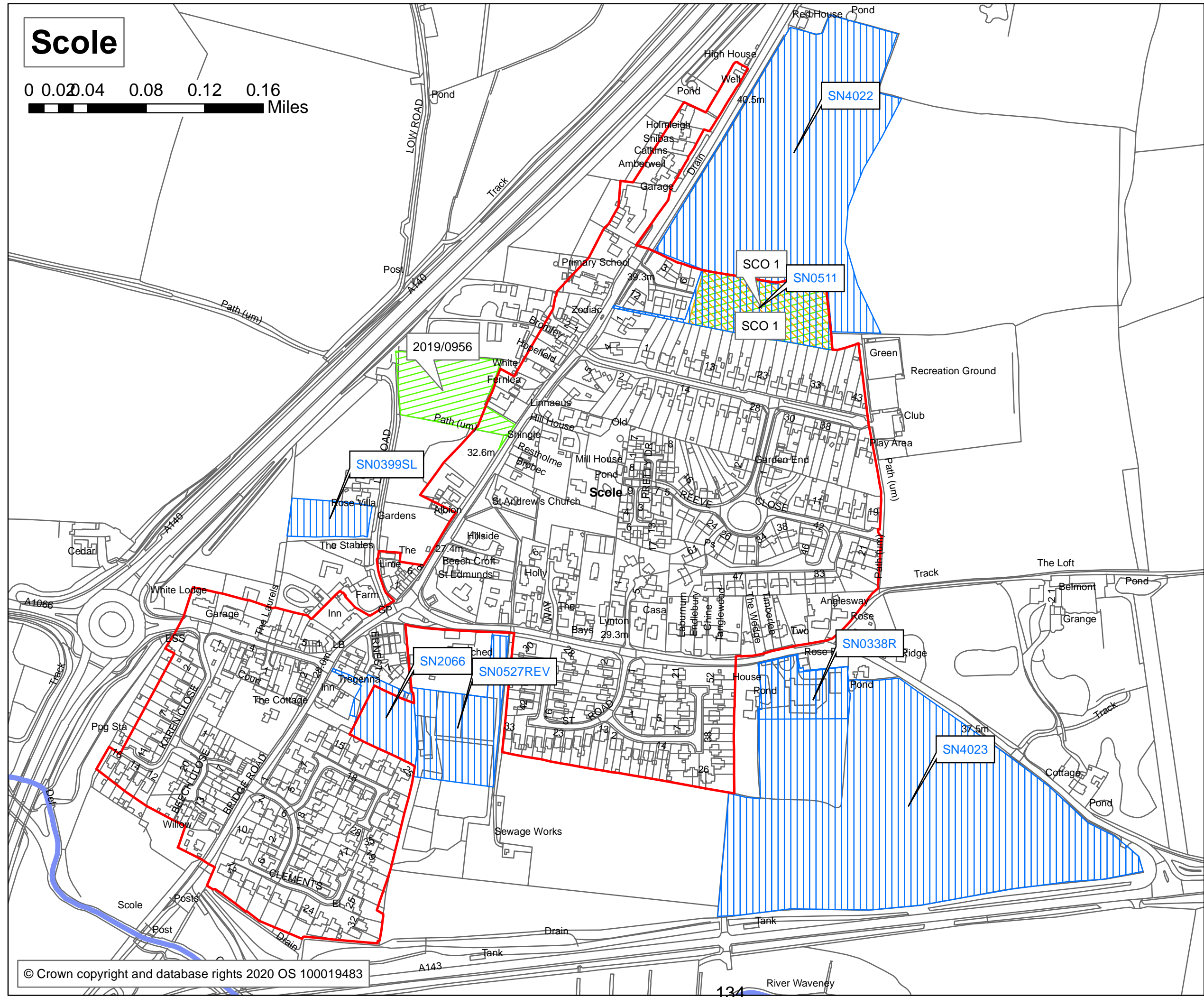


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# South Norfolk Village Clusters Housing Allocations Plan

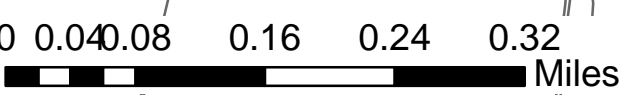
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






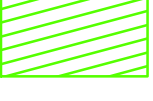
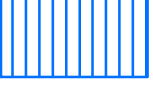
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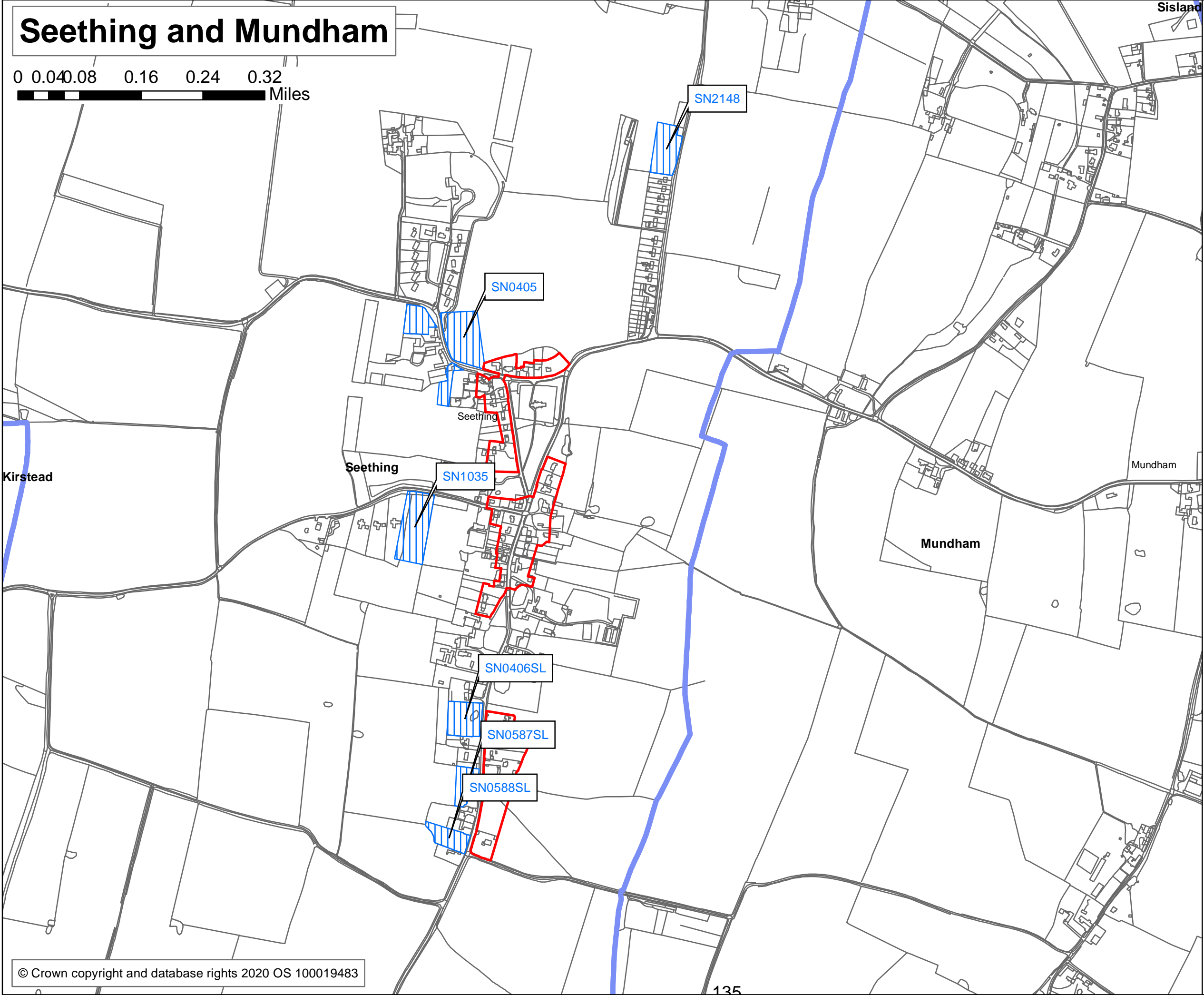


