

Regulation and Planning Policy Committee

Agenda

Members of the Regulation and Planning Policy Committee:

Cllr F Ellis (Chairman)
Cllr J Halls
Cllr W Kemp
Cllr J Savage
Cllr V Thomson

Cllr B Duffin (Vice Chairman)
Cllr P Hardy
Cllr S Nuri-Nixon
Cllr T Spruce

Date & Time:

Thursday 27 May 2021
10.00am

Place:

Council Chamber South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Contact:

Leah Arthurton tel (01508) 533610
Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

ATTENDANCE AND PUBLIC SPEAKING:

If a member of the public would like to observe the meeting in person or to speak on an agenda item, please email your request to democracy@s-norfolk.gov.uk, no later than 5.00pm on Monday 24 May 2021. Please note that due to the current rules on social distancing, places will be limited. Please see further guidance on attending meetings and public speaking at page 2 of this agenda.

Large print version can be made available

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

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All those attending the meeting in person must, sign in on the QR code for the building and promptly arrive at, and leave the venue. The hand sanitiser provided should be used and social distancing must be observed at all times. Further guidance on what to do on arrival will follow once your request to attend has been accepted.

AGENDA

1. **To report apologies for absence and to identify substitute members;**
2. **Any items of business which the Chairman decides should be considered as a matter 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 4)
4. **Minutes of the meeting of the Regulation and Planning Policy Committee held on Friday 9 April 2021;**
(attached – page 6)
5. **South Norfolk Village Clusters Housing Allocations Plan – Regulation 18 Consultation;**
(report attached – page 10)
6. **Update to Local Development Scheme;**
(report attached – page 366)

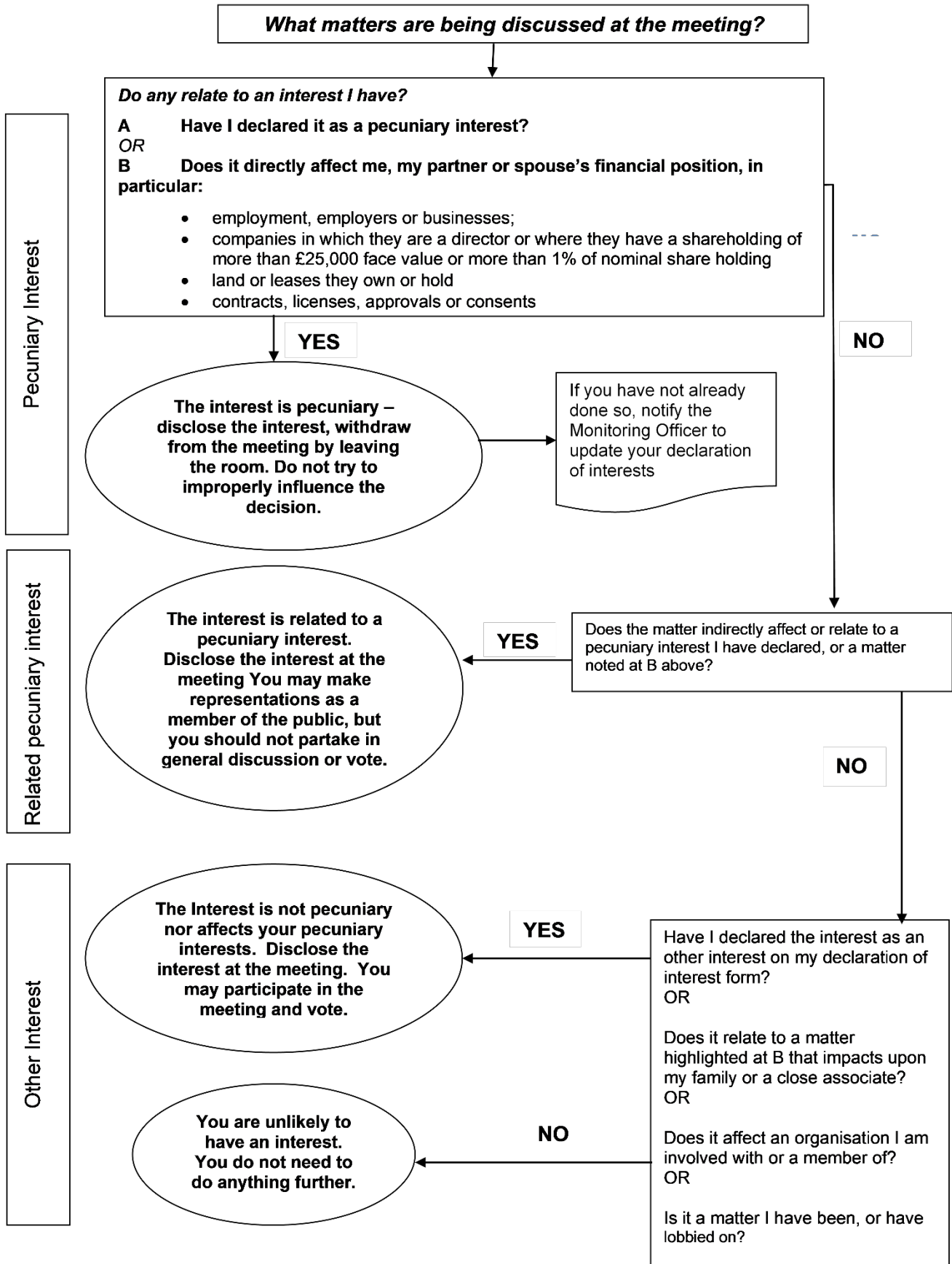
DECLARATIONS OF INTEREST AT MEETINGS

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.

<p>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.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 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 <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>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.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>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.</p>
<p>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.</p>
<p>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.</p>

**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



Agenda Item: 4

REGULATION AND PLANNING POLICY COMMITTEE

Minutes of a remote meeting of the Regulation and Planning Policy Committee of South Norfolk District Council held on Friday 9 April 2021 at 10am.

Committee Members Present: Councillors: F Ellis (Chairman), B Duffin, J Halls, S Nuri-Nixon, J Savage, T Spruce and V Thomson

Apologies for Absence: Councillors: P Hardy and W Kemp

Cabinet Member Present: Councillor: L Neal

Other Member Present: Councillor: V Clifford-Jackson

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Place Shaping Manager (P Harris) and the Senior Heritage and Design Officer (C Bennett)

78 DECLARATIONS OF INTEREST

No Declarations of Interest were made.

79 MINUTES

The minutes of the meeting of the Regulation and Planning Policy Committee held on Friday 5 February 2021 were confirmed as a correct record.

80 ENDORSEMENT OF THE NORFOLK STRATEGIC PLANNING FRAMEWORK UPDATE

Members considered the report of the Place Shaping Manager, which sought members' agreement to endorse the update to the Norfolk Strategic Planning Framework (NSPF).

The Council, as a local planning authority, had a legal responsibility to engage constructively with other public bodies on strategic cross-boundary planning matters, and the NSPF provided a structure for doing so.

The NSPF included 31 formal agreements and was prepared by officers from the constituent Norfolk authorities, under the oversight of the Norfolk Strategic Planning Member Forum.

It was recommended that the Committee advised Cabinet to recommend to Council that it endorsed the revised NSPF and to agree that it remained a signatory of the document.

In response to a query, regarding updates to the NSPF the Place Shaping Manager explained that it would continue to be regularly updated on a periodic basis and he confirmed that the objectives within the framework would go on to be translated into the Council's local plans.

In respect of the relationship of the Strategy with neighbouring authorities in Suffolk, members were advised that officers from both counties attended a number of different forums with their counterparts on a regular basis to discuss cross-border issues and planning in the eastern region generally.

A member raised concern over the objective of transport in the Framework and whether the Council was reliant on travel companies to achieve this. In response the Place Shaping Manager confirmed that lots of public transport services were driven by economics, but that Norfolk County Council in its role as Highway Authority did seek to access funding for capital schemes that supported public transport and to influence the provision of public transport where it could.

In answer to a query about the provision of broadband it was confirmed that the Greater Norwich Local Plan seeks to ensure large sites are provide with fast broadband and that smaller sites also received high speed broadband, wherever achievable. It was noted that during the pandemic broadband was of even more importance due to residents working from home and home-schooling.

The Chairman thanked officers for a detailed report, and it was unanimously;

RESOLVED

To advise Cabinet to recommend to Council, to

1. Endorse the update to the Norfolk Strategic Planning Framework; and
2. Agree to remain a signatory to the document

81 ADOPTION OF CONSERVATION AREA APPRAISALS AND BOUNDARY AMENDMENTS FOR BURSTON, FORNCETT, GISSING, WINFARTHING, WRAMPLINGHAM AND THORPE ABBOTTS

Members considered the report of the Senior Heritage and Design Officer, which sought members to advise Cabinet to recommend to Council the approval of amendments and revised boundaries for Burston, Forncett, Gissing, Winfarthing, Wrappingham and Thorpe Abbots Conservation Areas and the adoption of the conservation area appraisals and management guidelines for the areas.

Members noted that the documents would need further work to make them accessible for all, which was likely to cause some delay in their progression through to Cabinet and final approval by Council.

The Committee was advised of the key areas of the report which included changes to the Conservation Boundaries, Planning Regulations, Tree Protection, and the online Consultation for the proposed changes.

The Senior Heritage and Design officer drew members' attention to the feedback received from public consultation, which was set out in the Committee report. The officer highlighted key feedback which had been received alongside any resolutions made from the consultation.

The Portfolio Holder for Stronger Economy commended the report and was pleased to note that the Council had still been able to liaise with parishes as well as residents through consultations despite the current pandemic.

The Local Member for Forncett agreed, adding that officers had succeeded in their approach to the conservation areas and he was happy with the outcome.

The Chairman thanked the Senior Heritage and Design Officer for a detailed report and presentation, and it was unanimously;

RESOLVED

To advise Cabinet to recommend to Council, to

1. Approve and adopt the proposed changes to the boundaries of Burston, Forncett, Gissing, Winfarthing, Wrappingham and Thorpe Abbots Conservation Areas; and
2. Approve and adopt the conservations area appraisals and management guidelines for the conservation areas of Burston, Forncett, Gissing, Winfarthing, Wrappingham and Thorpe Abbots.

(The meeting concluded at 10:35)

Chairman

South Norfolk Village Clusters Housing Allocations Plan – Regulation 18 Consultation

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

Portfolio: External Affairs and Policy and
Stronger Economy

Ward(s) Affected: All

Purpose of the Report:

To agree the Regulation 18 version of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP) for 8 weeks consultation. The VCHAP seeks to allocate sites to accommodate at least 1,200 dwellings in the smaller villages in South Norfolk, in accordance with the requirements of the Greater Norwich Local Plan. The consultation also asks about the plan Objectives and overarching policies, as well as small changes to Settlement Limits to accommodate windfall development, and ask whether there are any further sites which people would like considered.

Recommendations:

Regulation and Planning Policy Committee to advise Cabinet to agree to :

- 1) publish the draft South Norfolk Village Clusters Housing Allocations Plan (Appendix A) and the accompanying supporting documents for eight weeks consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012;

and,

- 2) delegate authority to the Assistant Director for Planning, in consultation with the Portfolio Holder for External Affairs and Policy, to make any minor factual amendments to the consultation document (Appendix A), prior to consultation being begun.

1. Summary

- 1.1 South Norfolk Council is a partner in the production of the Greater Norwich Local Plan (GNLP), which sets out policies to guide development across Broadland, Norwich and South Norfolk up to 2038. The current draft of the GNLP sets out strategic policies along with sites to accommodate most of the identified need for new homes. However, the GNLP is not allocating the sites in the South Norfolk Village Clusters. Instead it makes a requirement for sites to accommodate at least 1,200 new homes in those settlements. The South Norfolk Village Clusters Housing Allocations Plan (VCHAP) seeks to fulfil this requirement.
- 1.2 Approximately 450 sites have been considered for inclusion in the Village Clusters Plan, either as larger 'allocation' sites of 12+ dwellings, to make up the 1,200 units required by the GNLP, or as smaller 'windfall' sites. Following a Site Assessment process, the consultation identifies 66 'Preferred' sites, plus 24 Short listed 'Reasonable Alternatives'; the majority of remaining sites have been rejected (the exceptions being those sites that are being considered through Neighbourhood Plans). The 66 preferred sites, along with the indicative housing requirement for allocations in Neighbourhood Plan areas, are sufficient to accommodate 1,250 dwellings.
- 1.3 As well as the sites, the consultation sets out: draft Objectives for the Plan, suggestions for some overarching policies, which would potentially apply to all new development in the village clusters, and other changes to the Settlement Limits to reflect existing development.
- 1.4 Regulation 18 is the first formal consultation on a draft plan and is part of the evidence gathering for the preparation of a finalised draft, which the Council will consult on prior to submitting the Plan to the Secretary of State for an Examination in Public. As such, we are seeking input on what the overarching policies and the policies for each allocation site should include.

2. Background

- 2.1 Paragraph 67 of the National Planning Policy Framework (NPPF) requires Local Planning authorities to make provision for sufficient, suitable housing sites through their Local Plans, *'planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'*. South Norfolk Council is a partner in the production of the Greater Norwich Local Plan (GNLP) and recently approved the Regulation 19 version of that Plan for publication between January and March of this year. The GNLP uses the Government's December 2020 'standard method' to calculate how much new housing needs to be planned for across Broadland, Norwich and South Norfolk between 2018 and 2038.

- 2.2 The GNLP sets out a hierarchy for growth, the focus is on the main built up area of Norwich (including those parts within Broadland and South Norfolk), the North East Growth Triangle, and the A11 Tech Corridor. Smaller scales of development are distributed to the Main Towns, Key Service Centres and Village Clusters in Broadland and South Norfolk. Taking into account what has already been built during 2018/19 and 2019/20 and what already has planning permission or is allocated in existing Local Plans, 5.5% of the growth is due to occur in the South Norfolk Village Clusters. This requires the allocation of sites for at least 1,200 new homes in the VCHAP.
- 2.3 Between 2016 and 2019 a number of potential sites within the South Norfolk Village Clusters had already been submitted as part of the GNLP process. The Village Clusters process focusses on delivering development on small sites, distributed across the clusters; therefore, when a further call for Village Cluster sites was included in the January to March 2020 Regulation 18 GNLP consultation, it sought sites of 0.5 to 1.0 hectares, to accommodate 12 to 25 dwellings. In March 2020 the Council also contacted those who had previously submitted sites, to see if they wished to modify them accordingly. The Council continued to accept sites for the Village Clusters process up to 31 May 2020, at which point the Site Assessment process began.
- 2.4 In May 2020 the Regulation and Planning Policy Committee agreed the Site Assessment process. The site assessments incorporate a Housing and Economic Land Availability Assessment (HELAA), using the agreed Norfolk-wide HELAA methodology. The full site assessment also includes looking at the planning history of the site, undertaking a site visit and applying some more detailed criteria. The Site Assessments were also supported by a Technical Consultation with both internal consultees on landscape, heritage and environmental protection issues, as well as a range of external stakeholders, on issues such as highways, utilities, flood risk, ecology and minerals and waste.
- 2.5 The Village Clusters process is also supported by a range of evidence, much of which is shared with the GNLP. Of particular relevance are the following:
- Greater Norwich Water Cycle Study (March 2021), which indicated that sites in some Village Cluster locations may need to be phased in order for infrastructure to be suitably upgraded prior to development (it is likely that a specific supplement to the Water Cycle Study will be needed at the Regulation 19 stage of the Village Clusters Plan);
 - The Level 1 Strategic Flood Risk Assessment (November 2017), which has been used as part of the Village Clusters Site Assessment process; and
 - The GNLP Viability Appraisal (December 2020), which demonstrates that the type of sites being allocated through the Village Clusters Plan can be viably delivered with the relevant supporting infrastructure and affordable housing.
- 2.6 In addition, two specific supporting documents have been prepared to accompany this plan, the Interim Sustainability Appraisal and Habitats Regulation

Assessment. These two documents have been prepared alongside the Regulation 18 Consultation document and helped shape its contents.

- 2.7 The VCHAP will eventually replace the parts of the 2015 South Norfolk Site Specific Allocations and Policies Document that relate to the Village Cluster settlements.

3. Current position/findings

- 3.1 The draft Regulation 18 Consultation Document is attached as Appendix A. The introductory section of the draft consultation document sets out three Objectives for the plan, along with three overarching policies that would potentially apply to all future housing development within the South Norfolk Village Cluster settlements. The consultation is seeking views on the suggested content of the Objectives and policies, and whether there are other issues which also need to be addressed.
- 3.2 450 sites have been through a full site assessment process. As noted above, this process has taken account of a site's planning history and, except where it was unnecessary to do so, site visit observations. This detailed process also includes assessing the sites against the South Norfolk Landscape Character Assessment, Better Broadband for Norfolk coverage and a revised distance to services criteria, which better reflects the rural nature of the Village Clusters. Specifically regarding the latter, the Village Clusters assessment shortlisting criteria widened the number of services to which distances to/from the site have been assessed to include those characteristic of rural villages, e.g. a village/community hall, pub, pre-school provision and formal sports facilities. The maximum accepted distance to services was also increased, to reflect the more dispersed pattern of development across the South Norfolk Village Clusters. Although the range of services and facilities and threshold distances have been increased for the purpose of the site assessment, appropriate consideration has been given to maximising access services and facilities in determining which sites should be preferred.
- 3.3 On the basis of the Site Assessments, the Regulation 18 consultation document identifies 66 preferred sites and 24 shortlisted 'reasonable alternatives'. The remaining sites have been rejected, based on the evidence available at the time of assessment. The exception to this are sites within the Neighbourhood areas of the Diss and District and Dickleburgh Neighbourhood Plans. Sites within these area are being assessed through the Neighbourhood Plan process, with the intention that the Neighbourhood plans will make the necessary allocations in these areas.
- 3.4 In determining preferred and shortlisted sites, consideration has also been given to the Sustainability Appraisal (SA) that has been prepared alongside the plan. It is considered that there is general consistency between the choice of preferred and shortlisted and the finding of the SA at an individual site level. At a strategic level, 3 alternatives were considered: an accessibility-led approach, a dispersal-led approach and a "balanced" approach. The balanced approach is consistent with that taken within the plan.

- 3.5 Across all areas of consideration, taken as a whole, both the accessibility-led and balanced options outperform the dispersal approach. However, the distinction between accessibility-led and balanced approach are more finely balanced. The balanced approach is considered to perform significantly better than an accessibility-led approach in respect of Housing, as it would be better placed address an established issue in respect of rural housing needs. An accessibility-led approach would be preferable in respect of the interrelated issues of Accessibility, Climate change mitigation and Transport. This is because it would focus on those village clusters, and potentially locations within village clusters, where there is the greatest potential to access services and facilities by walking, cycling and public transport, or at least without having to drive long distances, with resultant greenhouse gas emissions, air pollution and traffic. This conclusion is not entirely clear cut however, because a accessibility-led alternative would opportunities missed in respect of supporting local village services and facilities, potentially leading to a risk of closure in the longer term. Issues around climate change mitigation would also to some extent be mitigated by wider changes aimed at decarbonising private transport.
- 3.6 Key numbers in relation to the assessment and conclusions of site assessments are set out in the table below:

Item	Key Figure
Total Number of Village Clusters	48
Total number of Sites Assessed	450
Number of Preferred Sites	66 sites, ranging from 12 to 50 homes in size.
Number of Shortlisted Sites	24
Numbers of Clusters where 1 or more preferred site have been identified	33 clusters with total allocations numbers in a single cluster ranging from 12 to 70 homes.
Number of Clusters where a requirement to allocate has been delegated to a Neighbourhood Plan	4
Number of Clusters where no preferred site could be identified	11
Housing requirement set out in the Greater Norwich Local Plan (GNLP)	1,200
Total Number of homes that could be accommodated on Preferred Sites or through allocations delegated to Neighbourhood Plans	1,250

- 3.7 Maps for the 66 preferred sites are included within the body of the document text. Cluster and Settlement maps will also be published alongside the main document illustrate the all of the preferred, shortlisted and rejected sites, alongside a number of constraints, such as wildlife/ecology designations, flood risk zones and Conservation Areas, which formed part of the site assessment process. The document itself is set out under the 48 clusters and the consultation seeks views on both the choice of sites and also what criteria might be applied to the preferred sites, should they be developed. Again, the exceptions to this are the four

settlements where it is currently proposed that the allocations be made through Neighbourhood Plans: Burston, Roydon and Scole, as part of the Diss and District Neighbourhood Plan; and Dickleburgh.

- 3.8 Whilst 450 sites have already been assessed, this consultation also provides an opportunity for those who have not previously submitted their sites to do so; this may be particularly valuable where the Council has not currently been able to prefer or shortlist a site within a cluster.
- 3.9 As well as the sites that have been assessed, the consultation document also proposes amendments to the current Settlement Limits, based on development which has occurred (or been permitted) since the 2015 Site Specific Allocations and Policies Document was adopted. Additional Settlement Limit changes are also proposed to align with some of the preferred sites. The consultation document seeks views on these changes, which are important because the planning policies which apply inside the Settlement Limit are generally supportive of new development, subject to the usual Planning consideration such as design, landscaping, access, neighbour amenity etc., whereas, outside Settlement Limits, much more restrictive planning policies are applicable.
- 3.10 Lastly the consultation seeks comments on the supporting evidence documents, including the Interim Sustainability Appraisal and Habitats Regulation Assessment, and whether the Monitoring Framework that will be used to assess whether the Plan is effective.

4. Proposed action

- 4.1 It is proposed that the Regulation 18 draft South Norfolk VCHAP is published for consultation. A consultation programme has been devised to seek views in accordance with the Council's Statement of Community Involvement. The consultation would run for eight weeks. It is proposed that the consultation start on 07 June 2021. The consultation has been designed the consultation so that it can be carried out completely remotely and without the need for "in-person" exhibitions.
- 4.2 To enable this the Council has procured an online consultation and mapping system to host the VCHAP consultation and an online "virtual" exhibition room. This approach means that the consultation would not be interrupted should any restrictions be (re)imposed. It also has the benefit of meaning that the public and other stakeholders can access the virtual exhibition at a day and time of their choosing and on any mobile device. This is considered to be particularly beneficial not only because of the wide geographical area effected by the plan, not all of which could be visited by a "live exhibition" but may also help working people engage with the exhibition/consultation or those who may still be reluctant to attend potentially busy "in-person" events. The virtual exhibition will use a similar format to that of a "live" exhibition, with exhibition boards and displays of consultation materials. Officers will still be available to answer questions via phone, meet with people virtually, or where absolutely necessary in person, and at

specified times to answer questions via a webchat as part of the virtual exhibition. The exhibition would also provide direct links to the consultation platform making it easier for people visiting the exhibition to make their comments.

- 4.3 In accordance with GDPR requirements, consultees previously involved in the GNLP process up to the end of March 2020 will be contacted directly about this consultation, as will anyone else who has requested to be kept informed since March 2020. These consultees will be in addition to all of the statutory consultees, including town and parish council. The latter will be asked to publicise the consultation locally. An article previewing the consultation has already appeared in the most recent edition of The Link and generated some interest.

5. Other options

- 5.1 Cabinet could postpone the consultation and request that additional work be undertaken on the site assessments, or changes to the consultation programme.
- 5.2 The work undertaken to date is however considered to be credible and has been overseen by the members of the Regulation and Planning Policy Committee. The consultation programme is in line with the Council's Statement of Community Involvement. Progressing with the consultation in a timely manner would also help support the GNLP by helping to demonstrate that the housing requirement for the South Norfolk Village Clusters is capable of being met.

6. Issues and risks

- 6.1 **Resource Implications** – The production of the VCHAP is being undertaken within the resources of the Place Shaping Team, with relevant input from other members of the wider Planning Service. Additional hours for existing staff, the production of the Sustainability Appraisal and Habitats Regulation Assessment and the procurement of online consultation support is within the dedicated budget for the production of the VCHAP.
- 6.2 **Legal Implications** – The production of the VCHAP and Regulation 18 consultation are being undertaken in accordance with the relevant Planning legislation, in particular The Town and Country Planning (Local Planning) (England) Regulations 2012. As with all Local Plan documents, the process for production allows for public/stakeholder scrutiny, which involves the right to legal challenge. The Council will take appropriate legal advice throughout the process (funded from the identified budget).
- 6.3 **Equality Implications** – Stakeholder engagement, in accordance with the Council's Statement of Community Involvement (SCI). The VCHAP will be subject to EQIA.
- 6.4 **Environmental Impact** – the assessment and selection of sites starts with the agreed Norfolk HELAA methodology and a site assessment process that takes into account the environmental impacts of proposed development. The production of the VCHAP is supported by the evidence base that also underpins the GNLP,

as noted in para 2.5 above, and the parallel production of both a Sustainability Appraisal and Habitats Regulation Assessment. These documents also consider the 'in combination' implications of development and will ensure informed decisions can be made about the environmental impacts of the plan.

- 6.5 **Crime and Disorder** – the production of the VCHAP is not considered to have any specific concerns in terms of Crime and Disorder.

7 Conclusion

- 7.1 For the reasons set out in this report, the consultation draft South Norfolk VCHAP should be published for eight weeks consultation. The responses to that consultation, including any additional sites submitted, will then be assessed and a Regulation 19 version of the VCHAP prepared, along with updates to the supporting evidence.

8 Recommendations

- 8.1 Regulation and Planning Policy Committee to advise Cabinet to agree to :

- 1) publish the draft South Norfolk Village Clusters Housing Allocations Plan (Appendix A) and the accompanying supporting documents for eight weeks consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012;

and,

- 2) delegate authority to the Assistant Director for Planning, in consultation with the Portfolio Holder for External Affairs and Policy, to make any minor factual amendments to the consultation document (Appendix A), prior to consultation being begun.

Appendices

Appendix 1 – South Norfolk Village Clusters Housing Allocations Plan – Regulation 18 Consultation Document

Appendix 2 – South Norfolk Village Clusters Housing Allocations Plan – Cluster Scale Consultation Maps and Example Map Cluster Map Booklet

Background papers

Interim Sustainability Appraisal for the South Norfolk Village Clusters Housing Allocations Plan

Interim Habitats Regulation Assessment for the South Norfolk Village Clusters Housing Allocations Plan

Greater Norwich Local Plan -Regulation 19 Publication version

South Norfolk Local Plan

South Norfolk Village Clusters Housing Allocation Plan

Draft version
May 2021



South Norfolk Village Clusters Housing Allocations Plan Regulation 18 Consultation

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Introduction and Background

The South Norfolk Village Clusters Housing Allocations Plan (The Village Clusters Plan) aims to deliver sustainable growth within the villages of South Norfolk. The Village Clusters Plan is being developed alongside the Greater Norwich Local Plan (GNLP) and in accordance with Government's national planning policies and guidance. The main aim of the Plan is to allocate a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters in South Norfolk, to accommodate at least 1,200 new homes in total. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated.

This consultation draft sets out the proposed Objectives for the Village Clusters Plan as well as a set of Core Policies that would apply to all of the Preferred allocation sites. It is proposed that those Core Policies would cover the issues of standard requirements to deliver sustainable development, housing mix on the Preferred sites, and design standards.

The Council has assessed almost 450 sites for possible inclusion in the Village Clusters Plan and, following that assessment, this consultation categorises them as 'Preferred', Shortlisted (or 'Reasonable Alternative') or Rejected (or 'Unreasonable Alternative'). We are seeking your views on those sites and asks whether there are any sites which we have not yet assessed, which landowners or developers would like to submit for consideration.

The consultation draft Plan has been prepared alongside a draft Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA).

National Policy

Government planning policy is set out in the National Planning Policy Framework (NPPF). In terms of rural housing, paragraph 78 of the NPPF states that:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

- This underpins the Village Clusters Plan, which looks at settlements both individually, but also, importantly, as part of a cluster of settlements many of which share local facilities and services.

Paragraph 68 of the NPPF notes the importance of small and medium sized sites, up to 1 hectare in size, in contributing to meeting housing needs, particularly in terms of the ability to deliver those sites quickly. This paragraph also encourages Councils to have Local Plan policies which support windfall development on non-allocated sites. The scale of sites sought through the Village Clusters Plan, both the potential allocations and the review of smaller sites as Settlement Limit extensions, helps deliver on these requirements.

The Greater Norwich Local Plan (GNLP)

South Norfolk Council is working with Broadland Council and Norwich City Council to produce the Greater Norwich Local Plan (GNLP). Amongst other things, the GNLP identifies how many homes need to be built between 2018 and 2038,. The basis for calculating the future requirements is the Government's December 2020 'standard method' for identifying local housing need. More details on the GNLP can be found at www.gnlp.org.uk.

The GNLP strategy focuses most of the planned growth in a strategic growth area that covers the Broadland Growth Triangle to the north east of Norwich, Norwich and its wider urban area, and the A11 corridor including Hethersett and Wymondham. This strategic growth area is also referred to as the Cambridge Norwich Tech Corridor. The GNLP does however also allow for further growth in the Main Towns and the larger 'Key Service Centre' villages (such as Hingham, Loddon/Chedgrave and Poringland/Framingham Earl) outside of this strategic growth area. The draft GNLP also requires some development to occur on smaller sites in the Village Clusters, as described in the GNLP such provision is made as it '*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.*'

Overall 5.5% of the GNLP growth is assigned to the Village Clusters in South Norfolk. Half of that growth has either already been built during 2018/19 and 2019/20, or is on sites which already have planning permission, or are allocated in the current South Norfolk Site Specific Allocations and Policies (2015). To meet the remaining requirements of the GNLP, the **South Norfolk Village Clusters Housing Allocations Plan needs to identify sites for at least a further 1,200 new homes.**

Non-housing sites in the South Norfolk Village Clusters, such as employment allocations or stand-alone sites for specific uses, such as sports and recreation facilities, are still dealt with through the GNLP.

Village Clusters

There are 48 Village Clusters in South Norfolk. Some contain a single parish, whilst others contain multiple parishes. In line with the approach set out in the GNLP, each one is centred around the local Primary School. Where that primary school is within a larger settlement outside of a Village Cluster, the remaining rural parishes still form a cluster in

the Village Clusters Plan e.g. Brockdish, Needham, Wortwell and Startson are within the catchment of Harleston Primary School, but those four parishes form a cluster in this Plan. The Primary School catchment has been taken as a proxy for social sustainability, However the Council also recognises that many other facilities are important to local communities and has also undertaken an audit of other facilities and services within the clusters, to inform the Site Assessment process (see details below).

The sites within the Village Clusters are split into two categories

- new Allocations, these are sites typically proposed for between 12 to 50 dwellings, which will go to meeting the 1,200 dwelling requirement in the GNLP, noted above; and
- Settlement Limit Extensions, for sites smaller than 12 dwellings, these will not count towards the 1,200 dwelling requirement, but will help ensure that the 'windfall allowance' in the GNLP is achieved.

The threshold of 12 dwellings is consistent with the GNLP and reflects the fact that sites smaller than this are less likely to achieve the required element of affordable housing. Settlement Limit extensions offer the opportunity for 'self-build' development, as encouraged through Government policy, particularly where those sites have been proposed by the site owner who wishes to build or commission their own home.

This Consultation

The current consultation is under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Comments can be submitted between **XXX** and **XXX**.

Regulation 18 is part of the evidence gathering stage of preparing a Local Plan, before the Plan is formally submitted for an Examination in Public, which is currently timetabled to happen in 2022. Therefore, we are seeking your input to help shape the final draft of the Village Clusters Plan. In this consultation we are seeking your views on various aspects of the draft Plan including:

- The **Objectives** of the Village Clusters Plan;
- the **Core Policies**, which would apply to all of the Allocation sites, including whether we need them and, if we do, what you think they should cover

We also need your input on the sites that have been put forward to the Council and our assessment of them:

- The **Preferred Allocation sites**, including the number of houses proposed and what a policy for that site might need to contain to ensure a high standard of development;
- The **Shortlisted (or Reasonable Alternative) and Rejected (or Unreasonable) Allocation sites**, including whether you agree with the Council's assessment of the site, or whether you think these sites should be preferred, and why;
- The **Preferred, Shortlisted (or Reasonable Alternative) and Rejected (Unreasonable) Settlement Limit Extensions**, including whether you agree with the Council's assessment of the site.
- Any **further sites** which we should consider? Whilst we have already assessed around 450 sites, if you have a site that you would like the Council to consider, this is your opportunity to submit it. Please bear in mind that we are primarily looking for smaller sites, typically around 12 to 25 houses, close to the existing Settlement Limits and well related to village services and facilities.

As well as the sites put forward to us, we are seeking views on **the Settlement Limits** themselves. The Settlement Limit is important because the planning policies which apply inside the Settlement Limit are generally supportive of new development, subject to the usual Planning consideration such as design, landscaping, access, neighbour amenity etc., whereas, outside Settlement Limits, much more restrictive planning policies are applicable. We have already suggested amendments to Settlement Limits to reflect development which has happened since they were last defined in the 2015 Local Plan, or where it makes sense to change them to fit with a nearby Preferred Allocation site. However we are asking whether you agree with these proposed changes and/or whether there are further changes we should make?

The sites and Settlement Limit proposals are set out by cluster within this draft Plan. Maps for preferred sites are included within the document.

Maps showing all preferred, shortlisted (Reasonable Alternative), rejected (Unreasonable Alternatives) and the extent of settlement limits, including any proposed changes, have been published alongside of this document.

As part of this consultation you also have the opportunities to make comments on the evidence document that support the plan, including the draft Sustainability Appraisal and Habitat Regulations Assessment.

Existing Planning Policies and Neighbourhood Plans

Whilst we are continuing to prepare the GNLP with our partner authorities, and preparing this separate South Norfolk Village Clusters Housing Allocation Plan, this is in the context of other planning documents which already exist, or are also being prepared.

Currently Local Plan Policies for the village cluster settlements in South Norfolk are set out in variety of documents, these include:

- The Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), which sets out the strategic planning policies covering the three. Districts;
- The South Norfolk Site Specific Allocations and Policies Document (2015), which sets out allocations for housing and other uses
- The South Norfolk Development Management Policies Document (2015) which sets out a number of non-site specific policies applicable many types of development (highways, parking, design, landscaping, neighbour amenity etc.) as well as criteria based polices for various different types of development, and policies applying to particular landscape designations.

When adopted the GNLP will replace the existing Joint Core Strategy (JCS) and will also replace the parts of the South Norfolk Site Specific Allocations and Policies relating to the larger settlements in South Norfolk. The Village Clusters Plan will then replace the remainder of the Site Specific Allocations and Policies document. However, the 2015 Development Management Policies Document will remain in place.

Some Town and Parish Council have, and are continuing to, produce Neighbourhood Plans, which sit alongside the Local Plan and when adopted, are also used to determine planning applications. Most of these Neighbourhood Plans include more detailed Development Management policies, which aim to shape development proposals to better reflect local circumstances. However, currently two Neighbourhood plans, Dickleburgh and Diss and District (covering Burston, Roydon and Scole) are proposing to make their own allocations and our approach to these clusters is set out in the specific chapters below. For more information about Neighbourhood Plans in South Norfolk, please visit www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/neighbourhood-plans.

The Plan Objectives

The following sets out the three Objectives which the Village Clusters is aiming to achieve through the allocation of appropriate sites, the amendment of Settlement Limits and the Core Policies (below) to guide development.

SNVC Objective 1 - Meet housing needs

Deliver housing in accordance with the Greater Norwich Local Plan housing target for the South Norfolk Village Clusters through the allocation of viable and deliverable development sites for housing. Ensuring that housing sites provide an appropriate mix of house types, sizes and tenures to allow for residents at different parts of their life cycle e.g. first time buyers, those seeking family housing and those looking to downsize or move to more suitable accommodation in later life. Provide opportunities for 'self-builds' through the extension or amendment of settlement boundaries to allow 'in-fill' development in appropriate locations.

SNVC Objective 2 - Protecting village communities and support rural services and facilities

Provide opportunities for new housing development in a range of settlements within the village clusters to support local services and facilities, meeting the needs of a range of occupiers with the potential to support different local services and facilities

SNVC Objective 3 - Protect the character of villages and their settings

Ensure that the scale, location and density of housing is well related to the form and character of existing villages and ensure appropriate landscaping measures are delivered as part of new development.

QUESTION 1: Do you agree with the Objectives for the Village Clusters Plan? If you think the Objectives should be changed, please explain how and why.

Core policies

The main element of the Village Cluster Plan is the identification of sites to meet the GNLP requirement of at least 1,200 additional homes in the South Norfolk Village Clusters, which is dealt with in the individual cluster sections. Each allocated site will have an accompanying policy, setting out how many dwellings that site is allocated for and also any specific requirements which development of the site needs to meet e.g. protection of particular features on the site (such as trees, pond, hedgerows etc.), address a particular constraint of the site (such as a change in levels), access from a particular point, protection of particular views or taking account of the impact on a specific heritage asset. In addition, we are also considering having a small number of Core Policies that would apply to all of the sites. These policies need to strike a balance between not repeating what will be in the GNLP Strategic Policies or already contained in the South Norfolk's Development Management Policies and Government's National policy, whilst making it clear what our expectations are of the Village Clusters sites.

Policy SNVC1 - Standard requirements

Whilst each Village Cluster site will be different, all the sites are similar in that they are of a smaller scale, with most being between 12 and 35 dwellings, and they are on the edge of smaller, more rural settlements. To avoid repetition in each of the individual site policies, we are suggesting that the Plan includes a Policy on 'Standard requirements'. In addition, this policy could set out over-arching requirements to ensure specific infrastructure constraints are addressed.

Waste Water Constraints

Anglian Water's Water Recycling Long Term Plan covers the period to 2045 and will address ongoing capacity constraints in the existing wastewater network. However, it is possible that the phasing of development across the village clusters allocation sites will be affected in part by the availability of wastewater capacity within the wastewater network.

Existing capacity constraints have been identified at both the Woodton and Ditchingham Water Recycling Centres (WRC). These constraints may impact upon any additional connections to these WRCs in the short term (until 2025) whilst upgrade works are planned and implemented. Possible longer-term constraints have been identified in a number of WRCs that serve the South Norfolk village cluster area. Specifically, the following WRCs are considered likely to require significant upgrades from 2025 onwards: Long Stratton, Diss, Saxlingham, Whitlingham-Trowse and Woodton.

Specific requirements within this policy could include:

- safe and convenient access to/from the site for vehicles, cyclists and pedestrians;
- proportionate enhancements to pedestrian and cycle connections to local services and facilities;
- minimising the impact on the amenity of existing residents
- relevant supporting surveys and studies, such as ecological surveys or flood risk assessments;
- landscaping consistent with a rural, edge of village location, taking into account the South Norfolk Landscape Character Assessments;
- provision of open space on sites of 15+ dwellings;
- A requirement to ensure that all applicants for major development contact Anglian Water Services prior to engaging with the Local Authority to ensure that there is adequate capacity, or that capacity can be made available, for connection to the wastewater network.

QUESTION 2: Do you agree that the Village Clusters Plan should include a policy on ‘Standard requirements’? If so, do you agree that the criteria suggested are appropriate, or should they be amended and/or should additional criteria be added?

Policy SNVC2 – Design

The Council already has a number of Policies to encourage good quality design, in the Development Management Policies Document, and in the emerging GNLP. In addition, many Neighbourhood Plans also include policies relating to design. However, the many of these Preferred sites, although relatively small, are in edge of village locations, where achieving a high quality of design will be paramount. A Design Policy, could include:

- Development (including vehicle parking and open space provision) to be of an appropriate density, layout and massing for the locality, taking into account:
- relevant Conservation Area Character Appraisals and Management Guidelines;
- the South Norfolk Place-Shaping Guide SPD (2012), or any equivalent replacement;
- the South Norfolk Landscape Character Assessments;
- the design policies of relevant Neighbourhood Plans;

QUESTION 3: Do you agree that the Village Clusters Plan should include a policy on ‘Design’? If so, do you agree that the criteria suggested are appropriate, or should they be amended and/or should additional criteria be added?

Policy SNVC3 – Housing Mix

There are often assumptions made about the type of new housing that is required, whether that be affordable housing for those who cannot afford open market rents/prices, housing for first time buyers, housing for families, or housing for older people wishing to downsize. These assumptions have changed during the recent COVID-19 pandemic, where suggestions have been made that more people are seeking rural housing locations now that their need to commute is reduced, or that access to outdoor space is an increased priority. However, the policies in a Local Plan need to be based on clear evidence. Currently the 2017 Central Norfolk Strategic Housing Market Assessment (SHMA) gives us some of that evidence. This SHMA is currently in the process of being updated, which will give this Plan a more up-to-date picture. In addition, local communities can identify specific local requirements through a Neighbourhood Plan. A Housing Mix Policy could include:

- Development should meet the affordable housing and housing mix requirements of the most up to date SHMA (or equivalent) available at the time it is permitted. This will include the need for single storey development, or similar, to meet the needs of older occupants.
- Where a relevant Neighbourhood Plan provides more up to date local information, or a greater level of detail, this will be used to modify the housing mix accordingly.

QUESTION 4: Do you agree that the Village Clusters Plan should include a policy on 'Housing Mix'? If so, do you agree that the criteria suggested are appropriate, or should they be amended and/or should additional criteria be added?

The Assessment of Sites

The Council has only assessed sites which have been put forward to us for consideration by (or on behalf of) the landowner or the potential developer of the site. The primary reason for this is to ensure that there is a reasonable prospect that the sites which are eventually allocated will come forward within the lifetime of the Plan. Many of the sites were initially put forward as part of the Greater Norwich Local Plan (GNLP) process, which meant they were considerably larger than what is being sought in the Village Clusters Plan. However, in March 2020 the Council sought to contact all of the site promoters to ask them whether they wished to amend their sites to take into account the requirements of the Village Clusters Plan i.e. for smaller sites which reflect the smaller, rural communities that they will be a part of, and which will contribute to the smaller sites requirement in the NPPF. A further 'call for sites' was included in the GNLP Regulation 18 consultation between January and March 2020. Almost 450 sites have been assessed for this consultation.

The assessment of sites has been undertaken in a consistent manner. The starting point has been the Norfolk-wide Housing and Economic Land Availability Assessment (HELAA) Methodology (2016), which has been agreed as part of the Norfolk Strategic Planning Framework process and is considered to be consistent with Government guidance. The Norfolk HELAA methodology also forms the basis of the GNLP site assessment process.

Whilst the HELAA provides a starting point, the full site assessment is a more detailed process which includes looking at the planning history of the site, undertaking a site visit and applying some more detailed criteria. Most noticeably the site assessment added criteria relating to the local Landscape Character Assessment, Better Broadband for Norfolk and revised the distance to services criteria to better reflect the rural nature of the Village Clusters Plan. Specifically regarding the latter, the Village Clusters assessment has widened the number of services to which distances to/from the site have been assessed, to include some which are characteristic of rural villages, a village/community hall and pub, as well as pre-school provision and formal sports facilities. The maximum distance to services was also increased, to reflect the more dispersed pattern of development across the South Norfolk Village Cluster. However the choice of sites has still been informed by the need for safe and convenient access to those services, as well as by an accompanying Sustainability Appraisal, see below.

The Site Assessments were also supported by a **Technical Consultation** with both internal consultees on landscape, heritage and environmental protection issues, as well as a range of external stakeholders, on issues such as highways, utilities and minerals and waste. The technical consultation also included issues of flood risk and ecology, although

technical comments on these issues are expected to be provided in response to this consultation.

A copy of the HELAA and Site Assessment form for the Village Clusters Plan can be found at Appendix **XX**

Evidence Base

Much of the evidence base to the Village Cluster is shared with the GNLP. Of particular relevance are those listed below, you may make comments on these documents as part of this consultation:

- Greater Norwich Water Cycle Study (March 2021), which indicated that sites in some Village Clusters locations may need to be phased in order for infrastructure to be suitably upgraded prior to development (it is likely that a specific supplement to the Water Cycle Study will be needed at the Regulation 19 stage of Village Clusters Plan)
- The Level 1 Strategic Flood Risk Assessment (November 2017), which has been used as part of the Village Clusters Site Assessment Process; and
- The GNLP Viability Appraisal (December 2020), which demonstrates that the type of sites being allocated through the Village Clusters Plan can be viably delivered with the relevant supporting infrastructure and affordable housing.

In addition, two specific supporting documents have been prepared to accompany this plan, these are listed below and you are able to make comments on these documents as part of this consultation:

- Sustainability Appraisal (SA); and,
- Habitats Regulation Assessment (HRA).

The preparation of the Scoping Report for the SA involved consultation with specified bodies in accordance with legal requirements. This consultation was undertaken in September and October 2020. A number of SA commentaries have been produced for the Council as part of the process of selecting the preferred sites, these have been incorporated into the published sustainability appraisal.

Interim SA and HRA documents have been published as part of the Regulation 18 consultation, the current findings of which indicate that the draft consultation Plan is selecting appropriate Preferred Sites in the context of the likely impacts assessed by these two documents.

Monitoring

All Local Plan documents are monitored on an annual basis in order to assess the effectiveness of the policies and allocations they contain. The outputs of the monitoring of the currently Local Plan documents are published as part of the Joint Core Strategy for Broadland, Norwich and South Norfolk, Annual Monitoring Report. A draft Monitoring Framework is included within this consultation document, which indicates how the effectiveness of the Village Clusters Plan will be measured after adoption.

DRAFT

1. Alburgh and Denton

Form and character

Alburgh

Alburgh is a linear village of mainly single plot frontage development with a mixture of housing types forming a central core along The Street, with a short spur along part of Church Road. A ribbon of scattered farmsteads and dwellings extends northwards towards Mill Road, and an open area containing farmsteads and some isolated dwellings extends southwards towards Piccadilly Corner. The area is characterised by many hedgerows and a number of mature trees, and is generally surrounded by open fields affording distant views. The village is linked to Hempnall and the B1527 to the north via The Street; and is linked to the A143 to the south via Tunbeck Road and Station Road, thereby on to Beccles, Bungay, Harleston and Diss.

Denton

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

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

Services and Community Facilities

The cluster contains a village hall at the junction of Low Road and Church Road, and preschool facilities. The village also has some recreation facilities and a limited bus service. Denton shares a Primary and nursery school with Alburgh.

Settlement Limit and Constraints

Alburgh

The Settlement Limit has been drawn to include the main built-up area of the settlement around The Street. The remainder of Alburgh is very dispersed and therefore unsuitable for the creation of a Settlement Limit without leading to significant development which would fundamentally alter the character of the area.

No alterations are proposed to the existing Settlement Limit.

Denton

The Settlement Limit has been drawn to include the main built form of the settlement to allow for limited infill development only, due to the rural nature of the area and limited local facilities. No alterations are proposed to the existing Settlement Limit.

It is noted that Alburgh primary school is operating at or near capacity.

QUESTION 5: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

4 sites have been promoted for consideration, none of which were identified as preferred sites or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but were rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN00168	<p>Land at north of Upland Terrace Council houses, Norwich Road, Denton.</p> <p>The site as promoted extends to over 3ha, although the site promoter has indicated that a much smaller scheme (circa 4 dwellings) is being sought. Notwithstanding this, the site would extend a small group of former Council Houses in a location which is detached from the main part of the village (which lies to the south) and would erode the rural character of the locality. The site is well beyond 3km from the catchment primary school and connectivity to local services is poor.</p>
SN00193	<p>Land at Upland Farm, Denton.</p> <p>The site as promoted extends to over 5ha; however, even a smaller element of the site would be detached from the main part of the village (which lies to the south) and would effectively be an isolated group of dwellings in the countryside, eroding the rural character of the locality. The site is well beyond 3km from the catchment primary school and connectivity to local services is poor.</p>

Site	Location and Reasons for Rejection
SN4011	<p>Land to South and West of Church Road, Alburgh.</p> <p>The site is relatively well located for access to the school and village hall and creating accesses for frontage accesses (although improvements sought by Highways could urbanise this rural location). Linear, frontage development would also be in keeping with the character of this part of the village; however, this form of development would require the loss of extensive roadside hedging. The site is in the setting of a listed building and also has views across to the Grade 1 listed church, meaning that development at the western end of the site (either side of the Old Hall Farm drive) would have a detrimental impact on the setting of these designated heritage assets.</p>
SN4031SL	<p>Land adjacent to no1 Station Road, Alburgh.</p> <p>The site is promoted for a Settlement Limit extension in a part of the village with no existing Settlement Limit. The character of the area is of mixed development (small scale industry, agriculture and residential), but very much dispersed in pattern. The site is at the edge of the designated River Valley and in the vicinity of four listed properties; whilst these in themselves might not prevent development, creating a Settlement Limit in this location could encourage development that would seriously erode the character of the area. Previous applications on this site for an outstanding county house (under the NPPF) and a sustainable (then Code 6) home have both been dismissed at appeal within the past 6 years.</p>

QUESTION 6: Do you think that any of the rejected sites should be shortlisted or preferred for allocation? If so, please explain your answer.

2. Alington, Yelverton and Bergh Apton

Form and character

Alington and Yelverton

The main built-up areas of Alington and Yelverton form a contiguous settlement. Development is concentrated around Church Road and Wheel Road. There is also a significant area of development at Mill Road, Alington. Small detached clusters of development exist to the west of the main built up area on Burgate Lane and to the south on Church Meadow Lane in Alington, whilst a small number of individual dwellings and farmsteads are dispersed throughout the remainder of both parishes.

The settlement has developed as a ribbon form along Church Road and Wheel Road, though significant post-war estate scale development has taken place in the parish north of Wheel Road and west of Church Road, resulting in a more nucleated settlement form for this part of the settlement.

The settlement is set in generally flat open countryside, although in the south of Alington there is a small area of attractive valley landscape. The village is characterised by good areas of tree and hedge planting especially along Church Road, which together with its setting and views of the surrounding countryside give it an attractive rural character.

The western limit of the village along Wheel Road / Burgate Lane is clearly defined by a significant tree belt on the north side of the road, which together with open fields on both sides of the road maintains the separation between the main village and the small cluster of dwellings to the west. The A146 is 1km (0.6 miles) to the north and provides a good link to Norwich and Loddon whilst the B1332 lies immediately to the west of the parish providing good links to services in Poringland and also to Norwich and Bungay.

Bergh Apton

Development within the parish is relatively small scale and in clusters along Cookes Road and The Street, and a larger concentration of development along Mill Road and Threadneedle Street that has created a linear settlement form characterised by one plot depth development. The main areas of settlement in the village retain a rural character with no estate scale development whilst the remainder of the parish consists of isolated dwellings and farmsteads. The local road network comprises 'C' class and unclassified roads. The A146 is to the north of the settlement and provides a good link to Norwich and Loddon.