# Seething and Mundham



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






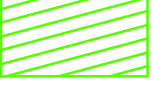
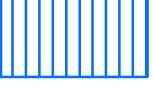
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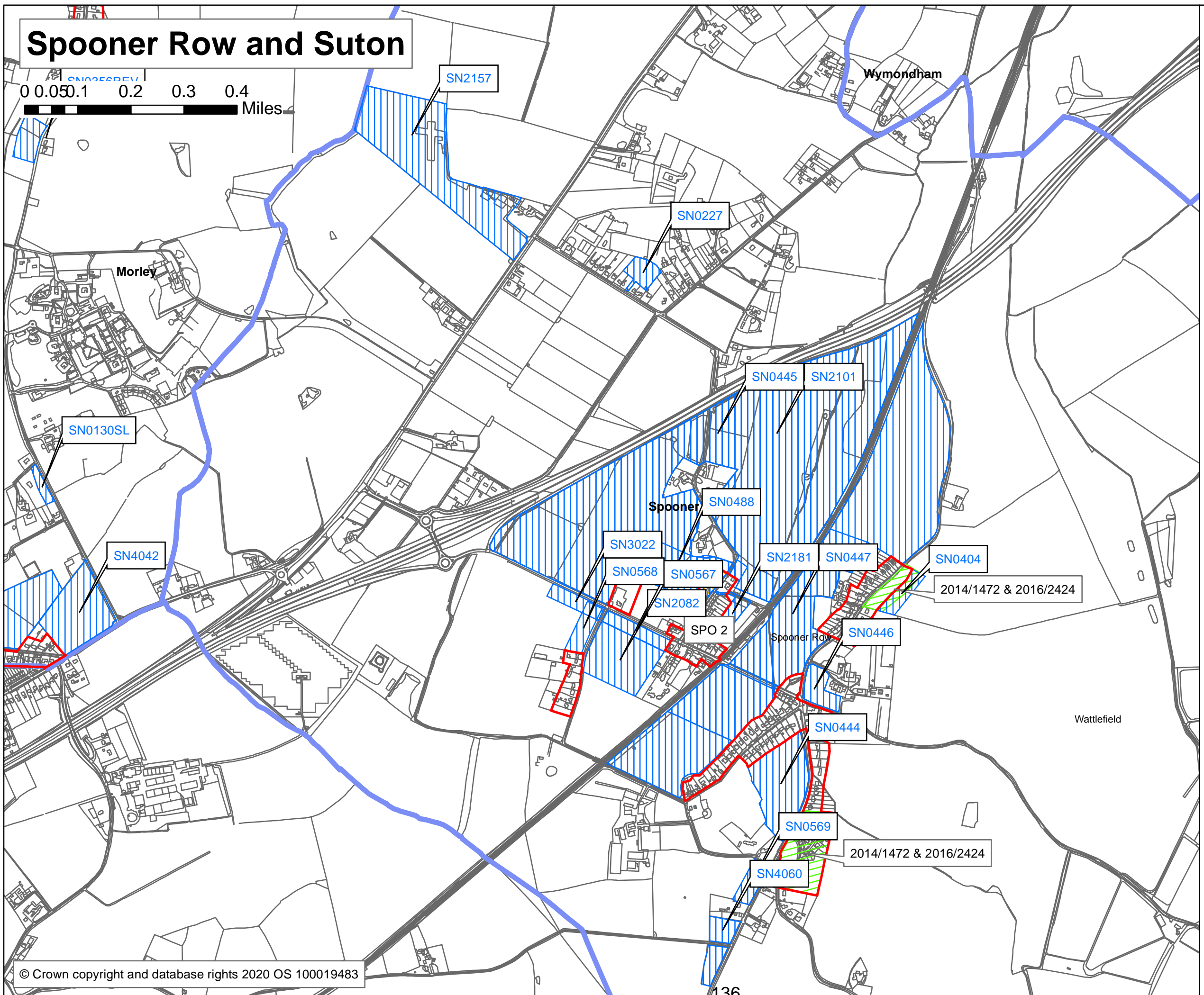


# Spooner Row and Sutton

0 0.05 0.1 0.2 0.3 0.4 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



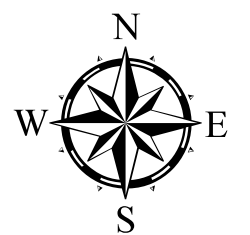


# Stoke Holy Cross, Shotesham and Caistor St Edmunds

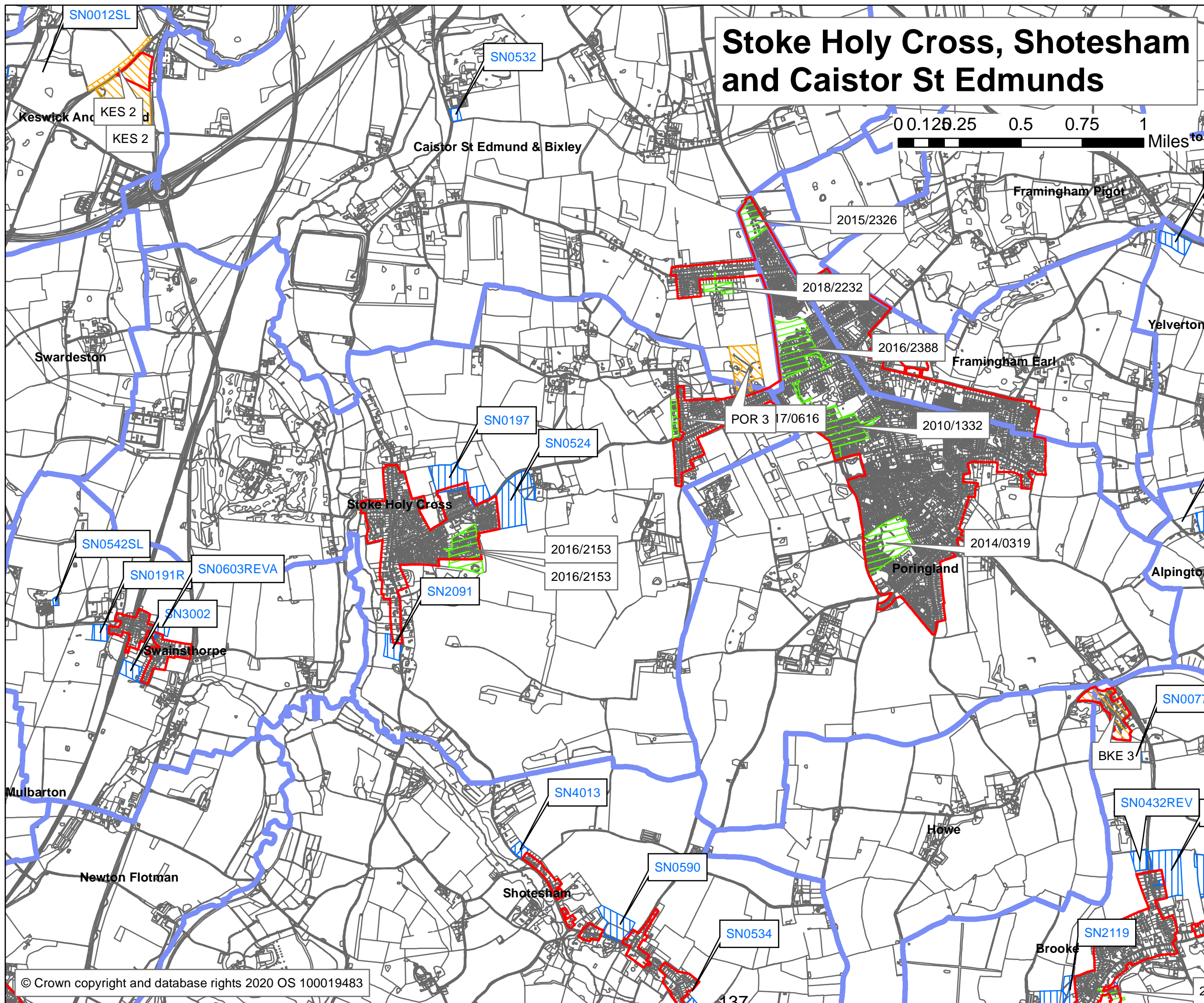
## South Norfolk Village Clusters Housing Allocations Plan

0 0.125 0.25 0.5 0.75 1 Miles

- Parish Boundary
- Existing Settlement Limits
- Existing Allocations Carried Forward
- Existing Unimplemented Permissions at 1 April 2019
- Potential Village Cluster Sites



Date: 09/09/2020  
1:23,697  
@ A3




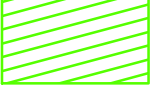
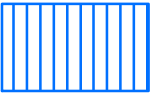


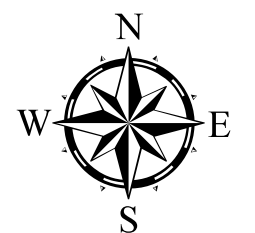
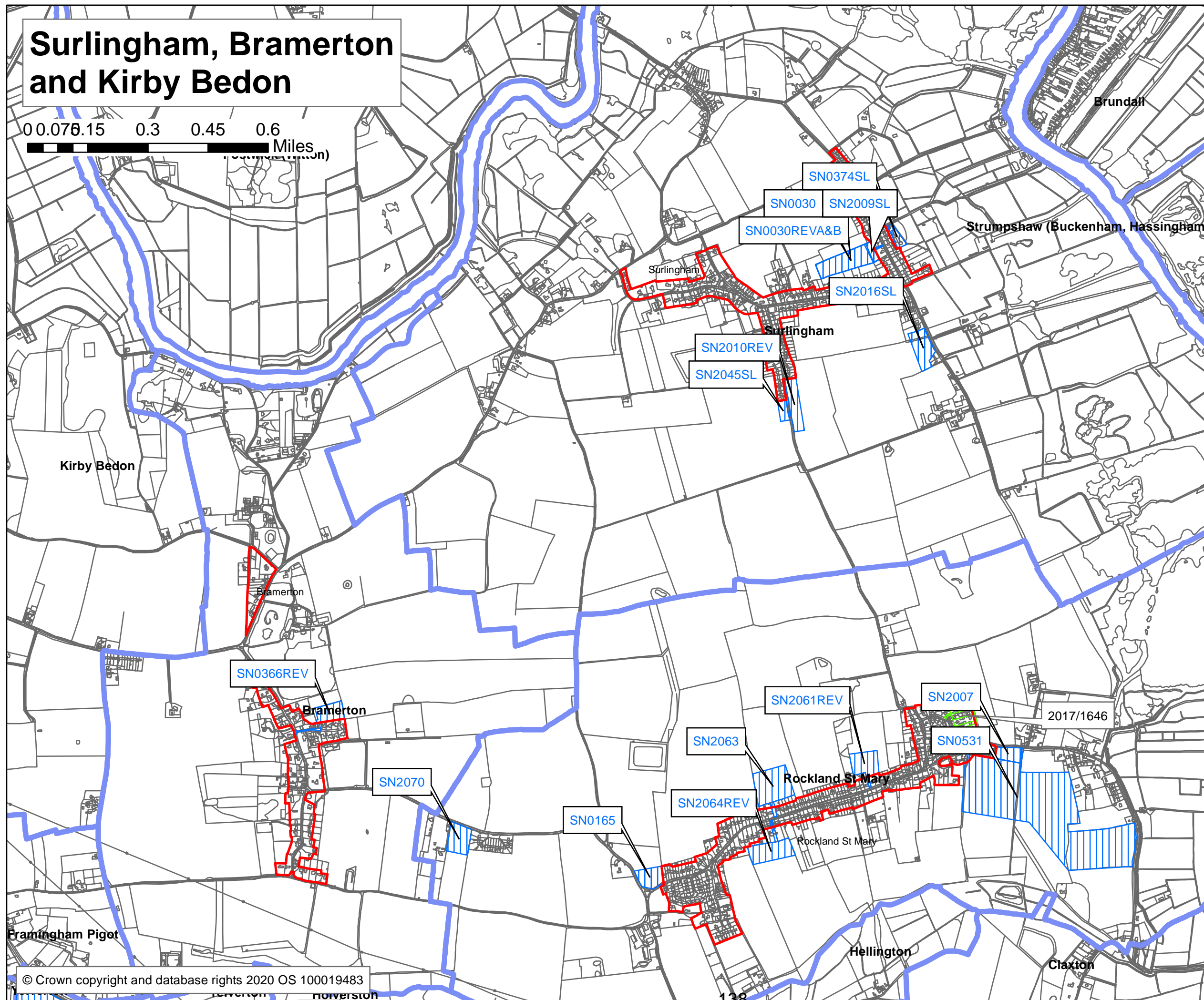


# Surlingham, Bramerton and Kirby Bedon

0 0.075 0.15 0.3 0.45 0.6 Miles

## South Norfolk Village Clusters Housing Allocations Plan

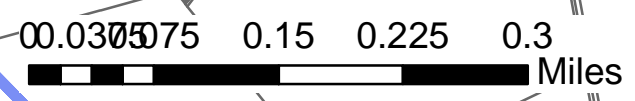
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






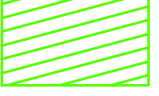
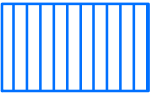
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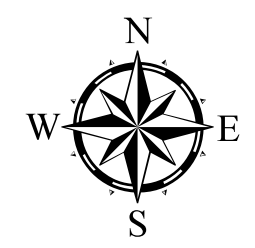
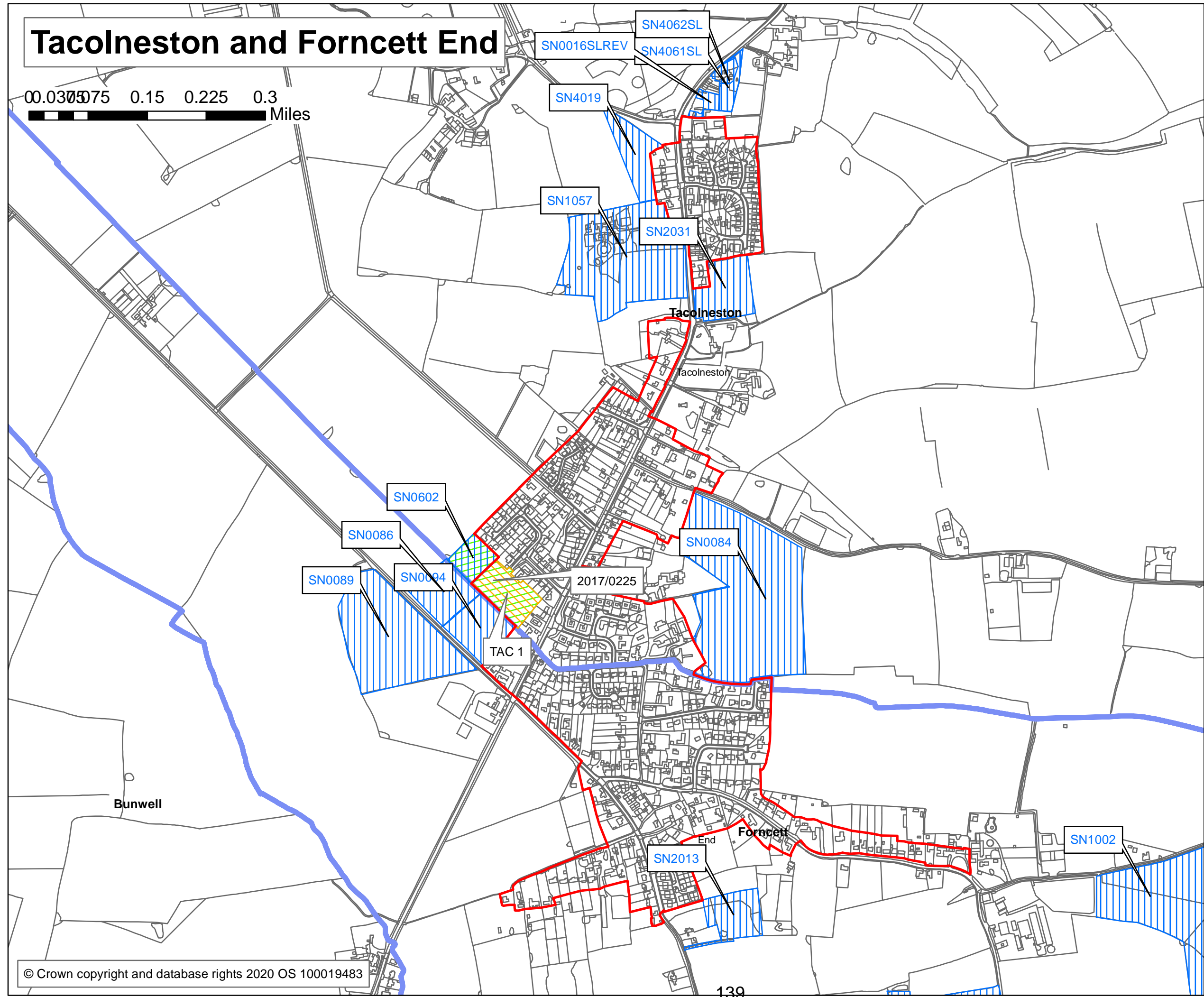