Services and Community Facilities

The cluster has a range of social and community facilities including a village hall, shop, primary school and preschool. There is also a limited bus service.

Settlement Limit and Constraints

Alpington and Yelverton

The Settlement Limit has been drawn to include the main built-up area of the settlement around The Street. The remainder of Alburgh is very dispersed and therefore unsuitable for the creation of a Settlement Limit without leading to significant development which would fundamentally alter the character of the area. No alterations are proposed to the existing Settlement Limit other than through the specific preferred sites identified in the preferred and shortlisted sites section.

Bergh Apton

The Settlement Limit has been drawn to include three main areas of settlement within Bergh Apton. These are the linear development along Mill Road and Threadneedle Street; around the junction of Cookes Road and The Street which includes an allocation of seven dwellings and further south on The Street which includes an allocation of five dwellings made within the 2016 Site Allocations Plan. No alterations are proposed to the existing Settlement Limit.

The primary school within Alpington is noted as being full, but in catchment pupil numbers are understood to be lower with the school currently helping with overflow from Poringland.

QUESTION 7: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

18 sites have been promoted for consideration, of which 4 were considered reasonable alternatives.

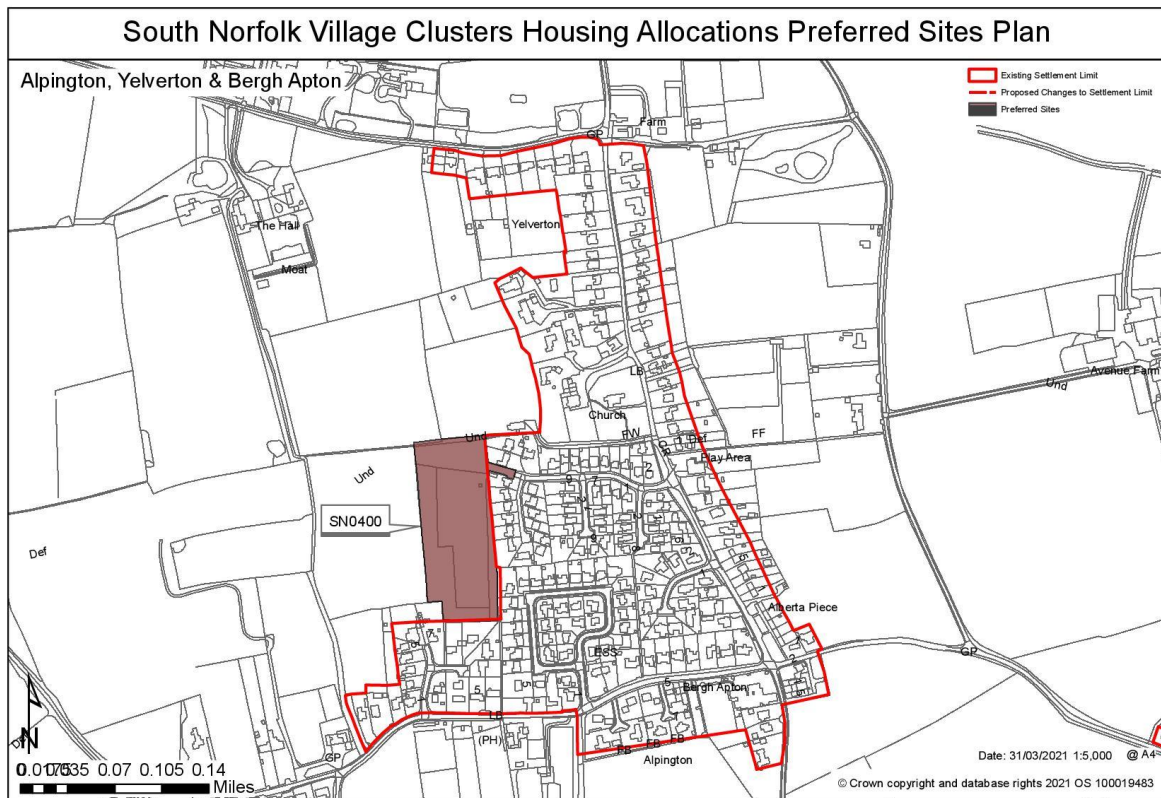
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0400 - Church Meadow, Alington

Preferred for up to 25 dwellings on a site of 1.87 hectares

Reasoned justification: The site is well located in terms of access to local services/facilities, with footway links to those in the village. The site is visually well contained, with no overriding constraints. Suitable for allocation for up to 25 dwellings, reflecting the scale and density of Church Meadow and the constraints of the site shape. There is an opportunity to enhance the setting the veteran tree in the north east corner of the site.

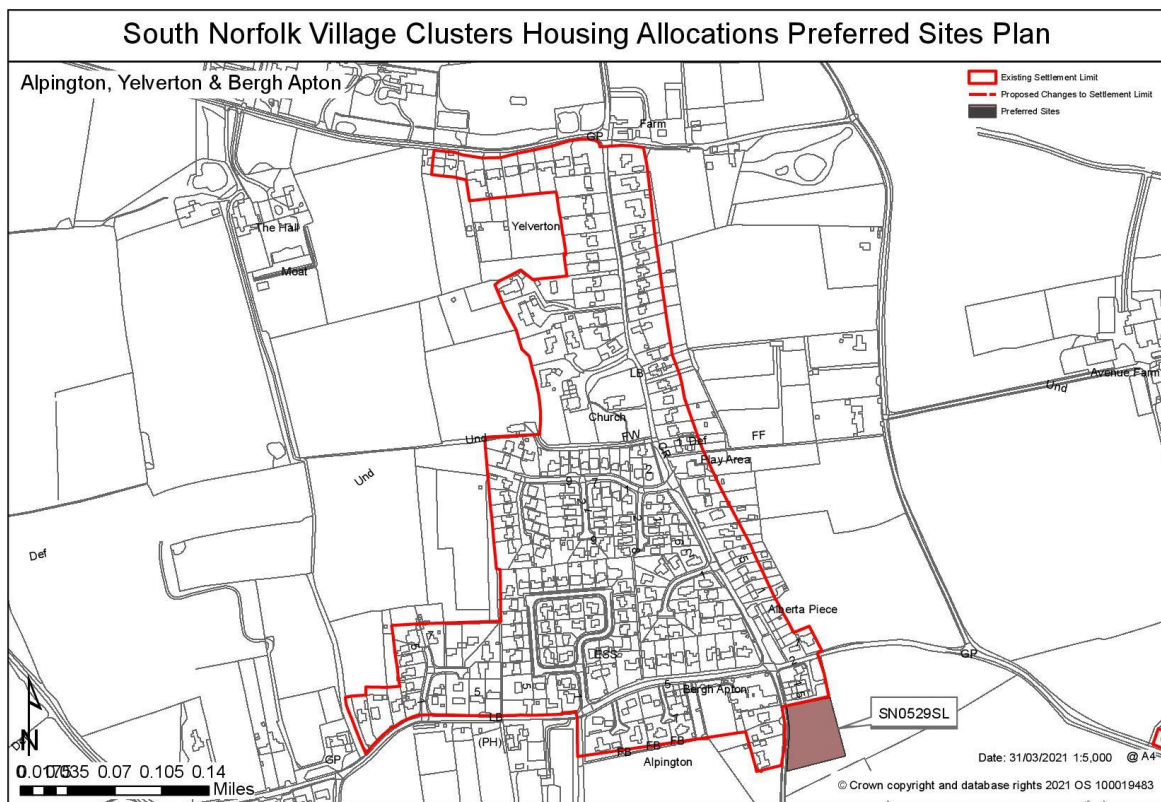


QUESTION 8: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN0529SL - Nichols Road, Alington

Preferred for a Settlement Limit Extension on a site of 0.37 hectares.

Reasoned justification: The site is adjacent to the existing Settlement Limit and within a reasonable distance of local services and facilities. However, development would need to respect the linear pattern of existing development on the western side of Nichols Road and should include appropriate landscaping, particularly to the eastern boundary. Development could potentially enhance the entrance to the village from the south. It has also been noted that a frontage access is preferred, rather than rear driveways like the adjoining scheme and that the footpath provided via the adjacent affordable housing development could be extended to serve this site.

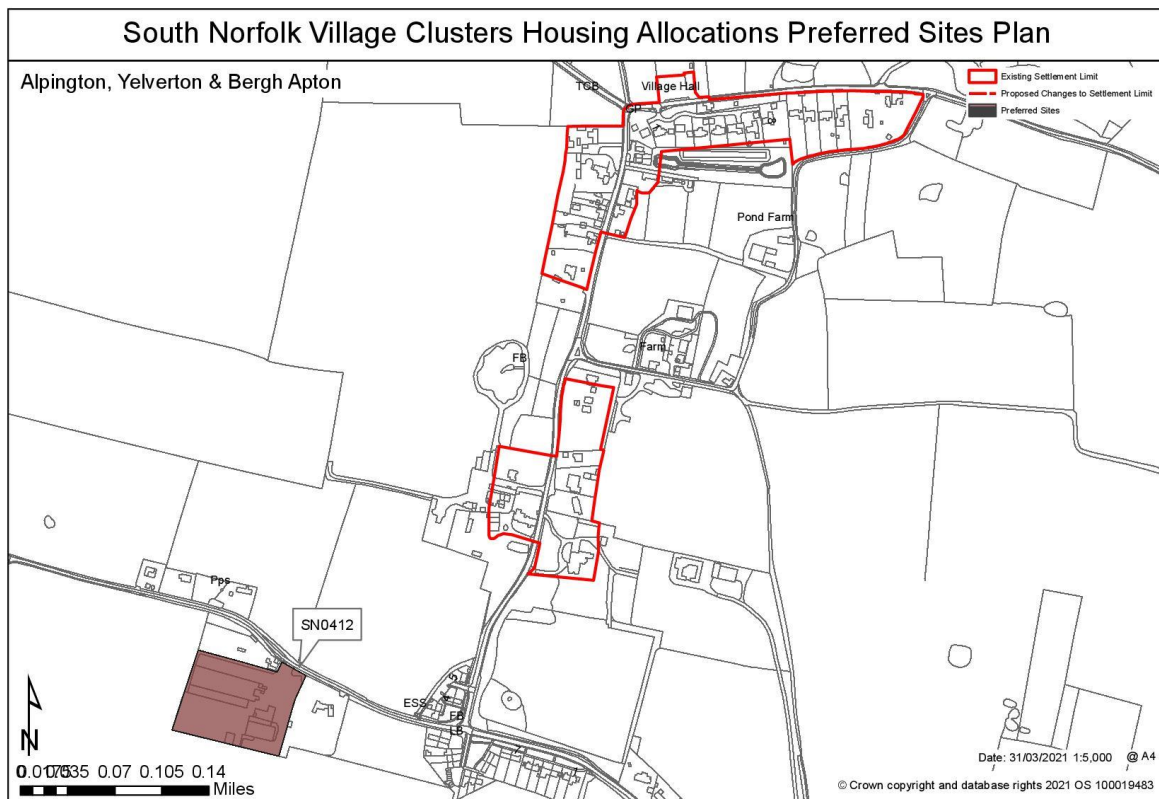


QUESTION 9: Do you support or object to the proposed use of the site? Please explain your reasons

Site: SN0412 - Former concrete works, Church Road, Bergh Apton

Preferred for 25+ dwellings on a site of 1.7 hectares.

Reasoned justification: This is a brownfield site. Whilst the site is not ideal in terms of highways access, the traffic generated by former uses (and potential lawful uses of the site) can be offset against the traffic from any redevelopment. Consideration needs to be given to the level of highways works that would be appropriate in this rural setting. Development of the site would be broadly consistent with the pattern of small clustered groups of dwellings that make up Bergh Apton, and preferable to further infilling between the clusters. The site itself has few constraints other than the clearance and clean-up costs related to the current buildings, hardstanding etc. Existing vegetation is non-native and redevelopment offers an opportunity to enhance the site.



QUESTION 10: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and reasons not preferred for allocation:
SN0433	<p>Land at Wheel Road, Alington</p> <p>Shortlisted as a Reasonable Alternative for up to 25 dwellings on a site of 1 hectare.</p> <p>The site is reasonably located in terms of local services and facilities and has few on-site constraints. The main concerns with the site relate to the removal of the substantial frontage hedge (with trees) to facilitate the necessary highways improvements, across the whole site frontage from the Reeders Lane/Burgate Lane junction (which itself would require improvement) to the Wheel of Fortune. This would significantly change the character of the area and raise concerns in terms of wider landscape character.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0435	<p>Land at Burgate Lane (Glebe Field), Alington</p> <p>Whilst there an existing site access via Burgate Lane, there are significant trees on the site frontage that would prevent achieving a satisfactory access with sufficient visibility splays. These trees also provide a significant feature in the street scene, where their removal would cause harm to the landscape. Whilst the site is in close proximity to some local services and facilities, there are no footways along this part of Burgate Lane to the main part of the village, where there is also a lack of continuous footways. The adjoining properties are very low density and significantly set back from the road frontage, therefore development of the site would not be in keeping with the form and character of the neighbouring development.</p>

Site	Location and Reasons for Rejection
SN4030	<p>Land at Mill Farm, Mill Road, Bergh Apton</p> <p>Mill Road is separate from the main settlement and the surrounding highway network is substandard with no safe walking route to the school and poor access at each junction end. The site is behind Mill Farm and does not relate well to the existing linear pattern of frontage development, as it would extend development further south. In addition, there is insufficient frontage to provide adequate access into this site.</p>
SN2022	<p>The Dell, Bergh Apton</p> <p>The site is remote location away from any settlement and services. The highway network is inadequate to support development in this location and there is no safe walking route to the school. There would be a loss of trees and habitat to the detriment of the surrounding landscape and environment.</p>
SN2023	<p>Land south of Loddon Road and east Bergh Apton house, Bergh Apton</p> <p>The site is remote location away from any settlement and services. The highway network is inadequate to support development in this location and there is no safe walking route to the school. There would be a loss of trees and habitat to the detriment of the surrounding landscape and environment.</p>
SN0434	<p>Bergh Apton Road, rear of Alberta Piece, Alington</p> <p>Whilst the site is adjacent to the existing Settlement Limit and within a reasonable distance of local services and facilities, actual accessibility is much more limited due to the constraints of the local highway network. The site also provides an attractive rural setting where the site is very visible when approaching from Bergh Apton, where the removal of hedgerows to provide site access would cause harm to the wider landscape. Development of the site would represent an out of character breakout into the open countryside. Few other constraints have been identified.</p>
SN1012	<p>Mill Field, Mill Road</p> <p>Mill Road is separate from the main settlement and the surrounding highway network is substandard with no safe walking route to the school and poor access at each junction end. The site extends behind the existing linear pattern of frontage development and would encroach further north which is out of character. In addition, there are significant</p>

Site	Location and Reasons for Rejection
	existing trees and hedging along the frontage which would be lost with a negative impact on the landscape character
SN2006	<p>South of Loddon Road (A146) and Gull Lane, Yelverton</p> <p>Development of the site would be a significant extension into the countryside that would not reflect the exiting form of the settlement on this side of Yelverton. Highways have also raised issues with the proposed access from the A146 'Corridor of Movement'. There is no possibility of creating suitable access to the site in the vicinity of the existing Gull Lane junction and almost opposite the Gull Inn. The site is also heavily constrained by flood risk where half of the site, including the proposed access point, is Flood Zone 3a and at a higher level of surface water flood. There is also potential impact on the CWS immediately to the south west.</p>
SN2015	<p>Town Farm, Church Road, Bergh Apton</p> <p>The site has a poor relationship to the main areas of settlement within Bergh Apton. Whilst the site is part of a smaller group of dwellings along Church Road , it is separated from the main village (and the local facilities) where there is no current Settlement Limit in this location. The site also provides an attractive rural setting where development would be detrimental to the existing rural form and character. Highway constraints have also been identified, especially regarding the unsuitable local road network.</p>
SN0203	<p>Land to the south of Church Road, Bergh Apton</p> <p>Whilst the site would broadly fit with the 'clustered' nature of Bergh Apton, it is adjacent to a significant grouping of listed Tayler and Green properties. Church Road itself is narrow, with no footways. Whilst the nearby preferred brownfield site can offset the traffic generated by new dwellings against the previous use of the site, the same cannot be said of a greenfield site. Loss of the frontage hedge would also erode the character of the area, and the site would be further constrained by the need to protect the mature oak trees on the boundary of the property to the west.</p>
SN0210	<p>Church Wood, Welbeck Road, Bergh Apton</p> <p>Although the site is opposite a County Council recycling centre, it is not considered that further development in this location would be</p>

Site	Location and Reasons for Rejection
	<p>acceptable. The site is remote from services/facilities in Bergh Apton and other settlements, with a poor highways network the already supports the recycling centre traffic. The site forms and attractive, partially wooded, section of the Well Beck/Chet Valley, bisected by a public right of way. The site is also immediately adjacent to a County Wildlife Site and the Grade II* Listed St Peter & St Paul's Church.</p>
SN0433REV	<p>Land at Wheel Road, Alington</p> <p>This is a larger area of land extending to 3.3 hectares of which site SN0433 is part. The site is reasonably located in terms of local services and facilities and has few on-site constraints. The main concerns with the site relate to the removal of the substantial frontage hedge (with tress) to facilitate the necessary highways improvements, across the whole site frontage from the Reeders Lane/Burgate Lane junction (which itself would require improvement) to the Wheel of Fortune. This would significantly change the character of the area and raise concerns in terms of wider landscape character. Would also unacceptably impact on the rural setting of the listed Stacey Cottage to the south of the site.</p>
SN0533	<p>Land east of The Street, Bergh Apton</p> <p>As with other parts of Bergh Apton, the wider highways network is a concern, although access to this site should be achievable from The Street. However, this access would be likely to require the removal of a significant roadside hedge, the loss of which in itself would be a concern, but which would also increase the impact of any development on the settlement pattern (emphasising the closing up of the currently dispersed pattern) and also on the nearby listed cottage.</p>
SN0122SL	<p>Land to the north of Cooke's Road, Bergh Apton</p> <p>The site is separate from the main part of the settlement and the surrounding highway network is substandard with no safe walking route to the school. A 2019 appeal decision concluded that two dwellings on this site would have an '<i>unacceptably harmful effect on highway safety</i>'. Whilst it is adjacent to the settlement limit there would be an impact on the landscape as it would extend into countryside to the north of Cooke's Road and the character is of limited development; the 2019 appeal decision highlighted this site would '<i>cause material harm to the area's open and rural appearance</i>'. It would also have an impact on</p>

Site	Location and Reasons for Rejection
	the nearby heritage assets including the historic parkland setting of Bergh Apton Manor, and nearby listed properties.
SN2117	<p>Land adjacent to the village hall, Bergh Apton</p> <p>The site is separate from the main part of the settlement where the surrounding highway network is substandard with no safe walking route to the school. Whilst it is adjacent to the settlement limit there would be an impact on the landscape as it would extend into countryside to the north of Cooke's Road and the character is open with limited development. An appeal decision for two dwellings on the adjacent site would '<i>cause material harm to the area's open and rural appearance</i>'. It would also have an impact on the nearby heritage assets including the historic parkland setting of Bergh Apton Manor, and nearby listed properties.</p>

QUESTION 11: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please explain your response.

QUESTION 12: Do you think that any of the shortlisted sites should be considered unreasonable? Please explain your response.

3. Aslacton, Great Moulton and Tibenham

Form and character

Aslacton and Great Moulton

The main concentrations of development within the parishes of Aslacton and Great Moulton are in three distinct settlements – the historic village cores of Aslacton and Great Moulton, and an area of largely modern development at Sneath Common.

The historic core of Aslacton is concentrated around The Street and Church Road and includes the village school.

Great Moulton is a compact settlement which has developed between a number of traditional farmsteads strung along the south side of High Green and some further farms on the north side of Old Road. The village has seen a considerable amount of modern development, with estate development such as Potters Crescent and Heather Way as well as a large amount of infill development.

The local road network comprises of mainly 'C' and unclassified roads, but the B1134 to the south of Sneath Common provides links to the A140 to the east and the B1077 and New Buckenham to the west.

Tibenham

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

Services and Community Facilities

The cluster has limited facilities including a pub, village hall, recreation area and limited public transport. There is a primary school situated in Aslacton.

Settlement Limit and Constraints

Aslacton & Gt Moulton

The Settlement Limit has been drawn to include the main built form of the three settlements. In addition, the boundary includes a small allocation on High Green made

within the 2016 Site Allocations Plan and the former scrapyards in Aslacton. Small amendments to the Settlement Limit are proposed on Pottergate Street and at Sneath Road/Woodrow Lane to reflect planning permissions for new dwellings that have been allowed on sites adjacent to the existing Settlement Limit. These changes are shown on the policies map.

QUESTION 13: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

14 sites have been promoted for consideration, of which 1 has been preferred and 1 has been shortlisted.

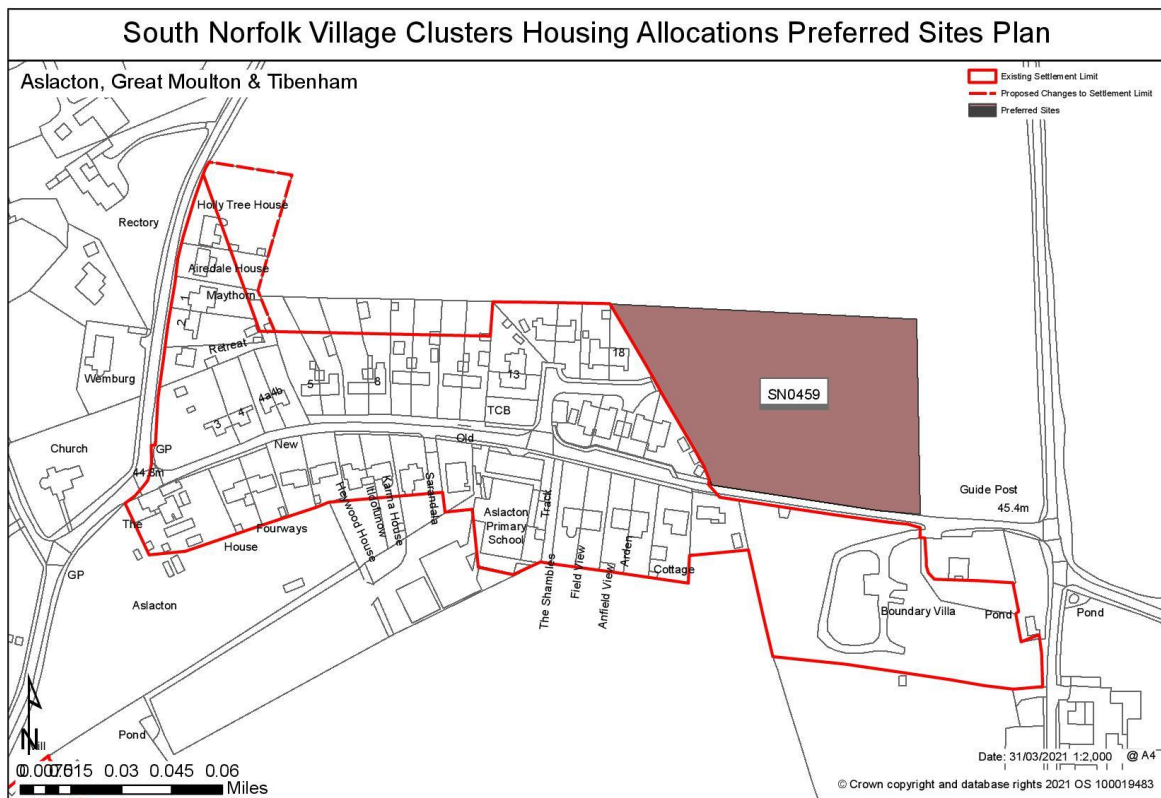
Preferred Site(s)

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0459, Land off Church Road, Aslacton

Preferred for up to 25 dwellings on a site of 1 hectare

Reasoned justification: Site is well related to Aslacton Primary School. Whilst highway and landscape concerns have been raised it is considered that these could be mitigated through footpath extensions and appropriate landscaping. In order to be consistent with the aims of the Village Cluster Housing Allocation, it is proposed that only 1 hectare of the promoted site is allocated for development. The proposed allocation would therefore comprise the western half the promoted site immediately adjacent to existing development.



QUESTION 14: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and reasons not preferred for allocation:
SN2118	<p>South of Sneath Road, Aslacton</p> <p>Shortlisted for a Settlement Limit Extension on a site of 0.54 hectares. The site is considered potentially suitable as a limited Settlement Limit extension as there are no significant concerns in terms of townscape, landscape or heritage, although identified flood risk issues would need to be overcome for the site to be developed. However, the site has limited access to services and no safe walking route to school.</p>

Rejected Sites

The following site(s) were promoted for development but have been considered to be unreasonable alternatives on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0365SL	<p>Land east of Cherry Tree Road, Tibenham.</p> <p>The site is remote from existing settlements with very limited access to services. It is also considered that the development may impact detrimentally on nearby heritage assets.</p>
SN0554SL	<p>Land at Hallowing Lane, Great Moulton.</p> <p>The site is subject to a number of constraints, including highways constraints, heritage and trees. There is no safe walking route to the primary school.</p>
SN0555	<p>Land off Old Road (adjacent to Hallowing Lane), Great Moulton.</p> <p>The site is subject to a number of constraints, including highways constraints, heritage and trees. There is no safe walking route to the primary school.</p>
SN0557SL	<p>Sites between Ketts Farm and Orchard Farm, Great Moulton.</p>

Site	Location and Reasons for Rejection
	The site is considered to be unreasonable. The site is subject to a number of constraints, including highways constraints, heritage and flood risk. There is no safe walking route to the primary school.
SN1041	Land at Pottergate, Aslacton. The site is remote from existing settlements with very limited access to services. There is no safe walking route to school. The site is considered to have detrimental impacts in terms of landscape, townscape and heritage and is subject to flood risk constraints.
SN1042	Land at Church Road, Aslacton. The site is remote from existing settlements with very limited access to services. There is no safe walking route to school. The site is considered to have detrimental impacts in terms of landscape, townscape and heritage and is subject to flood risk constraints.
SN2005	West of Woodrow Lane, Aslacton. The site is remote from existing settlements with very limited access to services. There is no safe walking route to school. The site is considered to have detrimental impacts in terms of landscape, townscape and heritage and is subject to flood risk constraints.
SN2008SL	Overwood Lane, Great Moulton. It is remote from existing settlements, with resultant detrimental impacts in terms of landscape and townscape. It has poor connectivity to services and no safe walking route to school. Potential impact on setting of nearby listed buildings.
SN2068	Cherry Tree Farm, Great Moulton. Site is breakout from the existing pattern of built form and would impact on the existing rural approaches to existing settlements. Access to site potentially constrained and would require significant loss of hedgerow. Proximity to railway line would potentially impact on the amenity of future residents. Site has limited access to services and facilities. There is no safe walking route to school. No footpath access from existing settlements to proposed retail provision.
SN2102SL	Long Row, Tibenham.

Site	Location and Reasons for Rejection
	Site is remote with poor access to services. Concern over potential impact on nearby heritage assets
SN2112	Back Barn Road, Tibenham Access to services is limited. Location and form of development considered to have significant impact on landscape and the form and character of settlements. Concerns over impact on capacity of local highway network.
SN3008REV	East of Pristow Green Lane, Tibenham Access to services is limited. Location and form of development considered to have significant impact on landscape and the form and character of settlements. Concerns over impact on capacity of local highway network.

QUESTION 15: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response.

QUESTION 16: Do you think that any of the shortlisted sites should be rejected? Please explain your response.

4. Barford, Marlingford, Colton and Wrampingham

Form and character

Barford

Barford is a compact settlement on the north bank of the River Tiffey. Development has extended northwards away from the B1108 along Cock Street and Style Loke, with frontage development to the north of Church Lane and along Chapel Street/Marlingford Road. The historic centre of the village is concentrated on Cock Street and Chapel Street with later estate development situated off Chapel Street at Park Avenue and Clarke Close. The village is set in the attractive valley of the River Tiffey and is characterised by mature tree planting. The most sensitive area of the village is situated on either side of Cock Street where the Hall and its grounds on the west side and the popular plantation on the east side, positively contribute to the form and character of the village.

Barford has a good road link via the B1108 to Norwich 13km to the east and links via mainly unclassified roads to Wymondham 6km to the south.

Marlingford

The main village is located in the bottom of the Yare Valley on the outside of a bend in the river.

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

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

Colton

Historically, the settlement of Colton developed with a number of large farms and small cottages which have been joined up by frontage development to form a distinct settlement grouping. To the south of Norwich Road the buildings are set in large grounds with trees and hedges along the road frontage. The area to the north of Norwich Road falls within the administrative area of the Broadland District Council. Development along The Street is of higher density.

Wrampingham

Development within the parish has been concentrated along Wymondham Road and The Street with the remainder of the parish displaying a dispersed settlement pattern comprising individual dwellings and farmsteads. The small scale development at Wymondham Road is linear in form and concentrated on the south side of the road.

Services and Community Facilities

Barford has a range of facilities including a village hall, shop and primary school. There are also a number of industrial and commercial concerns located within the centre of the village, which provide local employment opportunities. There is also a regular bus service. The remaining settlements have facilities limited to a village hall and public house, with a limited bus service.

Settlement Limit and Constraints

Barford

A Settlement Limit has been drawn to include the main built form of the settlement. A smaller Settlement Limit has been drawn around the existing properties on Church Lane to the west of the village, which includes the allocation south of Church Lane made within the 2016 Site Allocations Plan.

Much of the central part of Barford forms part of the Barford Flood Alleviation Scheme which helps to control flooding in the village. This has therefore constrained where development could be located in the village, and this area has been excluded from the Settlement Limit.

Marlingford

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

Colton

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 17: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

8 sites have been promoted for consideration, of which 1 was shortlisted but no sites were identified as preferred allocations

Shortlisted Sites

On the basis of the assessment undertaken the following site has been identified as a reasonable alternative.

Site	Location and reasons not preferred for allocation:
SN0552	<p>Land off Watton Road, Barford.</p> <p>Shortlisted for up to 50 dwellings on a site of approximately 2.4 hectares in connection with the provision of significant public open space.</p> <p>As promoted the site is excessive in scale in the context of the plan and would have a significant adverse impact on the wider landscape. A site of reduced size would be more appropriate, although it wouldn't offset all adverse landscape impacts. Due to the identified flood risk constraints on those parts of the site closest to the existing settlement new development would have a sub-optimal relationship with the main village. However, it may be possible to overcome the identified highways concerns and ensure appropriate access to village services through various highways mitigation measures. The site may also provide an opportunity to secure public open space that could be a benefit to the Village. This could justify a development in excess of the 12-25 homes that are typically being sought through the plan.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0416	<p>Land south of Barford Church and north of Barnham Broom Road.</p> <p>Development of the site would have a detrimental impact on the setting of the adjacent Grade II listed Church immediately to the north of the site. The inclusion of an area of open space to the south of the Church is not considered sufficient to overcome this impact and would reduce the developable area of the site. The site is removed from the existing settlement limit and has connectivity issues and is therefore also not considered to be suitable as a settlement limit extension.</p>
SN0424	<p>Land south of Marlingford Road, Colton.</p> <p>It is located in a prominent location within the landscape and would have a detrimental impact on the character and setting of Colton, particularly when approaching from the south. The local road network is also noted to have considerable constraints which cannot be overcome.</p>
SN0425	<p>Land at Mill Road and Barford Road, Marlingford.</p> <p>Development of the site would conflict with the linear pattern of development in evidence, eroding the character of the settlement. The site relates poorly to the existing services, including the local school. The site is also within a sensitive River Valley setting and furthermore, access constraints to the site have also been identified.</p>
SN1013REV	<p>Land between Church Lane and Back Lane, Barford</p> <p>Principle access is proposed via the existing allocation, BAR1, which has known access constraints. Furthermore, even at a reduced scale/site size development in this location would have an adverse impact on the existing loose pattern form of development that characterises this part of the village.</p>
SN0474	<p>Land west of Colton Road, Marlingford</p> <p>Not suitable due to remote location of site and poor access</p>
SN0475REV A	<p>Land east of Highhouse Farm Lane, Colton</p> <p>The benefits of an affordable housing led scheme are outweighed by the poor connectivity of the site, including its distance from the local primary school, as well as the impact development of the site would</p>

Site	Location and Reasons for Rejection
	have on the existing form and character of the settlement. Significant highways network and access constraints have also been identified.
SN0475B	<p>Land east of Highhouse Farm Lane, Colton</p> <p>The site relates poorly to the existing services, including the primary school, and would have a poor relationship with the existing form and character of the settlement. Significant access and highway network constraints have also been identified and are considered to be further barriers to the development of this site.</p>

QUESTION 18: Do you think that any of the shortlisted or rejected site(s) should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response.

QUESTION 19: Do you think that any of the shortlisted site(s) should be rejected? Please add additional comments to explain your response.

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5. Banham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

Form and character

Barnham Broom

The built-up area around Mill Road is set on a west-facing slope of part of the attractive Yare Valley. It is separated from the eastern part of the village by the significant wooded area south of St Michael's Church and open fields south of Norwich Road. The settlement form here is based on the junction of Mill Road and Bell Road, and estate-scale development has occurred between the two roads. To the east, the built-up area of Norwich Road is linear, with small cul-de-sacs at Chapel Close and Lincoln's Field.

Further east of the built-up area at Norwich Road is the detached farm hamlet of Pockthorpe, which is separated from the main part of the village by a significant open gap, with good views of the surrounding open countryside. Good road links exist to Norwich and Watton (B1108) and Wymondham and Dereham (B1135).

Kimberley & Carleton Forehoe

The settlement of Kimberley is located mid-way between Wymondham and Hingham. It is a scattered settlement which has developed adjacent to Kimberley Park although two main groups of development can be identified at Kimberley Street and Kimberley Green. Kimberley Street is an essentially linear development astride the B1108 while that at Kimberley Green is loosely grouped around the green and the parish church. The parish also includes the settlement of Carleton Forehoe to the north. The parish is centred on the junction of the B1108 and B1135 which provides direct links to Norwich, Watton, Wymondham and East Dereham.

Brandon Parva, Coston, Runhall & Welborne

The parish is located in the north west of the district. It has no single consolidation of development with the population located in four groups dispersed within an agricultural area. These are located at Runhall, Welborne Common, Brandon Parva and Coston. In addition there are isolated dwellings and farmsteads situated in the parish.

Services and Community Facilities

The cluster has a good range of facilities including a primary school, preschool facilities, village hall, shop and pub. Outside the village centre, the parish also contains Barnham Broom Golf & Country Club. There is a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn in two parts to include the main built form of the settlement. There is a significant break in the Settlement Limit where agricultural land and woodland provide a rural setting for the village. The Settlement Limit maintains physical separation between the two built up area.

No alterations are proposed to the existing settlement limits within this cluster other than those specifically identified within the preferred and shortlisted sites section.

QUESTION 20: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

9 sites have been promoted for consideration, of which 3 are identified as preferred allocations and 3 were shortlisted.

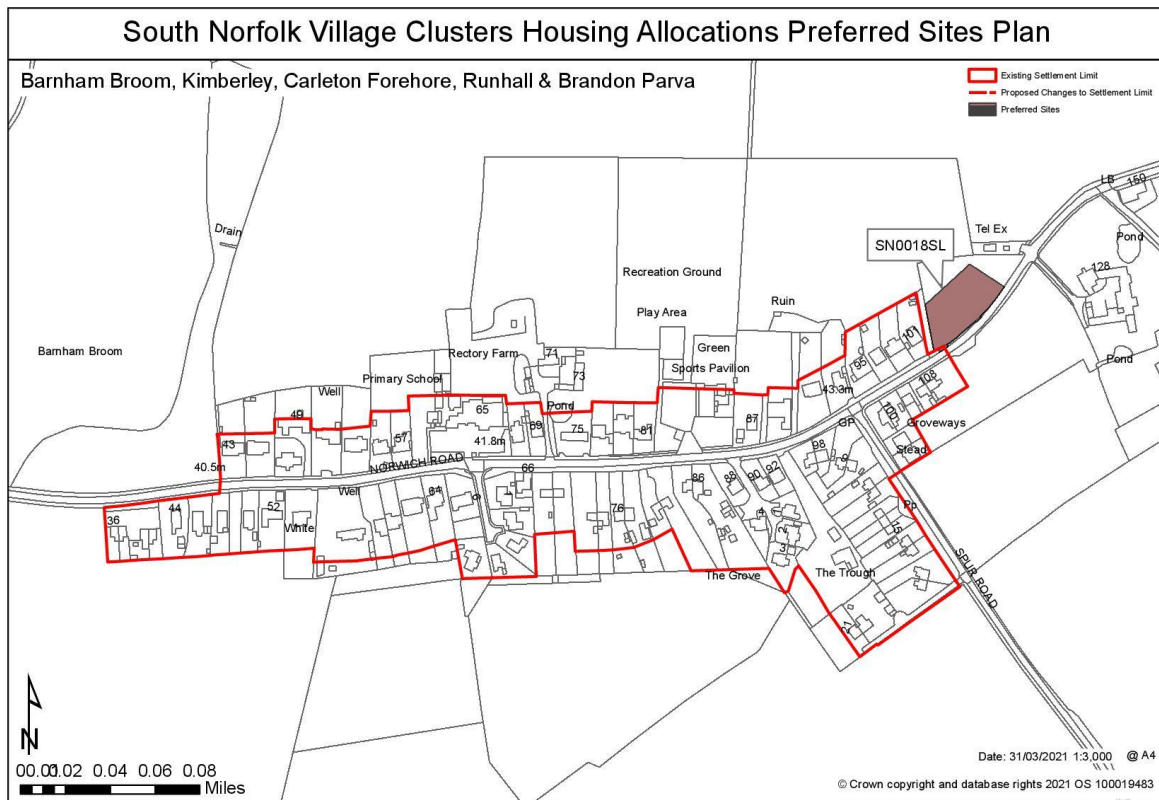
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0018SL, Land north of Norwich Road, adj 101

Preferred for a Settlement Limit Extension on a site of 0.18 hectares

Reasoned justification: Whilst the site is on the rural approach to the east end of Barnham Broom, and close to a non-designated heritage asset, it is also well located for access to local services and facilities with no on-site constraints; as such, a small Settlement Limit extension would be appropriate.

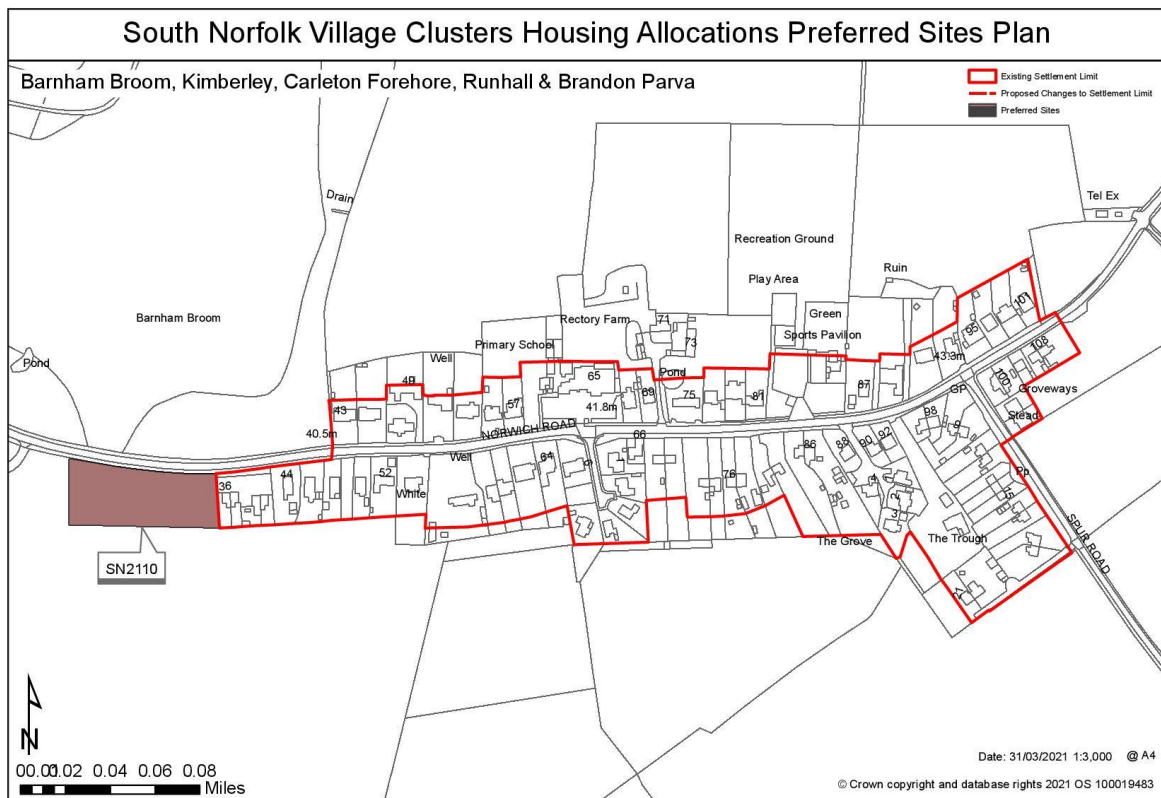


QUESTION 21: Do you support or object to the proposed use of the site? Please explain your reasons

Site: SN2110, Land south of Norwich Road, Barnham Broom

Preferred for a Settlement Limit Extension on a site of 0.4 hectares.

Reasoned justification: The site is a smaller road frontage element of a more substantial field. The site is central to the village and relatively unconstrained. However, frontage development would impact on the character of the area by closing the gap between the eastern and western parts of Barnham Broom and potentially lead to the loss of roadside trees; the gap also contributes to the setting of a non-designated heritage asset. The site would only be suitable for a small-scale scheme that addresses these concerns.

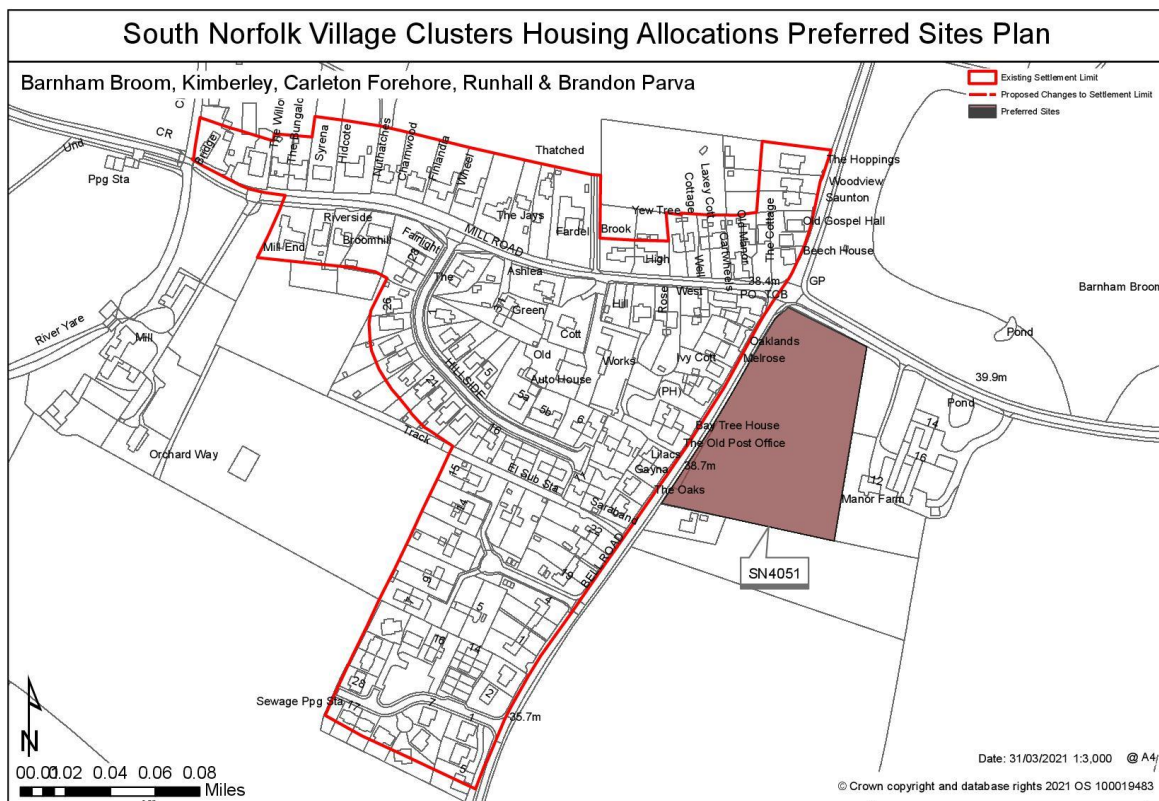


QUESTION 22: Do you support or object to the proposed use of the site? Please explain your reasons

Site: SN4051, Land on the corner of Bell Road and Norwich Road, Barnham Broom

Preferred for 45 dwellings on a site of 1.44 hectares.

Reasoned justification: The site is centrally located within the village, with good access to the local services and facilities. The allocation of the site does however balance a number of issues. Specifically, the development of the site offers the ability to realign Bell Road to create a better junction arrangement with Mill Road/Norwich Road and also to create a focal point for the settlement close to the post office stores and pub. However, these are offset against the loss of trees and hedgerows around the site, the erosion of the gap that separates the eastern and western parts of the village and the setting of a non-designated heritage asset.



QUESTION 23: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted.

Site	Reasons not preferred for allocation:
SN0055	<p>Land east of Spur Road and south of Norwich Road, Barnham Broom</p> <p>Shortlisted for a development of up to 25 dwellings on a site of 1 hectare.</p> <p>The site is well located in terms of access to services and facilities in Barnham Broom, although improvements to footways may be necessary. The site is rural in character, with frontage hedges, providing the setting to non-designated heritage assets; consequently, estate scale development is unlikely to be appropriate. However, the site could be considered suitable for a small-scale allocation of up to 25 units, potentially with some units fronting both Norwich Road and Spur Road.</p>
SN0174	<p>Land off Bell Road, Barnham Broom</p> <p>Shortlisted for a development of up to 25 dwellings on a site of 1 hectare.</p> <p>The site is located with reasonable access to services and facilities and is in itself relatively unconstrained, subject to access from the recently completed Bankside Way development. However, the western part of the site would be more intrusive in the Yare Valley, be more problematic in terms of built form/townscape and encroach more on the nearby listed property. The most significant constraint is the need to improve the junction of Bell Road with Mill Road and Norwich Road, which requires third party land.</p>
SN0196	<p>Land to the west of Mill View, Barnham Broom</p> <p>Shortlisted for a development of up to 25 dwellings on a site of 1 hectare.</p> <p>The site is located with reasonable access to services and facilities and is in itself relatively unconstrained, subject to access through the adjoining submitted site (SN0174) and via the recently completed Bankside Way development. However, the western part of the site would be more intrusive in the Yare Valley, be more problematic in terms of built form/townscape and encroach more on the nearby listed property. Development of this site would also require breaching the hedge between this site and SN0174. The most significant constraint is the need to improve the junction of Bell Road with Mill Road and</p>

Site	Reasons not preferred for allocation:
	Norwich Road, which requires third party land. If this site were allocated it is likely that SN0196 would also need to be developed. It would therefore need to be considered whether a larger development across SN0196 would be more appropriate in isolation than small developments across two adjacent sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN4078	<p>South of Batchawana, Bell Road, Barnham Broom</p> <p>The site is promoted for a Settlement Limit extension on the east side of Bell Road, where there is currently only an individual dwelling outside the Limit. Development would appear incongruous and would have a negative impact on the character of the area and the street scene. The site subdivides two larger fields, with no obvious boundaries to the east or south.</p>
SN0476REV	<p>Land east of Hingham Road and north of Barnham Broom Golf Club (The site lies within the clusters of both Barnham Broom and Barford)</p> <p>The site has a poor relationship to the existing settlements (Barnham Broom/Marlingford/Colton/Barford) and is a considerable distance from the existing services/facilities. Even at a reduced scale, development in this location would have an adverse impact on the landscape, including the River Valley, and highways constraints result in further issues that would hinder the development. Proposals for accommodation specifically tied to the existing commercial use at Barnham Broom Golf Club/Spa (e.g. holiday and/or staff accommodation), plus the expansion of the recreational facilities themselves could be made and assessed under current planning policies.</p>
SN0324	<p>Land south west of Dades Farm, Norwich Road, Barnham Broom</p> <p>Whilst the site itself has few constraints and is within a reasonable distance of local services and facilities, improved access would require</p>

Site	Location and Reasons for Rejection
	<p>footways to link to those further west, along Norwich Road.</p> <p>Development would currently be detached from the main area of the village, and even if the intervening sites (which have been promoted for the Village Cluster Plan) were supported, development of this site would still be harmful to the open character of the area and the rural setting of Barnham Broom.</p>

QUESTION 24: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 25: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

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6. Bawburgh

Form and character

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

The central area of the village was designated a Conservation Area in 1973. The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped. This contributes to the valley setting of Bawburgh.

Services and Community Facilities

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

The central area of the village was designated a Conservation Area in 1973. The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped. This contributes to the valley setting of Bawburgh.

Settlement Limit and Constraints

The Settlement Limit is separated by the river which runs through the centre of the village. The northern section includes almost all dwellings on New Road and Harts Lane, including the small cluster of development at the junction with Marlingford Road. The southern section includes most buildings on Church Street and Hockering Lane, but excludes the church itself. The cluster of dwellings at Stocks Hill, south of the village hall, is excluded from the Settlement Limit, as this area contributes to the valley setting and rural entrance to the village. No alterations are proposed to the existing Settlement Limit.

QUESTION 26: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

5 sites have been promoted for consideration, of which 1 has been identified as a preferred allocation site. No further sites were shortlisted.