# Tacolneston and Forncett End



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites





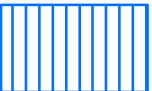


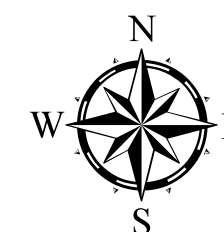
Date: 09/09/2020  
1:7,326  
@ A3

# Tasburgh

0 0.04 0.08 0.16 0.24 0.32 Miles

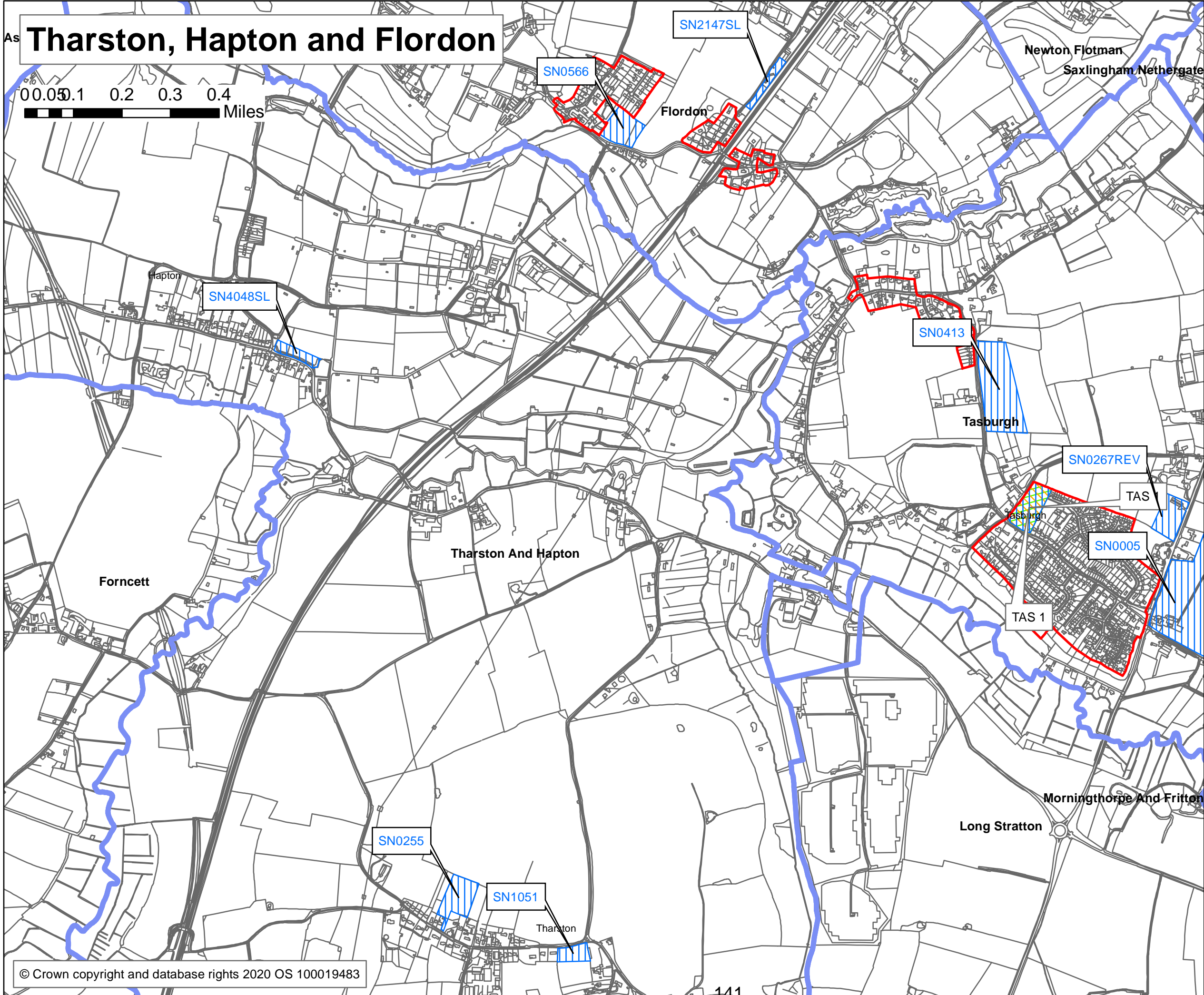
## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites




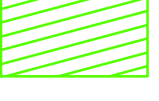



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# South Norfolk Village Clusters Housing Allocations Plan

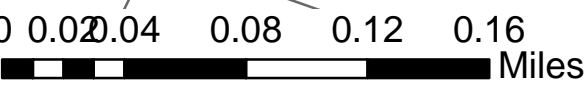
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites








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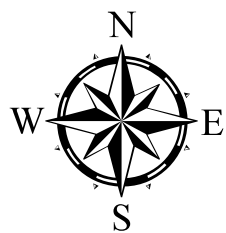


# Thurlton and Norton Subcourse

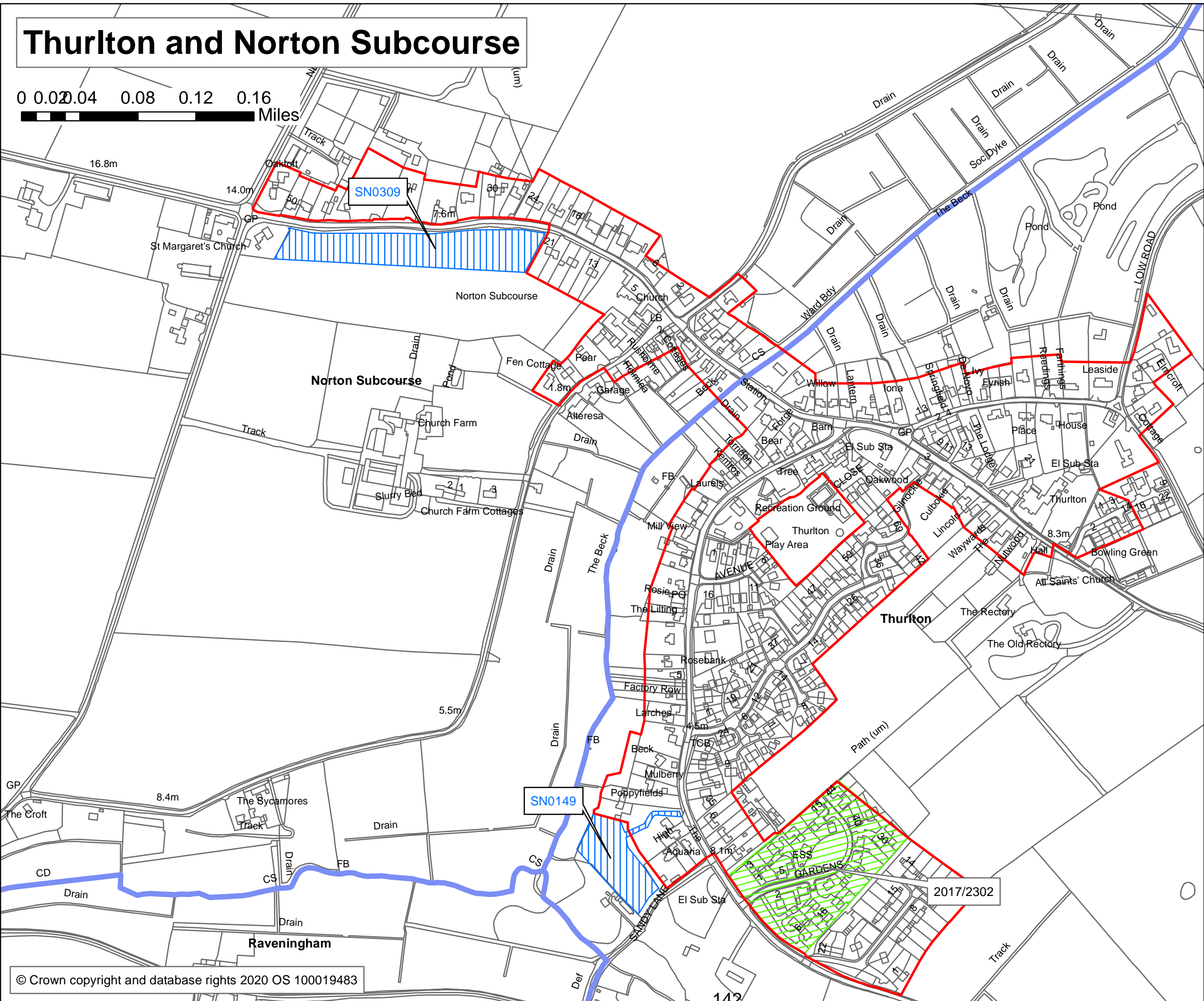


## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



Date: 09/09/2020  
1:4,000  
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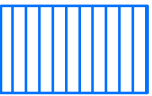


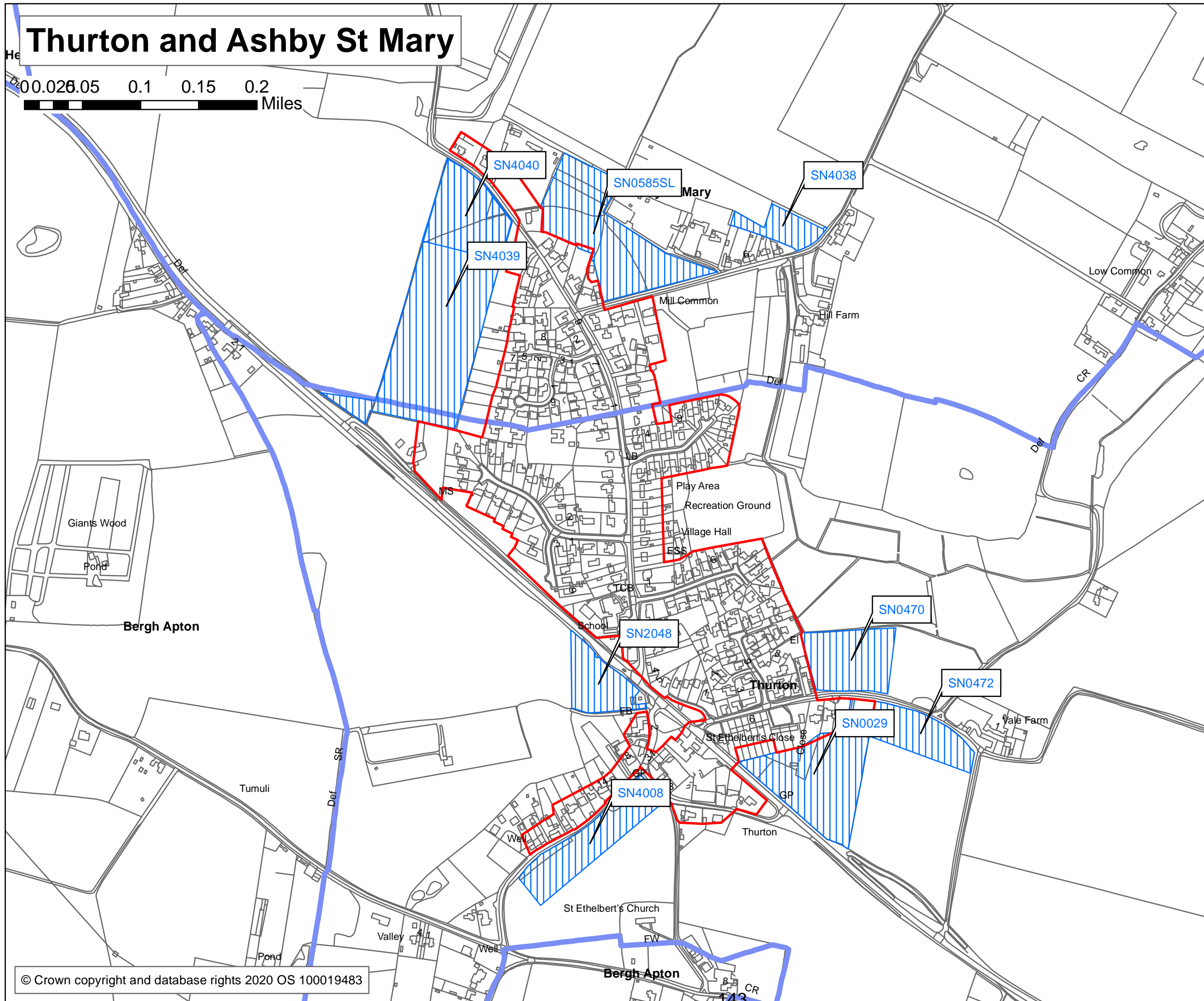


# Thurton and Ashby St Mary

0 0.05 0.1 0.15 0.2 Miles

## South Norfolk Village Clusters Housing Allocations Plan




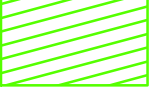
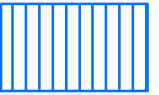
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites

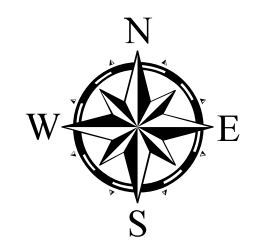
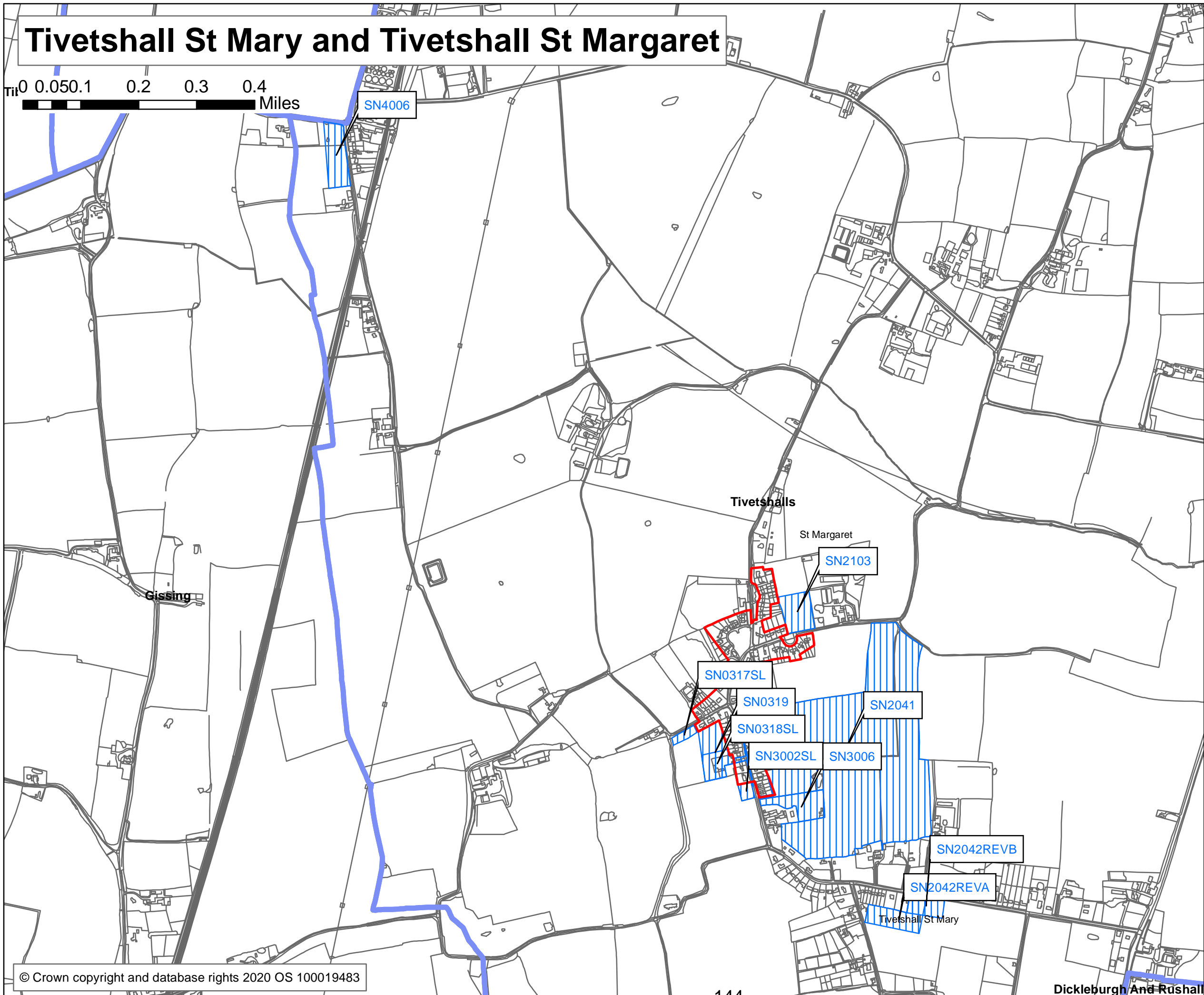


# Tivetshall St Mary and Tivetshall St Margaret

0 0.05 0.1 0.2 0.3 0.4 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites








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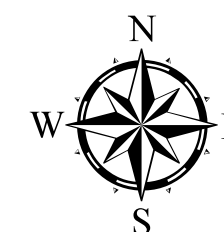
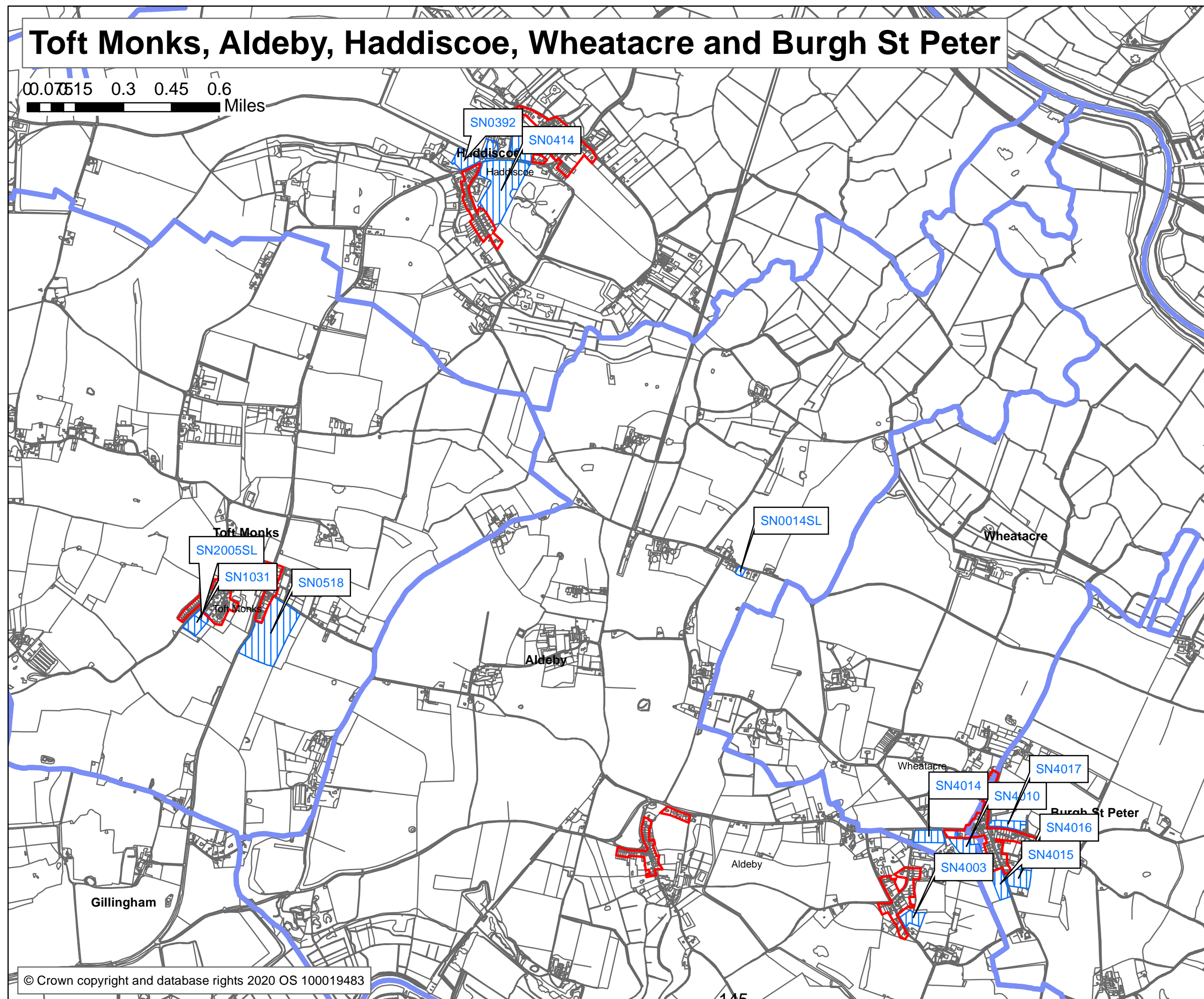


# Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter

0.075 0.15 0.3 0.45 0.6 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
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-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites




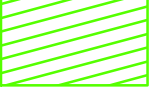
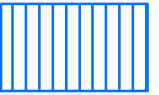


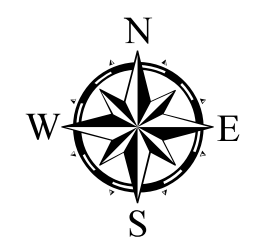
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# Wacton