Preferred Site(s)

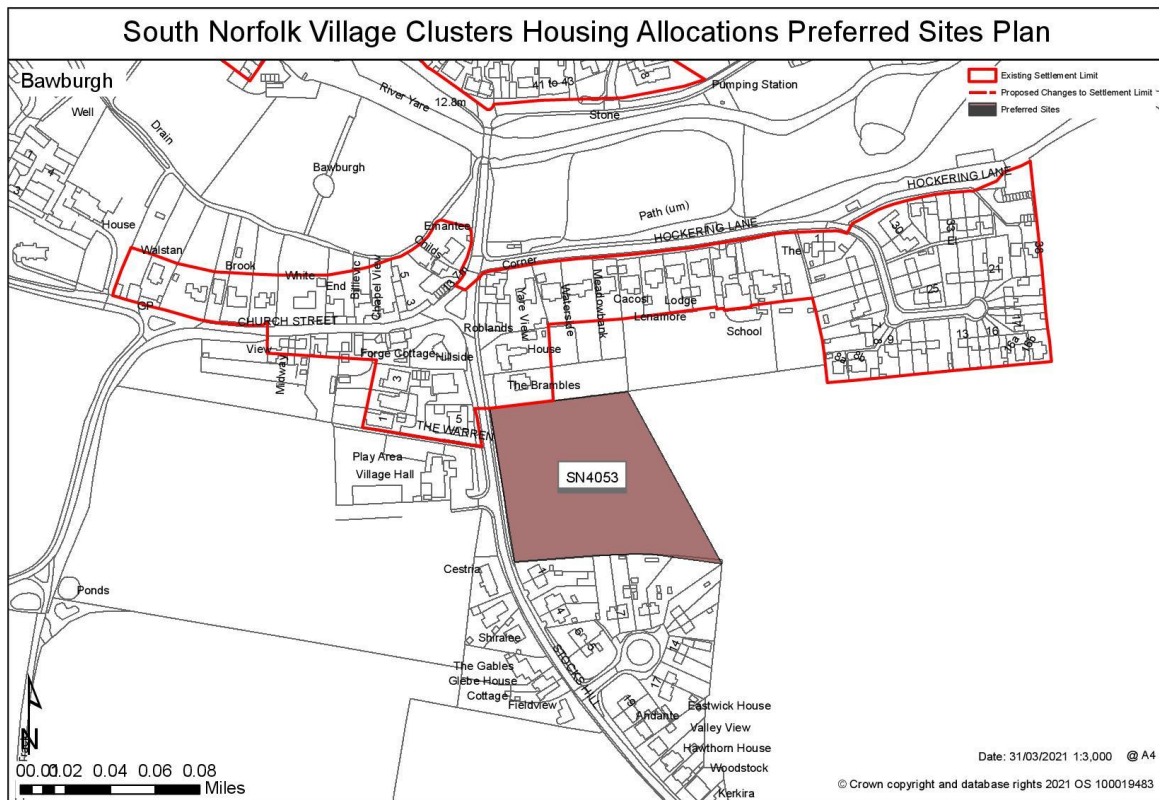
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: SN4053, Land to the east of Stocks Hill

Preferred for 35 dwellings on a site of 1.4 hectare.

Reasoned justification: The site is well related to the existing built form of the settlement and would benefit from good connectivity to village services. A landscape assessment would be required to determine the landscape impact of development in this location. There would not be a significant impact on existing vegetation on the site.



QUESTION 27: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN4071	<p>Land to the east of Harts Lane and South of Long Lane.</p> <p>Development of the site would have a negative impact upon both the landscape and townscape, particularly having regard to the site's location at a gateway into Bawburgh from the east. Development of the site would also require the removal of a section of hedgerow to facilitate access and footpaths and significant highways concerns have been raised about the connectivity of the site to the facilities within the village due to the narrow form of the bridge in the village. It is not considered that the constraint could be reasonably addressed.</p>
SN3032	<p>Land to the west of Harts Lane.</p> <p>Large portions of the site are within flood zones 2 and 3, restricting the developable area of the site. The site is located within the River Valley and forms a key part of the verdant rural character of the area. Development of the site would impact upon the townscape and landscape. Highways concerns have been raised and development of the site would also require the removal of a significant hedgerow along the front of the site which is a particular feature of the existing streetscene.</p>
SN0015	<p>Land at New Road.</p> <p>The site is located outside of the main built form of the village and has poor connectivity to the services and facilities within the village. A number of highways constraints have been identified and the site lies within a number of landscape protection designations. The separation of the site from the main areas of the settlement would increase the detrimental landscape impact of development in this location.</p>
SN0002SL	<p>Land to the east of the Brambles, Stocks Hill.</p> <p>The site is located to the rear of The Brambles and any development in this location would constitute uncharacteristic backland development. The site also lies within a number of landscape designations, including the Conservation Area.</p>

QUESTION 28: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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7. Bressingham

Form and character

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

Services and Community Facilities

The village has a small range of services including a Village hall, shop, limited bus service and a primary school. Bressingham garden centre provides for some employment opportunities locally.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the two main built forms within Bressingham off Common Road and the Street, and to provide some limited infill within it without affecting the setting of 'The Grange' on High Road or the form and character of the Settlement. The remainder of Bressingham is very dispersed and therefore unsuitable for the creation of a Settlement Limit without leading to significant development which would fundamentally alter the character of the area. No alterations are proposed to the existing Settlement Limit.

QUESTION 29: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

17 sites have been promoted for consideration, of which 2 have been identified as preferred allocation and 1 further site shortlisted.

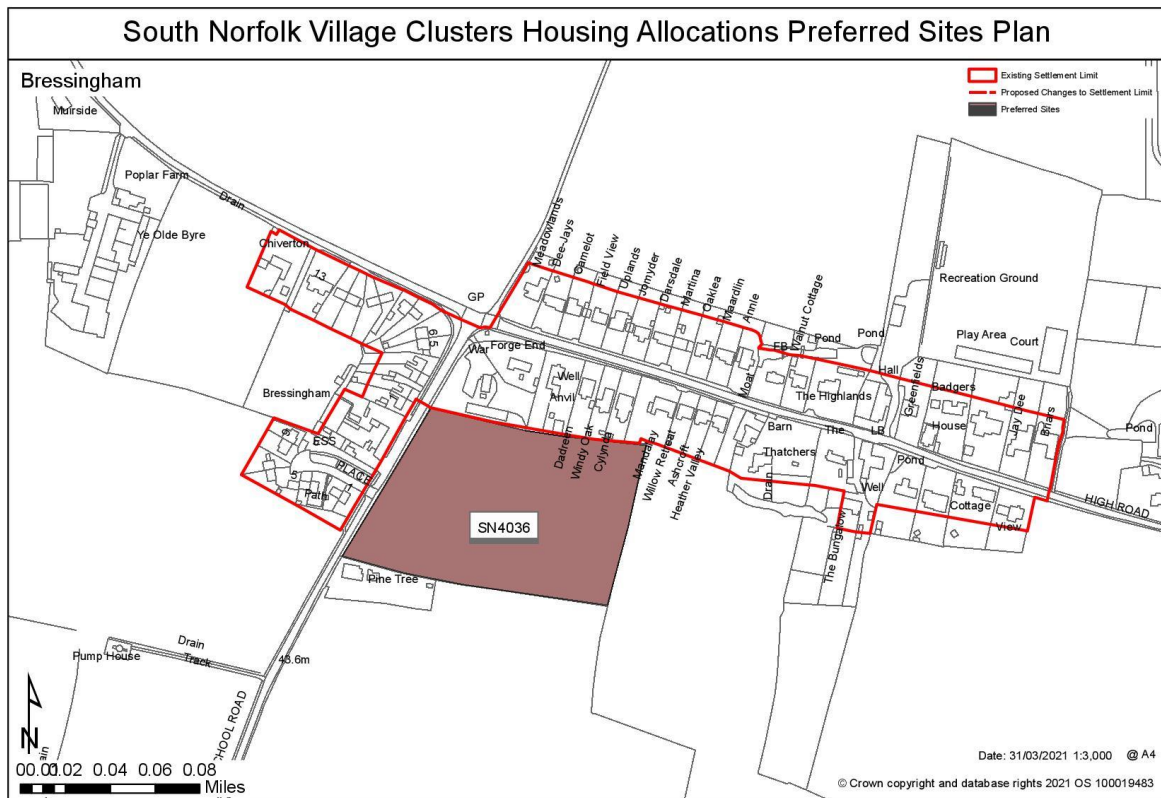
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN4036 - Land to the east of School Road

Preferred for up to 40 dwellings on a site of 2.09 hectares.

Reasoned justification: The site is well related and connected to existing services and facilities; it relates well to the settlement and has limited on-site/ off-site constraints identified. A larger site area that needed for the residential development is identified as it is proposed that the site includes proposed parking for the adjacent school and also to allow for the provision of a large area of open space to protect the setting of the adjoining listed building.



QUESTION 32: Do you support or object to the allocation of the preferred site? If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and reasons not preferred for allocation:
SN4037	<p>Land to the south of Fersfield Road, Bressingham.</p> <p>Shortlisted for up to 25 dwellings on a site of 1.29 hectare.</p> <p>The site relates well to the existing settlement and would not have a detrimental impact on the landscape or townscape. It is anticipated that other constraints identified could be subject to suitable mitigation measures.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN2052	<p>East of The Street, Bressingham.</p> <p>The site has limited access to services and facilities. Site has significant surface water flood risk issues with flow path running across site. Potential harm to open setting of nearby listed buildings. Concerns over highway impacts.</p>
SN2053	<p>Adjoining Pond Farm, Bressingham.</p> <p>The site has limited access to services and facilities. Site has significant surface water flood risk issues with flow path running across site. Potential harm to open setting of nearby listed buildings. Concerns over highway impacts</p>
SN2054	<p>Land east of School Road, Bressingham.</p> <p>Has a good relationship to services and facilities, but due to its scale and relationship to the existing settlement, the development of the site would have a significant detrimental effect in terms of landscape and the form and character of the area (townscape).</p>

Site	Location and Reasons for Rejection
SN2056	<p>Land at Fersfield Common, Bressingham.</p> <p>The site has limited access to services and facilities. Site is subject to surface water flood risk issues. Development of the site would have an adverse effect on local landscape due to limited built form in the immediate area. Concerns over suitability of local highway network.</p>
SN2057	<p>North of A1066, Bressingham</p> <p>The site is relatively well connected to existing services. However, development will be constrained by the need to protect the setting of nearby listed buildings, potential highways issues and the landscape concerns due to its position in a designated River Valley. Site is unlikely to achieve a level of development that would make it suitable for allocation.</p>
SN2079	<p>Land at Fersfield Road/ Folly Lane, Bressingham</p> <p>Whilst the site is well related to existing services and facilities, it lies within a prominent position in the landscape, with the potential to result in adverse impacts on the local setting.</p>
SN3010	<p>Wyevale Garden Centre, Bressingham</p> <p>The site is poorly related to core services within the settlement and this is reinforced by the separation resulting from the main road. The site would result in a loss of employment. Development of the whole site would be outside the scale proposed by the VCHAP but smaller scale development would result in piecemeal development in an unsustainable location.</p>
SN3020	<p>Land west of School Road, Bressingham.</p> <p>The site is separated from and therefore has poor relationship with the existing settlement. Consequently, development of this site is considered to have an unacceptable impact on the local landscape setting and character and appearance of the area. This impact would be particularly significant if the adjacent site is not considered suitable for development.</p>
SN3023SL	<p>South of Darrow Lane, Bressingham.</p> <p>The site is isolated from, and poorly related/connected to the existing settlement. There are further Identified constraints including highway and amenity issues and landscape (tree) constraints.</p>

Site	Location and Reasons for Rejection
SN3036	<p>South of Low Road, Bressingham.</p> <p>The site is detached from the main settlement and separated from it by the A1066. This results in a poor relationship with resultant detrimental impacts on the landscape and character and appearance of the area and diminished access to services and facilities. The site is potentially constrained by highways issues.</p>
SN3037	<p>North of Low Road, Bressingham.</p> <p>The site is not well connected to the main settlement, nor does the site relate well physically to the main settlement. This results in detrimental impacts on the landscape and character and appearance of the area and diminished access to services. The site is likely to be constrained by highways issues.</p>
SN3038	<p>South of High Road, Bressingham.</p> <p>The site is detached from the main settlement and separated from it by the A1066. This results in a poor relationship with resultant detrimental impacts on the landscape and character and appearance of the area and diminished access to services and facilities. The site is potentially constrained by highways issues</p>
SN4026	<p>Land east of Common Road, Bressingham.</p> <p>The site is detached and poorly connected to the main settlement. This diminishes access to services and facilities. The site is prominent within the landscape and its development would result in a hard edge in what is an otherwise rural setting. This results in detrimental impacts on the landscape. Highway concerns have been identified.</p>
SN4033	<p>Rear of 34 Common Road, Bressingham.</p> <p>Whilst the site is reasonably well located to services in distance terms there is no continuous footpath, which diminishes accessibility. The site is constrained by issues relating to highways, residential amenity and landscaping (trees).</p>

QUESTION 31: Do you think that any of the shortlisted or rejected alternative site(s) should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

**QUESTION 32: Do you think that any of the shortlisted sites should be rejected?
Please add additional comments to explain your response.**

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8. Brooke, Kirstead and Howe

Form and character

Brooke

The village is situated on the B1332 Norwich – Bungay Road with development traditionally located in a linear form running eastwards and westwards from the Norwich Road (B1332) along The Street and High Green. Some modern estate development has occurred off both these roads.

The village is characterised by a mixture of dwellings, especially on The Street and High Green where there are many historic buildings. These combine with trees, hedges, water features and undeveloped spaces to create an attractive area which is encompassed by a conservation area. There is a small but important area of open space at the southern end of Brecon Road. The area immediately to the south of the village is well wooded which creates a visual shield for the village. Elsewhere within the parish development is widely dispersed comprising individual dwellings and farmsteads, although Brooke Industrial Park has been developed in recent years to the north of the village on the B1332. This road provides relatively good access to Norwich some 12km to the north and Bungay to the south. The remainder of the local road network comprises a mixture of 'C' class and unclassified roads.

Kirstead

Kirstead is a sparsely populated parish. It comprises individual dwellings and farms dispersed throughout, together with a concentration of linear development at Kirstead Green and Green Man Lane, set in attractive open countryside.

Howe

Howe is a sparsely populated parish. The development in the parish displays a scattered form and has been concentrated along Howe Green with a small number of individual farmhouses dispersed throughout the remainder of the parish.

Services and Community Facilities

The cluster has a range of social, community and recreational facilities including a pub, farm shop, primary school, a village hall and a limited bus service. There are also employment opportunities at the industrial park.

Settlement Limit and Constraints

The Settlement Limit for Brooke is in three parts. Within the main settlement itself, the boundary is divided into a western section around development along High Green and Norwich Road and an eastern section encompassing development along The Street. Parts

of the centre of the village around the Meres and the Conservation Area around Brooke House have been specifically excluded. The third section of Settlement Limit is to the north of the main settlement and defines the Brooke Industrial Park employment area. No alterations are proposed to the existing Settlement Limit.

QUESTION 33: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

15 sites have been promoted for consideration, of which 2 have been identified as preferred allocations and 1 further site shortlisted. One of the sites promoted for consideration (SN0077SL) obtained planning permission (District Reference: 2018/0868) in September 2018 (SN0077SL).

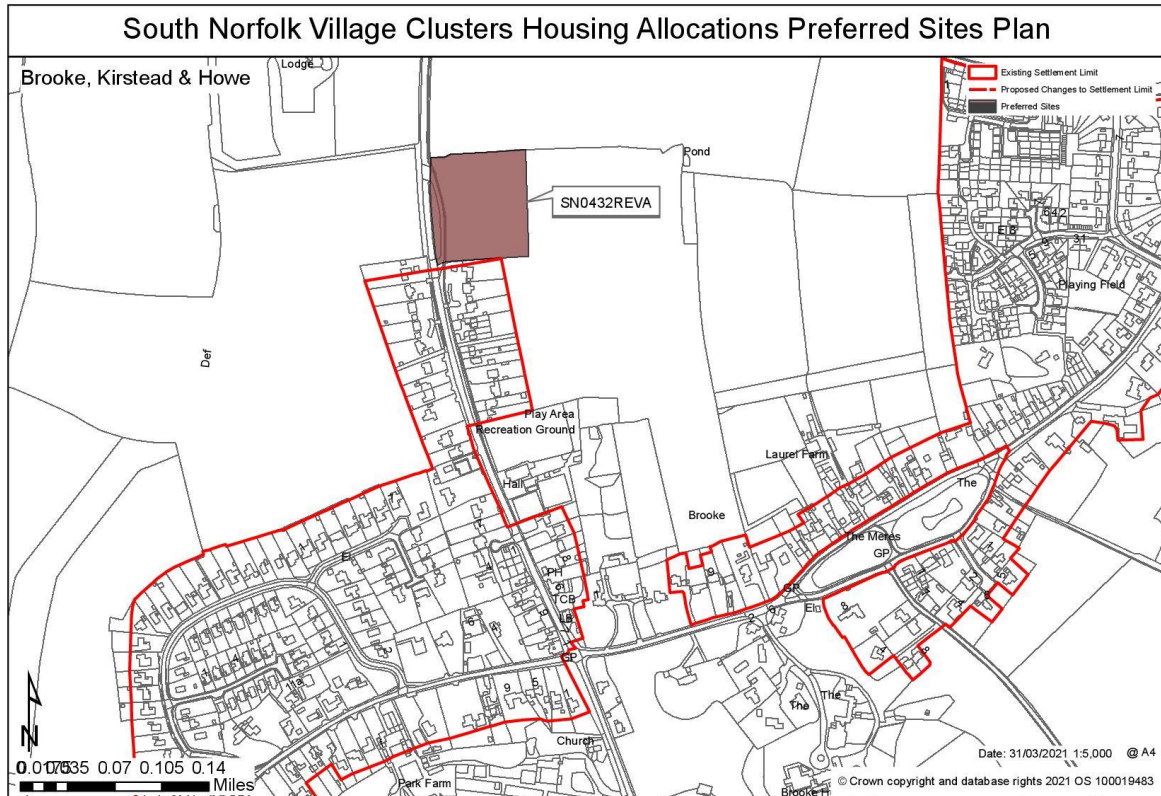
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0432REVA, East of Norwich Road

Preferred for up to 25 dwellings on a site of 1 hectare.

Reasoned justification: The site is well located and relatively unconstrained, however it is quite open in the landscape and development in depth to achieve a reasonable density/volume of dwellings would require careful design. There is a need to consider the highways requirements in relation to potential development on the west of Norwich Road in combination with this site.



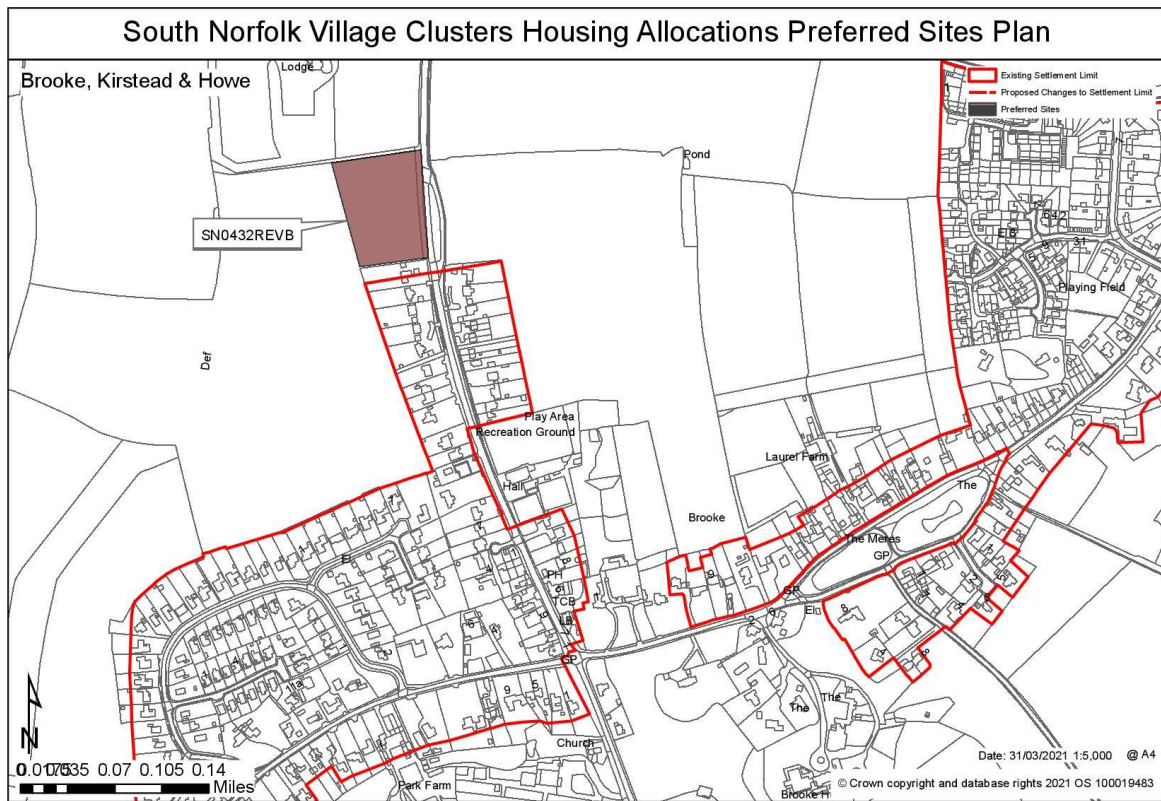
QUESTION 34: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN0432REVB, West of Norwich Road

Preferred for up to 25 dwellings on a site of 1.2 hectares.

Reasoned justification: The site is well located and relatively unconstrained. The site fills a gap between the existing settlement and the grounds of Brooke Lodge; however, it is open to wider countryside to the rear (west) and development in depth to achieve a reasonable density/volume of dwellings would require careful design. There is a need to consider the highways requirements in relation to potential development on the east of Norwich Road in combination with this site.



QUESTION 35: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN2119	<p>North of High Green/West of Astley Cooper Place.</p> <p>Shortlisted for up to 25 dwellings on a site of 1 hectare.</p> <p>The site is within a reasonable distance of the services and facilities in Brooke. However, there concerns related to: the suitability of High Green in this location and the ability to achieve a safe access; the ability to achieve a footway to link with existing provision and the impact this could have on the Conservation Area; and, the impact on the setting of the Listed dwelling at 66 High Green. The site itself includes areas of surface water flood risk and extensive vegetation. However, adjacent land is in the same ownership which could offer opportunities to revise the site area to minimise impacts in respect of the above constraints.</p> <p>The acceptability/deliverability of this site is subject to demonstrating access via Astley Copper Place.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0020SL	<p>Rear of 43 High Green, Brooke</p> <p>Whilst the site is well located in terms of access to services and facilities, it falls wholly within the Conservation Area and includes a number of trees, which if lost could affect that character of the area. Trees, plus a potential ransom strip could prevent access from The Mallows Walk, although alternative access via the garden of 43 High Green should be possible.</p>
SN0490	South east of Mereside, Brooke

Site	Location and Reasons for Rejection
	<p>Although centrally located within Brooke, with good access to local services and facilities, the main issues centre around the heritage/townscape/landscape impacts of a site within the Conservation Area, which extends over this site to protect the rural setting of the settlement, and which is visible from Hunstead Lane and the adjoining PRow. A number of issues also remained outstanding at the time the appeal for 17 dwellings was dismissed in 2015, including those related to ecology and surface water drainage.</p>
SN0579SL	<p>North of Waldor Cottage, High Green</p> <p>The site is promoted for 'starter homes' in a location which is highly unlikely to encourage walking and cycling for everyday journeys on an unlit, 60mph road with no footways. The site has a substantial frontage hedge and extensive planting, the removal of which would significantly change the character of the area, particularly in the context of the Ancient Woodland to the rear of the site, the nearby listed building and when existing Brooke along High Green. The ditch and associated surface water flood risk is also a concern.</p>
SN0583	<p>Laurel Farm, north of The Street</p> <p>There are a number of concerns with this site. There is a lack of clear access arrangements. There is concern over the impact on the rural setting of the Conservation Area and nearby listed buildings (particularly those on the Laurels Farm access and visible from Brooke Footpath 3, which runs through the site). The site does not relate well to the built form of the village. There is also concern about the landscape impact of a detached development in a relatively unscreened site.</p>
SN0584	<p>West of Burgess Way, Brooke</p> <p>The site is reasonably well connected to the services and facilities in Brooke, with no obvious features on the site itself. However, the scale and form of development would be limited by the shape of the site and the adjoining bungalow development on Burgess Way. The submission indicates access rights need to be acquired and this is based on the site being put forward for 25 dwellings, the feasibility of which has yet to be demonstrated. Therefore there are questions over the achievability of the site. In addition, it is considered that the impacts on the rural setting of the Conservation Area, and a number of listed</p>

Site	Location and Reasons for Rejection
	buildings within it (particularly 57 The Street) would make this site unacceptable.
SN2018	<p>East of Norwich Road</p> <p>Whilst the site is well located and relatively unconstrained, it is too large for the purposes of the VCHAP, with no overriding benefits to justify a larger site. A smaller part of the site is considered as SN0432REVA.</p>
SN2122	<p>East of Wood Farm</p> <p>The site would be out of keeping without development of the adjoining site (SN2119) and in combination they are too large for the purposes of the VCHAP. Issues regarding the integrating a very exposed/open site with development in this part of the village would remain, as would the need take account of the agricultural/commercial buildings on the western boundary, addressing the highways concerns and the need to provide a footway link to local services and facilities.</p>
SN2174	<p>Land east of Kirstead Green/south of St Christopher Close</p> <p>The site itself is constrained primarily by the pumping station on site and the presence of surface water flood risk, otherwise it is a relatively well contained site. The loss of frontage hedgerows and trees would be a concern. Whilst at some distance from services and facilities, and therefore unlikely to encourage walking/cycling, it does have good access to the Bungay/Norwich bus service. Kirstead has not had a Settlement Limit since the 1994 Local Plan and would require one to be reinstated for this site to be included.</p>
SN4004	<p>West of Kirstead Green</p> <p>The site itself is constrained primarily by the presence of surface water flood risk and the ribbon form of development that would result from the site's development and which would extend beyond the current edge of the settlement. Otherwise it is a relatively well contained site. The loss of frontage hedgerow would be a concern, and the vegetation to the B1332 boundary would need to be retained for visual containment and amenity. Whilst at some distance from services and facilities, and therefore unlikely to encourage walking/cycling, it does have good access to the Bungay/Norwich bus service. Kirstead has not had a</p>

Site	Location and Reasons for Rejection
	Settlement Limit since the 1994 Local Plan and would require one to be reinstated for this site to be included.
SN4047	<p>East of Old Hall Gardens/Brooke Flock Farm, Brooke</p> <p>Although within a reasonable distance of most village services/facilities and with few constraints as an arable greenfield site, there are a number of concerns particularly regarding achieving suitable access, heritage impact on the Conservation Area and nearby listed buildings, landscape/townscape impact and ecology re the adjoining TPO'ed woodland and wider wooded landscape.</p>
SN4065SL	<p>Adj Oaklands, Honey Pot Lane, Brooke</p> <p>The site is over 1km from the Settlement Limit for Brooke and more than 1.5km from all of the key services and facilities, on an unlit, 60mph road, with no footways. The site is also identified as being at surface water flood risk and is in the immediate vicinity of Brooke Wood Ancient Woodland/County Wildlife Site.</p>

QUESTION 36: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 37: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

9. Bunwell

Form and character

The village is a series of dispersed groups of dwellings. The village at Bunwell Street is set in predominantly flat open countryside. This contrasts with the clusters of development at Low Common and Bunwell Hill, which are set in the Tas Valley. Development has been concentrated at Bunwell Street, in an extensive linear form with small clusters of development at Bunwell Hill and The Turnpike, Bunwell Bottom, Cordwell and Low Common. Development along The Street is interspersed with a number of farms generally set back from the road, providing an open aspect on the street scene. Parts of the built-up area of Bunwell Street lie within the parish of Carleton Rode. For the purposes of a Settlement Limit, these are included within Bunwell. The B1113 runs through the parish, linking it to New Buckenham and Norwich. There are also road links to Attleborough and Wymondham.

Services and Community Facilities

There is a good range of facilities, including a bus services, convenience store and garage along Bunwell Street, although the primary school, village hall and playing field are along (or close to) The Turnpike.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and includes the two small allocations made within the 2016 Site Allocations Plan; land north of Bunwell Street and land at The Turnpike. The proposed Settlement Limit covers most development in Bunwell Street but is split at Lilac Farm where farm buildings and newly developed affordable housing are excluded. There are additional settlement limits at Old Turnpike (by the school), The Turnpike and Little Green. No alterations are proposed to the existing Settlement Limit.

QUESTION 38: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which 1 was identified as a preferred allocation site and a further 3 shortlisted.

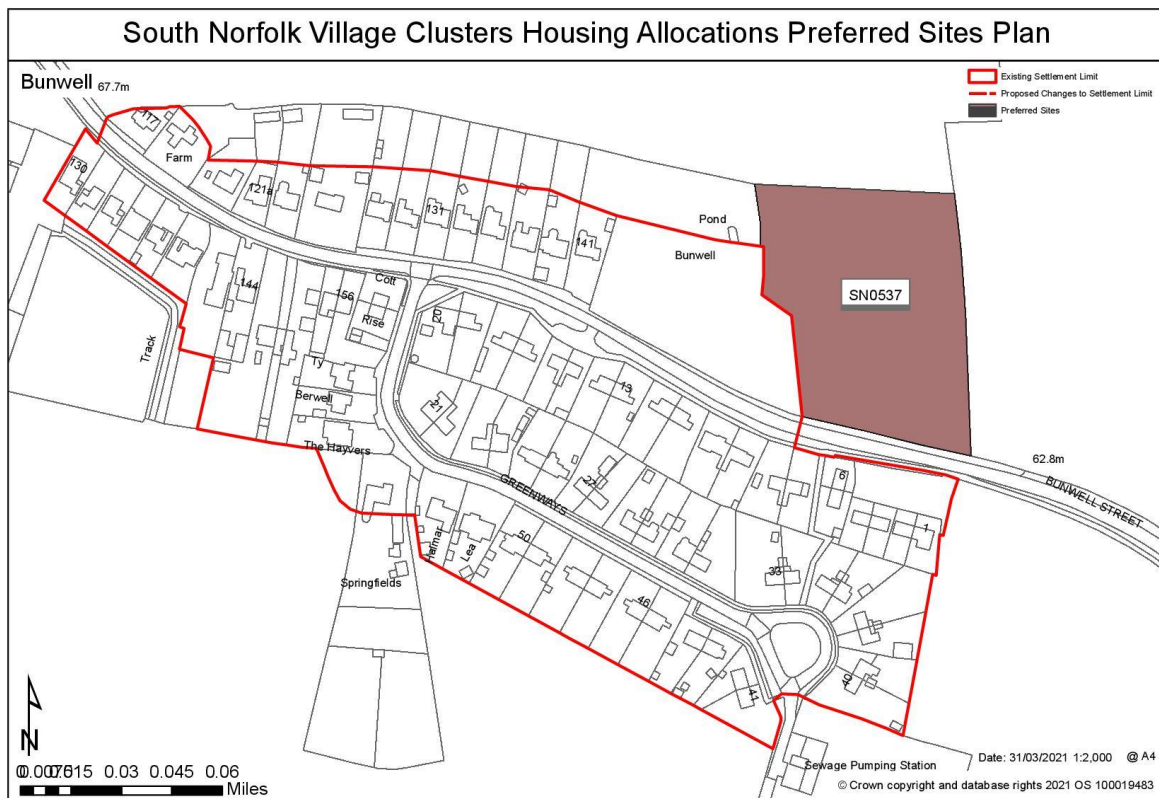
Preferred Sites

On the basis of the assessment undertaken the following site has been identified as a preferred allocation:

Site: SN0537, Land to the north of Bunwell Street

Preferred for up to 25 dwellings on a site of 1.2 hectares.

Reasoned justification: The site relates well to the existing pattern of development and available services and facilities. A suitable access is likely to be able to be achieved. The site is adjacent to a previously allocated site that has planning permission and development of the site would continue existing pattern of development along Bunwell Street. The preferred site is considered to have fewest constraints - although the site is over 1ha, numbers are expected to be restricted to ensure coherence with the lower density scheme permitted on the adjoining BUN1 allocation. The site is well related to existing services and facilities and is within a safe walking distance to Bunwell School.



**QUESTION 39: Do you support or object to the allocation of the preferred site?
Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?**

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN0538REV	<p>Land opposite Lilac Farm, Bunwell Street, Bunwell</p> <p>Shortlisted for up to 25 dwellings on a site of 1 hectare.</p> <p>The site currently agricultural land that forms a gap in the existing pattern of development along north side of Bunwell Street. New development in this location would be relatively well contained. The site has suitable access to a range of services and facilities. Further consideration would need to be given to the importance of the trees along the site frontage and the impact on them resulting from the creation of an access and carriageway widening.</p>
SN0539	<p>Lilac Farm, Bunwell Street, Bunwell</p> <p>Shortlisted for up to 19 dwellings on a site of 0.79 hectare.</p> <p>Development of the site could offer an opportunity to improve the setting of the listed building with removal of existing buildings that detract from it and with the good design of new development.</p> <p>Development of the site as a smaller scale settlement limit extension, could diminish impacts on the heritage asset further. The site is an acceptable walking distance to school.</p>
SN2126	<p>Land adjoining The Laurels, 114 Bunwell Street</p> <p>Shortlisted for up to 16 dwellings on a site of 0.54 hectare.</p> <p>The site is constrained by existing trees. This may limit the number of dwellings that could be accommodated on the site below allocation level. However, part of the site currently lies within the settlement limit and there may be scope for development.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0009	<p>Land at Church Farm, Church Lane, Bunwell</p> <p>The overall scale of the submitted site, if developed, would result in an excessive and uncharacteristic addition in this location detrimental to the character and appearance of the area. Heritage concerns have also been identified. The site is also considered to be unreasonable for a small scale linear frontage development. However, the further extension of the settlement in this way would result in the coalescence of the two distinct settlement sections. This is also considered detrimental to the character and appearance of the area.</p>
SN2001SL	<p>Land between Colstream and Burnlea, Chapel Road, Bunwell</p> <p>The development of the site would have a detrimental urbanising effect that would adversely affect the character and appearance of Chapel Lane.</p>
SN2004SL	<p>Land south of Church Lane, Bunwell</p> <p>Development of this site would not be characteristic of the existing form of development and would have an adverse impact on the setting of the Church opposite the site.</p>

QUESTION 40: Do you think that any of the shortlisted or rejected site(s) should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 41: Do you think that any of the shortlisted site(s) should be rejected? Please add additional comments to explain your response.

10. Burston, Shimpling and Gissing

Diss and District Neighbourhood Plan

The Diss and District Neighbourhood Plan covers an area that includes the following settlements that are, or form part of, a South Norfolk Village Cluster: Burston, Shimpling, Diss, Roydon and Scole.

The Diss and District Neighbourhood Plan is being prepared by the Diss and District Neighbourhood Plan Steering Group and is expected to be published for consultation in summer 2021. The Diss and District Neighbourhood Plan will include site allocations for residential development, based upon housing requirements for different areas as set out in the Greater Norwich Local Plan (GNLP).

The housing requirement identified for Diss is 250 homes, this is set out in the GNLP. The indicative housing requirements for Burston and Shimpling, Roydon and Scole is a minimum of 25 homes each, a minimum of 75 homes in total.

To ensure transparency, this chapter includes the list of the sites in Burston and Shimpling that have been promoted to the Council for consideration. The assessment and allocation of sites for Burston and Shimpling will be undertaken through the Neighbourhood Plan, relevant details of the site(s) promoted to the Council have been shared with the Neighbourhood Plan steering Group.

Details of the Diss and District Neighbourhood Plan can be found here: www.ddnp.info.

Form and character

Burston & Shimpling

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

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

Gissing

The parish of Gissing comprises three main settlements at Upper Street, Lower Street and Mill Green. The remainder of the parish is sparsely populated, containing farmsteads and some isolated rows of dwellings.

Services and Community Facilities

The cluster has a range of facilities comprising a preschool, school, village hall, pub and outdoor recreation area. There is also a limited bus service. Within Burston there are also some employment uses in agriculture, hospitality and office sectors.

Settlement Limit and Constraints

The Settlement Limit has been drawn to provide for the consolidation of much of the built form of Burston, allowing for limited infill development within it. The Settlement Limit excludes the areas considered to form attractive features of the village which include Crown Green and Church Green and their respective settings. The boundary also excludes the outlying settlements, although should the Mill cease to operate this could provide a suitable brownfield redevelopment opportunity. No alterations are proposed to the existing Settlement Limit.

QUESTION 42: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred, Shortlisted and Rejected Sites

Burston and Shimpling

For the reasons set out above, the suitability of development sites promoted for consideration in Burston and Shimpling are not set out here. However, for the purposes of transparency a list of sites promoted to the Council for consideration is set out below.

Reference:	Address:
SN0349	Land west of Gissing Road, Burston
SN0386	Land east of Rectory Road, Burston
SN0005SL	South east of Diss Road, Burston
SN0560	Land north of Diss Road, Burston

Reference:	Address:
SN0562SL	Land south of Diss Road, Burston
SN0561	Land north of Diss Road, Burston
SN1028SL	Land east of Mill Road, Crown Farm Barn, Burston

Gissing

Gissing is not included as part of The Diss and District Neighbourhood Plan, therefore any sites promoted in Gissing have been assessed for suitability through the South Norfolk Village Clusters Housing Allocations Plan.

The following site was promoted for development, however, it was rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0208SL	Land at Common Road, Gissing The site has poor connectivity and relationship to services, including the primary school. There would be an associated loss of small-scale employment on the site.

QUESTION 43: Do you think that any of the rejected sites should be preferred for allocation. Please add additional comments to explain your response.

11. Carleton Rode

Form and Character

To the north of the parish dwellings are within the Settlement Limit of, and therefore considered with Bunwell (which is also a Service Village). Elsewhere, the main development of Carleton Rode village is along Flaxlands Road/Rode Lane, resulting in a linear settlement form characterised by one plot depth. There are isolated clusters of development at Hargate on the B1113 and at the junction of the B1113 and Rode Lane.

Development along Rode Lane has been concentrated along the east side of the road, with the exception of a small group of dwellings on the west side. The relatively undeveloped west side of Hall Road and Rode Lane allows views of the surrounding countryside. Development around Church Farm is separated from the main built-up area by large open fields, contributing to the rural setting of the village. The village is surrounded by generally flat countryside, with the Tas Valley in the southern part of the parish. The B1113 runs through the south of the parish, linking it to New Buckenham and Norwich. There is also a road link to Old Buckenham.

Services and Community Facilities

The primary school is located to the south of the village, opposite the church, while the village hall and playing field are to the east of the village on Mill Road.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and include the allocation made within the 2016 Site Allocations Plan. The proposed Settlement Limit covers most development along Rode Lane/Flaxlands Road and separates the main village from the Church Farm cluster where open countryside is prominent. The road capacity of the village is a limiting factor. No alterations are proposed to the existing Settlement Limit

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, 6 of which none were identified as preferred or shortlisted sites.

The remaining site (reference SN0439SL) has not been formally reassessed either as a potential allocation site, or for an uplift in housing numbers on the site, because it now benefits from outline planning permission and reserved matters consent (District Reference 2017/2092).

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0547REV	<p>Land north of The Turnpike, Carleton Rode</p> <p>The site is separated from the main settlement and its services and is considered to be in an unsustainable location. The site is relatively well contained in the wider landscape however highway concerns have been identified, as has the impact of development on designated heritage assets.</p>
SN2086	<p>Land south of Flaxlands Road, Carleton Rode</p> <p>The site is well contained and relates well to existing development however it is situated within key views of designated heritage assets, including the Grade I listed Church to the north, and development would have a detrimental impact on the setting of these buildings. Surface water flooding within part of the site and highways concerns have also been identified.</p>
SN4009	<p>Land to west of Rode Lane, Carleton Rode</p> <p>Development of the site is constrained by the presence of heritage assets and natural landscape features, as well as the identified surface water flooding.</p>
SN4067	<p>Land west of Greenways Lane, Carleton Rode</p> <p>Development on this site would not reflect the linear development of the settlement and would represent a divergence from the historical character of the village. Highways concerns have also been identified.</p>
SN4068	<p>Land south of Flaxlands Road, Carleton Rode</p> <p>The site appears reasonably well located but has poor connectivity to the main settlement. Development of the site would also result in the coalescence of two distinct areas of the settlement to the detriment to the overall character of Carleton Rode. Potential adverse heritage impacts have also been identified due to its impact on the setting of nearby designated heritage assets.</p>

Site	Location and Reasons for Rejection
SN4080	<p>Land north of The Turnpike, Carleton Rode</p> <p>The site is separated from the main settlement and is considered to have detrimental impact on the form and character of the settlement and character of the overall landscape. Loss of the boundary hedgerow to obtain access to the site has also been identified as a potential landscape issue.</p>

**QUESTION 44: Do you think that any of the rejected sites should be allocated?
Please add additional comments to explain your response.**

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12. Dickleburgh

Dickleburgh Neighbourhood Plan

The Dickleburgh Neighbourhood Plan is being prepared by the Dickleburgh Neighbourhood Plan Steering Group. The Dickleburgh Neighbourhood Plan will include site allocations for residential development, based upon housing requirements for different areas as set out in the Greater Norwich Local Plan (GNLP).

The indicative housing requirements for Dickleburgh is a minimum of 25 homes.

To ensure transparency, the chapter includes the list of the sites in Dickleburgh that have been promoted to the Council for consideration. The assessment and allocation of these sites will be undertaken through the Neighbourhood Plan, relevant details of the site(s) promoted to the Council have been shared with the Neighbourhood Plan steering Group.

The ongoing devolution of responsibility for making allocations to Dickleburgh will be contingent on adequate progress being made with the Neighbourhood Plan.

Details of the Dickleburgh Neighbourhood Plan can be found here: <https://dickleburgh-rushallpc.norfolkparishes.gov.uk/neighbourhood-plan/>

Form and character

Dickleburgh and Rushall

The main concentration of development within the parish is based along the former A140. There are also smaller rural communities at Rushall and Langmere. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish.

The historical centre of the village has developed along The Street and is characterised by buildings close to the road. More recent development has extended the built-up area both north and south along the former A140 with further developments eastwards along Rectory Road and Harvey Lane. Immediately to the north of the main part of the village is an area of development at Dickleburgh Moor, a small detached ribbon of development along the west side of Norwich Road. A number of estate developments have taken place in between Rectory Road and Harvey Lane. The A140 by-passes the village to the west providing links to Norwich to the north and Ipswich to the south, as well as Diss via the A1066.

Services and Community Facilities

The settlement has a range of social, recreational and community facilities including preschool, a primary school, village hall, pub and shop. The village has the benefit of mains sewerage. There is also a limited bus service. There are also several employment uses covering various sectors.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement, but specifically excludes the grounds of All Saints Church and the Rectory, the allotment gardens on Chapel Road and the recreation ground on Harvey Lane because of their contribution to the form and character of the village. In addition, no boundary has been drawn around the detached ribbon development at Dickleburgh Moor as further residential development would be detrimental to the rural character of the area. The Settlement Limit extends around the main settlement which includes the allocated land north of Harvey Lane made within the 2016 Site Allocations Plan. No alterations are proposed to the existing Settlement Limit.

QUESTION 45: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred, Shortlisted and Rejected Sites.

For the reasons set out above, the suitability of development sites promoted for consideration in Dickleburgh are not set out here. However, for the purposes of transparency a list of sites promoted to the Council for consideration is set out below.

Reference:	Address:
SN0350	Land west of Ipswich Road, Dickleburgh
SN0498REV	Land east of Ipswich Road, Dickleburgh
SN0199 SL	Land north of Rectory Road, Dickleburgh
SN0217	Land adjacent to Bridge Farm, Norwich Road, Dickleburgh
SN0258	Land south of Rectory Road and west of Rectory Lane
SN4056SL	Land east of Ipswich Road, Dickleburgh
SN0063	Land to the south of Harvey Lane / Langmere Road, Dickleburgh
SN0063	Land to the side and rear of Kings House, Dickleburgh

Reference:	Address:
SN0230	Land east of Norwich Road, Dickleburgh
SN0256	Land north of 43-81 Rectory Road, Dickleburgh
SN0257	Land north of 81 to 141 Rectory Road, Dickleburgh
SN0259	Land south of Rectory Road and east of Rectory Lane
SN0361	Garage site, Ipswich Road, Dickleburgh
SN0389	Land north of Harvey Lane, Dickleburgh
SN0516	Land off Norwich Road, Dickleburgh
SN2083	Land west of Norwich Road, Dickleburgh (between Moorlands and Moorfield)
SN2084SL	Land west of Norwich Road, Dickleburgh (south of Moorfields)
SN2145	Land to the west of Dickleburgh
SN3017	Land to the west of Dickleburgh
SN4043SL	Allotment Gardens north of Dickleburgh Church (and west of Brandreth Close)
SN4057	Land west of garage site, Ipswich Road, Dickleburgh
SN4070SL	Land to the side and rear of Kings House, Dickleburgh

13. Ditchingham, Broome, Hedenham and Thwaite

Form and character

Ditchingham

Development within the parish has been concentrated along Loddon Road, Norwich Road, Station Road and Thwaite Road to form the established village of Ditchingham. Abutting the village to the east is the village of Broome. To the south of the parish at Ditchingham Dam is a small area of development which is contiguous with the built-up area of Bungay lying largely within the Broads Authority area and includes the large development on the former maltings sites. Development within the remainder of the parish comprises of individual dwellings and farmsteads.

The village has developed a nucleated settlement form largely as a result of substantial post-war development. The majority of this growth has taken the form of estate development between Thwaite Road and Loddon Road. An area of 1950s Tayler and Green housing at Windmill Green and Scudamore Place makes a significant contribution to the character of the village and is now a Conservation Area. The A143 runs across the south of the parish linking with Beccles and the A146 to the east and Harleston, the A140 and Diss to the west. The B1332 provides a link to Norwich, whilst local road and pedestrian facilities provide easy access to Bungay.

A large area of the southern part of the parish lies within the Broads Authority area with the main village also close to the Broads.

Broome

Development within the parish has been along Yarmouth Road and Sun Road in a linear form with an isolated group of development at Broome Street. Elsewhere the parish displays a dispersed settlement pattern comprising individual dwellings and farmsteads. The south-western end of the village merges with development at Ditchingham so that there is no clear distinction between the two settlements at this point.

The village is set in attractive open countryside within the Waveney Valley. Broome Heath lies to the north of Yarmouth Road and the undeveloped nature of this side of Yarmouth Road provides an open aspect which contributes significantly towards the rural character of the village. The A143, which by-passes the village, provides a link to Harleston and Diss to the south-west and Beccles and Great Yarmouth to the north-east, as well as Lowestoft via the A146. Local road and pedestrian links provide easy access to Bungay to the south, whilst the nearby B1332 provides a link to Norwich to the north.

Part of the parish lies within the Broads Authority area.

Hedenham

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

Hedenham has had a designated Conservation Area since 1994.

Thwaite

The main concentration of development within the parish has taken place along Bungay Road towards the church. Individual dwellings and farmsteads are sparsely distributed throughout the remainder of the parish. The agricultural nature and the open countryside all emphasise the rural character of the area.

Services and Community Facilities

The cluster has a range of social, recreational and community facilities including preschool, a primary school, village hall, pub and shop. There is also a regular bus service in Ditchingham. The settlement is also home to several employment uses across different sectors.

Settlement Limit and Constraints

Ditchingham

The Settlement Limit has been drawn to include the main built form of the settlement and include the allocated land to the north of Rider Haggard Way.

The existing primary school in Ditchingham is noted as operating at capacity. However, the nearest alternative school in Ellingham has capacity. Further exploration will be needed to ensure primary school needs can be met.

Broome

The Settlement Limit has been drawn to include the existing linear pattern of development in the settlement and to include the existing allocation made within the 2016 Site Allocations Plan, where outline consent has been granted for 25 dwellings which reflects this linear pattern.

Hedenham

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 46: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

12 sites have been promoted for consideration, of which 2 have been identified as preferred allocation site and a further 2 have been shortlisted.

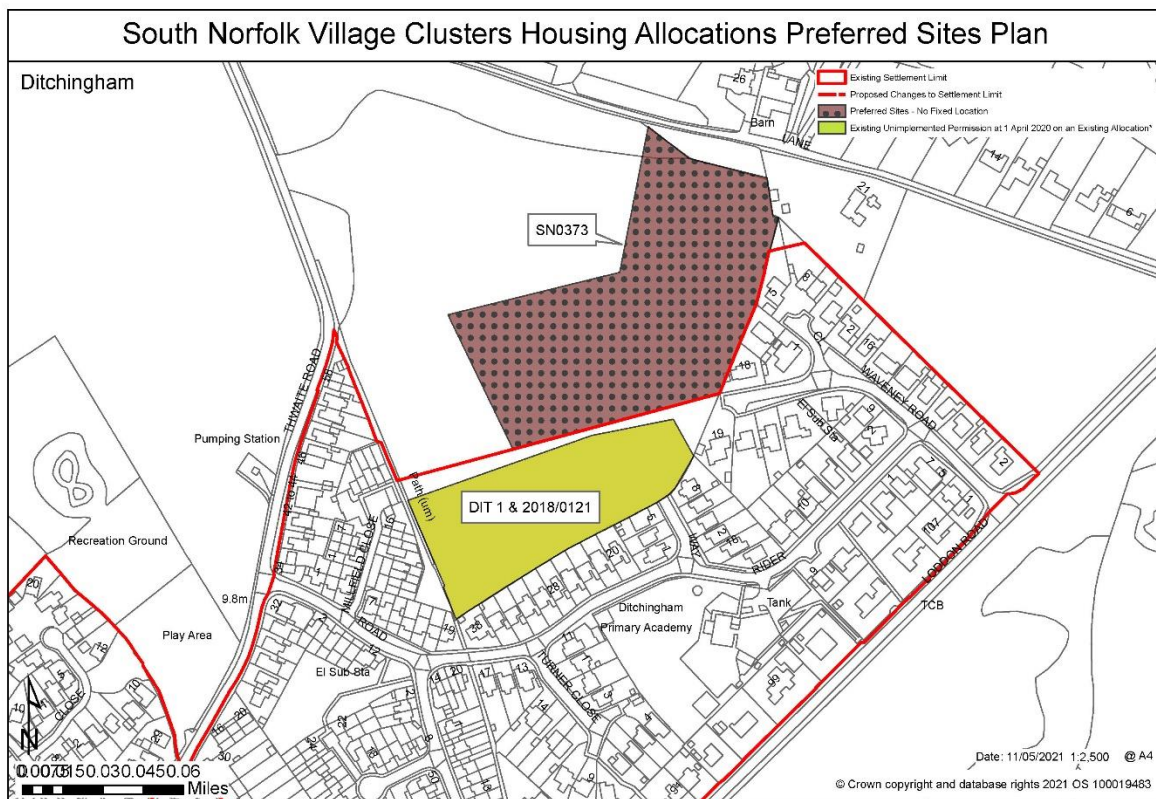
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0373, Land between Thwaite Road and Tunneys Lane

Preferred for up to 35 dwellings on a site of 1.4 hectares.

Reasoned justification: The site as promoted is significantly larger than the preferred site and could potentially accommodate more than 35 dwellings if necessary. The site is well related to the existing services and facilities within Ditchingham. No additional constraints have been identified which would affect its delivery. Although, the development of the site is subject to suitable access via the current DIT1 allocation (which has yet to be started) and Waveney Road, and this may limit the total capacity for the site to expand. The preferred site at approx. 1.4ha reflects the aspirations for the plan and would be located to the south east of the site.



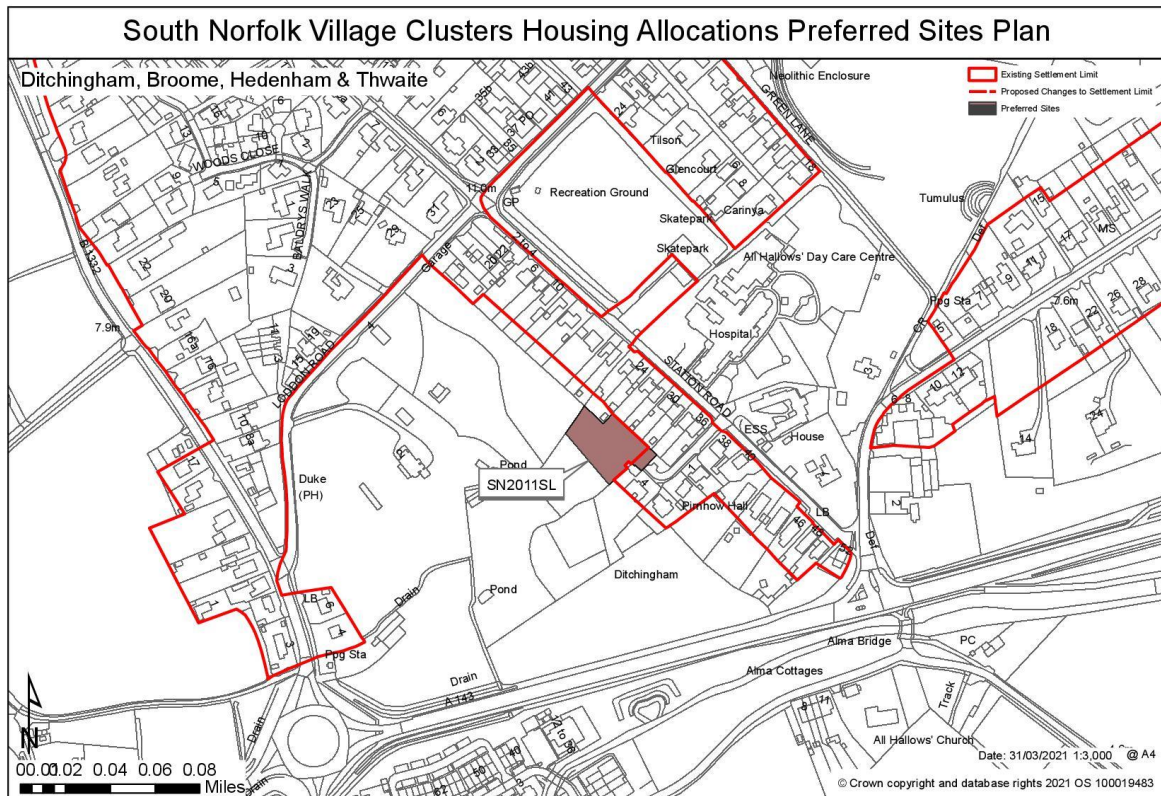
QUESTION 47: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2011SL, Land off Lamberts Way, Ditchingham

Preferred for a Settlement Limit Extension on a site of 0.4 hectares.

Reasoned justification: The site is suitable for a Settlement Limit extension. The site would be accessible from Lamberts Way and is adjacent to residential development to the south and the east. The promoter has noted that they would wish to build one self-build dwelling on the site although the site is a sufficient size to potentially allow a larger number of properties.



QUESTION 48: Do you support or object to the proposed use of the site? Please explain your reasons

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN0345	<p>Land to the north of Loddon Road, Ditchingham</p> <p>Shortlisted for up to 25 dwellings on a site of 1.62 hectares.</p> <p>This site is considered to suitable for allocation, subject to confirmation of highway suitability, provision of a footway and confirmation that the development of the site would not have an unacceptable impact on the nearby SSSI. The site relates suitably to existing services and facilities, the existing form and character of the village and there is limited impact on the wider landscape due to existing screening.</p>
SN4020	<p>Land west of Old Yarmouth Road, Broome</p> <p>Shortlisted for up to 15 dwellings on a site of 0.67 hectare.</p> <p><i>(Note: The western part of this site overlaps with SN4049)</i></p> <p>The site is considered a reasonable option for additional road frontage development. Consideration should however be given to the continued linear spread of the village to the east away from the main services and facilities</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0078	<p>Land off Loddon Road, Ditchingham</p> <p>The development of the site would require the removal of a number of trees. Development would impact upon the landscape. Furthermore, the site is in multiple ownership and it is unclear if all the site owners support development.</p>
SN0205SL	<p>Land north west of Scudamore Place, Ditchingham</p>

Site	Location and Reasons for Rejection
	<p>The site is located within the setting of the Taylor and Green properties at Scudamore Place. Development would impact upon the setting of these dwellings which are grade II listed. It would also impact upon the setting of the exception site with the dwellings located directly in front of them. Development of the site would impact upon the amenity of these properties by virtue of their close proximity. For this reason the site was rated red through the HELAA for townscape impacts and has been excluded from the site assessments.</p>
SN0343	<p>Land adjoining Wildflower Way, Ditchingham</p> <p>The development of the site would represent an extension into open countryside with limited screening to reduce impact. This is considered to have a detrimental impact upon the form and character of the settlement and landscape overall.</p>
SN0346	<p>Land to the north of Old Yarmouth Road, Broome</p> <p>Whilst the site is well located within Broome with good access to services and facilities, it is a designated Local Nature Reserve. The site also forms part of the setting of Broome Heath which is a County Wildlife Site, with access to the rear of the site. Development in this location is considered to have an impact upon the landscape and ecology and it is not considered to be a reasonable option</p>
SN3004SL	<p>Land to the south of 130 Yarmouth Rd, Broome</p> <p>The new dwelling would be located directly to the rear of the existing property 130 Yarmouth Road. The proposal is considered to be detrimental to the townscape, furthermore amenity issues have also been identified for 130 and 128 Yarmouth Road as the access will pass directly between the two dwellings the site is not considered a reasonable option for an extension to the Settlement Limit.</p>
SN4021	<p>Land to the south east of Loddon Road, Broome</p> <p>Development of the site is considered to result in a detrimental impact upon the townscape and also the satisfactory functioning of the highway.</p>
SN4044SL	<p>Land to the rear of 126 Yarmouth road, Broome</p> <p>The new dwelling would be located directly to the rear of the existing property 130 Yarmouth Road. The proposal is considered to be</p>

Site	Location and Reasons for Rejection
	detrimental to the townscape, furthermore amenity issues have also been identified for 130 and 128 Yarmouth Road as the access will pass directly between the two dwellings the site is not considered a reasonable option for an extension to the Settlement Limit.
SN0410REV	Land west of Old Yarmouth Road, Broome The site is on edge of village, but key services and facilities are accessible via a footpath connection to the village. Site is in a gateway location and development to the rear of other dwellings would be highly visible within the landscape.

QUESTION 49: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response.

QUESTION 50: Do you think that any of the shortlisted site(s) should be rejected? Please add additional comments to explain your response.

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14. Earsham

Form and character

Earsham is located within the Waveney Valley approximately 1km south west of Bungay and in close proximity to the Broads. The main area of development in the parish lies to the south of the modern A143 along The Street. Development elsewhere in the parish is of a scattered and sporadic nature.

The main built-up area of Earsham was originally based along the line of The Street with the core of the village centred on the crossroads of The Street and Station Road. Significant post-war development has resulted in a more nucleated settlement form. Earsham has good links, via the A143 with Beccles and Lowestoft to the east, and Harleston and Diss to the west, and to Norwich via the B1332. Part of the parish, to the north of the A143 bypass, lies within the Broads Authority area.

Services and Community Facilities

The settlement has a range of commercial, social and community facilities including a primary school, pub and village hall. There is also a limited bus service. Earsham is in close proximity to Bungay which provides a large range of social and community facilities. The village has the benefit of mains sewerage capacity.

Settlement Limit and Constraints

The Settlement Limit includes the main built form of the settlement and there are no alterations are proposed to the existing Settlement Limit.

QUESTION 51: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

2 sites have been promoted for consideration, of which both have been identified as preferred sites.

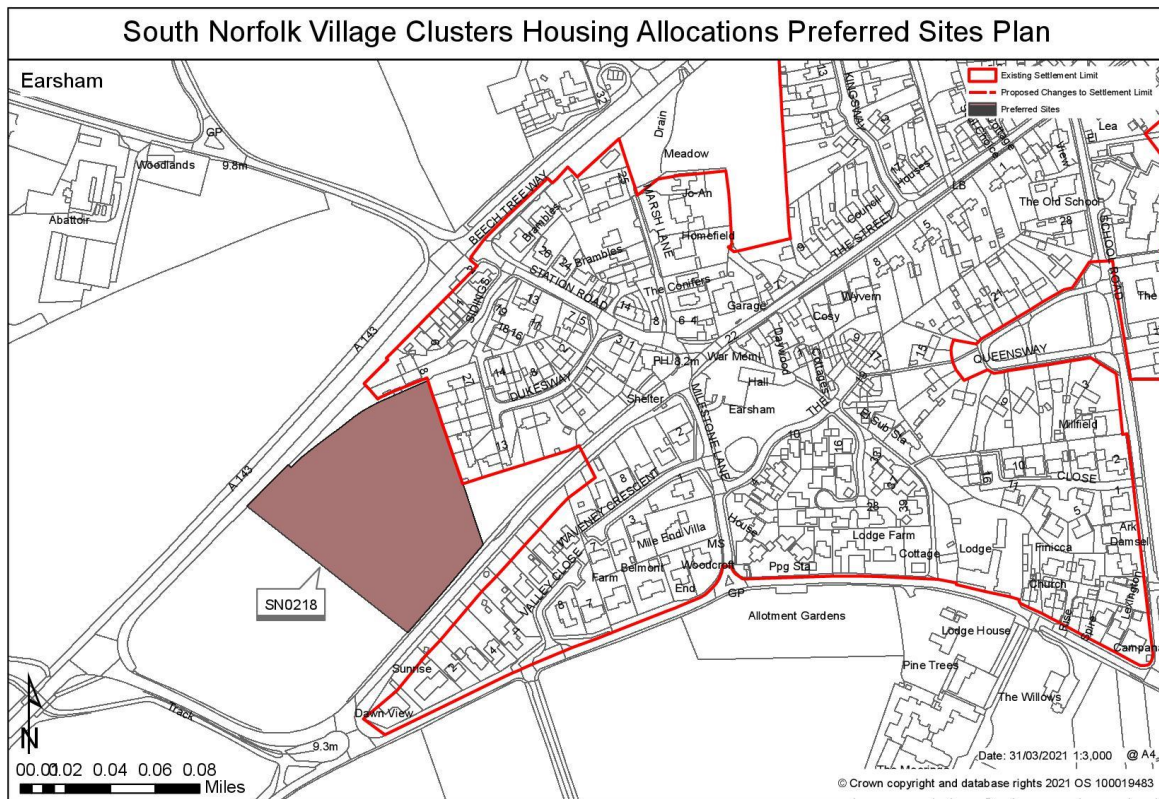
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0218, Land north of The Street

Preferred for 35 dwellings on a site of 1.4 hectares.

Reasoned justification: This site is well related to Earsham village and facilities. Development of the site is subject to achieving a satisfactory access to the south eastern boundary, off The Street. The site benefits from a long site frontage where providing a suitable vehicular access should be sufficient (good visibility/ability to set development back to provide a footway). Whilst development of the site may have impacts upon the landscape and townscape, it has been identified that these could be mitigated. The site is within Flood Zone 1 where a small section to the southern boundary is considered a 'low risk' to surface flooding, given the size of the site it is considered that development is still achievable.



QUESTION 52: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

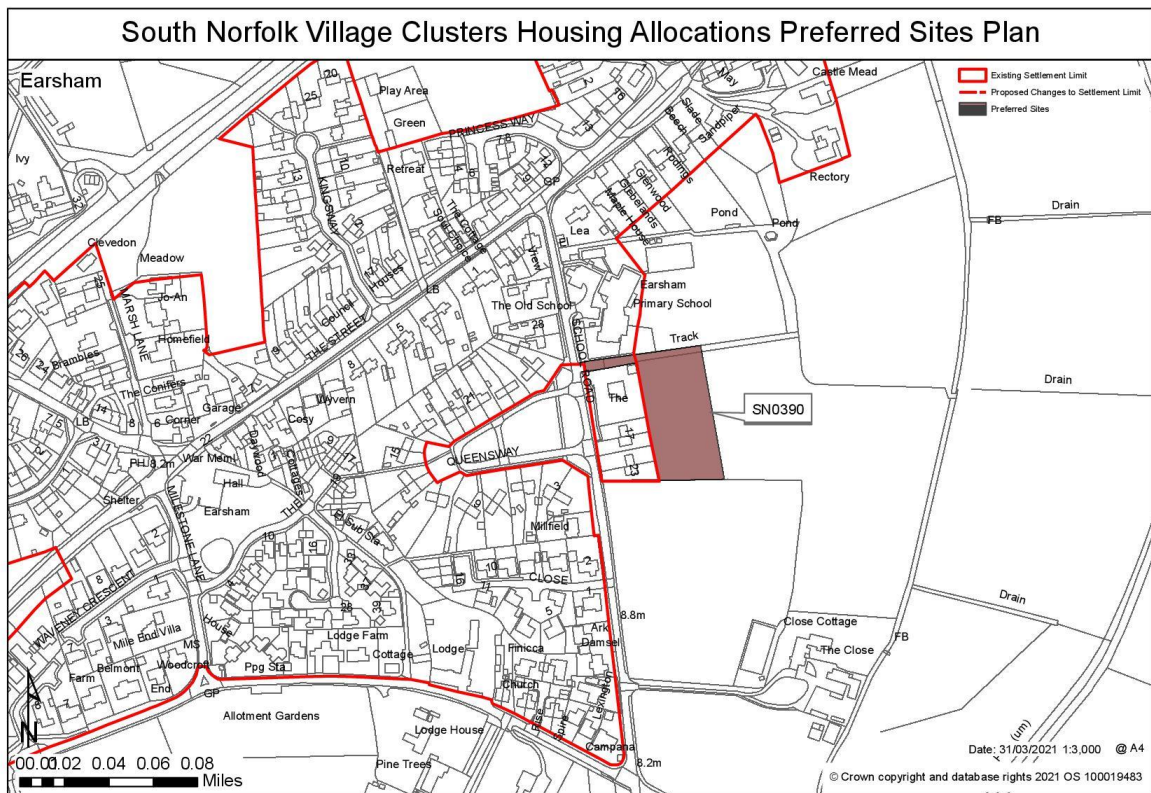
Site: SN0390, Land east of School Road

Preferred for a Settlement Limit Extension on a site of approximately 0.5ha.

Reasoned justification: The site in a preferable location for an allocation, as it is well related to services and facilities, but is currently constrained by a narrow access, suitable for a private drive only. Therefore, at this stage it is considered as a settlement limit extension.

It is proposed that only the eastern field is developed in order to avoid food risk areas and mitigate landscape impact. Consideration will need to be given to views along School Road, south towards the Listed Church where there are potential Heritage concerns.

If access issues can be resolved then the site is can be expected to be suitable for allocation for a development in the region of 25 homes on a site of approximately 1ha.



QUESTION 53: Do you support or object to the proposed use of the site? Please explain your reasons

Rejected Sites

No sites have been rejected.

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15. Forncett St Mary and Forncett St Peter

Form and character

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

Services and Community Facilities

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

Settlement Limit and Constraints

The Settlement Limit has been drawn around the cluster of linear development form at Forncett St Mary leaving its more dispersed outlying areas outside and around the existing built-up area of Forncett St Peter in order to prevent the linear spread of the settlement into the surrounding valley landscape. The Settlement Limit as defined for these settlements allows for limited infill development and takes account of the proximity to services maintains the space between the two villages and conserves the rural character of the area. No alterations are proposed to the existing Settlement Limit.

QUESTION 54: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0429SL	<p>Land at Spicers Lane, Forncett St Mary</p> <p>The site is separated from the main part of the settlement and the existing Settlement Limit for Forncett St Mary. The surrounding and immediate highway network is substandard with no safe walking route to the school. Whilst it is adjacent to existing residential development along Spicers Lane, further development would impact on an otherwise rural area where the character is limited of development. The site is also within close proximity to Grade II Listed Buildings to the south which could cause heritage impacts however it is considered that these impacts could potentially be mitigated.</p>
SN0559	<p>Four Seasons Nursery, Cheney's Lane, Forncett St. Mary</p> <p>Development of the site would constitute backland development and would have an adverse impact on the form and character of the current very rural area. Since the initial GNLP submission, a point of access has been identified to the east via Spicers Lane, where highway evidence has highlighted concerns of the possibility of creating a suitable access to the site. The local road network is considered to be unsuitable in terms of road capacity or lack of footpath provision, where there is limited accessibility to services, other than a bus stop and School. Development of the site would result in the loss of Grade 2 agricultural land which is identified as Very Good Quality Agricultural Land that has minor limitations which affect crop yield, cultivations or harvesting. In addition to this, the site is located near to the River Valley, Forncett Conservation Area and within the curtilage of the Four Seasons Grade II Listed Building.</p>
SN1002	<p>Land to the south of North Field Road & Land to the west and south of Long Stratton Road, Forncetts</p> <p>The site has a poor relationship with the existing village/built up areas (Forncett St Mary/Peter and Forncett End), where development could adversely affect the natural rural landscape setting. The sites provide</p>

Site	Location and Reasons for Rejection
	<p>an important gap between development in Forncett End to the east and Forncett St Mary to the west. Where whilst there is sporadic development surrounding the parcels of land identified, these are minimal groupings of 1 or 2 houses. Highways have raised concerns with the poor highway network surrounding the sites that have limited footpaths. A development of reduced scale would not sufficiently address these concerns.</p>
SN1039SL	<p>Kilamay Farm, Wash Lane</p> <p>The site is largely detached from the existing settlement where there are limited services and facilities. The site is located to the south of a group of Listed Buildings, including the Grade I St Peter Church and associated. The views between these heritage assets and the site are largely uninterrupted where developed could impact on their setting. The site is also within the Tas Rural River Valley which also provides an attractive rural setting, any landscape impact would need to be mitigated. Highway constraints have also been identified; access is via a narrow rural carriageway. The site is located opposite a commercial use (currently used as a mechanic yard) where there are potential concerns regarding amenity issues.</p>
SN1040	<p>Land at mill Road / Overwood Lane / Gilderswood</p> <p>Whilst the site is part of a smaller group of dwellings along Mill Road, the site is detached from the main areas of the settlement and is not adjacent to any existing settlement boundaries. The site is rural in character with site frontage hedges that provide the setting to the monument asset identified, where development in this location would impact upon the heritage setting. Development of this site would result in encroachment into the countryside, beyond the existing boundaries of the settlement and would have a landscape impact as a result.</p>
SN2028	<p>Low Road, Forncett St Mary</p> <p>The site is constrained due to access and highways issues, the impact upon the historic character and the detrimental townscape impact the development would have. Whilst the site is in close proximity to the school and the existing Settlement Limit, it has a poor relationship with existing residential development, both in terms of form and</p>

Site	Location and Reasons for Rejection
	connectivity. Areas of the site are also affected by surface water flood risk. Off-site highway works would also be required.
SN2058	<p>Tawny Farm, Station Road, Forncett St Peter</p> <p>Highway safety concerns have been identified in that the site lies on the north side of Station Road, on the inside of an "S" bend, with the existing access being located approximately 45m to the east of the railway bridge. This part of Station Road is largely a national speed limit road of a relatively narrow width and few opportunities for pedestrians and cyclists to seek refuge on the road verge. The Highways Authority have suggested that substantial highway works, and land dedication would be required to form a safe access, combined with an appropriate treatment of Station Road junction with Wacton Road. It is also note that the existing buildings on site comprise two units of holiday accommodation where it has not been demonstrated that the holiday accommodation is not economically viable as holiday accommodation. This would need further investigation. The site is in the setting of 3 listed buildings, meaning that development to the south end of the site would have an impact on the setting of these designated heritage assets, however development could be reasonably mitigated.</p>

QUESTION 55: Do you think that any of the rejected sites should be shortlisted or preferred for allocation? Please add additional comments to explain your response.

16. Gillingham, Geldeston, and Stockton

Form and Character

Gillingham

The historic core of the village lies along The Street and Loddon Road, with a further cluster of development at west Kings Dam. Estate development has occurred north of The Street, and the majority of the village (contained within the Settlement Limit) is now in a nucleated form. The older part of the village is characterised by substantial tree planting along Loddon Road, in particular the wooded area to the east and the line of trees along Forge Grove which are protected by a Tree Preservation Order.

The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character. The attractive area around Gillingham Hall and its park was designated as a Conservation Area in 1994. The parish is well served by the A146 (providing direct links to Beccles, Lowestoft, Loddon and Norwich) and the A143 (access to Bungay, Gt Yarmouth, and to the A140 and Diss). The former B1140 provides access to Thurlton and Norton Subcourse.

Geldeston

The main concentration of development is around Geldeston Hill and The Street, with a small detached cluster at West End and isolated Dockeney and Dunburgh Hill. The village has developed in a linear form along The Street with a small post-war council housing estate, The Kells, having been developed by Tayler & Green to the west of Geldeston Hill. Some infill development has occurred along The Street. The A143 to the north of the parish provides a direct road link to Bungay, the A140 and Diss to the west and Beccles and Great Yarmouth to the east and to Lowestoft and Norwich via the A146. Much of the parish to the south of the village lies within the Broads Authority area.

Stockton

Stockton is a sparsely populated parish consisting mainly of individual dwellings and farms set in open countryside. There is a small cluster located around the Church. The A146 runs through the parish and provides direct access to Norwich and Beccles. The A143 in the south provides access to Bungay.

Services and Community Facilities

The cluster has a range of social and community facilities comprising a primary school, village hall and a pub. There is also a shop, recreational facilities and a regular bus service. There is a petrol station and fast-food restaurant to the north at the A146/A143 roundabout.

Settlement Limit and Constraints

Gillingham

The Settlement Limit is in two parts. The first includes the main built form of the settlement. The second part is around the school and adjoining housing, which also extends to include the allocation made within the 2016 Site Allocations Plan for new housing in between the two built-up areas.

The extent of the new housing allocation is limited to land that is within Flood Risk Zone 1. It is not appropriate to allocate a larger site due to the surrounding land being at a higher risk of flooding. Within the land allocated, an allocation of approximately 10 dwellings is considered appropriate to reflect the form and character of existing built development to the west of the site.

It is noted that the existing primary school in Gillingham is operating at capacity. There is an open field adjacent to the school however within which the preferred site is located. Further exploration will be needed to ensure primary school needs can be met.

Geldeston

The Settlement Limit has been drawn to include the two main built-up forms of the settlement along The Street and The Kells, including the small allocation west of Kells Way made within the 2016 Site Allocations Plan. The boundary also includes a small cluster of dwellings east of Geldeston, off The Street.

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 56: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which 2 have been identified as preferred allocations and 2 have been shortlisted.

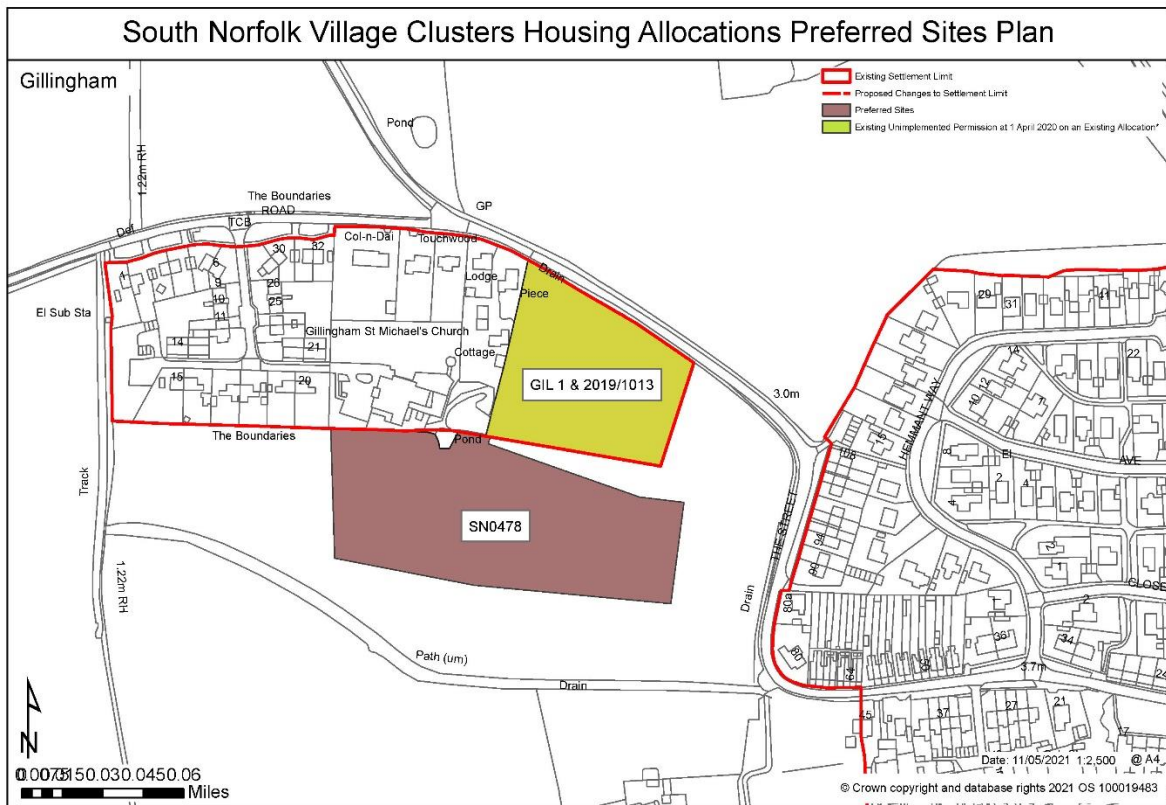
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0478, Land south of GIL 1, Gillingham

Preferred for 35 dwellings on a site of 1.4 hectares

Reasoned Justification: The site would be accessed through the exiting Hopkins Homes development that is currently under construction and which appears to offer a suitable access. Further highway improvements may be required or proposed numbers restricted if highways constraints cannot be resolved. Much of the surrounding area falls within flood zone 2/3, including land immediately to the south of the site. However, the promoter advised that the report produced by Evans Coastal and Rivers in connection with the current development identified the land to be in Zone 1 in relation to Flood. Further investigation (FRA) would be required to confirm this prior to allocation. It is also noted that the boundaries of the site can be adjusted if required as surrounding fields are in the same ownership. Landscape constraints have been identified as site is in close proximity to the Broads (King's Dam) and footpaths run parallel to the south and west of the site. A landscape assessment would need to be undertaken to demonstrate that there would not be unacceptable landscape impacts.



QUESTION 58: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Reasons not preferred for allocation:
<p>SN0274 REVA or REVB</p>	<p>Land to the south of the A143 and A146 roundabout, Gillingham</p> <p>Shortlisted for up to 25 dwellings on a site of 2 hectares.</p> <p>SN0274 REV A and REV B are immediately adjacent to one another and have therefore been assessed together. Both sites are subject to flood risk constraints. However, the development to the south (application reference: 2019/1013) also falls within Flood Zone 2/3a but the applicant submitted a Flood Risk Assessment (FRA) which identifies the actual 'Residual Risk and Flood Zones' on site and all of the 22 homes proposed were able to be sited within Flood Zone 1.</p> <p>Any allocation of this site would be subject to further investigation to determine the extent of flooding and whether development on one or both of these sites could also be accommodated within Flood Zone 1. The site has few other constraints.</p> <p>The Highways Authority have recognised that the site could provide further highways enhancements with the widening of The Street. In addition, an application to extend the service station to the north of the site has recently been approved where a linkage to the rest of the village has been suggested. It is considered that development of the site could provide this linkage and development in this location could be coherently planned to maximise any opportunities for connections to be created.</p> <p>Due to the sites being adjacent and of the same ownership, it has been identified that the site boundary could extend across REVA and REVB to help mitigate flood risk issues is necessary.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0091	<p>Land to the north and east of Church Farm, Church Road, Stockton</p> <p>The site is considered to be remote from services and cannot provide a reasonable or safe walking route to the primary school. The site is detached from the main areas of the settlement and is not adjacent to any existing settlement boundaries. Highway safety constraints have been identified; development of the site could lead to an intensification of slowing, stopping and turning movements onto A146 Principal Route. The local road network is limited in width, lacks passing provision and has no footways. It has also been noted that visibility may require third party consent.</p>
SN0207	<p>Land off Old Yarmouth Rd/ Geldeston Hill, Geldeston</p> <p>The site is considered unsuitable due to number of highways constraints that are unresolvable. The site also sits elevated within the landscape where impact upon the landscape protection designations may not be mitigated against. Access to the site via Old Yarmouth Road (to the north) is not a suitable access for development. Therefore, the only other access is off Geldeston Hill, via Ketts Acres to the east. Whilst Kell's Acres is an adopted road, it is very narrow and there are concerns that any improvements would impact on two mature trees in the setting of the Tayler and Green housing. Development of this site would also negatively impact on the landscape character of the valley setting and also the adjoining Conservation Area.</p>
SN0276 and SN021SL	<p>Land to the east of the Village Hall, Gillingham</p> <p>The site is considered unsuitable for allocation or an SL extension, due to highway safety constraints. Access to the site would need to come through the village hall car park which is 3rd party land that has not been presented as an option. In addition to this, if access could be achieved there would be issues with junction visibility to the north and south on Loddon Road (which is a busy route from the A146 into Beccles). It is considered that this would be difficult to resolve with the</p>

Site	Location and Reasons for Rejection
	<p>junction to The Street opposite. The site is also heavily constrained by tree cover and also suffers from some small areas at risk of fluvial or surface water flooding to the eastern boundary. It is also noted that the majority of the site falls within the Broads Authority executive area.</p>
SN1004	<p>Land off Old Yarmouth Rd/ Geldeston Hill, Geldeston</p> <p>It is considered that safe access is not achievable due to visibility constraint caused by adjacent building. Whilst the site is located adjacent to the existing SL limited, the site is backland development, out of keeping with the exiting settlement pattern, with potential amenity concerns for existing residents. It has also been identified that the site is located within the Geldeston Conservation Area and there are a number of listed buildings within close proximity of the site.</p>

QUESTION 59: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response.

QUESTION 60: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

17. Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland

Form and Character

Hales

Development in Hales has been concentrated around Yarmouth Road east of the A146 Beccles Road. Individual dwellings and farmsteads are sparsely distributed through the remainder of the parish.

The village has developed along the historical road network of Yarmouth Road, School Lane and Briar Lane. There has been significant modern infill development together with some limited estate development which has resulted in a more nucleated settlement form.

The village is set in an attractive valley landscape which contributes to its rural setting. Hales is adjacent to the A146 which provides a good link to Norwich, Beccles and Loddon whilst the B1136 provides relatively good access to Haddiscoe, and then to Great Yarmouth via the A143.

Heckingham

Part of the built up area of Hales lies within the parish of Heckingham, however the remainder of the settlement is sparsely populated comprising a small number of dwellings and farmsteads set in open countryside. The A146 to the south of the settlement provides a good link to Norwich.

Carleton St Peter

Carleton St Peter is a sparsely populated parish consisting of a small number of individual dwellings and farms set in a predominately valley landscape.

Langley with Hardley

Development within the parish has been concentrated into three small groups at Langley Green, Langley Street and Hardley Street with individual dwellings and farmsteads widely dispersed throughout the remainder of the parish. The three groups of development are set on the edge of Langley and Hardley Marshes within the Yare Valley. In the west of the parish is the historic parkland of Langley Park. The character of the developed areas is of a dispersed nature comprising small scattered ribbons of development together with the attractive valley setting combine to give the area an attractive rural character adjacent to the Broads.

Claxton

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

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

Raveningham

Raveningham displays a dispersed rural settlement pattern consisting of individual dwellings and farms set in open countryside with significant areas of woodland, in particular the historic parkland of Raveningham Park. The parish has good access to Haddiscoe and the A143 to the east and Hales, Loddon and A146 to the west.

Sisland

The parish is sparsely populated consisting of a few individual dwellings and farms set in an attractive valley landscape. Mundham Road which runs immediately south of the parish provides direct access to Loddon and the A146.

Services and Community Facilities

The cluster has a range of social and community facilities including a village hall and shop at the Hales Service Station on the edge of the village. There is outdoor recreation space and public transport links. There is also a public house and some employment opportunities.

Settlement Limit and Constraints

Hales

The Settlement Limit has been drawn to include the main built form of the settlement, development around the former Hales Hospital and land allocated (HAL 1) within the 2016 Allocations Plan for residential development in between.

Claxton

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 61: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

2 sites have been promoted for consideration, of which 1 has been identified as a preferred allocation.

Preferred Sites

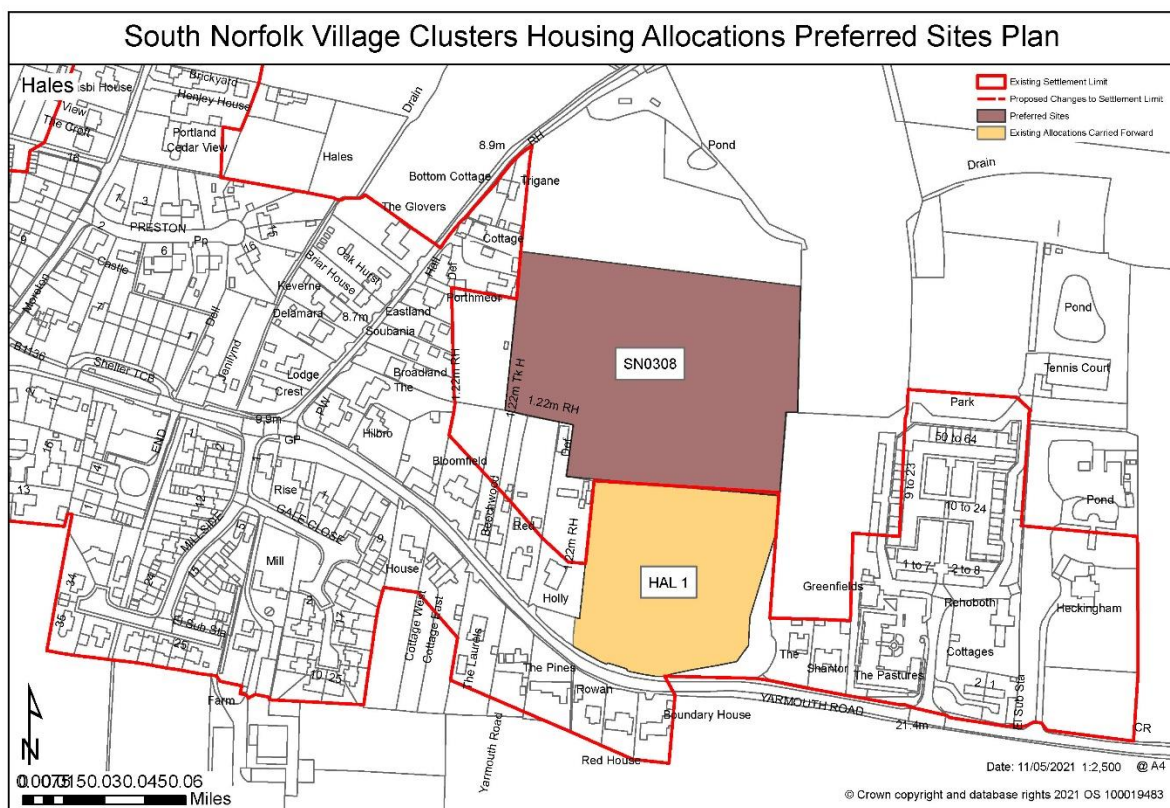
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: Part of SN0308, Land off Briar Lane, Hales

Preferred for up to 35 dwellings on a site of 1.4 hectares.

Reasoned justification: The site is well located to access the available local facilities. Hales also benefits from a continuous footway to employment and higher order services in Loddon, as well as being on the main Lowestoft/Beccles/Norwich bus route. The site as promoted is too large, but a more restricted site (approx. 1/3 of the land promoted) would be less intrusive in the landscape and on the setting of the listed former Hales Hospital, as well as allowing for any necessary mitigation of the 1:1000 year surface water flood risk. The site would need to be accessed via the current HAL1 allocation, which has outline consent for 20 dwellings.



QUESTION 62: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0530	<p>Land west of Claxton Church Road, Claxton</p> <p>The site is poorly located for access to services either within this Village Cluster, or within the adjoining cluster of Thurton and Ashby St Mary (some of which are closer) and Highways do not consider a suitable access can be achieved to the site from Church Lane. The site is very rural with consequent detrimental impacts on the relatively open landscape (visible from highways and footpaths) and development would effectively be an isolated group of dwellings in the countryside. There are also heritage assets in the vicinity, including the Grade 1 Listed St Andrew's Church, and protected species (brown hare) have been noted on site.</p>

QUESTION 63: Do you think that the rejected site should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 64: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

18. Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

Form and Character

Hempnall

The main settlement of Hempnall comprises of development along the lines of Broaden Lane, The Street, Mill Road / Bungay Road and Field Lane. Originally a linear settlement based on the historic road network, the village has developed a more nucleated settlement form mainly as a result of modern estate development to the east of Broaden Lane and east of Field Lane. The village has also experienced significant infill development. The B1527 runs through the parish providing good access to the A140 and Long Stratton to the west and to the B1332 and Bungay to the east.

Morningthorpe and Fritton

The parish displays a largely dispersed settlement pattern with the exception of two areas of settlement which have developed at Morningthorpe and Fritton. Morningthorpe is a minor settlement grouping comprising a small number of dwellings. Fritton has developed primarily along The Street in a ribbon form and is characterised by dwellings set back from the road. The remainder of the parish is predominately rural.

Topcroft

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

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

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

Shelton and Hardwick

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

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

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

Services and Community Facilities

The cluster settlement has a good range of social and community facilities including a primary school, a number of shops, surgery, pub, garage, village hall and recreation space. The village has the benefit of mains sewerage. There is a limited bus service.

Settlement Limit and Constraints

Hempnall

The Settlement Limit has been drawn to include the main built form of the settlement. In addition, the boundary includes land previously allocated within the 2016 Allocation Plan, for residential development to the south-east of the village (HEM 1) Development has occurred in the form of isolated clusters of housing along Field Lane (south of the village), Lundy Green, Road Green, Silver Green and isolated ribbon development at Hempnall Green.

Topcroft

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

Shelton & Hardwick

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 65: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

14 sites have been promoted for consideration, of which 2 were identified as preferred allocation but no further sites were shortlisted.

Preferred Sites

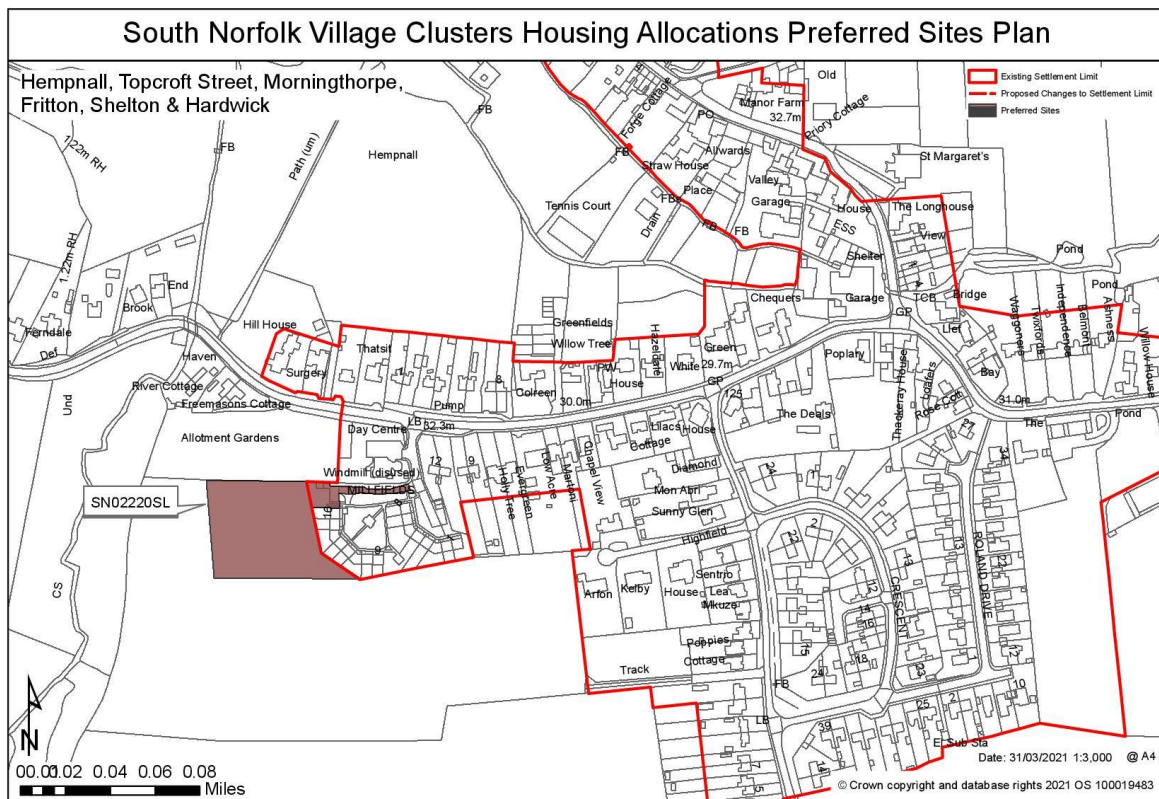
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: SN0220SL, Land at Millfields

Preferred for up to 15 dwellings on a site of 0.48 hectares

Reasoned justification: Whilst the site was originally considered as a settlement limit extension, it has been considered suitable to accommodate allocation scale development. Development will be subject to Millfields (private road) being widened and other off-site highway upgrades. Visibility at the junction with the B1527 appears acceptable, but highway improvements are required for the delivery of development. A safe crossing to facilitate journeys to the school is also required between the site and Field Lane to the east. Heritage constraints have also been identified and in protecting the setting of The Mill, however these could be mitigated through careful design; development should be limited in height to 1 ½ storey.

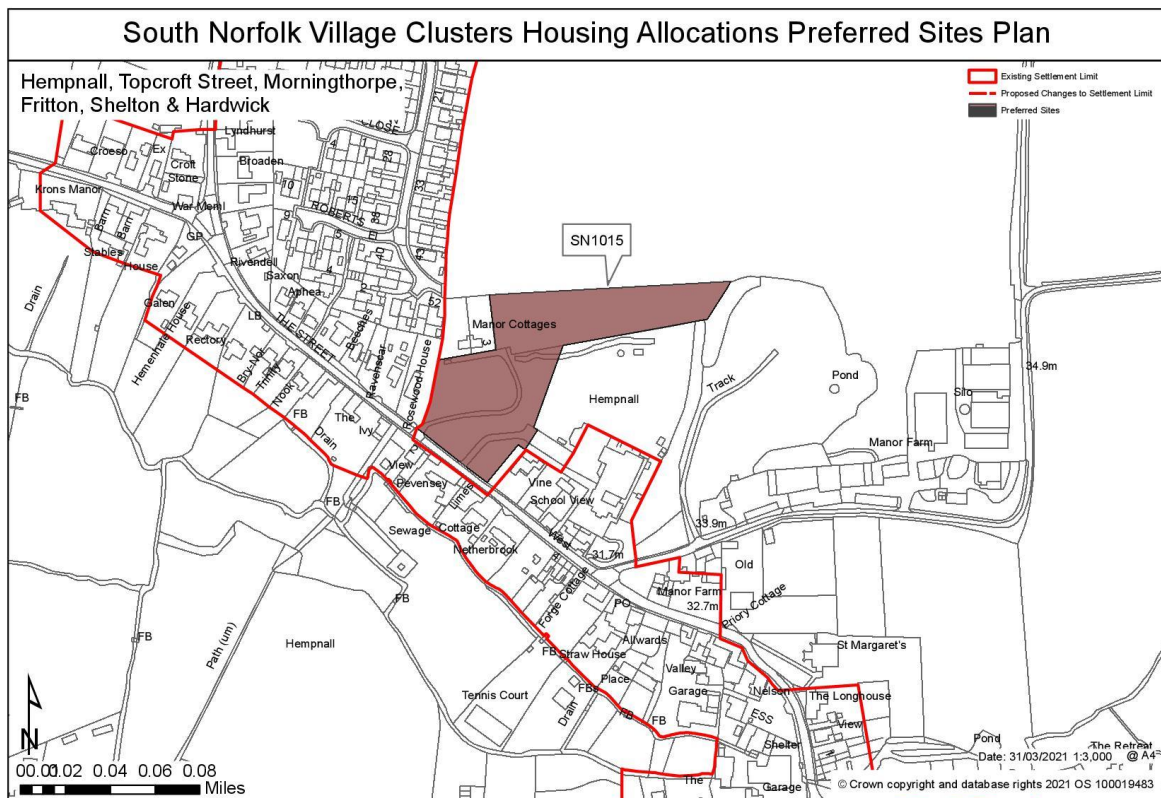


QUESTION 66: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN1015, Land adjacent to the primary school, The Street

Preferred for 20 dwellings on a site of 1.6 hectares

Reasoned Justification: The site benefits from good connectivity and relates well to the existing built form of the settlement. The site is relatively open to the north with a PRoW to the north east site boundary, where development should be lower density to maintain some through views and to reduce the impact on the character of the Conservation Area and setting of the Listed Buildings. Off-site highway works have been identified however these are considered to be achievable. Development would also need to address change in levels across the site.



QUESTION 67: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0147	<p>Land around Alburgh Road and Silver Green, Sycamore Farm, 17 Alburgh Road, Hempnall Green</p> <p>The site is considered to be remote from services and facilities where highway safety concerns have also been identified. Access is via field access from Silver Green where it is considered not feasible to construct a satisfactory access and there is no safe walking route to the catchment school. Heritage and landscape constraints have also been identified.</p>
SN0178SL	<p>Land adjacent Tween Oaks, Alburgh Road</p> <p>The site is remote from services where there is also no safe walking route to the catchment school. Whilst some residential development is located on the western side of Alburgh Road and development at scale promoted could be mitigated by design and landscaping, it has been noted that development would result in loss of significant hedgerow which would be detrimental of character of the lane. The site is open to larger parcels of farmland to the west where there the site would be prominent in this direction.</p>
SN0580	<p>Land at Home Farm, Alburgh Road, Hempnall Green</p> <p>The site would have unresolvable highway issues and impact on landscape and townscape. The site is considered to be remote from services where access to the site would require the removal of frontage hedge/trees and provision of a 2.0m wide footway as there is no safe walking route to the catchment school.</p>
SN1016	<p>Land at Busseys Loke</p> <p>The site would have a poor relationship with the existing form and character of the settlement. Whilst the site is reasonably close to local services and public transport, it is lacking footpath provision. Significant access and highway network constraints have been identified and are considered to be barriers to the delivery of this site. The site is also</p>

Site	Location and Reasons for Rejection
	heavily constrained by 2 PRow's (PF7 and PF8) which would require diverting as they cross the middle of the site.
SN1017	<p>Land at Broaden Lane</p> <p>The site relates poorly to the existing services, including the primary school, and would have a poor relationship with the existing form and character of the settlement. Development of this site would be harmful in landscape character terms; the site is open in views from the north and west with prominent in views from the highway.</p>
SN1018	<p>Land south of Millfields</p> <p>The site is considered to have significant highway safety issues and constraints resulting from the narrow width of the access off Field Lane with no footway. It has also been considered that visibility is not achievable within highway and site frontage. Even with a reduction in site size, the highway issues are considered to be unresolvable.</p>
SN2029SL	<p>West of Topcroft Street, Toftcroft</p> <p>The site relates poorly to the existing services, including the local school which is over a 3km walk where there is no continuous footpath. It has also been noted that the development would impact on the heritage asset immediately north, where there are also concerns that development here would result in encroachment .The site has also been identified to fall within Flood Zone 2 and 3 which could heavily constrain developable land.</p>
SN2046	<p>Land at Pear Tree Farm, Hempnall</p> <p>The site is considered to have poor connectivity and relationship to services, including the primary school. There is also no safe walking route to the catchment school. The site is heavily constrained by significant tree cover within the southern half of the site and by a pond located within the western section of the site (where is also identified surface water risk). This would reduce the area of developable land.</p>
SN2081	<p>West of Feld Lane</p> <p>The site has unresolvable highway issues. The site is accessed via Field Lane to the west which has banks/hedging and no footway. It is considered that most/all frontage trees/hedge would need to be removed in order to create a satisfactory access where it has been</p>

Site	Location and Reasons for Rejection
	advised that hedgerow along Field Lane should be retained Landscape constraints have identified that development of site would have a significant impact on form and character of settlement.
SN2146SL	West of The Street The site has unresolvable highway constraints. Development of the site would also conflict with the linear pattern of development with potential harm to the character of the settlement. The site relates poorly to the existing services, including the local school which is a 3km walk and has no continuous footpath link. Heritage and surface water flood issues have been identified; however, these could be mitigated.
SN4012	Land west of Low Road The site is considered is to be remote from the services and facilities within the village cluster, exacerbated by the lack of footways. The site is also considered to be out of keeping in terms of form and character, whilst the site is adjacent to residential dwellings, the site is detached from the main part of Topcroft to the south.
SN4083	Land at Bungay Road, Hempnall Frontage development would limit landscape and heritage impacts, however identified flood risk constraints are likely to restrict development on the western part of the site which is closest to the existing settlement. This could result in a poor relationship between new development and existing development along Bungay Road. Whilst the site is reasonably close to local services there is no footpath provision for the first 50m of the site and there appears to be no land available for improvements.