0 0.025 0.05 0.1 0.15 0.2 Miles

## South Norfolk Village Clusters Housing Allocations Plan

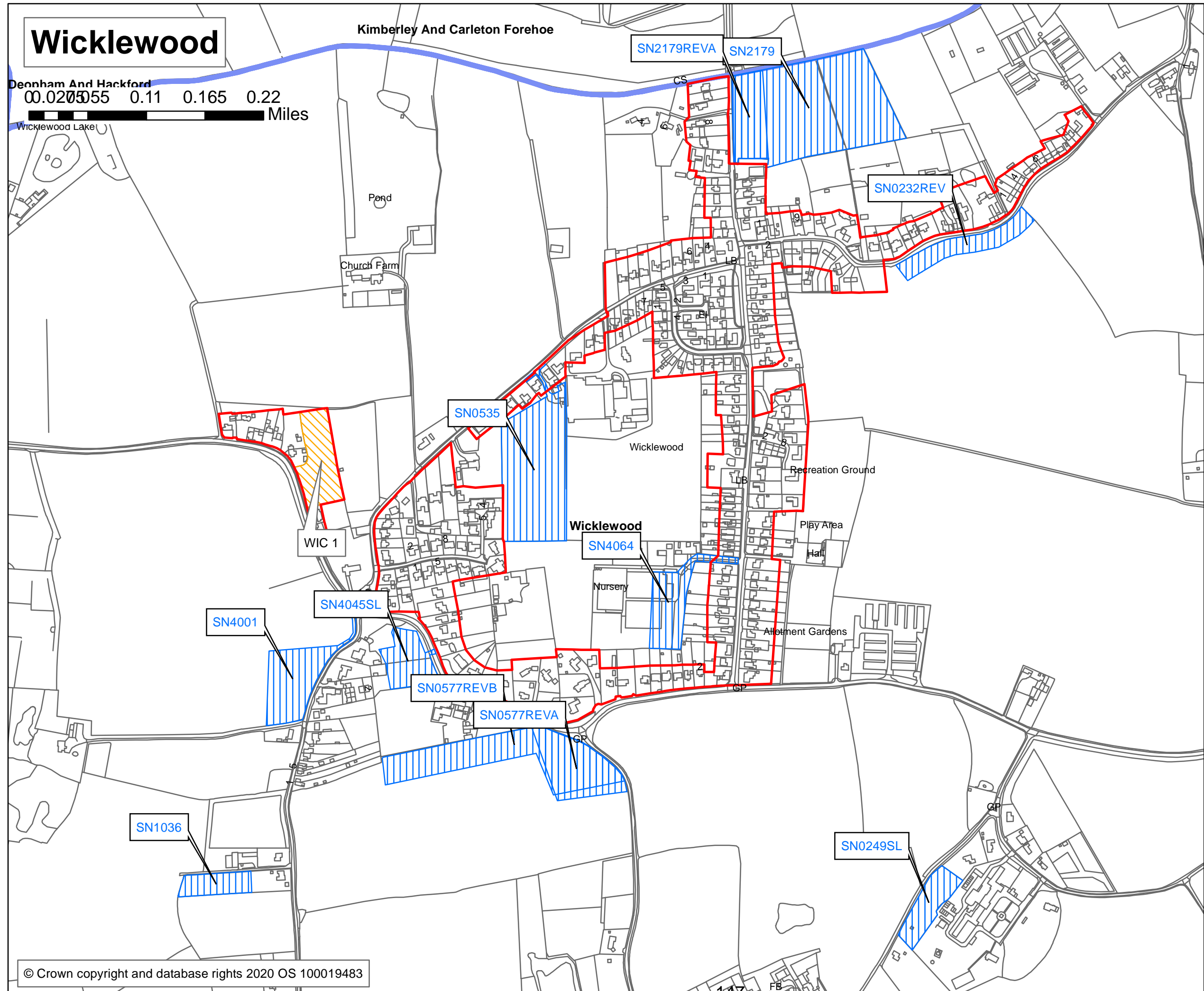
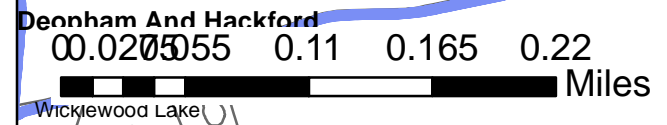
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites







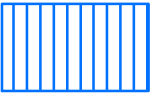
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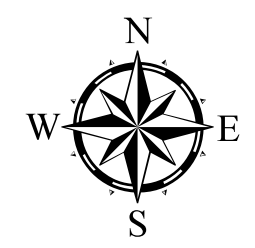


# Wicklewood



## South Norfolk Village Clusters Housing Allocations Plan

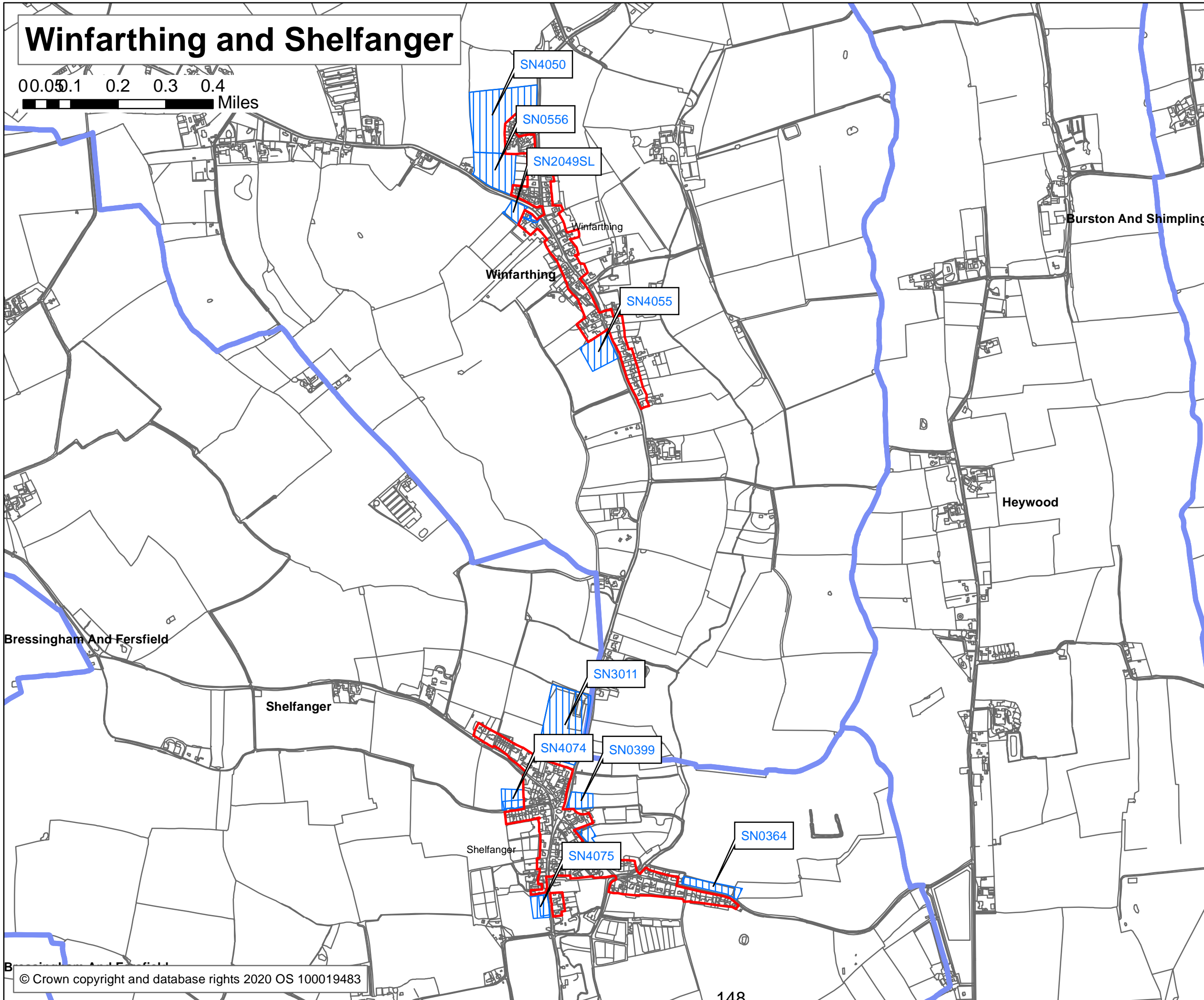
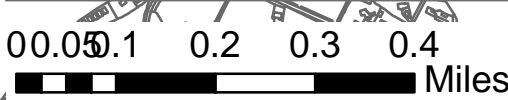
-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites






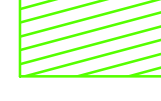
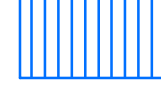
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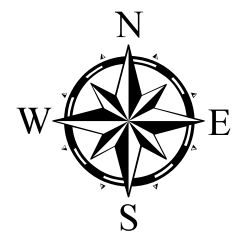


# Winfarthing and Shelfanger



## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites




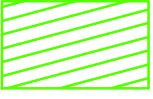
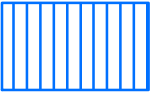


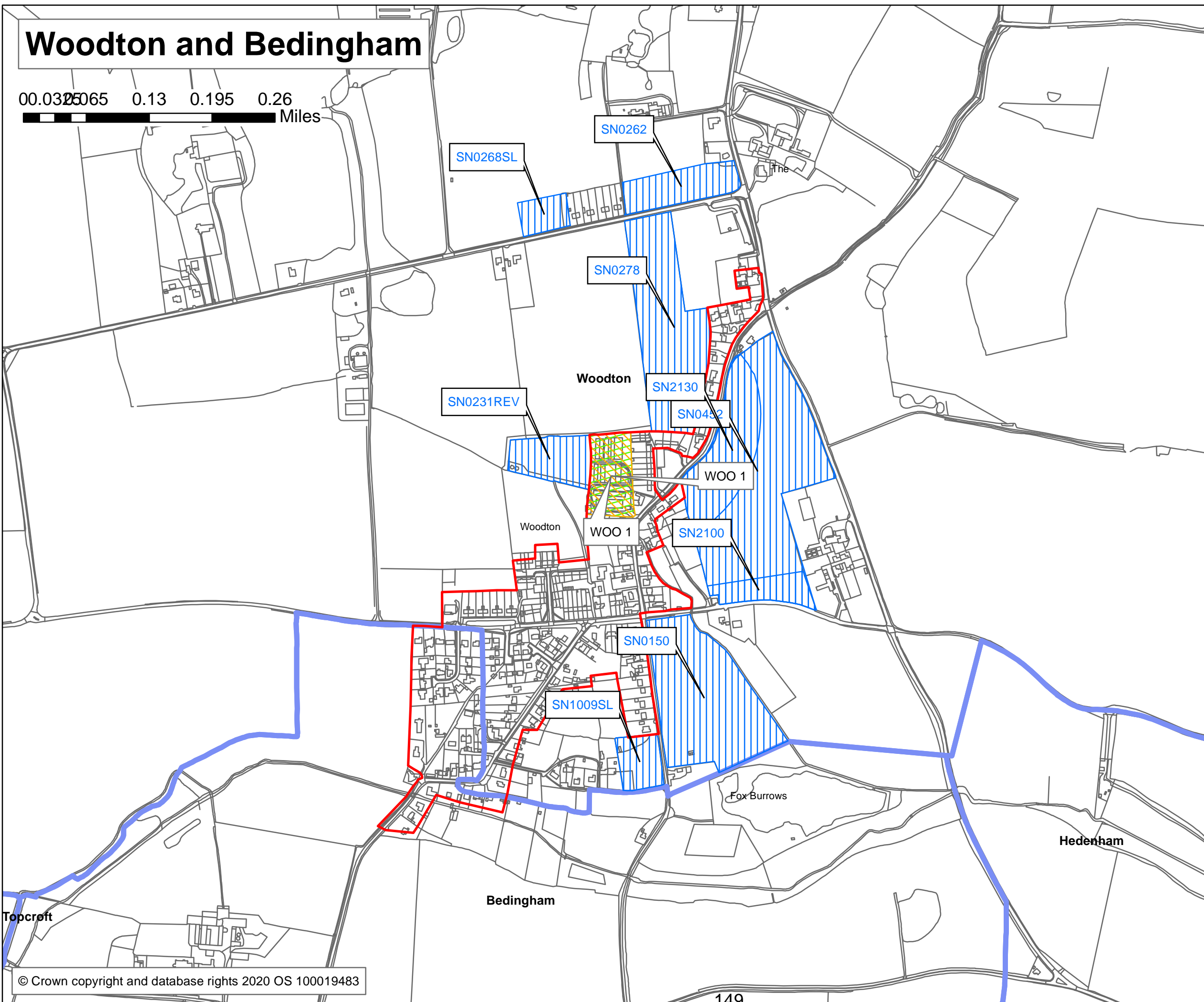
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# Woodton and Bedingham

00.0325065 0.13 0.195 0.26 Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites







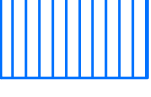
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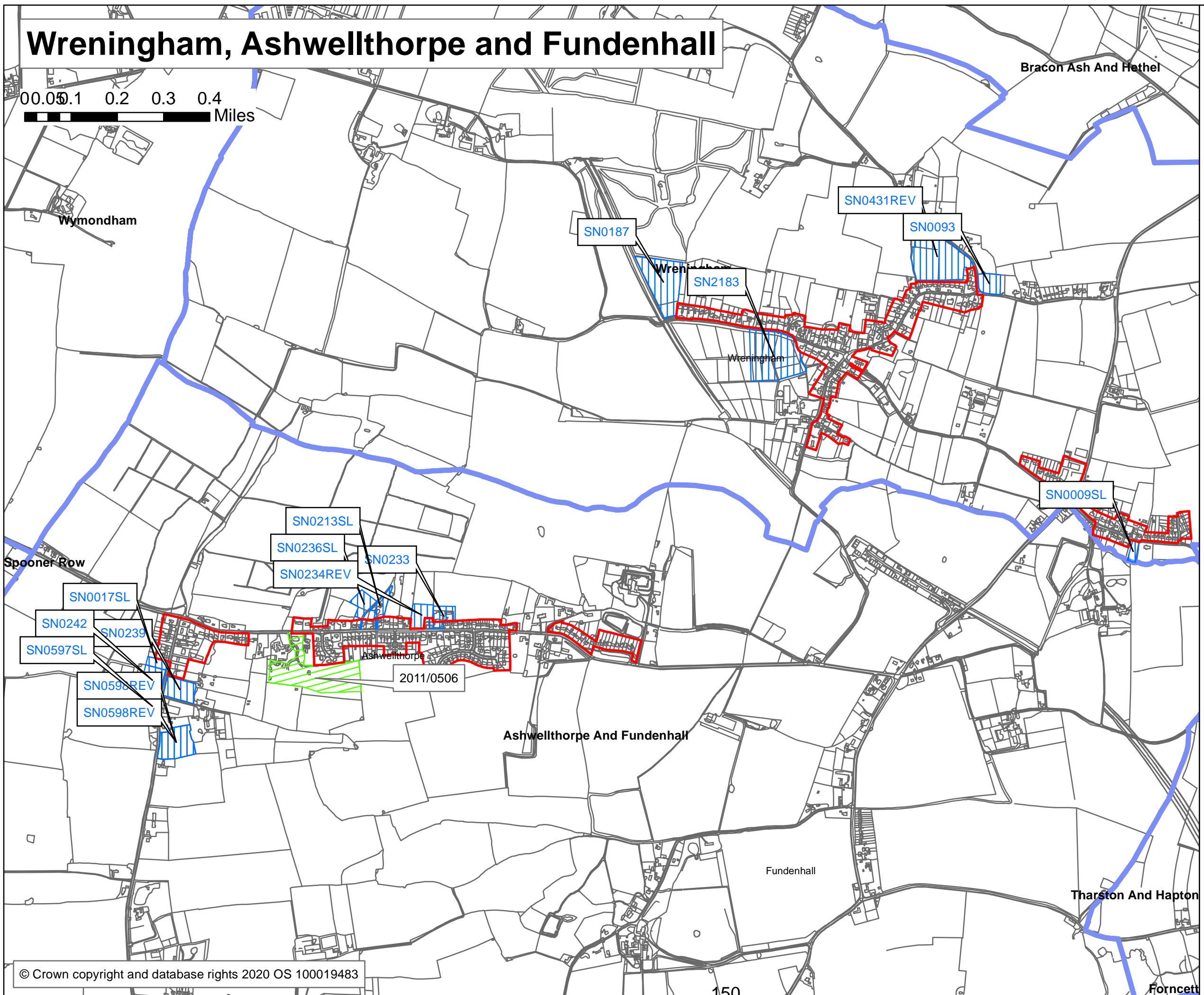


# Wrenningham, Ashwellthorpe and Fundenhall

0 0.1 0.2 0.3 0.4  
Miles

## South Norfolk Village Clusters Housing Allocations Plan

-  Parish Boundary
-  Existing Settlement Limits
-  Existing Allocations Carried Forward
-  Existing Unimplemented Permissions at 1 April 2019
-  Potential Village Cluster Sites



Date: 09/09/2020  
1:12,475  
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