QUESTION 68: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 69: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

19. Heywood

Form and character

Heywood is a sparsely populated parish. It is predominately rural in nature and the majority of dwellings/farmsteads that have developed are along Heywood Road. To the south of the parish lies Diss and Heywood Road provides direct access to the town.

Services and Community Facilities

The settlement has very limited facilities.

Settlement Limit and Constraints

There is currently no Settlement Limit in Heywood and no alterations are proposed.

QUESTION 70: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

No sites have been promoted for consideration, therefore at this stage no site have been assessed.

20. Keswick and Intwood

Form and character

Keswick

Keswick is a very rural parish despite abutting Norwich, with development concentrated on Low Road. To the south of Low Road there is an established frontage between Glebe House and Low Farm. The dwellings on Low Road are located within the Yare Valley but to the east of these there is an important gap which offers views to the crest of the valley side from the south.

To the north of Low Road there are a handful of buildings scattered along its frontage. At the eastern end is Hall Farm occupying a prominent location which helps to give Keswick its rural character.

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

The parish of Keswick stretches along the B1113 linking with the A140 Ipswich Road into Norwich.

Intwood

The settlement of Intwood lies south of Keswick and the A47. This area is predominately rural with isolated dwellings and farmsteads.

Services and Community Facilities

These are very limited comprising a small community hall and a bus service along the B1113.

Settlement Limit and Constraints

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

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

No alterations are proposed to the existing Settlement Limit

QUESTION 71: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

3 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0012 SL	<p>Land at Eaton Gate, Low Road, Keswick</p> <p>The site is not suitable for more than the one consented dwelling due to significant site constraints including tree cover, flood issues, landscape and access. A higher density development would have a detrimental impact on landscape which may not be reasonably mitigated and likely to significantly encroach on the river valley. Whilst the site is part of a smaller group of dwellings, it is separated from the main village and the existing Settlement Limit where this part of the village retains its predominantly dispersed rural character. Highways have raised concerns with visibility to either Mill Lane, or Low Road.</p>
SN2014	<p>Land at Intwood Road, Keswick</p> <p>The site has a poor relationship with existing development, both in terms of form and connectivity as well as being located within the Strategic gap and the Norwich Southern Bypass Landscape Protection Zone which seeks to retain the openness of the zone and where</p>

Site	Location and Reasons for Rejection
	<p>possible enhance the landscape setting of the southern bypass. The site is detached from the main part of the village where this part of the village retains its predominantly dispersed rural character.</p> <p>Development would have a detrimental impact on landscape which may not be reasonably mitigated. Highways have also raised concerns with the current road alignment of Intwood Road which challenges for visibility.</p>
SN4081	<p>Land to east of Intwood Road, Keswick</p> <p>The site is located within the Strategic gap and the Norwich Southern Bypass Landscape Protection Zone which seeks to retain the openness of the zone and where possible enhance the landscape setting of the southern bypass. In addition, the site is located adjacent to a County Wildlife site 'Carr Wood' where development would have a detrimental impact on landscape which may not be reasonably mitigated. The site is remote from services where there is no safe walking route to school. Highways have also raised concerns with an access off Intwood Road and achieving visibility.</p>

**QUESTION 72: Do you think that any of the rejected sites should be allocated?
Please add additional comments to explain your response.**

21. Ketteringham

Form and character

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

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

Services and Community Facilities

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

Settlement Limit and Constraints

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

No alterations are proposed to the existing Settlement Limit

QUESTION 73: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

4 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment:

Site	Location and Reasons for Rejection
SN0473	<p>Land at Church Road, Ketteringham</p> <p>The site is an unsuitable option for allocation due to its physical separation from the main settlement, access issues and the detrimental townscape impact its development would have. Development of the site would represent a breakout to the south of the village where views of the site are afforded from the surrounding road network. The site is also located adjacent to Bean and Outer Park Woods – County Wildlife Park where development may impact on protected species, which may not be reasonably mitigated.</p>
SN0513	<p>Land north of High Street, Ketteringham</p> <p>The site is part of a smaller group of dwellings located north off The Street, also separated from the existing Settlement Limit. The site is also constrained by heritage setting (Listed War memorial in front of the adjacent site) and landscape impact. Site is also at the limits of accessibility to services in terms of distance, a problem which is exacerbated by the lack of footways.</p>
SN0528	<p>High street, Ketteringham</p> <p>The site is constrained by heritage impacts, access and landscape. There is a Grade II listed war memorial located to the site's frontage where a Planning Inspector has considered that the development of the site would fail to preserve or enhance the setting, and thereby the significance of, the designated heritage asset. Whilst the site is adjacent to the existing Settlement Limit and within a reasonable distance of local services and facilities, this does not outweigh the limitations of the site in highways terms. The site also provides an attractive rural setting with open views to the north and north east, where development could lead to an uncharacteristic interruption.</p>
SN3031	<p>Land at Cantley Lane, Ketteringham</p> <p>The wider site is significantly too large in the context of the Village Clusters document. No smaller parts of the site are considered suitable</p>

Site	Location and Reasons for Rejection
	<p>due to the poor relationship with existing settlement (i.e. detached by intervening fields), and the consequent townscape/landscape concerns. The site is also heavily constrained by flood zone 2 and 3a, which cover over 50% of the site. Impacts on landscape, highways and Heritage assets could not be reasonably mitigated.</p>

**QUESTION 74: Do you think that any of the rejected sites should be allocated?
Please add additional comments to explain your response.**

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22. Kirby Cane and Ellingham

Form and character

The main development of Kirby Cane and Ellingham is concentrated in what has developed into a nucleated settlement around Mill Road, Mill Lane and Yarmouth Road, with significant estate development south of Yarmouth Road and on a more limited scale to the east of Mill Road and Mill Lane. There has also been a significant amount of infill development. The A143 provides a good link to Bungay, the A140 and Diss in the west and to Beccles, the A146 and Great Yarmouth to the east.

Services and Community Facilities

The settlement has a range of social, recreational and community facilities including a preschool, primary school, shop and village hall. There are several employment opportunities and a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement. No alterations are proposed to the existing Settlement Limit

QUESTION 75: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

12 sites have been promoted for consideration, of which 3 have been preferred for allocation but no further sites have been shortlisted.

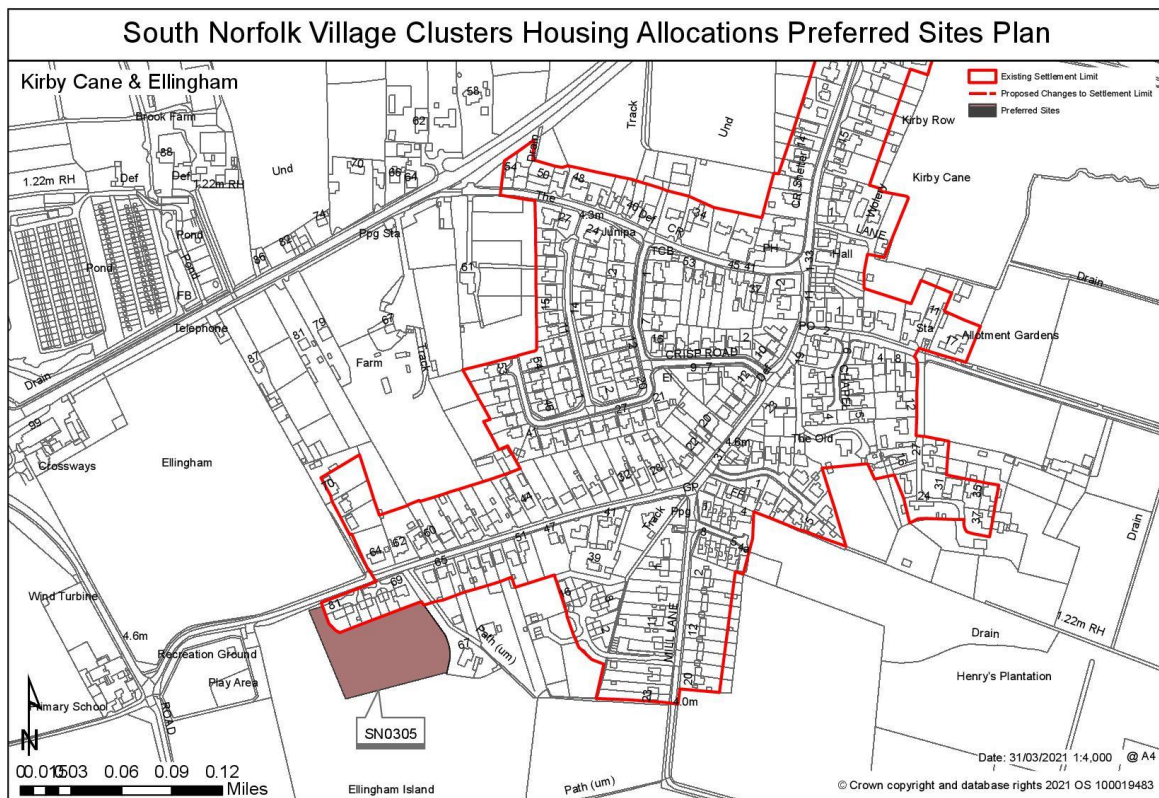
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0305, Land South of Mill Road, Ellingham

Preferred for up to 12 dwellings on a site of 1 hectare.

Reasoned justification: The site is well located for access to local services and facilities in the village. The principal constraint on the site is the high-pressure pipeline running along the western boundary, and the associated easements. It is therefore not proposed to allocate any closer to the pipeline than the existing dwellings on Mill Road. Restricting the extent of the site also has the benefit that it will not obscure views of the church to the south or impact too greatly on the River Valley Landscape. The site otherwise has few constraints.



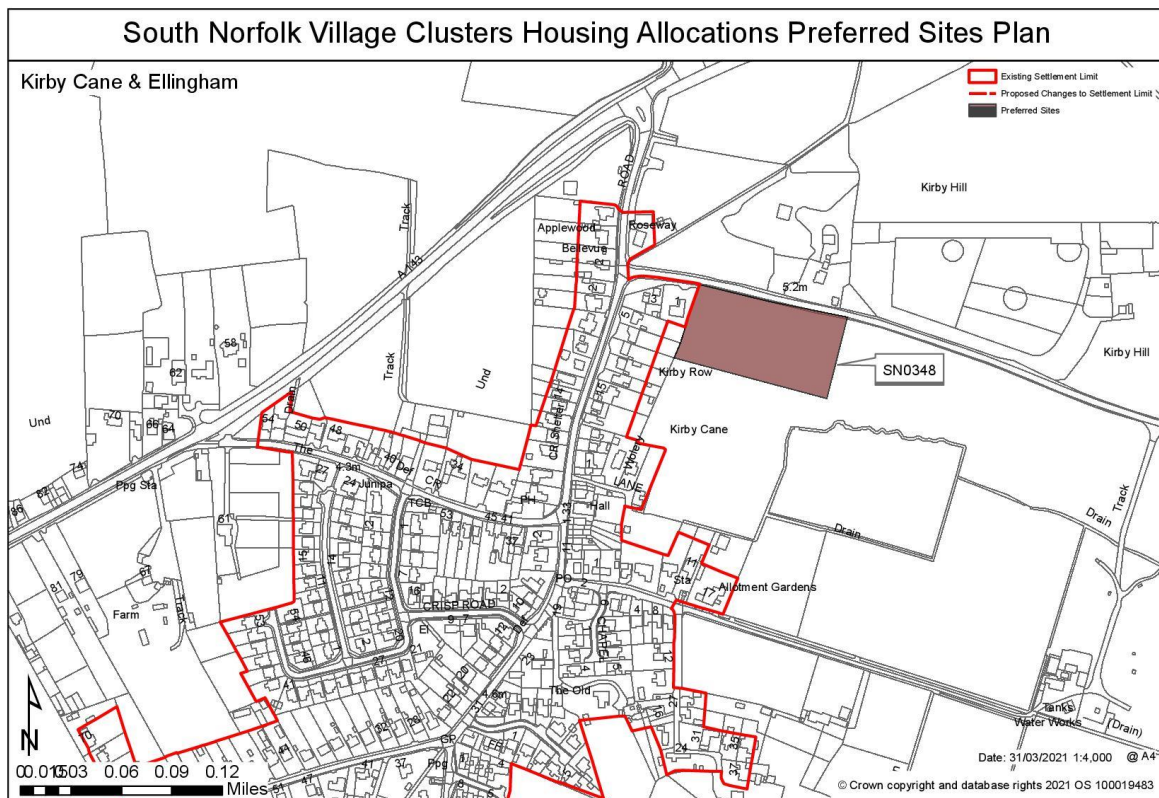
QUESTION 76: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN0348, Land to the South of Old Yarmouth Road, Kirby Row, Kirby Cane

Preferred for up to 25 dwellings on a site of 1 hectares.

Reasoned justification: The site is relatively well related to the existing village. However, progression of the site will be subject to further discussions with the Lead Local Flood Authority about the identified flood risk across the site and the mitigation measures that would be required to address this. Discussions with the highways authority indicate that highway safety concerns could be address. Whilst there would be a landscape impact to development in this location it could also provide an opportunity to enhance a gateway approach to the settlement.



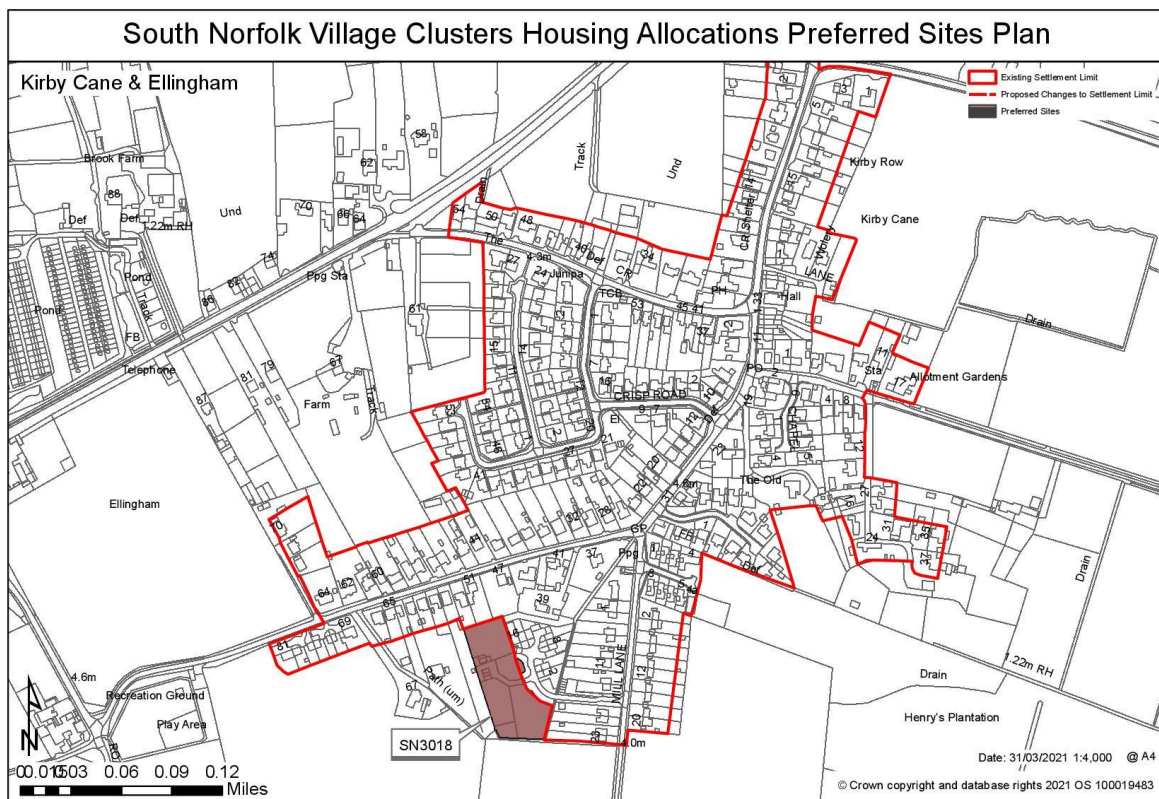
QUESTION 77: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN3018, Florence Way, Ellingham

Preferred for up to 12 dwellings on a site of 0.5 hectares.

Reasoned justification: The site is well located within the village, there are few on-site constraints and the landscape impact of the site within the River Valley is largely contained/mitigated by the surrounding development. The main constraint would be access. Vehicular traffic would need to use Mill Lane, which has limitations; however, there is a separate footpath to the rear of Florence Way which leads back to the Mill Lane/Mill Road junction. Florence Way does not appear to have been constructed to the County Council's adoptable standards, and negotiation with the owner of road will be required; the promoter of the site states that this has been initiated.



QUESTION 78: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0019SL	<p>Land at Old Post Office Land, Kirby Cane</p> <p>The site is well connected and is accessible to local services however significant highways concerns have been identified about access to the site, as well as townscape and residential amenity concerns caused by the backland form of development proposed for the site.</p>
SN0303SL	<p>South west corner of Henry's Field, Mill Lane, Ellingham</p> <p>Whilst the site is adjacent to the existing Settlement Limit and within a reasonable distance of local services and facilities, this does not outweigh the limitations of the site in highways terms. The site also provides an attractive rural setting within the River Valley landscape, when approaching</p>
SN0304	<p>South east corner of Ellingham Island, opposite Henry's Field, Mill Lane, Ellingham</p> <p>Whilst the site is adjacent to the existing Settlement Limit and within a reasonable distance of local services and facilities, this does not outweigh the limitations of the site in highways terms. The site also provides an attractive rural setting within the River Valley landscape, when approaching Ellingham from The Broads to the south, as well as from the public rights of way on and near the site.</p>
SN0306	<p>Land adjacent to South Lodge, Old Yarmouth Road</p> <p>The site is part of a smaller group of dwellings separated from the main village (and the local facilities) by the A143 bypass; as such, there is no current Settlement Limit in this location. The site also lies within the landscaped parkland of Ellingham Hall and forms a long, tree-filled gap on the sparsely developed northern side of the Old Yarmouth Road, and it is considered that the negative landscape and heritage impacts could not be reasonably mitigated.</p>
SN0344	<p>Land to the east of Church Road, Kirby Cane</p> <p>As promoted, it is excessive in size and therefore a smaller site area has also been considered as part of this assessment. Significant</p>

Site	Location and Reasons for Rejection
	<p>highways concerns, in particular creating a safe access into the site, have been identified as well as landscape concerns arising from the detached location of the site. It is not considered that either the highway safety concerns nor the landscape impact could be reasonably overcome.</p>
SN0396	<p>Land at Kirby Row, Newgate Lane, Kirby Cane</p> <p>The site relates reasonably well to the settlement and is adjacent to existing development. Some landscape and flood risk concerns have been identified however significant highways issues have been raised, including difficulties achieving an acceptable access to the site (which is currently accessed via an unadopted track), and visibility concerns at the Newgate Lane/Mill Road junction.</p>
SN4002SL	<p>Otto's Wood, north end of Lockhart Road Ellingham</p> <p>Whilst this site is suitably located within the village, with good access, the site is heavily treed and covered by a group TPO. The loss of trees would be detrimental to the amenity and character of the area, which is within the defined River Valley, with the added potential ecological/biodiversity implications of losing the woodland habitat.</p>
SN4018	<p>Land to the west of Church Road, Ellingham</p> <p>The site is adjacent to the primary school and playing field and a walkable distance to other local facilities and has few on-site constraints. However, the site would clearly be a detached group of houses, 200m+ from the nearest dwellings, with the development potential of the intervening land limited by a high-pressure pipeline. The site is set within a very open River Valley landscape, clearly visible in views from The Broads and the edge of the Conservation Area along Geldeston Road to the south, and numerous other footpaths and highways. The site promoter has suggested the site could deliver an additional play area and parking for the primary school, but it is not evident that there has been engagement with the school/NCC and this would make the developed area further detached.</p>
SN4054	<p>Land adjacent to 123 Old Yarmouth Road, Ellingham</p> <p>Although the site is brownfield, the majority is used for caravan storage, which could relatively easily revert to greenfield. The site has good access to some services (such as the primary school) but is at the</p>

Site	Location and Reasons for Rejection
	<p>limits of reasonable distances for others. The site adjoins a detached part of the settlement which currently has no defined Settlement Limit, separated from the main village by the A143 bypass. Access would require the removal of a substantial road frontage hedge and the site contains a number of trees, the loss of which would alter the character of the area. Development would be largely backland, on land which sits lower than the existing road frontage properties, with potential amenity issues.</p>

QUESTION 79: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response.

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23. Little Melton and Great Melton

Form and Character

Little Melton

Little Melton was historically linear in form, but some estate development has taken place at Ringwood Close, Gibbs Close and south of School Lane at Braymeadow and Greenacres. The grounds of Elm Farm, which is centrally located in the village, provides an important break in the street frontage and contributes to the character of the centre of the village. The village is set in open countryside, and is visible from Watton Road to the north, creating a landscape setting when approaching the village from Green Lane. However, hedges and trees to the south of the village mean there are fewer long-range vistas.

The proximity to the A47 (via Green Lane) makes Little Melton accessible from Norwich. There are bus stops (on both sides of the road) at two points in the village, with buses to Wymondham, Hethersett and Norwich.

Great Melton

Great Melton comprises a scattering of farms and cottages with a loose knit group of dwellings at High Green. To the north of High Green there is an area forming Great Melton Park.

Services and Community Facilities

The cluster has a range of services and community facilities including preschool, Little Melton Primary School and the Village Inn, plus a convenience store and MOT garage. There are allotments, accessible from Great Melton Road and Mill Road, which contribute to the rural nature of the village. The village hall and playing field are on Mill Road, outside the Settlement Limit and in a countryside setting. There is a lack of footpaths in the village, which combined with narrow roads, makes pedestrian travel challenging at peak times. There is also a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and include the land allocated within the 2015 Site Allocations Plan (LIT 1) located south of Ringwood Close. The Settlement Limit maintains to exclude the allotments which run between Great Melton Road and Mill Road. The Settlement Limit has been extended to reflect the recent Reserved Matters application 2015/1697 for 27 residential dwellings. The Settlement Limit will also be amended slightly to reflect recent minor planning permissions

on School Lane (16/1105/F and 17/0251/F) These changes are shown on the policies map.

There are problems with surface water drainage, which could be alleviated through improved maintenance of open and piped water courses.

The South Norfolk Place-making Guide states that key views of historic churches should be protected. All Saints' Church lies to the east of the village along Mill Road, separated from the village by agricultural land. From the village, views of the church are blocked by roadside hedges and field boundary hedges.

QUESTION 80: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

12 sites have been promoted for consideration, of which 2 have been preferred for allocation and 2 have been shortlisted.

Preferred Sites

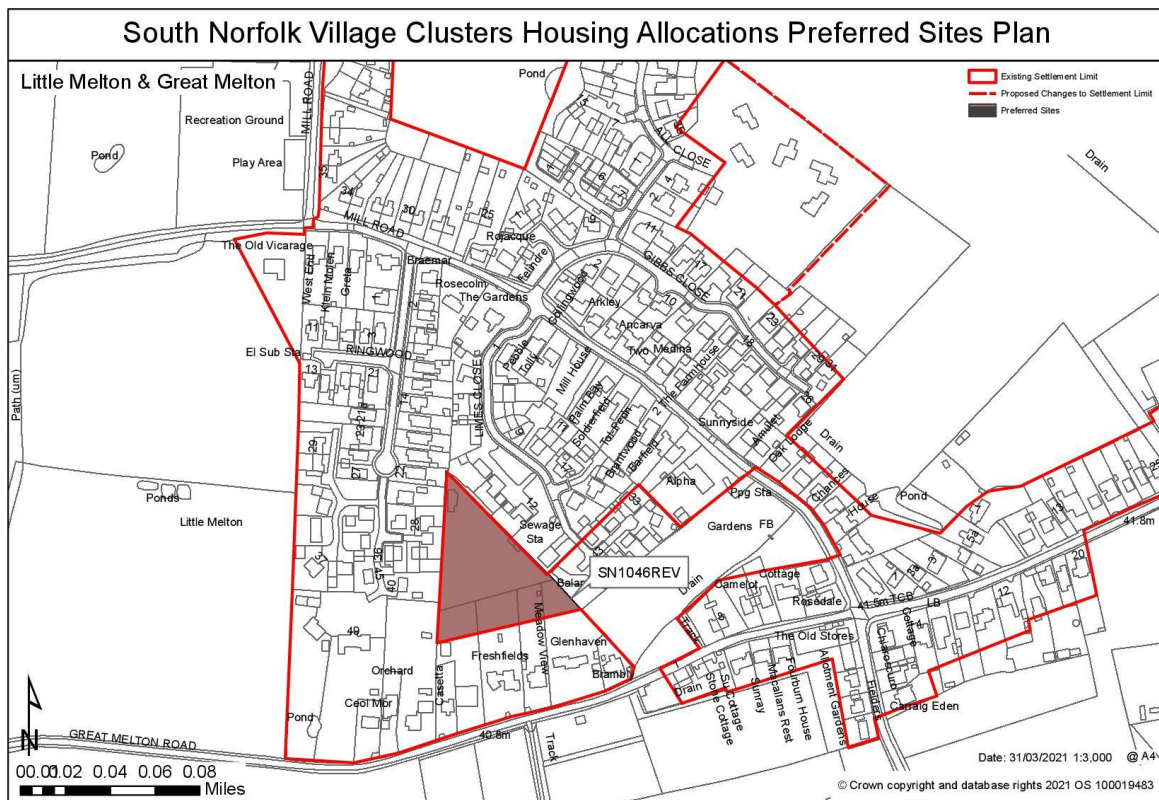
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN1046REV, Glenhaven, Great Melton Road, Little Melton

Preferred for a Settlement Limit Extension on a site of 0.69 hectares.

Reasoned justification: The site is situated to the rear of residential development on all sides and appears to be landlocked. However, the promoter has advised that the proposal would include the demolition of 'Glenhaven' dwelling to the south to allow access to the site. The Highway Authority have raised concerns with the access and whether a suitable access could be achieved, and the local road network is unsuitable. These concerns would need to be demonstrated prior to development.

Whilst the site is of allocation size, development potential is limited given the backland nature of the site, its awkward layout of the site, and the need to demolish the existing bungalow to gain access. Therefore, it is only proposed to bring the site into the Settlement Limit.

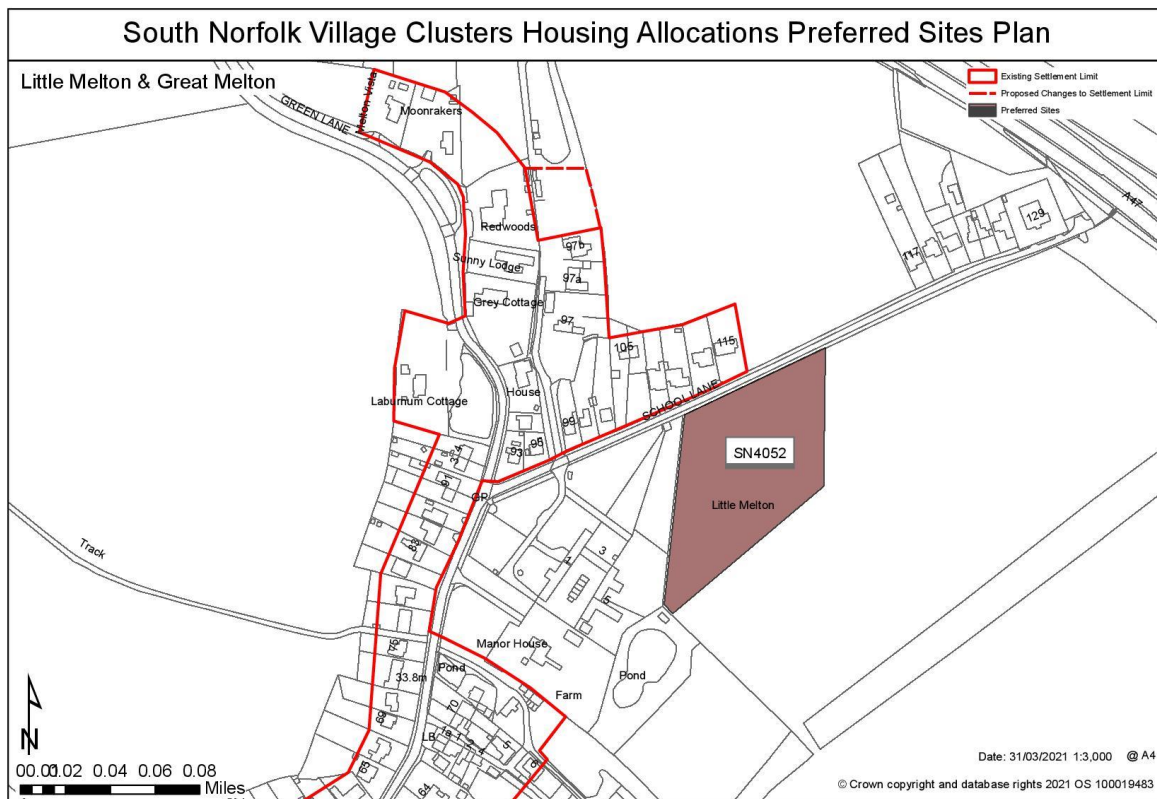


QUESTION 81: Do you support or object to the proposed use of the site? Please explain your reasons

Site: SN4052, Land south of School Lane and east of Manor Farm Barns, Little Melton

Preferred for up to 25 dwellings on a site of 1 hectare.

Reasoned justification: Whilst peripheral to the village, the site is reasonable well related to existing services and facilities. The site is located to the south of School Lane where there are reasonable verges but no footways, the road would need to be widened and include footpaths. It would also need to be demonstrated that sufficient visibility splays can be achieved, prior to accepting development is acceptable. Whilst the site is located within a residential context, located to the west is Manor Farm Barns which is considered a non-designated heritage asset, the impact of the setting would need to be considered. In landscape terms, the site is relatively open where the Southern Bypass Landscape Protection Zone seeks to protect openness. The site does not have any significant arboricultural issues.



QUESTION 82: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Reasons not preferred for allocation:
SN0488	<p>Land north of School Lane (between No115 and No117), Little Melton</p> <p>Shortlisted for up to 25 dwellings on a site of 1 hectare.</p> <p>NCC Highway Authority have raised site access concerns; the site is accessed via School Lane which is a constrained road that would need to be widened and include footpaths. Poor visibility has also been identified and it would need to be demonstrated that adequate visibility at the junction can be achieved, prior to accepting any further development off School Lane. In addition, any loss of hedgerow along the verge would need to be assessed prior to removal.</p> <p>Whilst the site is relatively well screened, the site is also located within the Southern Bypass Landscape Protection Zone where existing local plan policy requirements set to retain openness, any scheme would need to take this into consideration and justify any erosion of this protection zone. Surface Flood has been identified to the site frontage and highway, however it is considered that this could be mitigated.</p>
SN2044	<p>Land north of Braymeadow Lane, Little Melton</p> <p>Shortlisted for up to 25 dwellings on a site of 1 hectare.</p> <p>The wider site is significantly too large in the context of the Village Clusters document therefore, subject to a reduction in size and scale of up to 25 dwellings, the site would be considered suitable. The land considered acceptable for development is the land adjoining existing development on Braymeadow and Greenacres to the west. Highway constraints have been identified; access via Braymeadow Lane is narrow and would require widening, including the provision of a footway, therefore the site would be subject to achieving satisfactory access. In light of this, it has also been identified that there is significant number of roadside trees in closest proximity to the existing development</p>

Rejected Sites

The following site(s) were promoted for development but have been considered to be unreasonable alternatives on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0182	<p>Land north of Mill Road, Little Melton (west of village hall and playing field), Little Melton</p> <p>Whilst the site is immediately adjacent the current settlement limit for Little Melton, it actually appears detached from existing area of settlement to the east and feels removed from village due to the rural section of Mill Road it is accessed off. Access via Mill Road is constrained and there is concern that it may not be possible to achieve required visibility due to road alignment and limited length of frontage. Required highway works (if achievable within highway) would impact existing hedges & trees. Heritage impacts have also been highlighted in relation to the setting of the Grade I listed church immediately south of the site, concerns with the potential erosion of rural and open view in a north east direction. It has also been highlighted that there is an old oil pipeline that crosses the site which could heavily constrain development.</p>
SN0397	<p>Land north of No46 Mill Road, Little Melton</p> <p>The site is located to the end of a restricted driving where access to the site could require 3rd party land, which at this stage has not been identified by the promoter. The site is situated to the north of existing linear residential dwellings where development of the site would relate poorly to the existing form and character. There are few other constraints.</p>
SN0454	<p>Keyline Builders Site, Little Melton Road, Beckhithe, Little Melton</p> <p>Whilst the site is considered as brownfield, which is predominantly encouraged, the site is considered remote from the main part of the settlement, where footway provision likely to be achievable. It has also been highlighted that whilst the site benefits from an existing access via Little Melton Road, improvements may be difficult to secure as visibility splays are over third-party land. It is also noted that the site is currently being used for commercial use, where current leases are still active;</p>

Site	Location and Reasons for Rejection
	the development of the site could result in the loss of an employment site.
SN0591	<p>Land north of 5A School Lane, Little Melton</p> <p>The site is considered to have an inadequate access and an unresolvable high surface water flood risk across part of the site. Whilst the site is reasonably well located, with the School located immediately adjacent, access to the site is via a very narrow private access between dwellings where a satisfactory access is not achievable. It is also considered that the location of an access here, between residential dwellings would raise concerns with amenity issues with No7 and No9 School Lane.</p>
SN3001	<p>Land to the south of Great Melton Road, Little Melton</p> <p>The site is heavily constrained to a small area that is considered developable. A large part of the western side of the site is affected by high risk surface water flooding. It has also been identified that the ORSTED cable route crosses the site, which is the underground routing of power cables for offshore wind turbines. Whilst access could be achieved via Gt Melton Rd this would require c/w widening to 5.5m min and 2.0m wide f/w at site frontage. The site would also require a footway and further widening which doesn't appear feasible within the existing highway. It is considered that any significant landscape harm can be mitigated.</p>
SN3007	<p>Land adj Willow Cottage, 7 School Lane, Little Melton</p> <p>Whilst the site is located within a residential context and neighbours the primary school, the site is backland development. Where development here would be out of keeping with the exiting settlement pattern, requiring a convoluted access and with potential amenity concerns for existing residents. The site is also constrained to developable land as a large part of site has been identified as medium- high risk of surface flood.</p>
SN4058SL	<p>Land west of Burnthouse Lane, Little Melton (south of SN4072)</p> <p>Development of the site would result in a poor relationship with existing development, both in terms of form and connectivity. Development of the site would also impact on the rural character of the southern end of the village, by eroding the dense woodland setting along Burnthouse</p>

Site	Location and Reasons for Rejection
	Lane. The site is also at the limits of accessibility to services in terms of distance, a problem which is exacerbated by the lack of footways.
SN4072SL	Land west of Burnthouse Lane, Little Melton (north of SN4058) Development of the site would have an urbanising effect on this rural location. Site is also at the limits of accessibility to services in terms of distance, a problem which is exacerbated by the lack of footways. Further to this there is insufficient frontage to provide for safe access and footway provision (no safe walking route to school).

QUESTION 83: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 84: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

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24. Morley and Deopham

Form and character

Morley

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

The main area of development in the parish is located at Morley St Botolph and extends along Chapel Road, The Street and Deopham Road. There is also a significant linear development in the south of the parish at Hill Road, astride the former A11, which adjoins development at Besthorpe within Breckland District and is part of the area covered by the Attleborough and Snetterton Heath Area Action Plan.

The other significant development within the parish is Wymondham College, a large secondary boarding and day school. The College is located in the south of the parish in an area otherwise characterised by isolated and dispersed dwellings and farms.

Deopham

Deopham is a linear village. Whilst it does not have a centre it has distinct areas around Low Common, Coldham Green and Deopham Green.

Services and Community Facilities

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

Settlement Limit and Constraints

The settlement limits have been drawn to retain the existing wooded character of the settlements while allowing for further limited infill development in the Morley St Botolph area. No alterations are proposed to the existing Settlement Limit.

QUESTION 85: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

9 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0130SL	<p>Land east of Brecon Lodge, Golf Links Road</p> <p>The site is isolated from the main built extent any settlement, remote from most services with no safe walking route to the school. Development of the site would result in harm to the landscape and townscape by virtue of the consolidation of the built form which is currently sporadic. In addition, improvements to the local road network would be required to provide footpaths.</p>
SN0356	<p>Land west of Golf Links Road, Morley St Botolph</p> <p>The site is remote from most services, detached from the main part of the settlement and there is no safe walking route to the school. It would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the south. Achieving an access and footway would require frontage hedge/tree removal and there is a surface water flood risk.</p>
SN1033	<p>Adjacent Attleborough Road/Hill Road</p> <p>Morley St Peter is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. The limited development is sporadic with a loose grain and development of this site would be at a higher density which would not reflect the form and character of the area having a negative impact on the landscape. In addition, a surface water flow path crosses the site reducing the developable area, and it is unlikely to be able to achieve satisfactory access with limited frontage and hedgerow to remove at Attleborough Road and the adjacent junction.</p>

Site	Location and Reasons for Rejection
SN3012SLR EV	<p>Adjacent to Fir Grove, Deopham Road, Morley St Botolph</p> <p>Although it is adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car. It is not suitable as the site is well wooded which contributes to the character of local area and would have an adverse impact on the setting of the adjacent listed building. There is a small area of surface water flood risk in south-east corner of site. Highways concerns have also been identified.</p>
SN4027	<p>Land North of Deopham Road, Morley</p> <p>The site is considered to be an unreasonable option for allocation, even with a reduced number of dwellings. The site is remote from all services, apart from the school, and is detached from the main part of the settlement. There is no safe walking route to the other village facilities. It would have a significant detrimental impact on the landscape and townscape by virtue of its open rural nature and remote location in the countryside away from the main part of the settlement. Achieving an access would require some frontage hedge removal and there is a possible surface water flood risk.</p>
SN4035	<p>Land north of Wymondam Road, Deopham</p> <p>Deopham is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. The site is detached from any development therefore standing alone in the landscape which will have a negative impact and will also an impact on the setting of the church to the north-west</p>
SN4041	<p>Land to the east of Hill Road</p> <p>The site is remote from most services and there is no safe walking route to the school. It is out of scale with the existing settlement and would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the east. A reduced site area would not address the identified concerns. Achieving an access and footway would require tree removal. The site is also affected by a surface water flood path and is in risk of significant surface water flooding.</p>
SN4042	<p>Land to the north of Norwich Road</p>

Site	Location and Reasons for Rejection
	<p>The site is remote from most services and there is no safe walking route to the school. It is out of scale with the existing settlement and would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the east. A reduction in the size of the site would not address the constraints identified. Achieving a suitable access and footway would require tree removal. The site is also affected by a surface water flood path and is in risk of significant surface water flooding.</p>
SN4073 SL	<p>Land adjacent Clearview, Hookwood Lane</p> <p>Morley St Peter is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. Hookwood Lane is particularly narrow. The limited development on Hookwood Lane is sporadic with a loose grain, development of this site would be at a higher density and would not reflect the form and character of the area, although the site is relatively contained. There are significant mature trees within the site and a strong line of trees along the frontage. There is a flooding risk from a surface water flow path adjacent to the site.</p>

**QUESTION 86: Do you think that any of the rejected sites should be allocated?
Please add additional comments to explain your response.**

Form and Character

Mulbarton

Historically Mulbarton developed with cottages and individual properties fronting the three roads around The Common. More recently, estate development has taken place on a large scale to the south of The Common which has altered the form and character of the village. As a result of past planning policies, The Common has remained as a large undeveloped space in the centre of the village and is important in terms of both visual amenity and recreation opportunities. There has been little development on the edges of The Common in order to preserve its impressive open appearance and allow views out over the surrounding countryside, drawing the countryside into the 'core' of the village.

There is also a good buffer of open farmland between the B1113 and the western edge of new residential areas south of The Common which contributes to the setting of the village.

The view of the church, north of The Common, is prominent from all parts of The Common. The special character of this area has been recognised by the designation of a Conservation Area in 1977, which was extended in 1994.

Bracon Ash

The parish of Bracon Ash lies to the south-west of Mulbarton on the B1113. There are three distinct settlement groupings, including the area around the church and the area at Hethel. The main settlement has developed in a linear fashion along The Street, Hawkes Lane and Poorhouse Lane and comprises mainly frontage properties. It is separated from Mulbarton by agricultural land to the south of Cuckoofield Lane which contributes to its individual identity. Within the village, there is an important gap to the north of Mergate Farm, which maintains the segregation between the farm and the village. The B1113 gives reasonable access via the A140 to Norwich.

Swardeston

Swardeston has developed either side of the B1113, with outliers of development around The Common. The historic 'core' of the village is to the west of the main road where there are a number of older cottages facing The Common. More recent estate scale development has taken place to the east of the B1113.

The focus of the village is The Common which occupies some 21 hectares. There has been some limited infilling in the surrounding settlement groups but its character as a large, informal open space crossed by a network of unmade tracks has remained and

contributes greatly to the pleasant rural character of the village. There is an outlier of development to the south of the road leading to Lower East Carleton. The landscape to the east of the village is open.

East Carleton

The parish is predominately rural with the main settlement having developed with frontage properties along Rectory Road, Hethersett Road and Wymondham Road.

Services and Community Facilities

The cluster possesses a good range of facilities which includes infant and junior schools, farm shop, GP surgery, social club, village hall and scout/guide hall, convenience stores, hot food take-aways, car MOT garage, pub and children's playgroup. The area has good access to Norwich via the B1113 and A140 and there is a regular bus service.

Settlement Limit and Constraints

Mulbarton and Bracon Ash

The Settlement Limit has been drawn to include the main built form of the settlement and include the allocated land. The village hall, Old Hall Farm and the church and rectory are excluded, but there are further small clusters of development with boundaries at the north and west of the common. In Bracon Ash, development at Poorhouse Lane, The Street and Hawkes Lane are included, but Mergate Farm and the small cluster of dwellings off Mergate Lane have been excluded. Infill development opportunities have been created at The Rosery and Norwich Road in Mulbarton and at Hawkes Lane and the nurseries in Bracon Ash. An amendment is proposed to the Settlement Limit of Bracon Ash in order to exclude the triangular area of land used as a green. The Settlement Limit will also be amended to include recent planning permission 2017/2131. These changes are shown on the policies map.

Swardeston

The Settlement Limit has been drawn to include the main built form of the settlement and include the previously allocated land. The Settlement Limit is fragmented; the largest group along Main Road excludes Roadside Nursery and the larger residences around the church. In addition, there is a Settlement Limit around two groups of dwellings to the north and west of the common, on Intwood Lane and The Common. There is an opportunity for limited infill development on Intwood Lane. There are problems of surface water drainage particularly on the east side of the village and estate scale development would have to overcome this. No alterations are proposed to the existing Settlement Limit.

The existing primary school at Mulbarton is noted as operating at capacity. However there remains space in the nearest alternative at Newton Flotman. Further exploration will be needed to ensure primary school needs can be met.

QUESTION 87: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

24 sites have been promoted for consideration, of which 2 were preferred for allocations but no further sites were shortlisted.

Preferred Sites

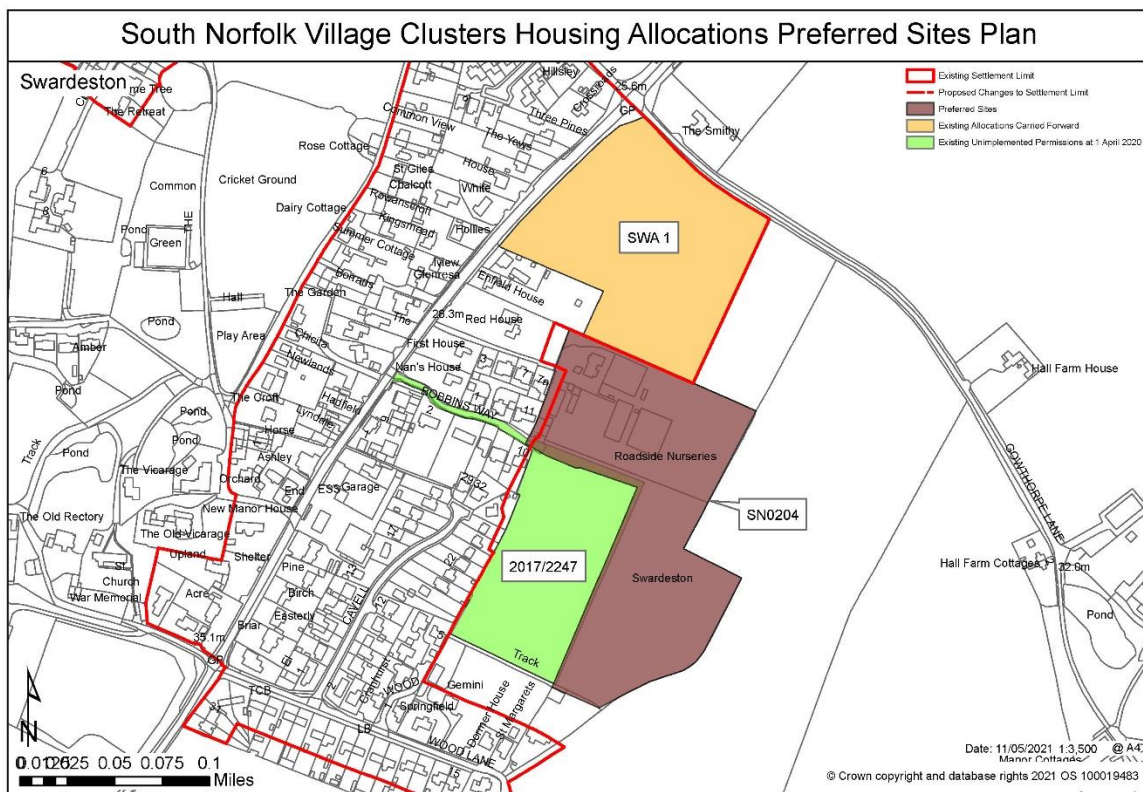
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: SN0204, Bobbins Way, Swardeston

Preferred for up to 25 dwellings on a site of 1.6 hectares

Reasoned justification: Promoted for a larger site of 3.3 hectares. As promoted the site is of a scale that would have a significant impact on the wider landscape. However, the site is considered suitable for allocation at a reduced scale of 1.6 hectares based on the Roadside Nurseries element of the site. Development would continue to have some adverse landscape impacts, due to identified flood risk constraints being likely to restrict development on those parts of the site closest to the existing settlement. This would result in a suboptimal relationship between new development and the main village. It would need to be demonstrated that a form of development could be achieved which relates suitably to the existing village. In order to mitigate highways concerns a development of more than 25 homes may be required. Should this be the case careful consideration would need to be given to mitigating landscape impact.



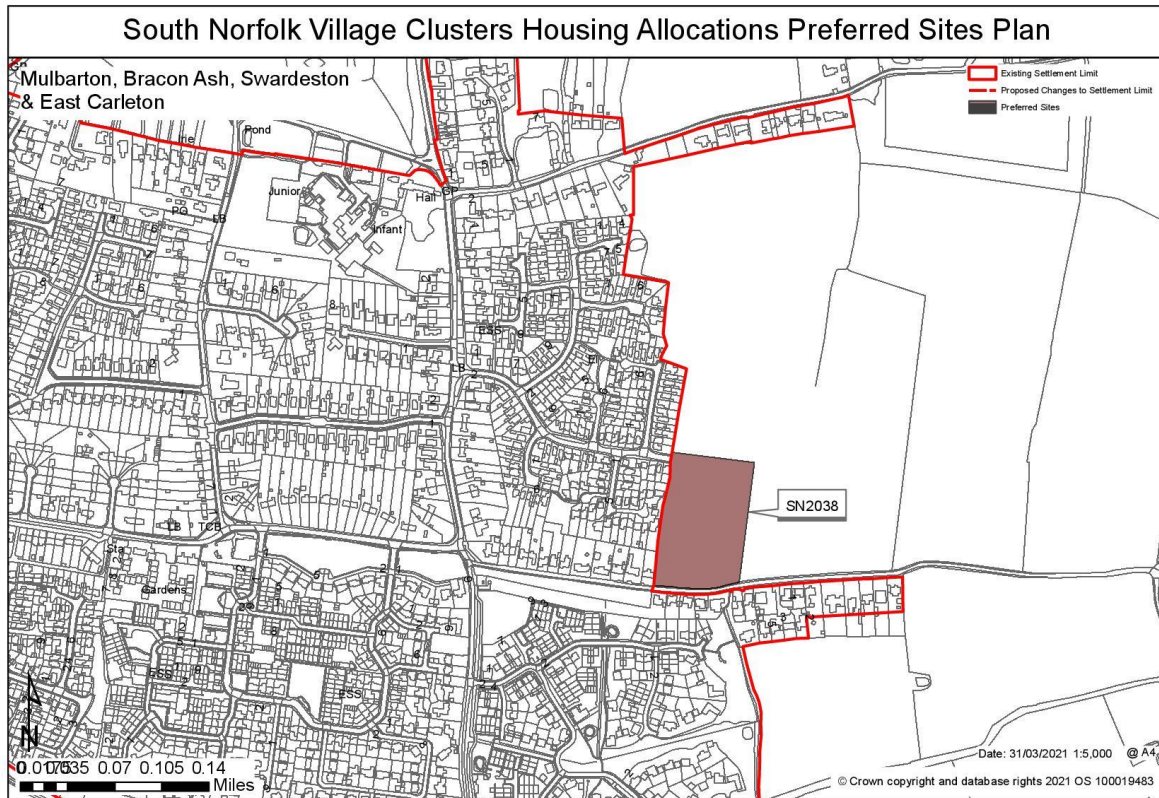
QUESTION 88: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2038, South of Rectory Lane, Mulbarton

Preferred for up to 35 dwellings on a site of 1.5 hectares

Reasoned justification: The site is well located in terms of access to services and facilities. There are few constraints on the site. Whilst it would extend into the countryside, the site would be read largely against the backdrop of existing housing. Highways considerations mean that a smaller development at the southern end of the site, accessed from Bluebell Road, is the only appropriate option.



QUESTION 89: Do you support or object to the allocation of the preferred site?

Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0026SL	<p>Jasmine Cottage, The Street, Bracon Ash</p> <p>The site is backland development, out of keeping with the exiting settlement pattern, requiring a convoluted access and with potential amenity concerns for existing residents. Highways concerned about the suitability of the local road network. Surface water flood risk and potential loss off trees would also need to be addressed.</p>
SN0195	<p>Land off the B1113 Norwich Road, Bracon Ash</p> <p>Poor relationship with existing development, both in terms of form and connectivity, as well as the erosion of gap between Bracon Ash and Mulbarton and the impact on the setting of Mulbarton Conservation Area. The current access is too narrow and visibility improvements appear to require third party land. Flood risk is a constraint, with most of the site in Zone 2 and parts in Zone 3a.</p>
SN0247	<p>Site off Low Common, East Carleton</p> <p>Site not suitable for allocation or inclusion in settlement limit due to: remoteness from the services and facilities in Swardeston and Mulbarton, exacerbated by the lack of footways; out of keeping in terms of form and character; and possible deliverability issues, specifically regarding a suitable access</p>
SN0315	<p>Land to the east of Mulbarton</p> <p>The wider site is significantly too large in the context of the Village Clusters document. No smaller parts of the site are considered suitable due to the poor relationship with existing settlement (i.e. detached by intervening fields), and the consequent townscape/landscape concerns. Whilst parts of the site are in close proximity to some local services and facilities, actual accessibility is much more limited due to the constraints of the local highway network. Areas of the site are also affected by surface water flood risk and heritage concerns.</p>
SN0367SL	<p>Land off Chesnut Close, Swardeston</p>

Site	Location and Reasons for Rejection
	Not suitable for inclusion as a settlement limit extension due to impact on the character of the area, particularly The Common, and access constraints; the site has limited accessibility to local services and facilities, with many of the local roads having no footways.
SN0426	<p>Land to the west of Norwich Road, Swardeston</p> <p>The site is not considered suitable for allocation due to the separation from the main part of the settlement by the undeveloped grounds of Swardeston House; the site would impact adversely on both the landscape and townscape, an issue that would be emphasised by the loss of frontage vegetation to create a suitable access. Potential impact on the setting of the Grade II* Listed church, and adjoining listed Old Rectory, Old Vicarage and War Memorial. Pedestrian connectivity is also poor.</p>
SN0428SL	<p>Land north of Rectory Road, East Carleton</p> <p>East Carleton does not currently have a Settlement Limit to extend, and the site is at the margins of the acceptable distances to services, on roads that have very limited footway provision (and sections which are unlit and subject to the national speed limit). It is also not suitable due to harmful impact on the character of area that would result from the removal of the trees on site.</p>
SN0496REV	<p>Land north of Mulbarton</p> <p>95 dwellings is larger than being sought in the VCHAP and it is not clear whether the 60 dwellings with a doctors surgery and care home would be (a) deliverable, or (b) possible to require. In any event, the site is detached from the rest of the settlement, and has both heritage concerns (impact on the listed church, Paddock Farm, and the Conservation Area) and landscape concerns (erosion of rural character from the public footpaths to the east). In terms of accessibility the site requires footways improvements to the B1113 and also to the footpath via the churchyard; however, a significantly reduced scheme would be unlikely to connect to the churchyard footpath and it is not clear what the B1113 junction arrangement would be for a smaller scheme.</p>
SN0517SL	<p>Land off The Common, Swardeston</p> <p>Not suitable for inclusion as a settlement limit extension due to impact on the character of the area, particularly The Common, and access</p>

Site	Location and Reasons for Rejection
	constraints. Neither of the adjoining small groups of dwellings are within the Settlement Limit. The site has limited accessibility to local services and facilities, with many of the local roads having no footways.
SN0549SL	Barracks Meadow, Hawkes Lane, Bracon Ash Not suitable for allocation or a settlement limit extension of the scale proposed, which would be out of keeping with the form and character of the location and have potential heritage concerns re Home Farm House and Mergate Farm. Access is along the narrow Hawkes Lane, with no footways and limited visibility at bends.
SN0551	Land to the rear of Almond Villa, Intwood Lane, Swardeston The site is at the limits in terms of distances to services and the roads around the site are narrow, unlit, with no footways, making walking/cycling an unattractive option. The site would be backland development, out of keeping with the frontage only development at present and may also have amenity implications. The main concern with this site is the inability to create a suitable access.
SN0600REV	Land to the east of Hethersett Road, East Carleton This is not suitable as a settlement limit extension or allocation for housing, given the considerable distance from all of the main services and the intrusion into countryside, which would generally be out of keeping with this rural location.
SN1037	The Old Nursery, The Drift, Lower East Carleton The site not suitable for allocation or inclusion in settlement limit due to remoteness from key services and facilities and the narrow roads with no footways between the site and Swardeston/Mulbarton (including stretches under the national speed limit). The site does not appear to have direct access to the adopted highway, instead being accessed via the unadopted The Drift. Even at a reduced site size, development in this location would form a largely isolated group of dwellings in the countryside.
SN1058	Land east of Swallow Barn, Wymondham Road, East Carleton A previous refused application has demonstrated that the site has limited constraints and that a suitable access could be achieved; however the site is beyond the required distance to services for

Site	Location and Reasons for Rejection
	<p>everything other than local employment, and the routes to Mulbarton generally have no footways and sections at the national speed limit. The site is part of a small group of buildings, detached from East Carleton village, and not suitable for a Settlement Limit as intensifying development here would erode the rural character of the area.</p>
SN1059SL	<p>Land at Paddock Cottage, Swardeston Lane, East Carleton</p> <p>A previous permission for a single dwelling on this plot has been implemented, which now makes further development difficult to achieve in terms of access and form of development (which would be piecemeal backland). Notwithstanding this, the site is at the limit in terms of distance to services/facilities, and beyond 3km from Mulbarton Primary School. This location currently does not have a settlement limit and is not considered appropriate for a new settlement limit, which would encourage intensification of development in a rural location with generally poor access to services/facilities.</p>
SN2039	<p>Land north of Rectory Lane, Mulbarton</p> <p>The site is well located in terms of distance to services and facilities. However, the access using Rectory Lane is not appropriate (narrow, unlit, lack of footways). In townscape/heritage terms, estate style development would be out of keeping with the rural character of Rectory Lane with potential impacts on the setting of nearby listed properties. Loss of the intact hedge closest to the village to create any access/visibility would also be a concern.</p>
SN2087	<p>South of Cuckoofield Lane, Bracon Ash</p> <p>The site is relatively well located in terms of the distance to local services and facilities. However, the site would diminish the small gap separating the settlements of Bracon Ash and Mulbarton. The irregular shape of the site, and the presence of TPO trees would constrain development. The access as proposed via the Local Plan submission is very narrow and would have amenity implications for occupiers of the adjoining properties. An alternative access was proposed via the withdrawn application however this would involve taking a road through the boundary hedge into the agricultural field to the east of Park Nook, which would have a further urbanising effect.</p>
SN2165	<p>Land south of Wymondham Road, East Carleton</p>

Site	Location and Reasons for Rejection
	<p>Not suitable for an allocation due to remote location beyond the required distance to services for everything other than local employment, and the routes to Mulbarton generally have no footways or lighting and sections at the national speed limit. Development would represent an isolated group of dwellings in the countryside, eroding the rural character, which would be further diminished by the loss of hedgerow to create an access</p>
SN2167REV	<p>Land east of Hethersett Road, East Carleton</p> <p>This is not suitable as a settlement limit extension or allocation for housing, given the considerable distance from all of the main services and the intrusion into countryside. Development would represent an isolated group of dwellings in the countryside, eroding the rural character.</p>
SN4032	<p>Land east of Norwich Road, Bracon Ash</p> <p>Although the site could potentially form an extension to the existing BRA1 Local Plan allocation, it would become significantly more intrusive in the open landscape and encroach into the rural setting of the listed Home Farm House. There would also be significant highways concerns about further development in this location, including safe non-car access to local services and facilities in Mulbarton.</p>
SN4059	<p>Corner of Brick Kiln Lane, Mulbarton</p> <p>The site is reasonably well located in terms of distance to services and facilities and has few on-site constraints. However, access using The Rosery is not appropriate as the road is narrow, unlit, lacks footways, and has a constrained junction with Long Lane/Cuckoofield Lane. The site would also have a poor relationship with existing development, particularly as there is no obvious connectivity with the recently completed housing off Long Lane.</p>
SN4082	<p>Land at Intwood Lane, Swardeston</p> <p>The site is at the limits in terms of distances to services and the roads around the site are narrow, unlit, with no footways, making walking/cycling an unattractive option. Development of the site would erode the rural character of the area, impacting on the higher plateau landscape and encroaching into an undeveloped part of the Southern Bypass Landscape Protection Zone.</p>

Site	Location and Reasons for Rejection
SN4086	<p>Land south of Rectory Road, East Carleton</p> <p>The site itself has few constraints and frontage development would be in keeping with the form and character of the settlement, subject to assessment of the trees along Rectory Road. However, the site is beyond of the required distances to most services/facilities, on roads that have very limited footway provision (and sections which are unlit and subject to the national speed limit).</p>

QUESTION 90: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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Form and Character

Needham

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

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

Brockdish

The parish contains Brockdish and Thorpe Abbots. Brockdish is primarily a linear village located along the northern side of the Waveney Valley close to the A143. The village core is centred on the junction of The Street/Scole Road and Grove Road.

A separate area of residential development is located a short distance to the west near the church. Separation of these two distinct parts of the settlement should be maintained in order to preserve the character of the conservation area with its many listed buildings.

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

Starston

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

Wortwell

There are two main areas which together form the established village of Wortwell. The main part of the village is along the line of High Road whilst the remainder, known as Low Street, has developed along Low Road. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish. The A143, which bypasses the village, provides good links to Harleston, the A140 and Diss to the west, and to Bungay and the A146 to the east.

Services and Community Facilities

The cluster has a range of social and community facilities including village halls and public houses. The villages also have recreation areas, local employment opportunities and bus services.

Settlement Limit and Constraints

Needham

The settlement is constrained to the west by the Bypass and Flood Zones 2 and 3 to the north and east. The Settlement Limit is drawn to provide for some limited infill development within the existing village core. The area of development adjacent to the Harleston bypass roundabout is excluded as it is within the flood zone. The Settlement Limit also excludes the church and village hall and the land opposite as it contributes to the open character and rural appeal of this part of the village. No alterations are proposed to the existing Settlement Limit.

Brockdish

The Settlement Limit has been drawn to include the main built form of the settlement at Brockdish and allow for some limited sensitive infill within it. A minor addition to the Settlement Limit has been drawn to include a single dwelling that was approved adjacent to the eastern edge of development along The Street in January 2019 (2018/2293). This change will be shown on the policies map

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

Starston

Due to its dispersed character, attractive valley landscape and extensive conservation area, the Settlement Limit has been drawn to reflect the existing settlement form in three separate parts to prevent further development extending into the surrounding open countryside. No alterations are proposed to the existing Settlement Limit.

Wortwell

The Settlement Limit has been drawn to include the main built form of the settlement along High Road. A minor extension to the Settlement Limit has been drawn to include the three dwellings granted planning permission in October 2018 (2018/2019) to the south of High Road. This change will be shown on the policies map.

QUESTION 91: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

15 sites have been promoted for consideration, of which 3 were identified as preferred allocations. No further sites were identified as shortlisted sites.

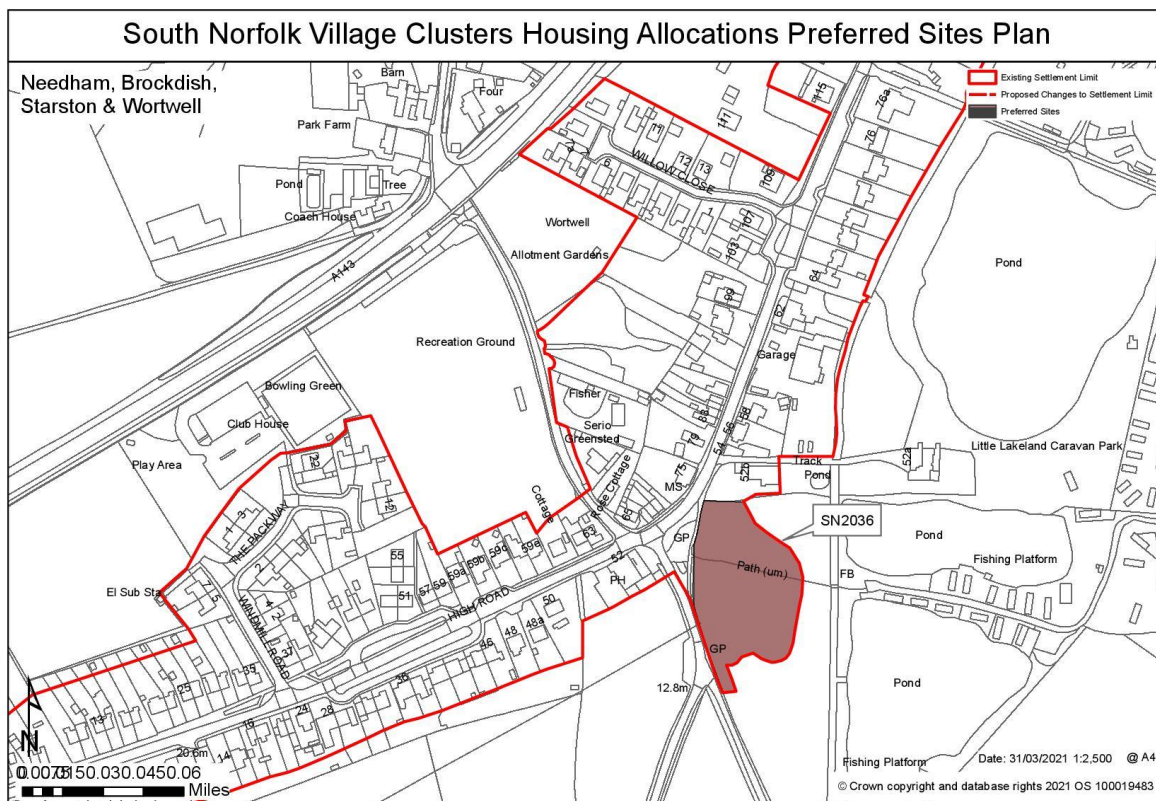
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN2036, Land at the junction of High Road and Low Road, Wortwell

Preferred for 10 dwellings (net gain of 5) on a site of 1.31 hectares

Reasoned justification: Part of the site is already allocated for approximately 5 dwellings in the current Local Plan (WOR1). The site promoter is seeking a small increase in numbers, with some affordable units and an area of wildlife/amenity land. This should be achievable within the existing allocated site, which extends to 0.4ha, and Policy WOR1 already requires provision of amenity space on adjoining land, outside the Settlement Limit. However, any amended Policy would need to emphasise the requirements to protect the setting of the listed pub opposite and the rural gap between the parts of Wortwell centred on High Road and Low Road. Any increase in numbers could also have implications in terms of further highways improvements. The remainder of the site which is not currently allocated is Flood Risk Zones 2 and 3, and contributes to the rural gap within the village, and therefore would not be appropriate to allocate for housing.

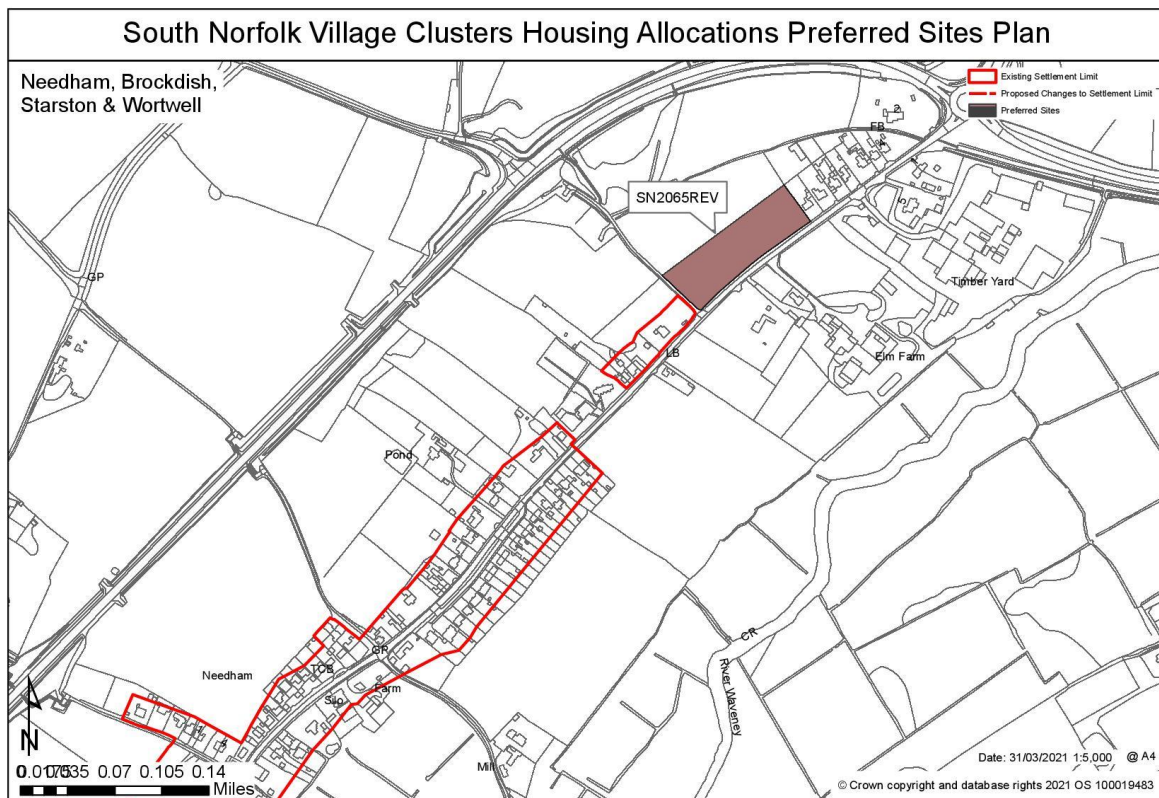


QUESTION 92: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2065REV, Land north of High Road and Harmans Lane, Needham

Preferred for up to 15 dwellings on a site of 0.9 hectares

Reasoned justification: The site is adjacent to the settlement limit and the services of the village are accessible as there is a continuous footpath along High Road. The site could provide for enhancement to cross the A143, such as a central refuge, to improve connectivity to Harleston and the school. The site is within the river valley but contained within the landscape on the opposite side of the road to the river. The frontage hedge is not continuous, and access could be achieved with minimal loss. The site area has been reduced to remove from Flood Zones 2 and 3 to the rear.

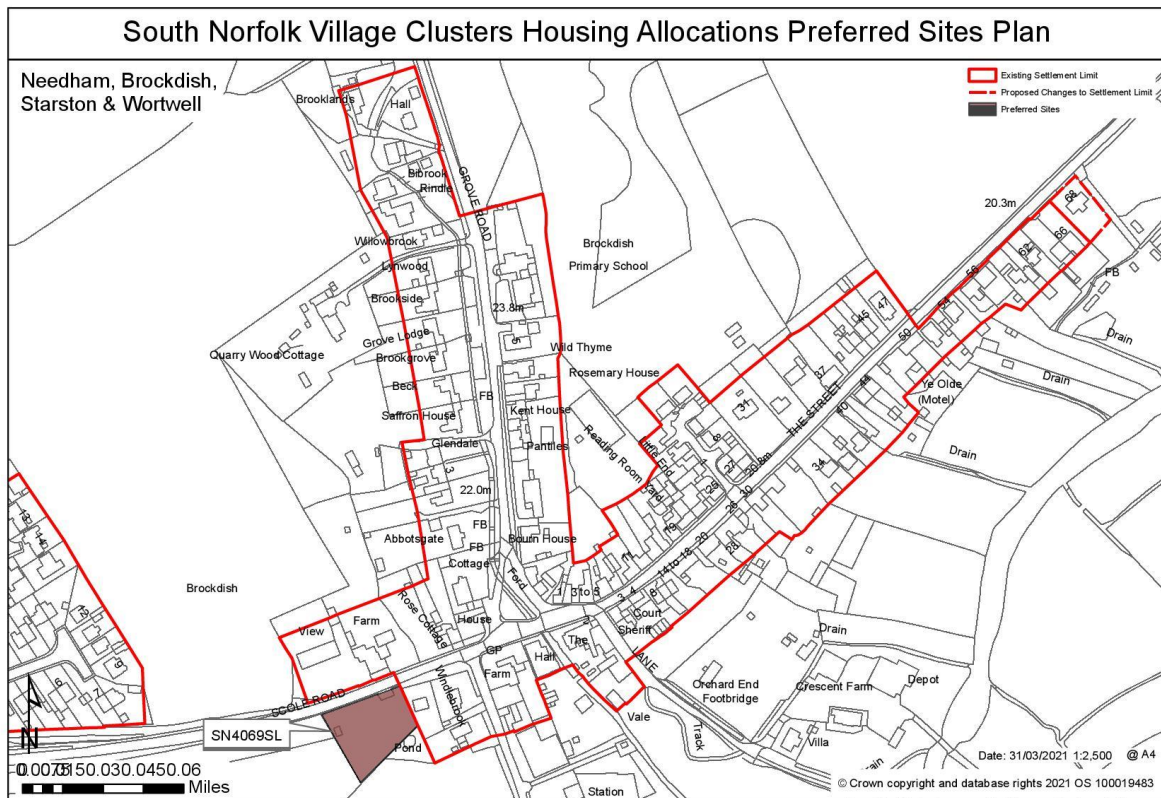


QUESTION 93: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN4069SL, Land south of Scole Road, Brockdish

Preferred for a Settlement Limit Extension on a site of 0.18 hectares.

Reasoned justification: The site is adjacent to the settlement limit, and although it is 6k to the primary school it does have access to other facilities. It is in the main part of the village and would be an extension to the built form respecting the existing pattern of development with only a very localised and limited impact on the river valley and Conservation Area. There is an existing access and any loss of leylandii along the frontage would not be detrimental.



QUESTION 94: Do you support or object to the proposed use of the site? Please explain your reasons

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0057	<p>Land south of Sancroft Way, Wortwell</p> <p>The site is contained however it is also in an elevated position and would intrude into the River Valley landscape. Concerns have also been raised about the connectivity of the site – access via Sancroft Way appears to be subject to a ransom strip and access via Low Road is not achievable in highway safety terms</p>
SN0156	<p>Site opposite village hall, High Road, Needham</p> <p>The site is adjacent to the settlement limit and the services of the village are accessible as there is a continuous footpath along High Road. However, the site is within the river valley with open, uninterrupted views from and of the Listed church. It would have a significant detrimental impact on the setting of the church and within the landscape, from the Angles Way trail and the wider footpath network.</p>
SN0385	<p>Land west of Church Lane, Brockdish</p> <p>The site is adjacent to the settlement limit, and although it is 6k to the primary school it does have access to other facilities. However, Church Road is narrow and achieving an adequate access would be problematic. Because access would be from Church Road as there is no opportunity through the existing estate, it would have a poor relationship with the existing settlement. It would also be a significant intrusion into the landscape extending the built-up area northwards and not respecting the existing pattern of development.</p>
SN0464SL	<p>Land west of Mill Road, Thorpe Abbots</p> <p>Thorpe Abbots is a small hamlet with very few services and facilities and is 8k from the nearest primary school. The roads are narrow and there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. The site is within a Conservation Area and its open aspect contributes to the rural character of the hamlet and development would have a detrimental</p>

Site	Location and Reasons for Rejection
	<p>impact on the landscape and townscape. Achieving an access and footway would require on site and frontage hedge/tree removal and there is a surface water flood risk.</p>
SN2001SL	<p>Land west of Cross Road, Starston</p> <p>Starston currently does not have a settlement limit. The site is in a rural location and would represent an encroachment into the open countryside. Significant highways concerns, particularly relating to the wider road network, have been identified.</p>
SN2006SL	<p>Land north of High Road (between No171 and Meadow Cottage), Wortwell</p> <p>The site is in a rural setting with limited development, and lies wholly within a River Valley setting. Development of the site would result in the loss of a gap that contributes positively to the rural character of the area.</p>
SN2121A	<p>Land south of High Road, Wortwell</p> <p>Whilst the site is reasonably located for the local facilities in Wortwell, pedestrian access would require a suitable crossing on High Road. However the site has a number of overriding constraints: it has not been demonstrated that suitable visibility splays can be achieved on the inside of the bend in High Road, particularly given the TPO tree on the highway boundary; there are likely to be significant mitigation measures necessary to address surface water flood risk (if this is achievable at all); the site as proposed would be out of keeping in terms of townscape, introducing an uncharacteristic form of estate development; and even reduced to frontage only development, the site would extend the settlement further into the designated River Valley Landscape.</p>
SN2121B	<p>Land west of Low Road, Wortwell</p> <p>The site is centrally located within the village; however, this location would have implications for the character of the area and the designated River Valley landscape, as it would significantly close the gap between the parts of the village along High Road and Low Road. An application for a single dwelling in this gap was refused at appeal in 2018 due to the impact on the character of the area. The site would also impact on the setting of the adjacent Wortwell Bell public house.</p>

Site	Location and Reasons for Rejection
	<p>A 2018 planning application on the part of the site closest to the pub was also refused due to the loss of important hedgerow and possible conflict between the amenity of future residents and the viability of the pub.</p>
SN2121C	<p>Land north of Sancroft Way, Wortwell</p> <p>The site would erode the attractive River Valley landscape that separates the areas of Wortwell centred on High Road and Low Road. The site would also adversely impact on the setting of the two listed buildings on the opposite side of Low Road, Says Farmhouse and Tyrells Barn. A single dwelling on this site was dismissed at appeal in 2018 for the aforementioned reasons, despite a lack of land supply at the time. Highways also consider Low Road in this vicinity to be substandard in terms of width and footways.</p>
SN4063	<p>Mill Hill, High Road, Wortwell</p> <p>The site would have a poor relationship with the existing linear pattern of development and which would result in an adverse landscape and townscape impact. Significant highways concerns have also been raised about the potential to create a suitable vehicular access to the site.</p>
SN4066SL	<p>Land adjacent to 29 Low Road, Wortwell</p> <p>The site is at significant risk of flooding although a frontage development scheme may be acceptable subject to significant flood risk assessment. However, the site is wooded and contributes significantly to the landscape character and development of the site would consequentially result in an adverse impact on the River Valley landscape setting. Highways constraints have also been identified.</p>
SN4084	<p>Land east of Low Road, Wortwell</p> <p>The site is almost entirely within Flood Risk Zones 2 and 3, and the LLFA has also identified severe constraints, requiring significant mitigation, in terms of surface water flood risk. The site would significantly erode the rural River Valley gap between the parts of the settlement centred on High Road and Low Road and the form/layout of the site would have a poor relationship with existing development on Low Road. There are also potential impacts on the rural setting of</p>

Site	Location and Reasons for Rejection
	the listed Tyrells Barn, when approaching from the north. Highways have identified that Low Road is substandard in the vicinity of the site.

QUESTION 95: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

DRAFT

27. Newton Flotman and Swainsthorpe

Form and character

Newton Flotman

The main settlement of the parish lies on the A140 in the Tas Valley, where the boundaries of Saxlingham Thorpe and Newton Flotman parishes meet. Development within the settlement is nucleated, with almost all residential development in the village occurring to the north of the river. The valley side development is visually prominent when approaching the village from the south-west. Little development has occurred on the east side of the A140 in the attractive valley floor area of the Tas Valley, and the A140 acts as a bypass for the village. Much of this eastern area is now included within the enlarged Shotesham Conservation Area. Church Road provides a strong boundary when approached from the north with the church being strikingly prominent.

Swainsthorpe

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

Services and Community Facilities

Newton Flotman has a good range of services and facilities. The main part of the village contains a GP surgery, primary school and pre-school, village hall, residential care home, motorbike salesroom, stage school, recreation areas and allotments. There is a restaurant to the south of the village, and local employment at the animal feed mill to the south of the river. The village possesses a good direct link via the A140, to Norwich and Long Stratton and there are regular bus services. There are limited facilities at Swainsthorpe comprising a pub on the main A140, a bus which stops on the A140 and a Bowling Green.

Settlement Limit and Constraints

Newton Flotman

The Settlement Limit has been drawn to include the main built form of the settlement and include the allocated land, NEW1 made within the 2016 Site Allocations Plan. The village hall, rectory and church are excluded from the Settlement Limit, as is the animal feed mill and all housing on the east of Ipswich Road.

Swainsthorpe

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 96: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which 1 was identified as a preferred site and 1 site was shortlisted.

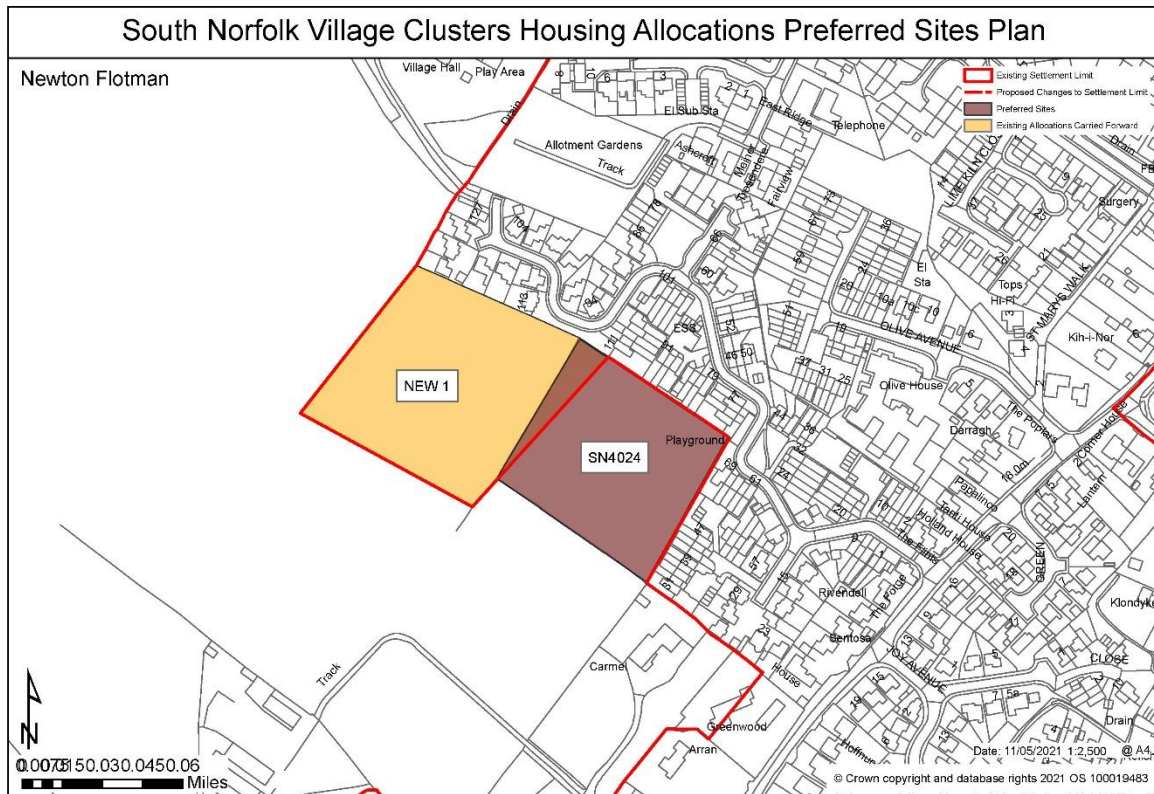
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN4024, Land off Alan Avenue, Newton Flotman

Preferred for up to 25 dwellings on a site of 1.1 hectares

Reasoned justification: The site is well related to services and facilities within Newton Flotman. The site is directly adjacent to the existing allocation (NEW1), where the layout will need to take into account appropriate boundaries and will be subject to achieving safe and suitable access.



QUESTION 97: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and reasons not preferred for allocation:
SN4025	<p>Land off Grove Way, Newton Flotman</p> <p>Shortlisted for up to 25 dwellings on a site of 1.1 hectares.</p> <p>There is existing residential development located to the eastern boundary of the site, where development to the east would be more reflective of the form and character of the area. Few site constraints.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0191	<p>Church Road, Swainsthorpe</p> <p>Unresolvable highway issues and impact on landscape. Access to the site is via a private drive which would need upgrading where it is not clear whether the land is within the applicant's ownership or whether it would involve the requirement for third party land. Furthermore, development of the site is considered to represent a breakout into the wider countryside to the south and east, which would harm the landscape/townscape of Swainsthorpe</p>
SN0542	<p>The Paddock, East Side of the Vale, Swainsthorpe</p> <p>The site is considered to be remote from services and facilities in Swainsthorpe where highway safety concerns have also been identified. Development is also considered to have an adverse impact on the landscape and townscape representing a breakout into the open countryside and would be highly visible from Church Road. Furthermore, it would also impact upon the setting of the Henstead Union Workhouse which is a non-designated heritage asset.</p>
SN0594	<p>Lowlands, Ipswich Road, Newton Flotman</p>

Site	Location and Reasons for Rejection
	<p>The site is considered to be unreasonable as an allocated site. Access to the site is gained via the A140 where accessing services and facilities would require crossing the road, which is considered to be unsuitable and unsafe. The A140 is a Corridor of Movement where stopping/turning movements would be unacceptable. Furthermore, development of the site is also considered to have a landscape impact as it slopes down towards the River Valley. It is considered that these issues cannot be mitigated against.</p>
SN0603	<p>Land off Church View, Swainsthorpe</p> <p>The harmful impact on the existing townscape and landscape. The site is situated on land that is elevated to the north of Swainsthorpe where it is highly visible within the landscape, particular in the approach to the village from the A140. It is not considered that the landscape impact could be mitigated through screening and a development of reduced scale would not sufficiently address this concern.</p>
SN3002	<p>Land to the rear of Briar Lane, Swainsthorpe</p> <p>The access point at Briar road being a narrow public right of way where the site has limited frontage to provide safe access. Development of the site would also impact upon the setting of Swainsthorpe Church grade II* listed building which is currently unbuilt in character and provides a rural connection to the south of the church.</p>

QUESTION 98: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 99: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

28. Pulham Market and Pulham St Mary

Form and character

Pulham Market

Pulham Market is a nucleated village which has developed around an attractive village green. A large number of attractive buildings front the green and are included within a larger conservation area. The village green affords an open aspect for the village centre. There has been considerable development in the second half of the twentieth century to the north and west of the conservation area at Falcon Road, Julians Way, Mill Close and Springfield Walk. In addition, infill development has occurred within the built-up area of the village.

Land around the village is gently rolling and offers distant views across mainly arable land. This gives the village its attractive rural setting. The former route of the B1134 (Tattlepot Road) provides a good link to the A140 linking to Norwich and Long Stratton to the north and Diss to the south. To the west, there is a relatively good link to Harleston.

Pulham St Mary

The main village is located centrally within the parish. It developed in a linear form east-west with development later being located on a north-south axis along North Green Road, Station Road and Mill Lane, and later still, estate development at Goldsmith Way, Bond Close and Chestnut Road. This has resulted in a village with both linear and nucleated features. The ribbon of local authority housing on Norwich Road reinforces the linear form at the western end of the village.

In the centre of the village the grounds of 'The Grange' form a large undeveloped area which adds to the open character of the village, as does the area to the north of The Street around the churchyard. Large parts of the village containing a variety of historic buildings fall within a Conservation Area, which extends to the river meadows south of The Street as far as Dirty Lane. The village has good road access via Starston to Harleston to the east and via Pulham Market to the A140 to Norwich, Long Stratton and Diss to the west.

Services and Community Facilities

The settlements have a range of social and community facilities including a preschool, primary school, shop, post office and village hall, public houses, allotments, bowling green, tennis court and recreation ground. There is also a GP Surgery with dispensary and a regular bus service.

Settlement Limit and constraints

Pulham Market

The Settlement Limit has been drawn to include the main built form of the settlement. There are some opportunities for limited infill within the Settlement Limit.

There is some capacity in the primary school and there are possible opportunities for expansion. This may require larger than minimum scales of growth to justify. Further exploration will be needed to ensure primary school needs are appropriately met.

Pulham St Mary

The Settlement Limit has been drawn to include the main built form of the settlement but to exclude the churchyard and the grounds of The Grange which contribute to the character of the village.

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 100: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

14 sites have been promoted for consideration, of which 2 have been identified as preferred allocation site and 2 further sites were shortlisted.

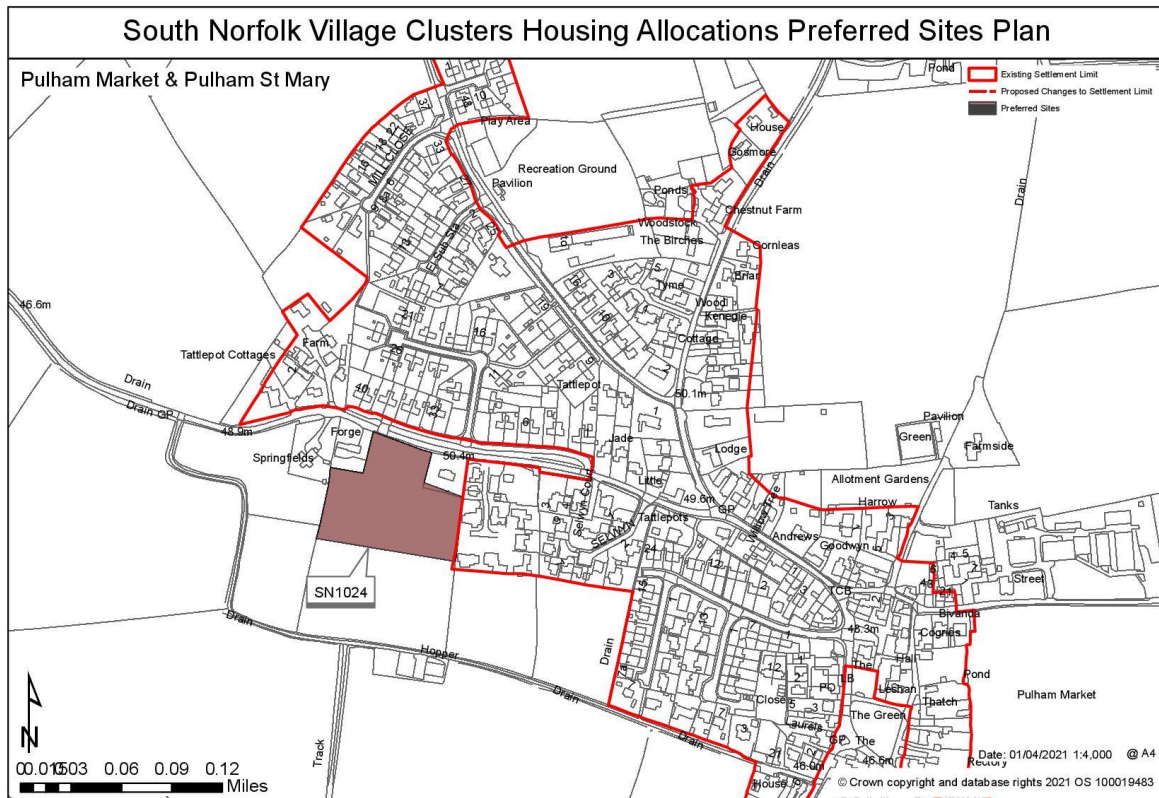
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN1024, Ladbrookes, Tattlepot Lane, Pulham Market

Preferred for up to 20 dwellings on a site of 1.3 hectares.

Reasoned justification: The site is considered suitable for allocation. The site relates well to the existing settlement and services and facilities within it. The site is prominent within the landscape but impacts could be mitigated with appropriate landscaping. A continuous frontage footway linking to tie in with provision at PUL1 would be required.

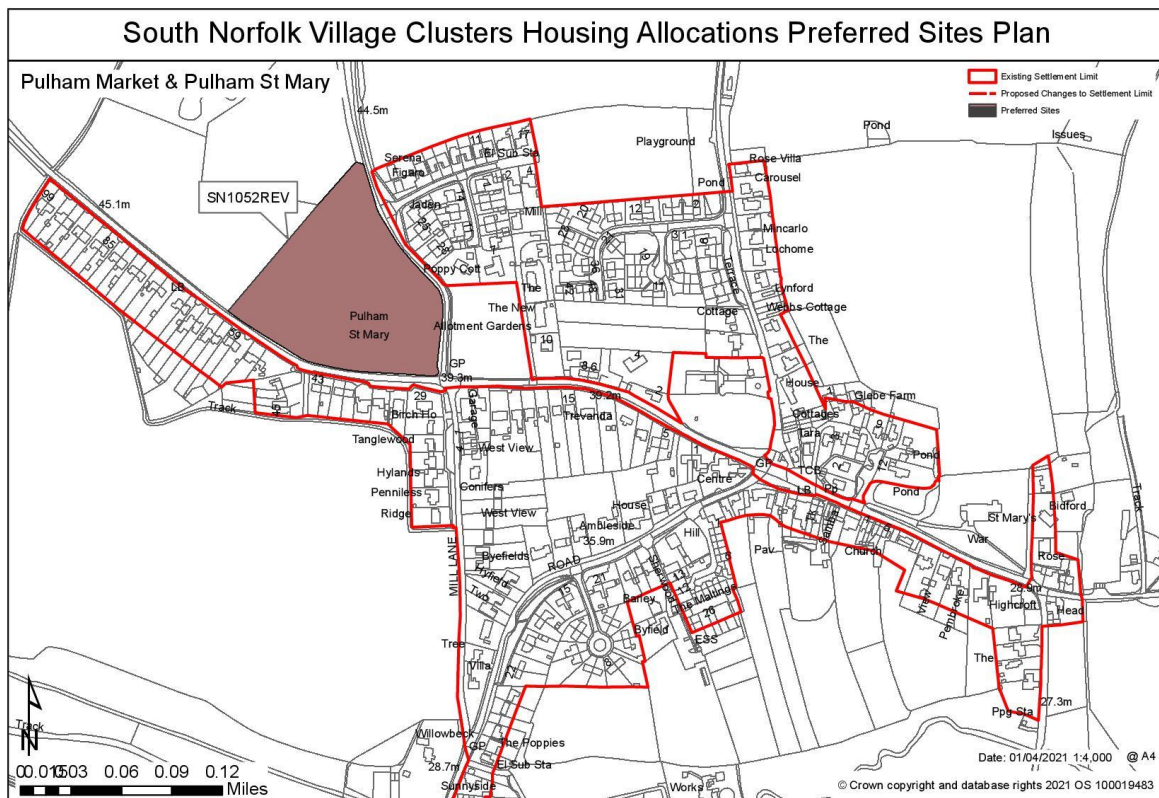


QUESTION 101: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN1052REV, Land at Norwich Road, Pulham St Mary

Preferred for up to 50 dwellings on a site of 2 hectares.

Reasoned justification: The site is considered suitable for allocation. The site is larger than typical sites sought within the Village Cluster areas, however this is justified on the basis that it could facilitate highway improvements along Poppy's Way. In other respects, the site is well related to the existing settlement and the services and facilities within it. The site is prominent in the landscape, reducing the overall scale of development would avoid a significant detrimental impact on the landscape and townscape. Development is preferred to the eastern end of the site.



QUESTION 102: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN0418	<p>Land at Cook's Field, Jocelyn Close, Pulham Market</p> <p>Shortlisted for up to 15 dwellings on a site of 0.66 hectares.</p> <p>The site is considered reasonable for an allocation of up to 15 dwellings, subject to highways considerations and landscape mitigation. Highways have raised concerns about the potential to form an acceptable access and the suitability of the local highway network. The site is not likely to be suitable for development at higher densities than promoted due to edge of settlement location.</p>
SN1027	<p>Land east of Goldsmith Way, Pulham St Mary</p> <p>Shortlisted for up to 20 dwellings on a site of 1.27 hectare.</p> <p>The site is well related to the existing settlement and a range of services and facilities. However, whilst the Highway authority have indicated that a suitable access could be formed to the site, Poppy Lane is constrained and would require improvement. Allocation of the site would include an area for Public Open Space (POS).</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0166	<p>Gosmore, w/o Colegate End Lane, Pulham Market</p> <p>The development of the site would have detrimental impacts on townscape and designated heritage assets could not be reasonably mitigated</p>
SN0363SL	The Maltings, Station Road, Pulham St Mary

Site	Location and Reasons for Rejection
	The site is not suitable as an extension to the Settlement Limit due to the detrimental impact it would have on the townscape and the setting of The Maltings. Access to the site also appears problematic.
SN0398	Land south of The Street, Pulham St Mary The site is not considered to be suitable due to a detrimental impact on the form and character of the existing settlement, as well as an adverse impact on the setting of the church.
SN0407	Land north of Colegate End Road, Pulham Market The site is separated from the main settlement and would have a detrimental impact on the form and character of the area (townscape). There are also highways concerns as it is situated on a narrow land and close to a bend in the road.
SN0430	Land east of Station Road, Pulham St Mary There are concerns over the suitability of the site access, the impact on the setting of the Conservation Area and the Cordon Sanitaire of the STW.
SN0575	Flanders Meadow, Station Road, Pulham St Mary The site relates poorly to main settlement and development of this site would have a detrimental impact on the rural character of area.
SN1053	Land west of Mill Lane, Pulham St Mary The site has an acceptable relationship with local services and is relatively contained within the landscape. However, the site would have poor relationship with the townscape due to the orientation of the dwellings on the opposite side of Mill Lane to the east.
SN2095	East of Colegate End Road, Pulham Market The development of the site would have an unacceptable impact on townscape and heritage assets that could not be mitigated.
SN2096	West of Mill Lane, Pulham Market Development of the whole site would have unacceptable impacts on landscape, townscape, the highway network and heritage assets. Development of south eastern corner is the only area likely to acceptable, subject to mitigation of resolution of highway constraints

Site	Location and Reasons for Rejection
	and flood risk issues. The Highway Authority have raised concerns about the capacity of the local highway network.
SN4085SL	Land adjacent Orchard Court, Station Road, Pulham Market The site is remote and has poor connectivity to the main settlement. As a result the development of the site would have a detrimental impact on the landscape and the character and appearance of the area.

QUESTION 103: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 104: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

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29. Rockland St Mary, Hellington and Holverston

Form and character

Rockland St Mary

Development is concentrated along The Street with a small detached cluster of development at Rockland Staithe to the east of the village, and an isolated group of houses to the west at The Oaks, Bramerton Lane. A small number of individual dwellings and farmsteads are widely dispersed throughout the remainder of the parish. The village has developed a linear settlement form based along Rookery Hill and The Street. It has experienced some limited estate development, particularly at the eastern end of the village adjacent to Surlingham Lane together with some infill development.

The village is set on the Yare Valley, and consequently in close proximity to the Broads, with a smaller tributary valley to the south, which together with good views from within the built-up area of the surrounding landscape and the good tree and hedge planting throughout, give the village a pleasant rural character. Most of the parish to the east of the village, including Rockland Staithe, lies within the Broads Authority area. Bramerton Lane / Rockland Road (C202) which meets the A146 at Trowse provides a relatively quick link to Norwich and the A47. Run Lane links to the A146 at Hellington Corner.

Hellington

The parish is very rural in character consisting of a few individual dwellings and farms, with isolated clusters of development at Hellington Corner and Hellington Hill. The A146 runs through the south of the settlement providing a good link to Norwich.

Holverston

The parish is sparsely populated consisting of a few individual dwellings and farms all set in open countryside. The A146 runs through the south of the parish providing a good road link to Norwich.

Services and Community Facilities

The cluster has a range of social, recreational and community facilities including a primary school, post office, shop, pub, doctors surgery and village hall. The village has the benefit of mains sewerage and a bus service.

Settlement Limit and Constraints

Rockland

The Settlement Limit has been drawn to include the main built form of the settlement along The Street, as well as along School Lane and development around Surlingham Lane on Bee-Orchid Way. The boundary is close to but does not adjoin the Broads Authority area. No alterations are proposed to the existing Settlement Limit.

Holverston and Hellington

There is currently no Settlement Limit in Holverston and Hellington and no alterations are proposed.

QUESTION 105: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which 3 were preferred in whole or in part. No further sites were shortlisted.

Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocations:

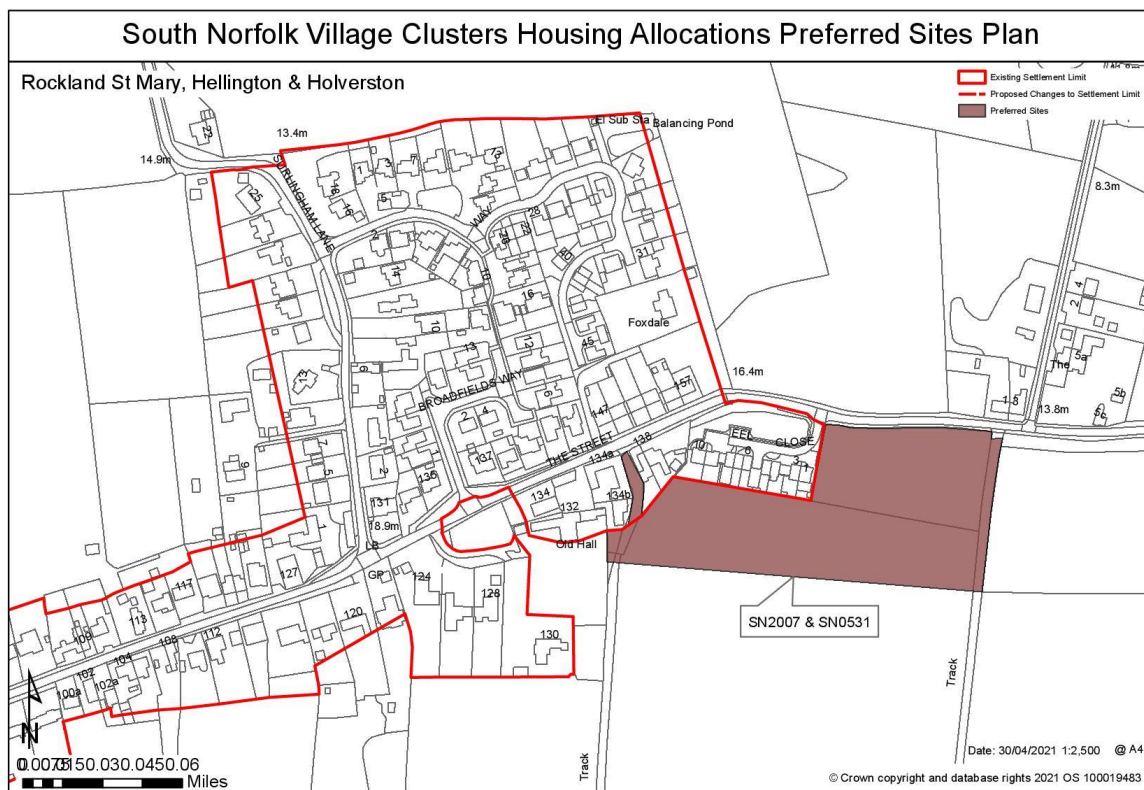
Site: SN2007, Land south of New Inn Hill, Rockland St Mary & (Part of) SN0531, Land west of Lower Road, Rockland St Mary

Preferred for up to 25 dwellings on a site of 1.05 hectares.

Reasoned justification: Whilst the site extends beyond the eastern extent of the main village and is fairly prominent as it is on a ridge, the precedent for development has been established by the adjoining Eel Catcher Close development.

It is expected that a suitable access can be achieved and the site is relatively well related to the services and facilities in the village. The development of SN2007 in combination with, part of, SN0531 helps to ensure that allocation scales of growth can be achieved and a development incorporating SN0531 appears to offer the potential for an additional footway access back to the main village.

SN0531 is promoted as a much larger site, however the development of the whole, or substantial parts, of the larger site is considered to have significant detrimental landscape and townscape impacts. The development of the larger site would also be inconsistent of the overall aims of the plan.

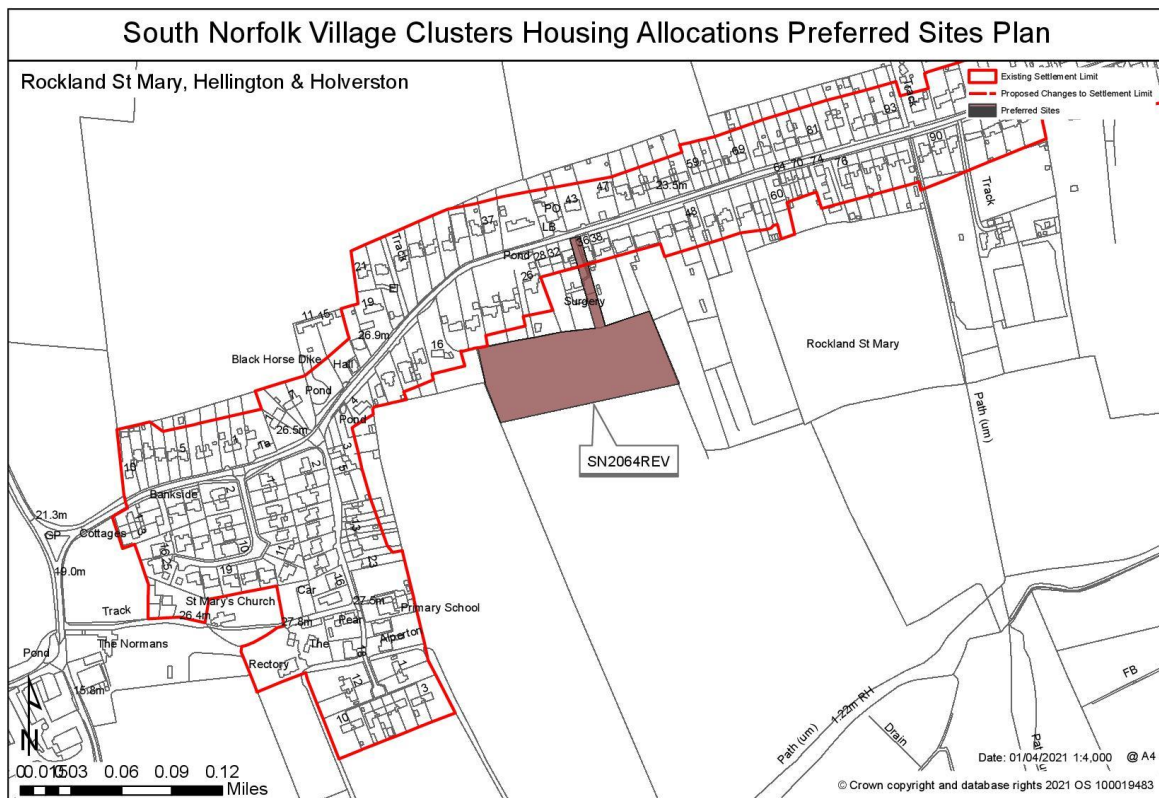


QUESTION 106: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2064REV, Land to the south of The Street, Rockland St Mary

Preferred for up to 25 dwellings on a site of 1 hectare.

Reasoned justification: Whilst the site extends into open space beyond the linear pattern of existing development there is existing development to the south of The Street, as the road curves to the west with development protruding to the south along School Lane to the west of the proposed site. It would need to be demonstrated to the satisfaction of the Highways Authority that an appropriate access into the site, with adequate visibility, can be achieved. Otherwise the site relates relatively well to services and facilities within the village.



QUESTION 107: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0165	Land north of Bramerton Lane & Rookery Hill, Rockland St Mary The development of the site is considered to have a detrimental impact on the character of the western entrance to the village. Potential access issues have also been identified.
SN2061REV	North of The Street, Rockland St Mary (access between No101 and 103 The Street) Development of the site would intrude into open landscape to the north, away from the existing linear pattern of development of the settlement. This is considered to be detrimental to the character and appearance of the area. There are also concerns about whether a suitable access to the site could be formed.
SN2063	Land north of The Street (behind Post Office), Rockland St Mary Development of the site would intrude into the open landscape to the north, away from the existing linear pattern of development of the settlement. This is considered to be detrimental to the character and appearance of the area. There are further concerns about whether a suitable access could be formed.
SN2070	West of the Oaks, Rockland St Mary The site is remote from, and poorly connected to the main settlement. The development of the site is considered to be detrimental to the character and appearance of the area.

QUESTION 108: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

Diss and District Neighbourhood Plan

The Diss and District Neighbourhood Plan covers an area that includes the following settlements that are, or form part of, a South Norfolk Village Cluster: Burston, Shimpling, Diss, Roydon and Scole.

The Diss and District Neighbourhood Plan is being prepared by the Diss and District Neighbourhood Plan Steering Group and is expected to be published for consultation in summer 2021. The Diss and District Neighbourhood Plan will include site allocations for residential development, based upon housing requirements for different areas as set out in the Greater Norwich Local Plan (GNLP).

The housing requirement identified for Diss is 250 homes, this is set out in the GNLP. The indicative housing requirements for Burston and Shimpling, Roydon and Scole is a minimum of 25 homes each, a minimum of 75 homes in total.

To ensure transparency, the chapter includes the list of the sites in Roydon that have been promoted to the Council for consideration. The assessment and allocation of sites for Roydon will be undertaken through the Neighbourhood Plan, relevant details of the site(s) promoted to the Council have been shared with the Neighbourhood Plan steering Group

Details of the Diss and District Neighbourhood Plan can be found here: www.ddnp.info.

Form and character

The main development in the parish is concentrated in three areas. There is the main village of Roydon; an area of settlement around Baynards Green; and parts of the settlement of Diss to the west of Shelfanger Road and north of Factory Lane, and along Tottington Lane west of Fair Green (both of which are within Diss Settlement Limit and considered with Diss). The parish also contains clusters of development around Brewers Green and part of Bressingham Common along Bressingham Road. Roydon village is located on the A1066 overlooking the Waveney Valley, and comprises several residential estates to the north of the road and a ribbon of development along its south side. To the east, an area of open fields containing an isolated row of dwellings on Factory Lane separates Roydon from the developed area of Diss. Elsewhere, the village is surrounded by open farmland affording attractive views to Snow Street and a shallow valley to the north, and across the larger Waveney Valley to the south. At Baynards Green, development is of a linear nature along Snow Street, Baynards Lane and Hall Lane. These

combine to create an attractive environment, where trees are integral to the setting of the dwellings.

The A1066 provides Roydon with a direct east-west link to Diss and other settlements along the Waveney Valley. Old High Road provides a further link to the centre of Diss via Roydon Road. The B1077 Shelfanger Road links northward to Shelfanger and Attleborough.

Services and Community Facilities

The village contains a range of facilities including a preschool, primary school, service station, village hall and pub. The village also has space for recreation and a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and to maintain the separation of the two parts of the village, and that of Roydon and Diss. No alterations are proposed to the existing Settlement Limit

QUESTION 109: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred, Shortlisted and Rejected Sites

For the reasons set out above, the suitability of development sites promoted for consideration in Roydon are not set out here. However, for the purposes of transparency a list of sites promoted to the Council for consideration is set out below:

Reference:	Address:
SN0526	Land at High Road, Roydon

31. Saxlingham Nethergate

Form and character

Development within the parish is concentrated at Saxlingham Nethergate with smaller concentrations at Saxlingham Thorpe and Saxlingham Green, and a small cluster of dwellings at West End. The remainder of the parish comprises scattered individual dwellings and farmsteads.

Saxlingham Nethergate has developed from a linear settlement form with development historically taking place along the south side of both The Street and Church Hill. This contrasts with the opposite frontage of The Street and Church Hill which is generally wooded and makes an important contribution to the rural character of the village. Estate development has taken place at Kensington Close, Steward Close and Pitts Hill Close. Church Green is a particularly attractive open space which contributes to the attractive setting of The Old Rectory, the church and The Old Hall, all of which are listed buildings. The importance of this area is reflected by its inclusion in the conservation area, which also includes Church Hill and The Street. The village is set in an attractive valley landscape based on a tributary of the River Tas. The local road network comprises a mixture of C class and unclassified roads, with the exception of the A140 which runs north-south through the western limit of the parish, providing good links from the village to Norwich and Long Stratton.

Services and Community Facilities

The village has a preschool, primary school, village hall, and recreation space. There is also a regular bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of Saxlingham Nethergate. No alterations are proposed to the existing Settlement Limit

QUESTION 110: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

4 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN00198SL	<p>6 Kensington Close</p> <p>The site is adjacent to the settlement limit and existing modern residential properties however it is land-locked with no access into it. It would be contained within existing hedge boundaries but would be out of character with the surrounding development and would impact on residential amenity.</p>
SN4005	<p>North of Norwich Road</p> <p>The site is adjacent to the settlement limit but there is no continuous footpath back to the village and there would not be a safe walking route. The site is out of scale with the village and would extend into the landscape and wider views to the north, elongating the village. Access from Norwich Road would require the removal of substantial mature hedging.</p>
SN40007SL	<p>Land south of Norwich Road</p> <p>The site is already located within the Settlement Limit. Proposals would be assessed against current DM policies which already support development here in principle. Access, design, layout and landscaping would be the main considerations to be dealt with through a planning application.</p>
SN4034SL	<p>Land west of Sandpit Lane</p> <p>It is detached from the village and remote from the school and other services with poor connectivity along very narrow, single track, unlit roads with no footpaths. The site is visually contained but development here is sporadic and this type of consolidation would be out of</p>

Site	Location and Reasons for Rejection
	character. It would require the removal of established frontage hedging which would significantly add to this impact.

QUESTION 111: Do you think that any of the rejected sites should be preferred for allocation? Please add additional comments to explain your response.

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Diss and District Neighbourhood Plan

The Diss and District Neighbourhood Plan covers an area that includes the following settlements that are, or form part of, a South Norfolk Village Cluster: Burston, Shimpling, Diss, Roydon and Scole.

The Diss and District Neighbourhood Plan is being prepared by the Diss and District Neighbourhood Plan Steering Group and is expected to be published for consultation in summer 2021. The Diss and District Neighbourhood Plan will include site allocations for residential development, based upon housing requirements for different areas as set out in the Greater Norwich Local Plan (GNLP).

The housing requirement identified for Diss is 250 homes, this is set out in the GNLP. The indicative housing requirements for Burston and Shimpling, Roydon and Scole is a minimum of 25 homes each, a minimum of 75 homes in total.

To ensure transparency, the chapter includes the list of the sites in Scole that have been promoted to the Council for consideration. The assessment and allocation of sites for Roydon will be undertaken through the Neighbourhood Plan, relevant details of the site(s) promoted to the Council have been shared with the Neighbourhood Plan steering Group

Details of the Diss and District Neighbourhood Plan can be found here: www.ddnp.info.

Form and character

The village is located partly on the edge of the Waveney Valley. The village is centred around the junction of the former routes of the A140 and A143. The village contains extensive frontage development to the north and east of this junction backed by several large housing estates. Relatively little development is located on the western side of the former A140, except for some limited frontage development along The Street and a small housing estate to the south of Diss Road. The area around the junction forms the village core and includes a variety of buildings of considerable historical significance.

Approximately half of the village consists of relatively modern dwellings of which many are detached, and the village is characterised by several open spaces near the centre, some of which afford views over the surrounding countryside. The A140 and A143, which both bypass the village, provide direct links to Norwich and Ipswich and to towns along the Waveney Valley. The A1066 to the west of the village links Scole to Diss, with Diss railway station around 2.5km from the village.

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Services and Community Facilities

The settlement has a range of social and community facilities including a primary school, shop, pub and playing field pavilion. The village has the benefit of mains sewerage and there is a regular bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and to protect the setting of the Conservation Area around the village centre and church from inappropriate development to the west. The boundary also includes a residential allocation behind the affordable housing scheme at Flowerdew Meadow opposite the school. No alterations are proposed to the existing Settlement Limit.

QUESTION 112: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred, Shortlisted and Rejected Sites.

For the reasons set out above, the suitability of development sites promoted for consideration in Scole are not set out here. However, for the purposes of transparency a list of sites promoted to the Council for consideration is set out below.

Reference:	Address:
SN4023	Land south of Bungay Road, Scole
SN2066	1 Bridge Road, Scole
SN0527REV	Land south of Bungay Road, Scole
SN0338REV	Land at Rose Farm, Bungay Road
SN0339SL	Land at Street Farm, west of Low Road
SN4022	Land east of Norwich Road, Scole
SN0511	East of North Road and north of Ransome Ave, Scole

33. Seething and Mundham

Form and Character

Seething

The village of Seething has developed a linear form along Seething Street. It is characterised by predominantly one plot depth development. The abundance of tree and hedge planting especially along road frontages, together with the large open grounds of the church, and the undeveloped frontage of The Street east of the Church affording good views of the surrounding open countryside, all contribute to the rural setting of the village. This is recognised by its designation as a conservation area.

A particularly attractive feature of the village is the large pond and adjacent woodland area which are an integral part of the setting of Mere House and White Lodge, both listed buildings. To the north-east of the main built-up area is a ribbon of development comprising council housing set in open countryside. The north and north-west of the parish comprises attractive valley landscape which contributes towards the rural setting of the village. Road links exist via Brooke Road (C203) and the B1332 to the west, and to Loddon and the A146 to the east.

Mundham

The parish has a very dispersed settlement pattern of individual dwellings and farms, isolated clusters of development at the London Road/Mundham Road junction and at Mundham Common Road. The remainder of the parish is predominately agricultural.

Services and Community Facilities

The cluster has a range of social, recreational and community facilities including a primary school, shop and village hall. There is a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built areas of the settlement. It is split into three parts to exclude the area around the ponds in order to preserve the rural character of the village. The existing southern-most Settlement Limit will be extended westwards to include the linear development to the west of Seething Road, incorporating the two new dwellings approved under planning permission 2018/1033 in July 2018. A new length of Settlement Limit to the north is proposed to be drawn around existing linear development. These changes are shown on the policies map.

It is also proposed that the Settlement Limit be extended around to specific preferred sites as set out in the preferred and shortlisted sites section.

QUESTION 113: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

6 sites have been promoted for consideration, of which 2 have been preferred as allocation sites and 2 have been preferred as Settlement Limit extensions. One further site (SN0588SL) that has been promoted to the Council has now obtained planning permission for development in July 2018.

Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

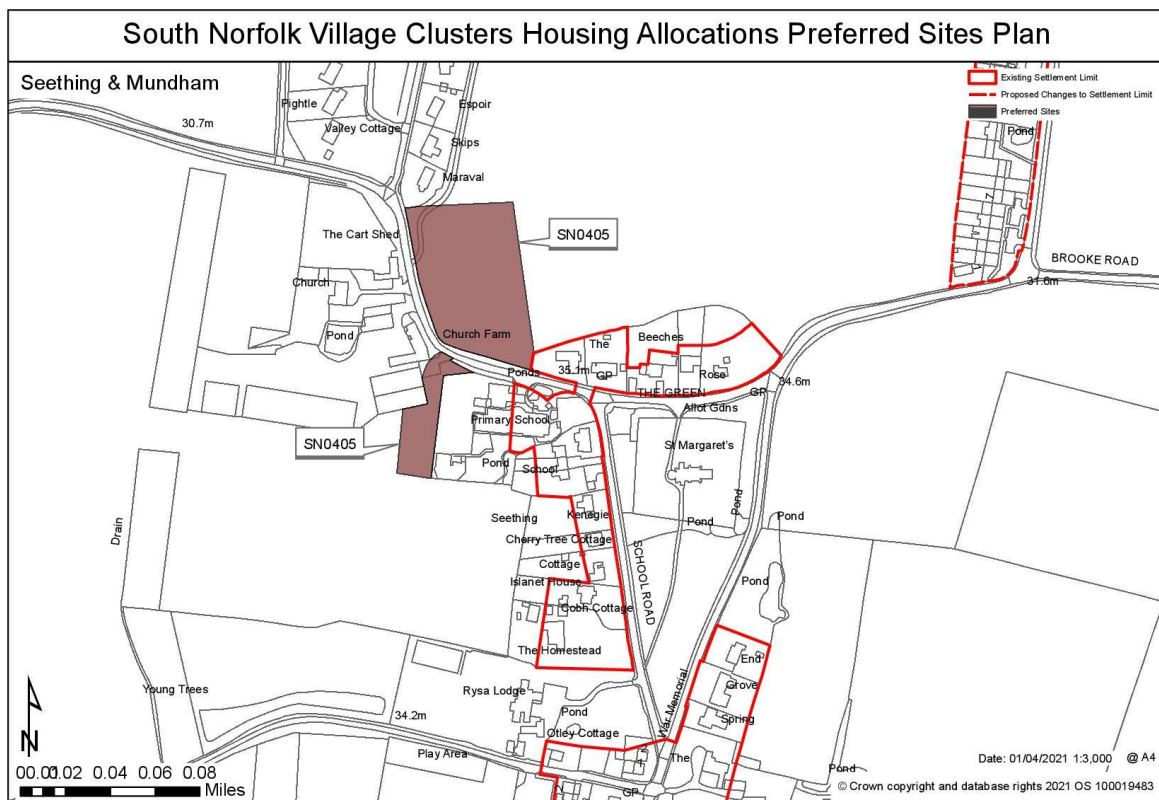
Site: SN0405, Land to North and South of Brooke Road, Seething

Preferred for up to 20 dwellings on a site of 1.25 hectares.

Reasoned justification: Three parcels of land have been promoted in this location. Of these two sites are preferred for allocation:

- (1) The land to the north of Brooke Road is well related to the school. Development is subject to mitigation of constraints, particularly the highway impacts, impacts on existing hedgerow/trees, landscape considerations and heritage issues; and,
- (2) Discussion needs to be undertaken with the school as to whether land between the school and the Church Farm buildings could provide (a) additional car-parking and/or (b) an alternative pedestrian access to the school.

The third parcel of land, 'the cart shed', immediately north of Church Farmhouse is not considered suitable for allocation as this forms part of the setting of a notable non-designated heritage asset within the Conservation Area, contributing significantly to this rural approach to the village.

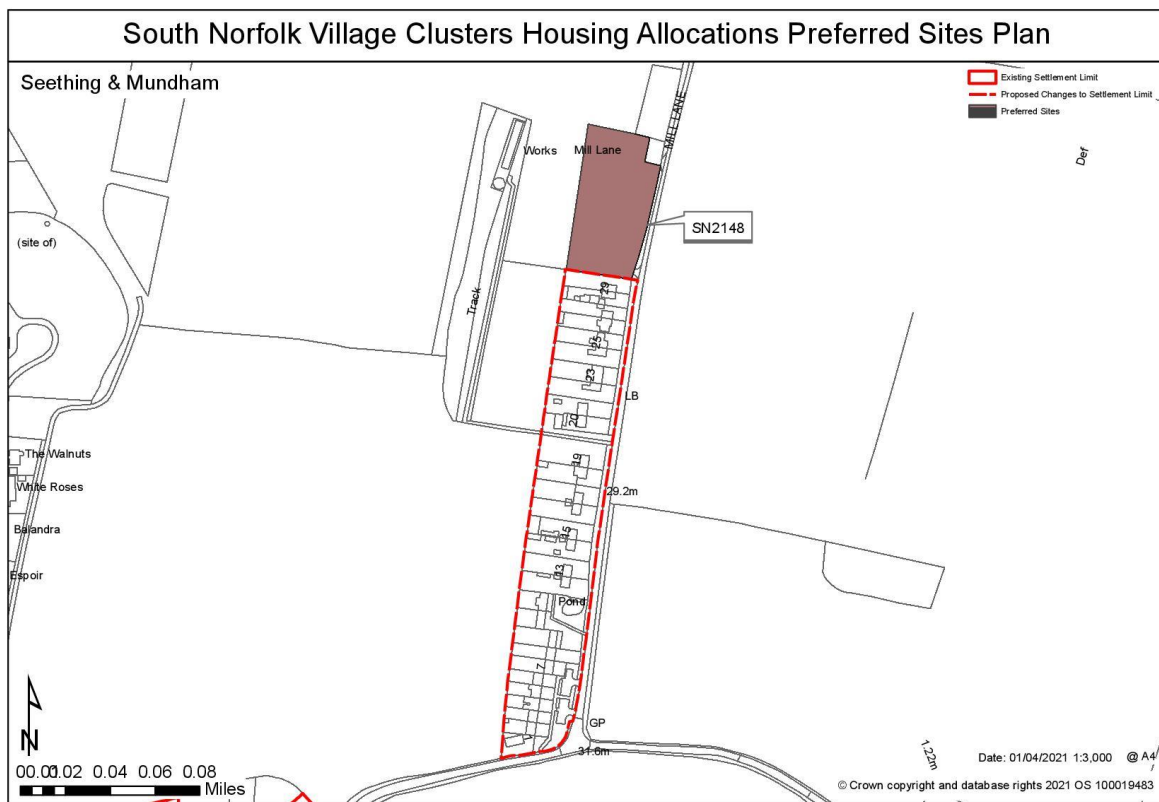


QUESTION 114: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2148, Land to the west of Mill Lane, Seething

Preferred for up to 12 dwellings on a site of 0.5 hectares.

Reasoned justification: Although at the edge of the village, the site is less than 1km from the local services and facilities; Mill Lane has no footways, but wide verges, and there are footways on the main Brooke Road (although some upgrades may be required). The north east corner of the site contains a small waste-water treatment plant; however, the site itself has few features and is relatively unconstrained, and a small extension to the current linear pattern of development is considered reasonable. Allocating this site would require a Settlement Limit to be defined for the remainder of Mill Lane.



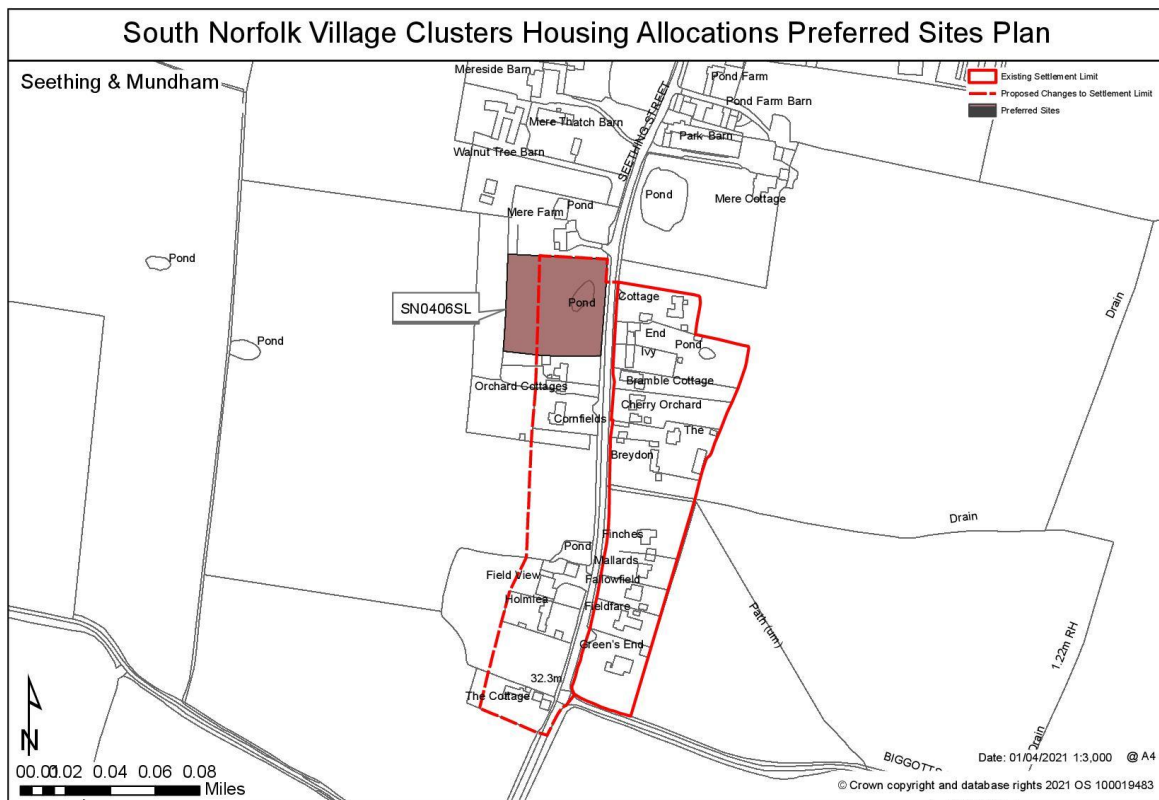
QUESTION 115: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN0406SL, Land to the west of Seething Street, Seething

Preferred for a Settlement Limit Extension on a site of 0.46 hectares

Reasoned justification: Land to the west of Seething Road does not currently have a Settlement Limit south of Pear Tree House. South of Mere Farm three small Settlement Limit extension sites have been proposed, SN0406SL, SN0587SL and SN0588SL - the latter now has permission for two dwellings.

SN0406SL is considered reasonable for a settlement extension, to accommodate a linear type of development, subject to mitigation of constraints in highway, impact on existing hedgerow/trees, and heritage terms. Given the on-site constraints, this may be limited to 1 or 2 dwellings. In combination with SN0587SL and SN0588SL, this would require a new section of Settlement Limit on the west side of Seething Road, from Mere Farm to The Cottage.



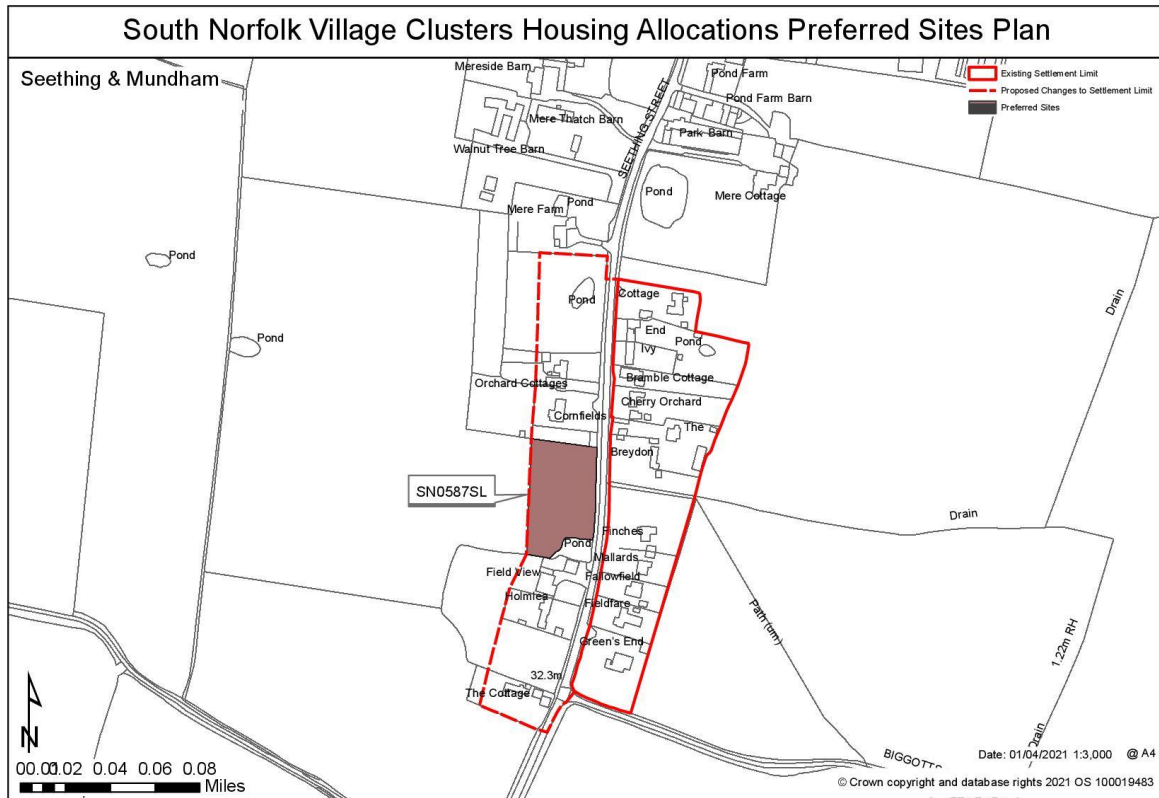
QUESTION 116: Do you support or object to the proposed use of the site? Please explain your reasons.

Site: SN0587SL, Land to the west of Seething Street, Seething

Preferred for a Settlement Limit Extension on a site of 0.36 hectares

Reasoned justification: Land to the west of Seething Road does not currently have a Settlement Limit south of Pear Tree House. South of Mere Farm three small Settlement Limit extension sites have been proposed, SN0406SL, SN0587SL and SN0588SL, the latter now has permission for two dwellings.

SN0587SL is considered reasonable for a settlement extension, to accommodate a linear type of development (approx. 5 properties), subject to mitigation of constraints on the highway, the impact on existing hedgerows/trees, and heritage terms. In combination with SN0406SL and SN0588SL, this would require a new section of Settlement Limit on the west side of Seething Road, from Mere Farm to The Cottage.



QUESTION 117: Do you support or object to the proposed use of the site? Please explain your reasons.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN1035	<p>Land South of Wheelers Lane, Seething</p> <p>Although located close to the centre of the village, the site is not considered reasonable principally due to the poor highway network, with visibility restricted by narrowness and alignment, and also at the junction with Seething Road. The adjoining former garage site has been redeveloped for three properties and infilling this gap between those houses and the village hall playing fields would erode the rural character of Wheelers Lane.</p>

QUESTION 118: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred sites? Please add additional comments to explain your response.

34. Spooner Row and Suton

Form and character

The village has developed as four significant settlement groupings, with the Norwich to Ely railway line and agricultural land separating the groups. The large open spaces between these settlement groups contribute to the character of the village. To the north-east, across the A11, is Suton which is a small hamlet.

Services and Community Facilities

Spooner Row has a station on the Norwich to Ely railway line. It has a minor road connection to the A11 providing access to Attleborough, Wymondham and Norwich. The village hall, rail halt and primary school are in the School Lane/Station Road cluster. There are also preschool facilities in the village.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement but excludes the school playing field. No alterations are proposed to the existing Settlement Limit.

QUESTION 119: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

15 sites have been promoted for consideration, of which 3 were identified as preferred allocations. No further sites were shortlisted.

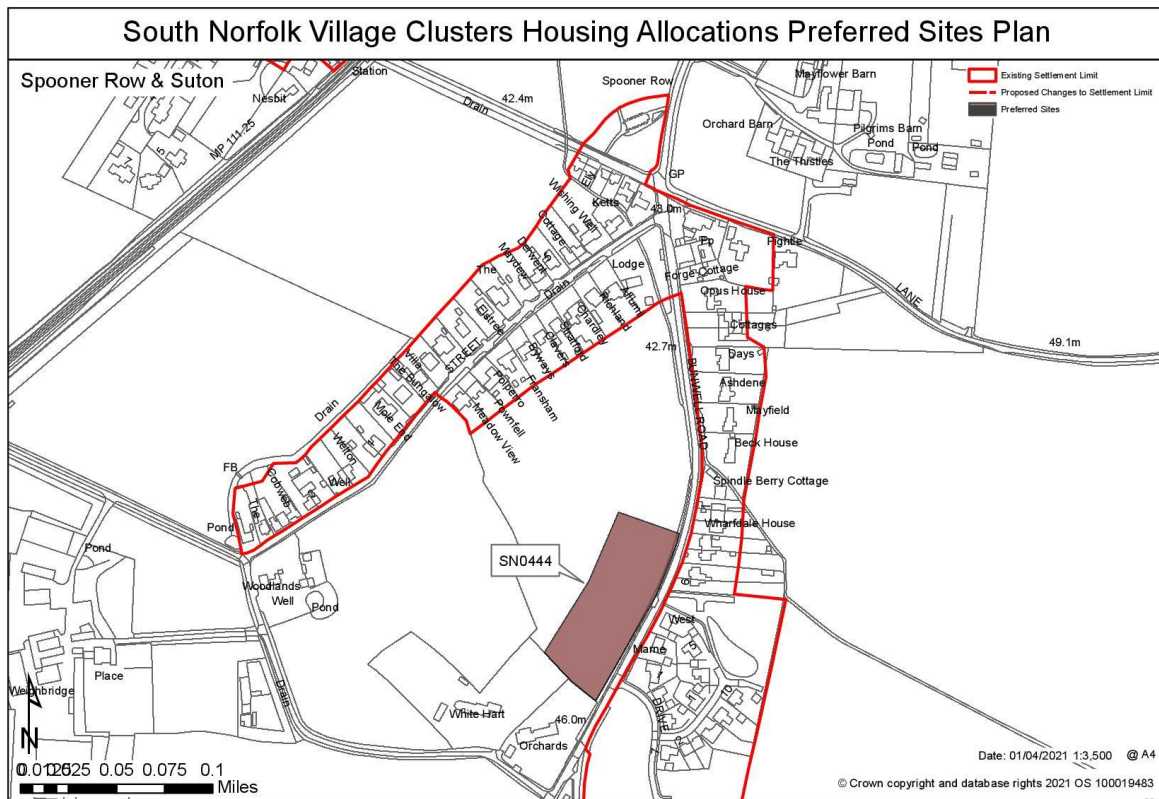
Preferred Allocations

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocations:

Site: SN0444, Land west of Bunwell Road, Spooner Row

Preferred for up to 15 dwellings on a site of 0.7 hectares.

Reasoned justification: Option for allocation subject to a reduction in the overall site area to meet to the objectives of the VCHAP and to avoid the identified areas of flood zones 2 and 3a within the site. It is also been raised roadside ditches within the site help manage surface water across a wider area. Development would be subject to confirmation of suitability from the Lead Local Flood Authority. Development would be to the south of the site and would complement the new development on the opposite side of Bunwell Road and relates suitably to the existing village. Development to the south of the site would result in the loss of hedgerow along the road frontage in order to create a suitable access into the site.



QUESTION 120: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

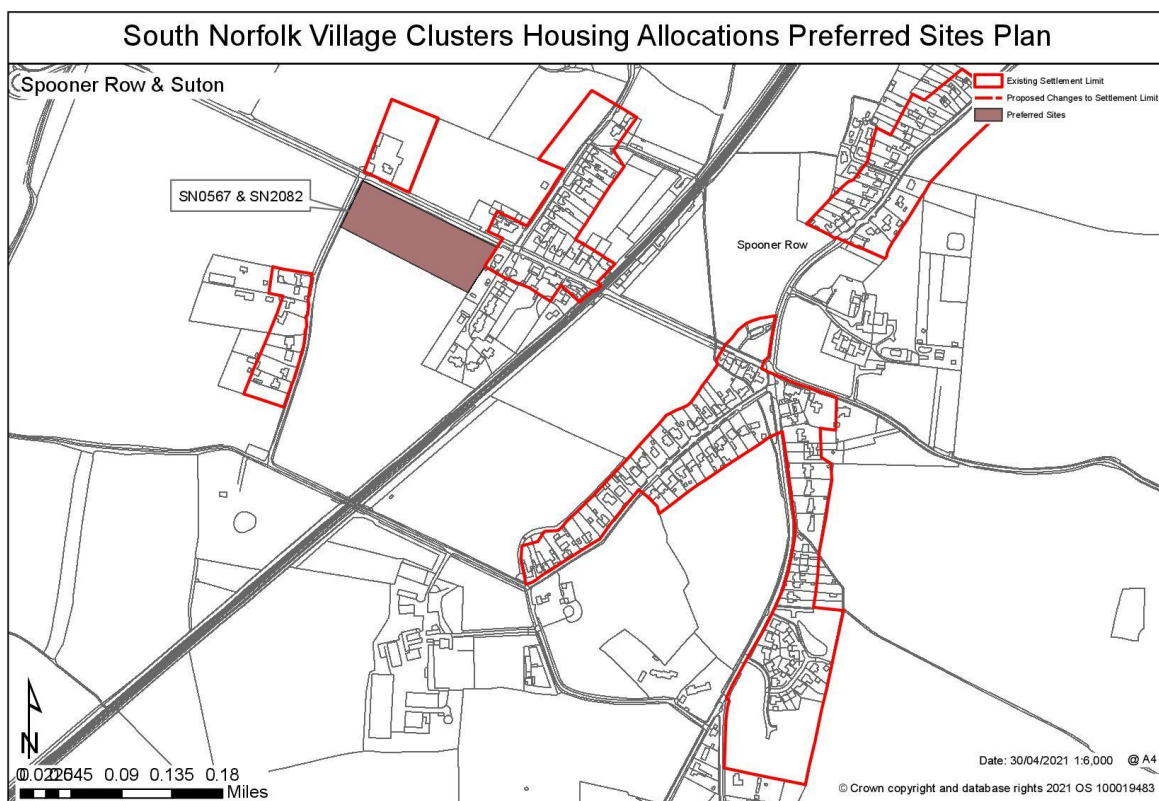
Site: SN0567, Land south of Station Road and west of Queensland, Spooner Row & (Part) SN2082, Land south of Station Road and east of Top Common

Preferred for up to 25 dwellings on a site of approximately **1 hectare**

Reasoned justification: This proposed allocation comprises two adjacent sites, Site SN0567 and SN2082. Site SN0567 lies adjacent to Station Road at the front of the site and has previously had the benefit of planning permission. Site SN2082 lies behind SN0567. As promoted SN2082 is a much larger site and only the element nearest SN0567 is preferred for development. This reduces landscape impacts and bring the overall scale of development in line with the aims of the plan.

Access to the site would need to be achieved via Station Road, this would result in the loss of frontage hedgerow, and the possible need to remove off-site trees. However, the site has a good relationship with the existing settlement and a linear form of development along the frontage of the site would complement the existing pattern of development.

There would be a landscape impact resulting from the development that would need to be addressed by way of an appropriate landscaping scheme.



QUESTION 121: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been considered to be unreasonable alternatives on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0227	<p>Land at Eleven Mile Lane, Suton</p> <p>A number of constraints have been identified, including highways concerns about creating an appropriate access into the site as well as the wider highway network. An estate form of development is also considered to be an inappropriate form and scale of development in this rural settlement which is characterised by a small scale mainly linear pattern of development.</p>
SN0404	<p>Land to the south-east of Chapel Road, Spooner Row (rear of allocation SPO1)</p> <p>Development of the site would constitute backland development and would have an adverse impact on the form and character of the existing linear pattern of development. It would also have a detrimental impact on the approach to the village from the north. Access would be required through existing allocation and may require the loss of additional hedgerow.</p>
SN0445	<p>Land south of Station Road, Spooner Row</p> <p>As promoted the site is excessive in scale however it could be reduced in size. Notwithstanding this, development of the most logical areas of the site would be constrained by significant areas of flood zone 2 and 3a. Significant offsite highway works have also been identified as necessary to make this site acceptable in highway terms. There would also be a detrimental landscape impact associated with the development of this site.</p>
SN0446	<p>Land north of Guilers Lane and east of Chapel Road, Spooner Row</p> <p>Development of the site would impact on both designated and non-designated heritage assets and would also have a detrimental impact on the form and character of this part of the settlement. There would also be a likely landscape impact resulting from the loss of hedgerow and mature trees. A smaller area of development is not</p>

Site	Location and Reasons for Rejection
	considered to address these concerns adequately due to the prominent location of the site.
SN0447	<p>Land west of Chapel Road, Spooner Row</p> <p>Due to the identified areas of flood risk within the site, development would be concentrated to the north of the site, closest to the rear of existing properties along Chapel Road. This would lessen the erosion of the gap between the two distinct areas of the settlement but would impact on identified heritage assets and result in the loss of hedgerow and mature trees along Chapel Road. Off-site highway works would also be required.</p>
SN0448	<p>Land west of School Lane and north of the school</p> <p>School Lane has been identified as being constrained in highways terms and is not considered to be appropriate for further development (following development of the existing allocation site SCO2). Although the site relates reasonably well to the settlement, development of the scale proposed and/ or of an estate form is not considered to be compatible in either form or character with the existing linear pattern of development.</p>
SN0568	<p>Land to south of Station Road and west of Top Common, Spooner Row</p> <p>Due to identified on-site constraints development would be to the south of the site and would appear detached from the main body of the settlement when viewed from Station Road. Development of the site would have an adverse landscape impact and would also likely result in the loss of frontage hedgerow. A suite of off-site highways works have been identified and it would need to be confirmed that access into the site could be achieved.</p>
SN0569	<p>Land west of Bunwell Road and south of Queens Street, Spooner Row</p> <p>Development of the site would erode the rural character that is in evidence, particularly on the approach to the settlement along Bunwell Road. Furthermore, the adjacent listed building faces into the site and development of the site would have a detrimental impact on its setting. Highways have also raised significant concerns about</p>

Site	Location and Reasons for Rejection
	the ability to achieve appropriate visibility splays if developing this site.
SN2101	<p>Land to the North and East of Spooner Row.</p> <p>Site SN2101 was promoted as a 'garden village' site in the settlement of Spooner Row. Due to its strategic scale the site is considered to be inconsistent with emerging Policy 7.4 (Village clusters) of the Greater Norwich Local Plan and has been rejected on this basis.</p> <p>As the proposal falls outside the scope of the Village Clusters Housing Allocations Plan, the garden village proposal has not been subject to a detailed assessment within this plan.</p> <p>However, the site was also promoted as a number of smaller parcels and these sites have been considered on their own merits, in accordance with the VCHAP objectives. The individual site references are: SN0444, SN0445, SN0446, SN0447 and SN0448.</p>
SN2157	<p>Land at Great Expectations, London Road, Sutton</p> <p>The site is excessive in size however it could be reduced in size to meet the objectives of the VCHAP however it is remote from the main centres of development with poor connectivity and it would have an adverse landscape impact. The site currently has a number of commercial tenants as well as a leisure school which may be affected by residential development on the site.</p>
SN2181	<p>Land east of School Lane, Spooner Row</p> <p>Significant highways constraints have been identified, including concerns about the possibility of creating a suitable access to the site and the impact on School Lane. An identified area of flood risk to the north of the site would reduce the developable area.</p> <p>Development on this parcel of land would constitute backland development.</p>
SN3022	<p>Land to south of Station Road and west of Top Common, Spooner Row</p> <p>The site is detached from the main areas of the settlement and is not adjacent to any existing settlement boundaries. Development of this site would result in encroachment into the countryside, beyond the existing boundaries of the settlement and would have a landscape</p>

Site	Location and Reasons for Rejection
	impact as a result. Development of the site would also result in the loss of frontage hedgerow and trees.
SN4060	<p>Land south of Hill House, Bunwell Road, Spooner Row</p> <p>The site is excessive in scale but has been promoted for a small number of dwellings. The site is detached from the settlement and is poorly connected. Development of the site at any scale would result in an intrusion into the rural landscape. Development of the site would also result in the loss of the frontage trees and hedgerows, altering the rural approach towards the settlement.</p>

QUESTION 122: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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35. Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley

Form and character

Stoke Holy Cross

Within the parish of Stoke Holy Cross there are two main areas of settlement, the main village lying astride the C201 road connecting Norwich and Hempnall in the west of the parish, and the settlement of Upper Stoke which lies on its eastern boundary. This latter area forms part of the settlement of Poringland and is covered by the Poringland Settlement Limit.

Historically the village developed around the mill which forms the principal building in the small conservation area which was designated in 1975. The village has traditionally had a strongly linear form which developed along the eastern banks of the River Tas away from the older historic part of the settlement around the mill. More recent estate development has taken place on the eastern side of Norwich Road where the village has grown up the slope of the valley.

Shotesham

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

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

Caistor St Edmund and Bixley

Caistor St Edmund is situated in the Tas Valley and is the site of the remains of a Roman market town. Development within the parish is sparsely populated with development concentrated along Stoke Road and Caistor Lane and the remainder of the parish displaying a dispersed settlement pattern of individual dwellings. The parish is located close to the A140 and A47 allows good access to Norwich and further afield.

Bixley is predominately rural in nature with isolated dwellings. The B1332 allows good access to the south towards Poringland, but also to the north to A146 and A47.

Services and Community Facilities

The cluster possesses a wide range of facilities, including a primary school and a pre-school, pub, village hall and recreation facilities including a skate park. The C201 provides a direct link from the village to Norwich and there are bus links. This road crosses over the A47 Norwich Southern Bypass, but no access on to the A47 is provided at this point and therefore traffic wishing to access the A47 either has to go via the Norwich Ring Road, Poringland or Dunston, the latter being unsuitable to any increase in traffic due to the narrow nature of the lanes through Dunston to the A140.

Settlement Limit and Constraints

Stoke Holy Cross

The Settlement Limit has been drawn to include the main built form of the settlement and recent new housing development. The boundary allows for additional infill development on Long Lane and elsewhere in the village but has been drawn to protect the more rural character of the village in the southern and northern extremities of development along Norwich Road.

There remains capacity within Stoke Holy Cross primary school. It is noted however that the school admits from a wider area that is growing. Further exploration will be needed to ensure primary school needs can be met.

Shotesham

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 123: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

9 sites have been promoted for consideration, of which 1 has been identified as a preferred allocation site. No further sites were shortlisted.

Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0197	<p>Land north of Long Lane, Stoke Holy Cross</p> <p>The site is well connected to the settlement, however there are significant highways concerns about access into the site. Concerns have also been raised about the existence of a ransom strip between this site and the adjacent development have been raised which could affect deliverability. Significant landscape concerns have also been raised in respect of the impact that further development in this location could have on the wider views across the Tas Valley. If it can be demonstrated that highway concerns can be overcome and a scheme that is acceptable in landscape terms is achievable then this site might be viewed as being reasonable, but this conclusion cannot be drawn at this point.</p>
SN0524	<p>Land south of Long Lane, Stoke Holy Cross</p> <p>An overall reduction in size could address concerns about the scale of development proposed. However, there would remain landscape concerns about further eastward extension of the village in the river valley landscape and in respect of highways safety matters, including ongoing speed compliance issues and the difficulties creating a safe pedestrian footpath to the south.</p>
SN0532	<p>Land east of Norwich Road, Caistor St Edmund</p> <p>The site has poor connectivity and is remote from services, including the local primary school. Other identified constraints include highways access, residential amenity and potential landscape issues.</p>
SN0534	<p>Land north of The Street, Shotesham</p> <p>The site is poorly connected to the local services, including the local primary school. Development of the site would have an impact on the historic environment, including Listed Buildings and the Conservation Area.</p>
SN0590	<p>Land north of The Street, Shotesham</p>

Site	Location and Reasons for Rejection
	<p>The site is poorly connected to local services, including the local primary school. Development of the site is proposed to retain the existing playing field however it would result in the loss of the existing trees and hedgerows along the road frontage to create an acceptable access. Development of this site would therefore also have a harmful impact on the local landscape character, the townscape and the Conservation Area.</p>
SN2091	<p>Land of Norwich Road, Stoke Holy Cross</p> <p>Whilst the site benefits from good connectivity and no significant highways concerns have been identified, the site forms an important gateway to the settlement and development of the scale proposed would have a harmful impact on both the landscape and townscape setting. It would also contrast with the existing loose pattern of development in this location. Heritage concerns have also been identified due to the proximity of the site to the Grade II* Church of Holy Cross.</p>
SN4013	<p>Land to North East of Shotesham Road, Shotesham</p> <p>Constraints have been identified. These include the impact it would have on the landscape character of the area, the impact on the Conservation Area of Shotesham and the overall poor connectivity of the site to local services.</p>
SN4028	<p>Land at Highview, The Common, Shotesham</p> <p>The site is poorly connected to the local services, including the primary school, and development in this location would have a significant impact on a sensitive landscape setting due to the changes in topography of the site. The landscape impact of development in this location could not reasonably be mitigated.</p>

QUESTION 125: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

36. Surlingham, Bramerton and Kirby Bedon

Form and character

Surlingham

Surlingham has a linear character with no significant estate development. It comprises ribbons of continuous single plot depth development principally along The Street, The Green and Walnut Hill with off-shoots from these roads along New Road and Mill Road. Detached from this main group is Ferry Corner to the north, and Church Corner. The village retains a very rural character and is adjacent to the Broads.

Bramerton

Within the parish of Bramerton there are a number of groups of development; the main village running north to south along Framingham Lane and The Street; the development between, and on, Hill House Road and Mill Hill including that which overlooks the River Yare; and small developed frontages isolated from the main village on Surlingham Lane and Cory's Close.

The majority of the main settlement within the parish is a conservation area containing a number of listed buildings and important spaces within the settlement including the wooded parkland setting of Bramerton Hall. Bramerton is also in close proximity to the Broads.

Kirby Bedon

Kirby Bedon is a sparsely populated parish. It consists mainly of individual dwellings and farms, many with farm buildings associated and clusters of dwellings set in open countryside.

Services and Community Facilities

There is a reasonable range of facilities including a preschool, primary school, village hall, recreation facilities, pubs, shop and garage. The settlement is linked to the Norwich Area by the C202 which links via Bramerton to the A146 at Trowse close to its junction with the A47 Norwich Southern By-pass and provides good accessibility to the wider Norwich area. There is also a regular bus service.

Settlement Limit and Constraints

Surlingham

The Settlement Limit has been drawn to protect the rural nature of the settlement and the existing pattern of linear development.

Bramerton

The Settlement Limit has been drawn to include the main built form of the settlement along the Street and includes the former employment site at Church Farm which is now residential.

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 126: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

7 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0030	Land west of The Street and north of The Green, Surlingham The site would result in backland development that would be detrimental to the form and character of the settlement. Access to the site is also considered to be problematic, even if adjacent site SN2009SL was considered acceptable.
SN0366REV	Land north of Church Farm, Bramerton The site has a constrained access and the development of the site would be expected to have an adverse impact on a heritage asset (and adjacent listed building). The relationship with local services is poor.
SN0374SL	Builder's Yard, Beerlick's Close, Surlingham The extension to the settlement limit would be detrimental to the character and appearance of the area (townscape). There are also concerns relating to the access to the site and on-site flood risk.

Site	Location and Reasons for Rejection
SN2010REV	<p>Land east of Mill Road, Surlingham</p> <p>Development of the site would extend the liner pattern of development into the countryside, to the detriment of the landscape. There would be a significant impact on trees on the site.</p>
SN2016SL	<p>Land west of The Covey, Surlingham</p> <p>The site is subject to identified flood risk issues and has a poor relationship to the existing settlement.</p>
SN2045SL	<p>Land west of Mill Road, Surlingham</p> <p>West The site is not considered to be suitable for a settlement limit extension without SN2010REV opposite, which has been rejected. It would have an unacceptable impact on the landscape by extending the built-up area in to the open countryside.</p>
SN2009SL	<p>Land west of The Street and north of The Green, Surlingham</p> <p>Development of the site would represent backland development that does not respect the form and character of the settlement. Access is also highly constrained with potential neighbour amenity issues.</p>

QUESTION 127: Do you think that any of the rejected sites should be preferred for allocation? Please add additional comments to explain your response.

37. Tacolneston and Forncett End

Form and character

The main concentration of development within the parish of Tacolneston is based along Norwich Road and adjoins the built-up area of Forncett End to the south. Development in the remainder of the parish comprises scattered individual dwellings and farmsteads. The village developed as a predominantly linear settlement along Norwich Road with the addition of post war estate development, namely at Dovedale Road, Boileau Avenue and off Bentley Road in Forncett End.

Further estate development exists at The Fields to the west of Norwich Road. A significant break in the built-up frontage on both sides of Norwich Road exists to the north of the Manor House buildings whose setting in spacious grounds with good tree growth contributes towards the 'open' nature and rural character of this part of the village. The area to the north of the estate development at Dovedale Road is designated as a Conservation Area, which extends as far east as the church. This area has a distinctly rural character with mature trees.

In Forncett End a ribbon of development has extended along Long Stratton Road to the east with development limited to the north side of the road east of Chestnut Tree Farm with the southern side largely undeveloped and fronting open fields. Development has also extended along the south side of West Road and along both sides of Tabernacle Lane as far as Elm Tree Farm.

The B1113 provides relatively good access to Norwich and New Buckenham whilst the B1135 runs to the north providing access to Wymondham and Long Stratton. The remainder of the parish is served by 'C' class and unclassified roads.

Services and Community Facilities

The parish has a range of social and community facilities including a preschool, primary school, pub, village hall and recreation facilities. There is also a limited bus service.

Settlement Limit and Constraints

Tacolneston has two separate areas contained within settlement limits. A Settlement Limit has been drawn to include the main built form of the settlement whilst a smaller Settlement Limit has been drawn around the estate development at Dovedale Road to the north of the village. No alterations are proposed to the existing Settlement Limit.

QUESTION 128: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

12 sites have been promoted for consideration, of which 1 was identified as a preferred allocation site and 1 was shortlisted.

Preferred Sites

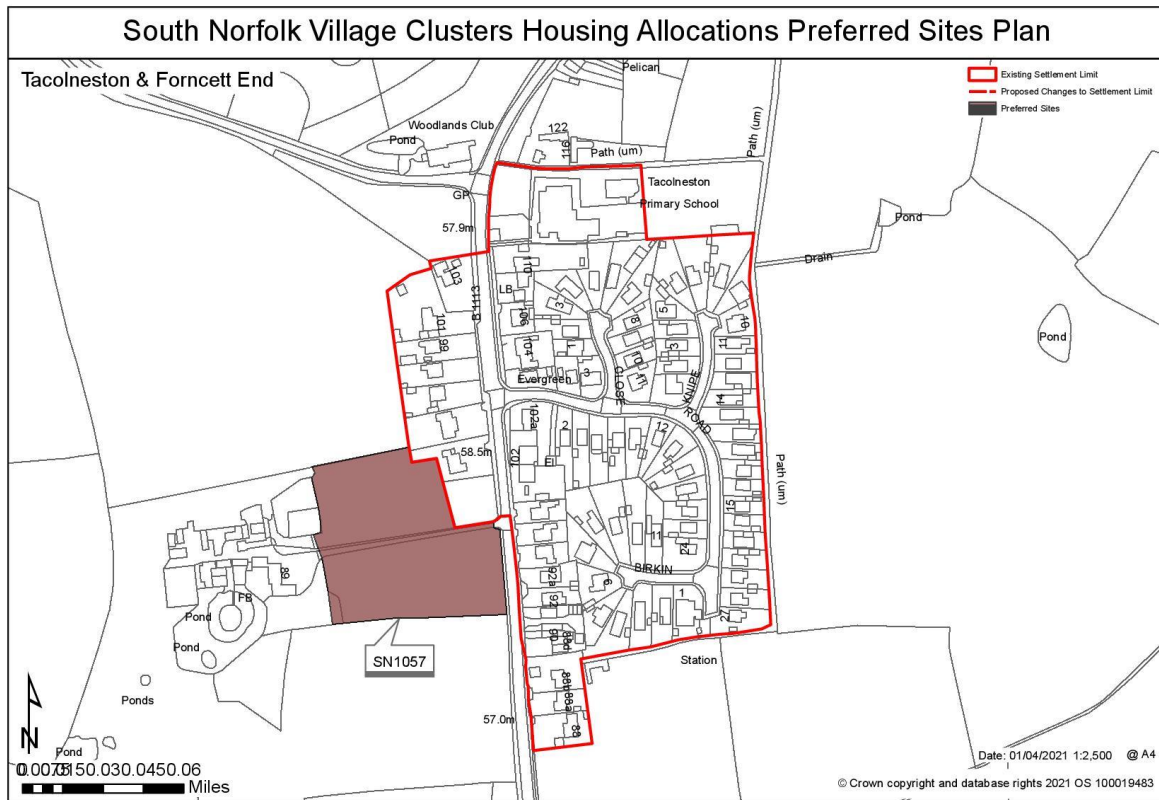
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

DRAFT

Site: (Part of) SN1057, Land to the west of Norwich Road

Preferred for up to 20 dwellings on a site of 0.7 hectares.

Reasoned Justification: The site is larger than typically sought within the Village Cluster Plan but has scope to be reduced in scale in line with the plans overall objectives. The site is within a sustainable location and relates well to existing development to the north of the settlement. Development of the site would be limited to the top section of the site only in order to reduce the landscape and townscape impact of new development in this location. Creation of an adequate access would require the removal of existing vegetation and trees along the site frontage and some additional highways safety works may be required to support the development of this site. The trees at the front of the site are subject to TPOs. Consideration would need to be given to the form of development on this site.



QUESTION 129: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Reasons not preferred for allocation:
SN0602	<p>Land off The Fields</p> <p>Shortlisted for up to 14 dwellings on a site of 0.55 hectare.</p> <p>The site is adjacent to the settlement limits and an extant residential permission. It is well related to existing residential development and would have a limited impact of the landscape as it is contained by a western and southern boundary line. It could come forward as a comprehensive scheme with the existing allocation. Access should be from The Fields to the north, via the extant permission.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0016SL	<p>Land to the rear of 122 Norwich Road</p> <p>The site is an unreasonable site for both allocation and extension to the settlement limit because development would impact on the setting and significance of the Listed Buildings and Conservation Area. The traditional verdant setting of the group of dwellings at number 116 and 122 Norwich Road will not be preserved as a result of the reduction in the size of the curtilage at number 122. It is unlikely that satisfactory visibility could be provided at access, particularly to on-coming traffic and footway improvement to min 2.0m width would be required between site and school. Any removal of hedging to achieve highway requirements would be detrimental to the heritage assets.</p>
SN0084	<p>Horse Meadow, Talconeston</p> <p>As promoted the site is excessive scale in scale but it could be reduced in size. Development of the site would represent a significant break out to the east of Tacolneston which would be detrimental to the landscape</p>

Site	Location and Reasons for Rejection
	<p>and townscape. In addition, there is no continuous footway to catchment school and access from Chenery lane is not considered to be suitable as it is unclear if access can be achieved from the Poplars. It would require carriageway widening to 5.5m, a frontage footway and removal of existing hedges which would have a negative impact on the landscape.</p>
SN0086	<p>Land north of Common Road</p> <p>The site is unreasonable for allocation by virtue of its separation from the existing built form. Development would be an encroachment into the countryside and would have a detrimental impact on the landscape and townscape. Access could be achievable at Common Rd but given the narrow width of the road it would require carriageway widening to 5.5m min and a 2.0m footway. This would require the removal of frontage hedge/trees which would further impact on the landscape. It is not feasible to provide a footway to catchment school due to constraint in vicinity of Common Road/Norwich Road junction. There is also the possibility of surface water flooding as there is a small area of ponding in the southeast but it is unlikely to prevent development.</p>
SN0089	<p>Land south of Common Road</p> <p>Development of the site is unreasonable as it would be a significant breakout to the south of the existing village. The site is excessive in scale but could be reduced in size however development on this site would be detrimental to the landscape and townscape. Furthermore, access is likely to require removal of frontage hedge/trees. It is not feasible to provide footway to catchment school due to constraint in vicinity of Common Road/Norwich Road junction.</p>
SN0094	<p>Land north of Norwich Road</p> <p>The site is unreasonable for allocation as development would be an encroachment into the countryside and have a detrimental impact on the landscape and townscape. Access could be achievable at Common Rd but given the narrow width of the road it would require carriageway widening to 5.5m min and a 2.0m footway. This would require the removal of frontage hedge/trees which would further impact on the landscape. It is not feasible to provide a footway to catchment school due to constraint in vicinity of Common Road/Norwich Road junction. There is the possibility of surface water flooding as there is a small</p>

Site	Location and Reasons for Rejection
	area of ponding in the south-east but it is unlikely to prevent development.
SN2013	<p>Land at Black Barn</p> <p>The site is considered to be unreasonable as both an extension to the settlement limit and an allocation. The site is detached from the existing built form and would represent a breakout, which does not reflect the existing townscape. The access and local road network along Tabernacle Lane is not considered to be suitable for increased traffic by virtue of its restricted width and lack of footpaths and passing places. Highways officers have advised that it is unlikely to be possible to provide acceptable access visibility due to the limited frontage as well as the adjacent hedge/narrow carriageway. Development of the site would negatively impact on the setting of the designated heritage assets and it is not considered that the benefits of the proposal would outweigh this harm.</p>
SN2031	<p>Land east of Norwich Road</p> <p>Whilst the site relates well to the existing settlement limit development in this location would have a negative impact on the landscape. It would require the loss of significant trees and hedgerow which create the rural character of this part of Tacolneston and form a significant green break between two parts of the village. There are forward visibility issues to the south along the bend and a surface water flow path runs along the south of the site. These constraints significantly reduce the developable site area.</p>
SN4019	<p>Land to the south of Hall Road</p> <p>The site is an unreasonable site for allocation due to the detrimental impacts on the landscape and townscape. Development of the site would be a significant extension into the countryside which would not reflect the existing form of the settlement on this side of Norwich Road. It would negatively impact on the adjacent Conservation Area and Woodland TPO. Access is also not considered to be suitable as Hall Road is substandard, there is no safe walking route and visibility splays would require the removal of important countryside trees/hedging.</p>
SN4061SL	The Pelican, 136 Norwich Road, Talconeston

Site	Location and Reasons for Rejection
	<p>The site is unreasonable as an extension to the settlement limit as it would not reflect the existing form and character of the immediate area and would result in harm to the historic environment. New dwellings in this location will contribute towards eroding the open space behind the properties on Norwich Road and will cause harm to the character and appearance of the conservation area and impact on the Grade II listed Pelican PH. It would require improvement to existing footway to 2.0m between site and school and visibility splays which would also have a negative impact on the historic environment. There is surface water flooding although it is unlikely to prevent development.</p>
SN4062SL	<p>The Pelican, 136 Norwich Road, Talconeston</p> <p>Development of the site would be to the rear of numbers 126 to 134 Norwich Road and The Pelican public house which would not reflect the existing form and character. This will result in harm to the historic environment because it is located within the Conservation Area and would impact on The Pelican PH which is Grade II listed. It would require improvement to existing footway to 2.0m between site and school and visibility splays which would also have a negative impact on the historic environment.</p>

QUESTION 130: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 131: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

38. Tasburgh

Form and character

There are two main areas of settlement in the parish, Upper and Lower Tasburgh. Upper Tasburgh has developed as a nucleated settlement as a result of post-war estate development and lies above the Tas Valley which runs to the south and west. Lower Tasburgh is set in the Tas Valley and comprises an older ribbon of development strung along part of Grove Lane and Low Road. With the exception of a small estate at Harvey Close the character of Lower Tasburgh comprises single plot depth development of varying age with significant trees and hedges interspersed with important gaps that give it an attractive rural character. Upper Tasburgh has a good direct link onto the A140 linking Norwich and Ipswich and on which there are frequent bus services. Lower Tasburgh's links to this road are by minor roads, some of which are very narrow.

Services and Community Facilities

There is a good range of facilities including a village hall, recreation facilities, pub, preschool and primary school, which are primarily located in Upper Tasburgh. There is also a regular bus service.

Settlement Limit and Constraints

The Settlement Limit is fragmented. In Upper Tasburgh the Settlement Limit incorporates the main built-up area. The existing Settlement Limit in Lower Tasburgh has been restricted to development that is best located to access the available services. A small extension to the Settlement Limit in Lower Tasburgh has been drawn to incorporate the four dwellings approved by planning permission 2018/0290 as well as the adjacent properties. The revised Settlement Limit extends to (but excludes) the wildlife amenity area. These changes are shown on the policies map.

QUESTION 132: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

4 sites have been promoted for consideration, of which 1 was identified as a preferred allocation site. No further sites were Shortlisted.

Preferred Sites

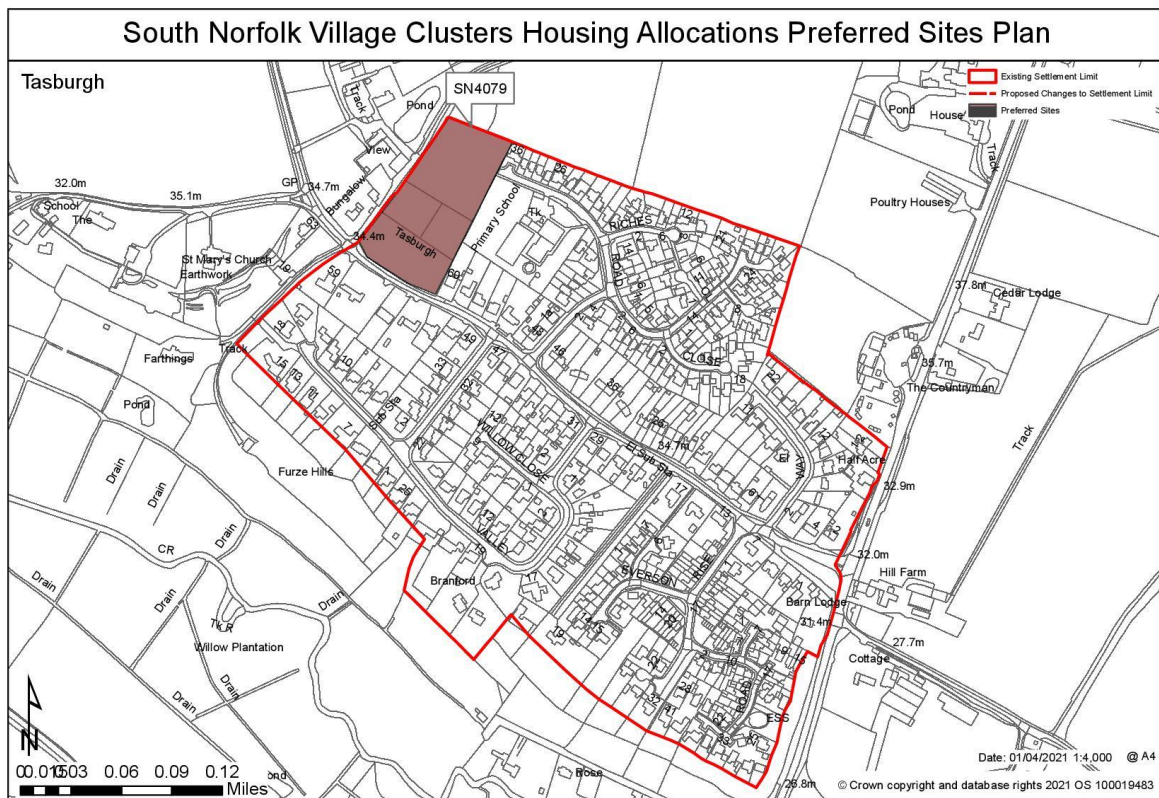
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: SN4079, Land north of Church Road and west of Tasburgh School

Preferred for up to 30 dwellings (net gain of 10) on a site of 1.14 hectares.

Reasoned justification: The applicants are seeking to increase the density of the site to more than it is currently allocated for under TAS1. Whilst the site is still considered a reasonable option for delivery the original allocation required consideration of school expansion which would require land from this site. Confirmation would be needed from NCC Education that this is no longer the case if the density is to be increased. Highways would also require highway improvement works and a road linking Church Road and Henry Preston Road.



QUESTION 133: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0005	<p>Hill Farm, Norwich Road</p> <p>Concerns regarding the provision of a safe and suitable access to the site have been identified. The local road network is also considered to be unsuitable either in terms of footways and poor visibility at adjacent road junctions. Development would also represent a breakout into the countryside to the east of the A140 (which is a Major Road Network) and is considered to have a harmful impact upon both the townscape and landscape. A development of reduced scale would not sufficiently address these concerns.</p>
SN0267	<p>Cedar Holdings, Ipswich Road, Tasburgh</p> <p>The site is considered to be an unreasonable option for development due to highway impact issues. Access to the site is proposed via the A140 which is a Major Road Network which is unlikely to provide a satisfactory and safe means of access.</p>
SN0413	<p>Land at Grove Lane</p> <p>The site is considered to be unreasonable due to access and highways issues, the impact upon the historic character and the detrimental impact development in this location would have on the townscape. The site is accessed via Grove Lane which is of restricted width and highways officers have advised that this would require widening to 5.5m across the frontage, as well as the provision of a 2m wide footway. There is limited development in the surrounding and immediate area which has maintained a distinct separation between Upper and Lower Tasburgh. Therefore, development in this location would impact upon the historic character of the village. It is not considered possible to mitigate this.</p>

QUESTION 134: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

39. Tharston, Hapton and Flordon

Form and character

Tharston and Hapton

There are three main groups of development within the parish concentrated on The Street (Tharston), Chequers Road adjoining Long Stratton and in Hapton. Outside of these there are some isolated areas of sporadic development. The western edge of the parish adjoins the Tas Valley.

Development in The Street incorporates a variety of dwelling types alongside farms. This combined with substantial tree and hedge planting, especially along the road frontage gives the settlement its strong rural character.

In the south of the parish are housing estates off Chequers Road which are contiguous with Long Stratton, and towards the northern end of Chequers Road a broken ribbon of development. This ribbon is rural in character.

Hapton is a small settlement which has developed along the line of the B1135, The Street. Some development has occurred to the north of this and the settlement has experienced limited modern infill development.

Flordon

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

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

Services and Community Facilities

The cluster has limited facilities. There is a primary school, with some areas for recreation and employment and a limited bus service.

Settlement Limit and Constraints

Hapton

A new Settlement Limit has been drawn to include the main area of linear development to the north of the B1135. This would be extended to include the proposed allocation site should it be included in the final version of the plan. The Settlement Limit also extends to the south of the B1135 to the east of the settlement. These changes are shown on the policies map.

Flordon

The Settlement Limit is fragmented and drawn to include the estate development at St Michael's View to the west and the groups of dwellings either side of the rail track to the east. It excludes the Rectory, church room and a few dwellings on the south of The Street.

QUESTION 135: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

5 sites have been promoted for consideration, of which 1 has been identified as a preferred allocation site.

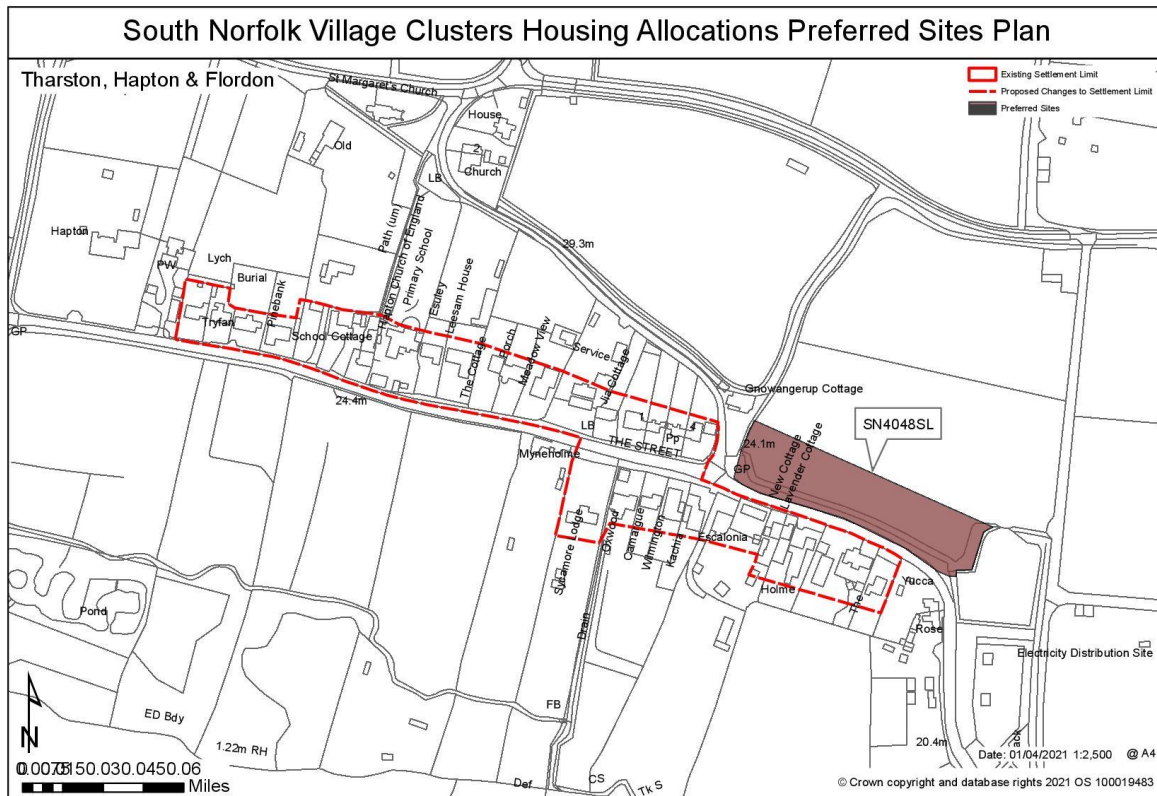
Preferred Sites

On the basis of the assessment undertaken the following site has been identified as a preferred allocation:

Site: SN4048, Land to the north of The Street, Hapton

Preferred for up to 12 dwellings on a site of 0.48 hectares

Reasoned justification: The site was originally proposed as a Settlement Limit Extension. However, it is only under the 0.5ha threshold and therefore considered to have potential to accommodate allocation scale growth. The allocation of the site will require the creation of a new Settlement Limit for Hapton. The site is reasonably well connected and related to the main settlement, including the primary school where there is an existing footpath from the site to the school. The site is considered as an appropriate location for linear development, subject to creating a safe access which addresses the significant change of level from the site to the highway. Whilst heritage assets (listed buildings) have been identified, it has been acknowledged that they are at a distance where their setting would not be affected by development. There are few constraints.



QUESTION 136: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0255	<p>The Laurels, Land north of The Street</p> <p>Development of the site would represent backland development that would have a poor relationship with existing development. Whilst there is an existing access, The Street does not appear suitable for additional traffic nor can an adequate visibility splay be provided due to the limited site frontage. It is not considered possible to create a safe access to the site and it is also noted that there is no footpath provision for the entirety of Tharston. Development in this location would also have an impact on the listed buildings located within proximity of the site.</p>
SN0566	<p>Land north of The Street, Flordon</p> <p>Flordon has limited services and accessibility to services elsewhere is very limited. Although the site benefits from a new footpath to the south, this footpath stops to the north of the village and therefore there is no potential safe walking route to the Primary School in Hapton. There are also landscape and heritage concerns; St Michaels Church (Grade I LB) is located to the north east corner of the site.</p>
SN1051	<p>Land at The Street, Tharston</p> <p>The site is considered to be an unreasonable extension to the existing settlement limit due to highway concerns. Access to the site would require localised carriageway widening to 5.5m, 2m wide frontage footway and removal of existing frontage trees (these trees may have TPOs). However, the local road network is restricted in width and lacks a footway provision. There is no continuous footway to catchment primary school (the catchment school is Manor Field in Long Stratton rather than Hapton). Heritage impacts have also been identified, however the impact of development on the setting of the LB (Church Farm Cottage) could be reasonably mitigated.</p>
SN2147	<p>Land East of Greenways, Flordon</p> <p>The site is considered to be unsuitable for allocation due to its physical separation from the main settlement, access issues and the adverse</p>

Site	Location and Reasons for Rejection
	<p>impact development would have on the townscape. Whilst an extension of the existing footpath could be created it would require the use of land which is either highway verge or in third party land ownership. It would also require total removal of hedge and trees along the site frontage. Greenway is narrow with no footway and visibility at its junction with Station Road is limited by a bridge. The site is also detached from the village and the existing residential dwellings to the south.</p>

QUESTION 137: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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Form and character

Thurlton

The main concentration of development has developed in a linear settlement form based upon the historical road network based along Beccles Road, Church Road and Low Road although modern estate development off Beccles Road has resulted in a more nucleated form in this area. In addition to development, the village has experienced a considerable amount of modern infill development which has generally respected the existing character of frontage development. There is a detached group of houses at College Road, whilst the wooded grounds of All Saints Church and The Rectory provide a 'soft' edge to the village which makes an important contribution to its rural character.

The village is set in an attractive landscape with Thurlton Marshes and the Broads to the north and a small tributary valley immediately to the west with views of the surrounding countryside from within parts of the built-up area. Part of the parish lies with the Broads Authority area. Beccles Road provides a relatively a good link to Beccles and the A143 to the south, whilst the nearby B1136 links to the A146 and Loddon to the west and Haddiscoe and the A143 to Great Yarmouth to the east.

Norton Subcourse

The main concentration of development within the parish is based along Loddon Road/The Streeand adjoins the main built-up area of Thurlton. There is a small scattering of development based along Low Road with development in the remainder of the parish comprising dispersed individual dwellings and farmsteads. The village is set within a small tributary valley with the marshland of the River Yare within the Broads immediately to the north. The good open views of the surrounding landscape from within many parts of the built-up area, together with areas of good tree and hedge planting, provide the village with its essentially rural character.

The former B1140 provides a link to the A143, A146 and Beccles to the south, and to Reedham via the Reedham Ferry to the north. The B1136 links the village to Haddiscoe and Gt Yarmouth to the east and Loddon to the west.

Services and Community Facilities

The cluster has a range of social and community facilities including a preschool, primary school, post office and shop, public house and village hall. There are also opportunities for recreation and employment in the settlement. There is also a bus service serving the village and it has the benefit of main sewerage is available.

Settlement Limit and Constraints

Thurlton

The Settlement Limit includes the main built form of the settlement.

Norton Subcourse

The Settlement Limit includes the main built form of the settlement. No alterations are proposed to the existing Settlement Limit.

QUESTION 138: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

2 sites have been promoted for consideration, of which 1 has been identified as a preferred allocation site.

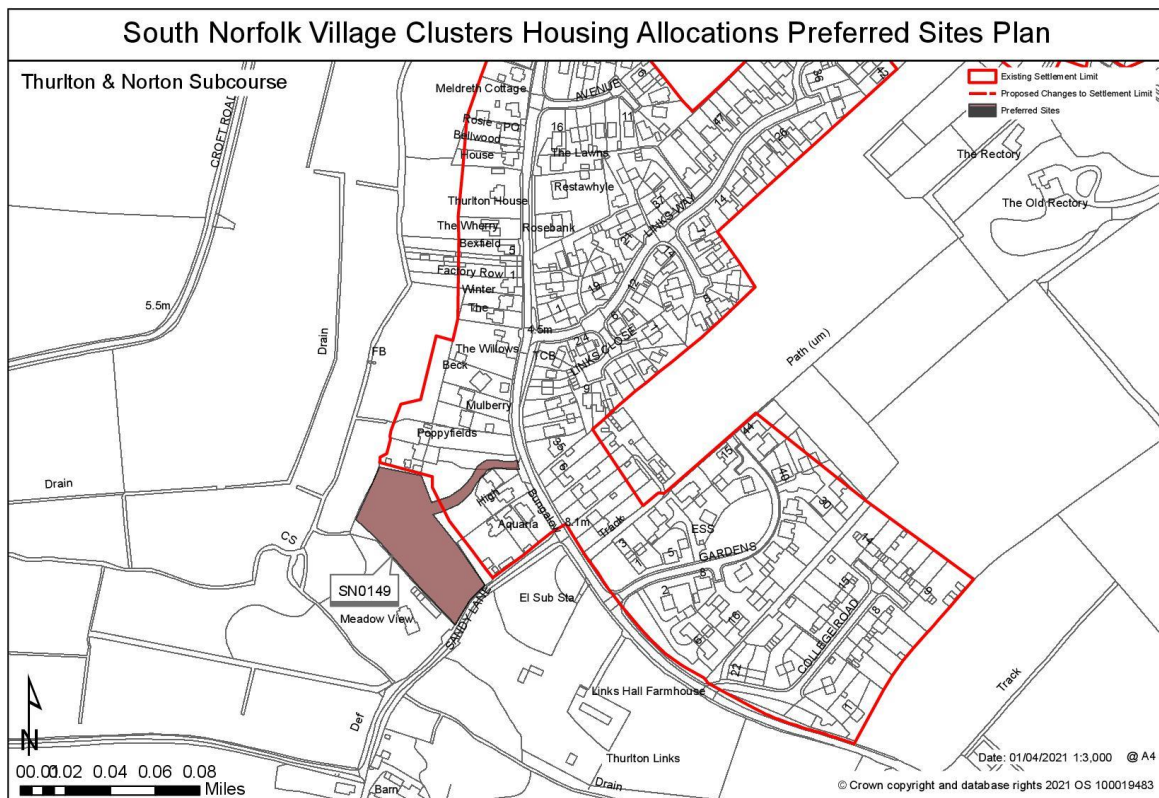
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0149, Land adjacent to Holly Cottage, west of Beccles Road, Thurlton

Preferred for up to 12 dwellings on a site of 0.51 hectares

Reasoned justification: The adjoining site has a partially implemented planning permission within the current settlement limit. This site is an extension to that using the same access. It is within the village with good access to services and the school. It will have a limited impact on the landscape which can be mitigated. Drainage requirements and retention of trees to the south will determine density. Adequate access will need to be achieved for an increased number of dwellings utilising the approved access from Beccles Road through the adjacent site



QUESTION 139: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0309	<p>Land south of Loddon Road, Norton Subcourse</p> <p>The site is adjacent to the settlement limit where development is characterised by a linear form of development. However, the site is out of scale with the village and would extend into the landscape elongating the village in wider views to the west with a detrimental impact on the setting of the listed church. There is no continuous footpath back to the village and there would not be a safe walking route to school. The constraints of the site in respect of the ditch and surface water flooding reduces the developable area and frontage hedging would have to be removed for access.</p>

QUESTION 140: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

41. Thurton and Ashby St Mary

Form and character

Development within Thurton parish has been concentrated along Ashby Road north of the A146 and is contiguous with the main built-up area of Ashby St Mary. Development south of the A146 is limited to The Street and Loddon Road. In Thurton, detached clusters of development exist along Cookes Road, White Heath Road and Hall Road; in Ashby St Mary, a detached cluster of development exists at Mill Common, to the east of the built-up area, and scattered development at Low Common and along Folly Lane. The remainder of both parishes is made up of individual dwellings and farmsteads.

The village is based on the historic road network, in particular Mill Road/Ashby Road and The Street, although estate development has occurred on either side of Mill Road/Ashby Road, resulting in a nucleated settlement form. The village of Thurton is set in an attractive tributary valley of the River Yare. The wooded areas to the north and east of the village are a particularly attractive feature of the valley and are important in the rural setting of the village, and combined with the open character of The Street give the village an attractive semi-rural character. The A146 provides good road links with Norwich, Loddon and Beccles.

Services and Community Facilities

There is a range of facilities, including a preschool group, primary school, church, village hall, recreation facilities and pub. There is also a regular bus service. The village is on mains sewerage.

Settlement Limit and Constraints

The Settlement Limit includes the main built form of the settlement. No alterations are proposed to the existing Settlement Limit.

QUESTION 141: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

9 sites have been promoted for consideration, of which none were identified as preferred or shortlisted sites.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0029	<p>Land south of Vale Road, Thurton</p> <p>The site is relatively well contained and could be developed without intruding into the wider landscape. However, access onto A146, which is a Principle Route, would not be appropriate. Access from the narrow access via Vale Road does not appear to be feasible.</p>
SN0470	<p>Land north of Vale Road, Thurton</p> <p>Although adjacent to the existing settlement limit and in a sustainable location, the local road network is considered to be substandard and unable to accommodate further growth. Consideration would also need to be given to the impact of development on the local landscape, particularly on the existing trees.</p>
SN0472	<p>Land south of Vale Road, Thurton</p> <p>The site has been considered as both an allocation and a settlement limit extension. Both forms of development are considered to have a detrimental impact on the landscape. Access constraints have also been identified.</p>
SN0585	<p>Land opposite Hill Farm Barn and Hill Top Barn, Mill Common, Ashby St Mary</p> <p>The site has been considered as both a settlement limit extension and an allocation. The site is removed from the main part of the settlement and located along a narrow country lane, resulting in a poor relationship to services. Development of the site would be expected to have an adverse impact on setting of non-designated heritage assets.</p>
SN2048	<p>Land East of The Street, Thurton</p>

Site	Location and Reasons for Rejection
	The site is relatively well contained within the existing structure of the settlement. However, as access is not possible from the A146 it is severely constrained due to the very narrow site frontage on to The Street.
SN4008	Land to the SW of The Street, Thurton The site forms an important part of setting of grade I listed church on the hill. Development on this site would have significant impact on the setting of the listed building.
SN4038	Land South of Mill Road, Ashby St. Mary Development of the site would have poor relationship with existing development to the east due to the lack of connectivity. There are potential access constraints from Mill Road.
SN4039	Land south of Mill Road, Ashby St Mary (reduced site) The site is promoted at a density that would result in an inefficient use of land. Development of a larger site would have poor relationship with existing development to the east due to the lack of connectivity. There are also potential access constraints from Mill Road
SN4040	Land south of Mill Common, Ashby St Mary This is primarily on the basis of adverse impacts on the local landscape including a requirement to remove existing vegetation and trees in order to create a suitable access and adequate visibility at the Mill Common/ Mill Road/ Ashby Road junction.

QUESTION 142: Do you think that any of the rejected sites should be preferred for allocation?

42. Tivetshall St Mary and Tivetshall St Margaret

Form and character

Tivetshall St Mary

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

Tivetshall St Margaret

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

Services and Community Facilities

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

Settlement Limit and Constraints

The Settlement Limit has been drawn around the existing built-up area where the two parishes meet. It maintains the physical separation between the two built up areas to the south of The Street to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it. Outlying areas, further from facilities have been excluded from the defined Settlement Limit. No alterations are proposed to the existing Settlement Limit.

QUESTION 143: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

10 sites have been promoted for consideration, of which 2 were identified as preferred allocation sites and 2 have been shortlisted.

Preferred Sites

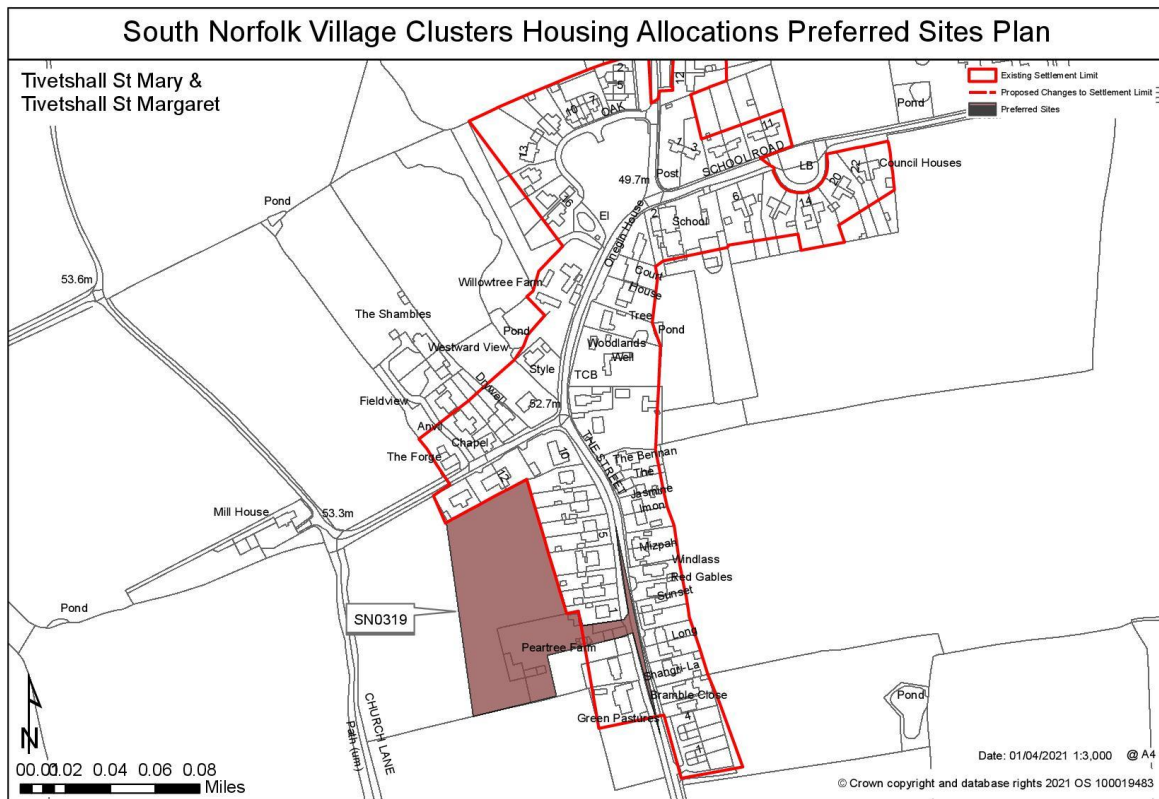
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Site: SN0319, Pear Tree Farm, West of The Street, Tivetshall St Margaret

Preferred for up to 25 dwellings on a site of 1 hectare.

Reasoned justification: The site is located close to the school and village hall and adjacent to the settlement limits and, although there are no footways there are verges for walkers to step off the carriageway. Development on the site would read as part of the existing village and would be visually contained by field boundaries to the west and south with limited open views. Therefore, whilst development would disrupt the existing linear pattern the site would allow infill without significant incursion into open countryside. Potential contamination will need to be investigated but it is likely that this can be mitigated. The Highways Authority have confirmed that access would need to be widened from The Street through demolition of the old disused barn.

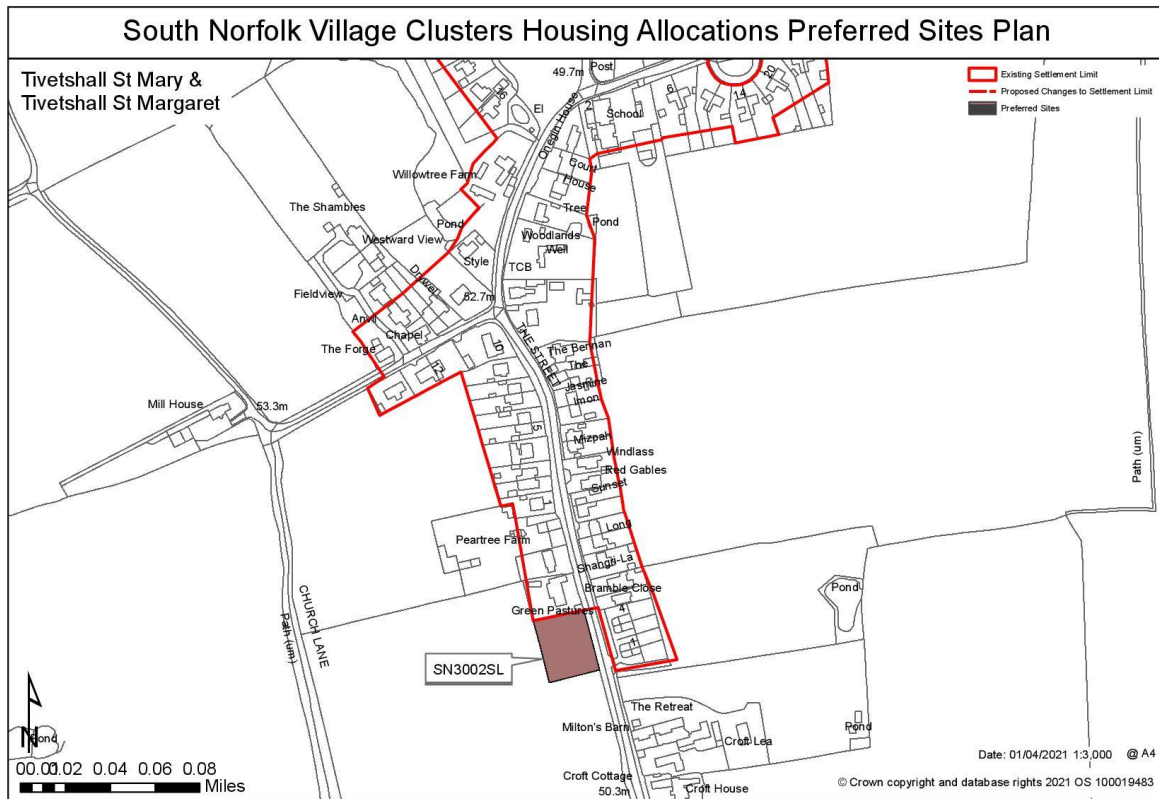


QUESTION 144: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN3002SL, Land south of Green Pastures, west of The Street, Tivetshall St Margaret

Preferred for a Settlement Limit Extension on a site of 0.18 hectares.

Reasoned justification: The site is considered to be a reasonable extension to the existing settlement limit. It is located relatively close to the school and village hall and is immediately adjacent to the settlement limit to the north and opposite the settlement limit to the east. The site is currently residential curtilage and already appears as part of the form of the village, albeit with a strong frontage hedge line which would need to be partially removed for access. New development in this location would read as part of the existing village fronting The Street, mirroring the residential development directly opposite. It would be a rounding-off of the built form without incursion into open countryside as the southern boundary is delineated by a public footpath.



QUESTION 145: Do you support or object to the proposed use of the site? Please explain your reasons

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN0318	<p>Pear Tree Farm, west of The Street</p> <p>Shortlisted for up to 10 dwellings on a site of 0.6 hectares.</p> <p>It should be noted that this is not an additional site, it is a smaller part of site SN0319 with the same proposed access point from The Street and, if allocated, it would be instead of SN0319.</p> <p>The site is located close to the school and village hall and adjacent to the settlement limits. Although there are no footways there are verges for walkers to step off the carriageway. The site would read as part of the existing village with existing residential development to the east and development would be visually contained by field boundaries to the west and south with limited open views. Therefore, whilst development would disrupt the existing linear pattern the site would allow infill without incursion into open countryside. Potential contamination from the previous use will need to be investigated but it is likely that this can be mitigated. Highways officers have confirmed that access would need to be widened from The Street through demolition of the disused barn.</p>
SN2103	<p>Land north of School Road</p> <p>Shortlisted for up to 15 dwellings on a site of 0.9 hectares.</p> <p>The site is located close to the school and village hall and adjacent to the settlement limits. Development in this location would read as part of the existing village and is visually contained with limited open views from the north. There would be some impact on Elm Farm to east which would be mitigated if the eastern hedgerow and trees were retained and enhanced. Highways officers have confirmed that all/most of the frontage hedge/trees would need to be removed to achieve an access into the site. School Road narrows to the east at this point and there are potential access constraints which it is may be possible to overcome through a reconfiguration of the local road layout but this would need to be agreed with NCC Highways.</p>

Site	Location and Reasons not preferred for allocation:
	NCC highways to confirm if could turn road into site making this the primary road and make remainder of School Road to the east into a side road.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0317SL	<p>Land south of Mill Road</p> <p>The site is considered an unreasonable extension to the existing settlement limits due to highway concerns. Highways officers have commented on the inadequacy of Mill Road given its narrow width and poor junction with The Street. The site is located close to the school and village hall and adjacent to the settlement limit, although there is a lack of a continuous footpath. Development in this location would represent a breakout to the west and would continue a limited form of ribbon development along Mill Road. Potential contamination from the previous land use will need to be investigated but it is likely that this can be mitigated.</p>
SN2041	<p>Land east of Tivetshall</p> <p>The site is considered unreasonable due to its excessive scale, 18.9 ha (472 dwellings) in relation to the existing village. The possibility of smaller parts being developed has been considered but no alternatives have been found reasonable. Areas of the site are located close to the school and village hall and adjacent to the settlement limits, but the majority is not well connected. Development in this location would excessively disrupt the existing linear form of the village, extending the village into the open countryside to the detriment of its landscape setting. The School Road access is detached from the village and would not be acceptable as it would extend into the open countryside on a narrow rural road. Access from The Street is very restricted would involve the removal of a hedgerow/trees adjacent to the Listed Building.</p>

Site	Location and Reasons for Rejection
	In both instances, development at this scale would be harmful to highway safety using either access point.
SN2042REV A	<p>Land south of Rectory Road</p> <p>The site lacks connectivity to the village, as it is located at the southern edge some distance from the settlement limit. It does not reflect the existing form and character of development as the majority of the site is located behind the road frontage. It would also visually extend the village into the countryside and would be detrimental to the landscape setting of the village with no naturally delineated boundaries. The frontage could not achieve adequate visibility for access.</p>
SN2042REV B	<p>Land south of Rectory Road</p> <p>The site is considered unreasonable due to its lack of connectivity to the village, being located at the southern edge some distance from the settlement limit. It is a reduced site area and does run along the road frontage, reflecting the existing form and character of the adjacent development. In this respect it is more acceptable than the associated larger site: SN2042A. The alternative site also results in a longer frontage which could meet highway visibility requirements although would result in the loss of the hedgerow. However, it would visually extend the village into the countryside and would be detrimental to the landscape setting of the village with no naturally delineated boundaries.</p>
SN3006	<p>North of Croft Lea, east of The Street</p> <p>The site is considered unreasonable due to its lack of connectivity to the village and its intrusion into the open countryside, impacting on both a heritage asset and the local ecology. Whilst it is relatively close to the school and village hall and adjacent to the settlement limits it is physically less well connected due to it being largely behind existing development. It would disrupt the existing linear form of the village and visually extend the village into open countryside which would be detrimental to the landscape setting of the village. Development of this scale would be out of character and would impact on the setting of designated Listed Building to the south. Access is achievable from The Street but this would require the loss of the frontage hedgerow and trees which would further adversely impact on the Listed Building.</p>
SN4006	Land west of Hales Street

Site	Location and Reasons for Rejection
	<p>The site is considered to be unreasonable for allocation due to its very remote location away from the village and lack of access to services, in particular the distance to the primary school along unlit rural roads with no footpaths. There are site constraints; overhead lines and telegraph poles along the northern and eastern boundary, a UKPN sub-station in the NE corner, ponds in NW corner and mature trees within the site. These site constraints could be mitigated but would reduce the developable area. Any impacts on townscape and landscape could be mitigated through design and landscaping to include retention of the eastern boundary hedgerow.</p>

QUESTION 146: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

QUESTION 147: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response.

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Form and Character

Toft Monks

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

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

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

Aldeby

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

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

Development at Common Road comprises a small concentration of dwellings centred on the crossroads of Dun Cow road, Common Road and Lily Lane.

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

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

Haddiscoe

Development along The Street and Thorpe Road has resulted in a linear form of settlement characterised by one plot development the main exception being the Tayler and

Green housing at Mock Mile Terrace. The mainly undeveloped nature of the north side of Thorpe Road provides attractive views towards the River Waveney, which contribute to the rural character of the area. The detached area of development at Rectory Road also displays a strong linear form.

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

Wheatacre & Burgh St Peter

Development within the parish has been concentrated around the crossroads formed by Beccles Road, Staithe Road, Pitt Road and Mill Road. The remainder of the parish comprises a small number of widely dispersed individual dwellings and farmsteads with the exception of the small concentration of development at the River Waveney Centre in the east of the parish. Part of the built-up area of Burgh St Peter lies within the adjacent parish of Wheatacre and for the purposes of a village Settlement Limit is included within the boundary of Burgh St Peter.

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

Services and Community Facilities

The village cluster is served by a pub, garage, village hall, bowling green and primary school. There is also a limited bus service.

Settlement Limit and Constraints

Toft Monks

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

Aldeby

The settlement limits have been drawn around the two main concentrations of development centred on The Street and Common Road. They have been drawn to allow for very limited infill due to the lack of facilities locally and to prevent the further extension

of development into the surrounding open countryside, in particular the adjacent valley landscape of the Waveney valley.

Haddiscoe

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

Wheatacre & Burgh St Peter

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

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 148: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

12 sites have been promoted for consideration, of which 2 were identified as preferred allocation sites and 1 was identified as a preferred settlement limit extension.

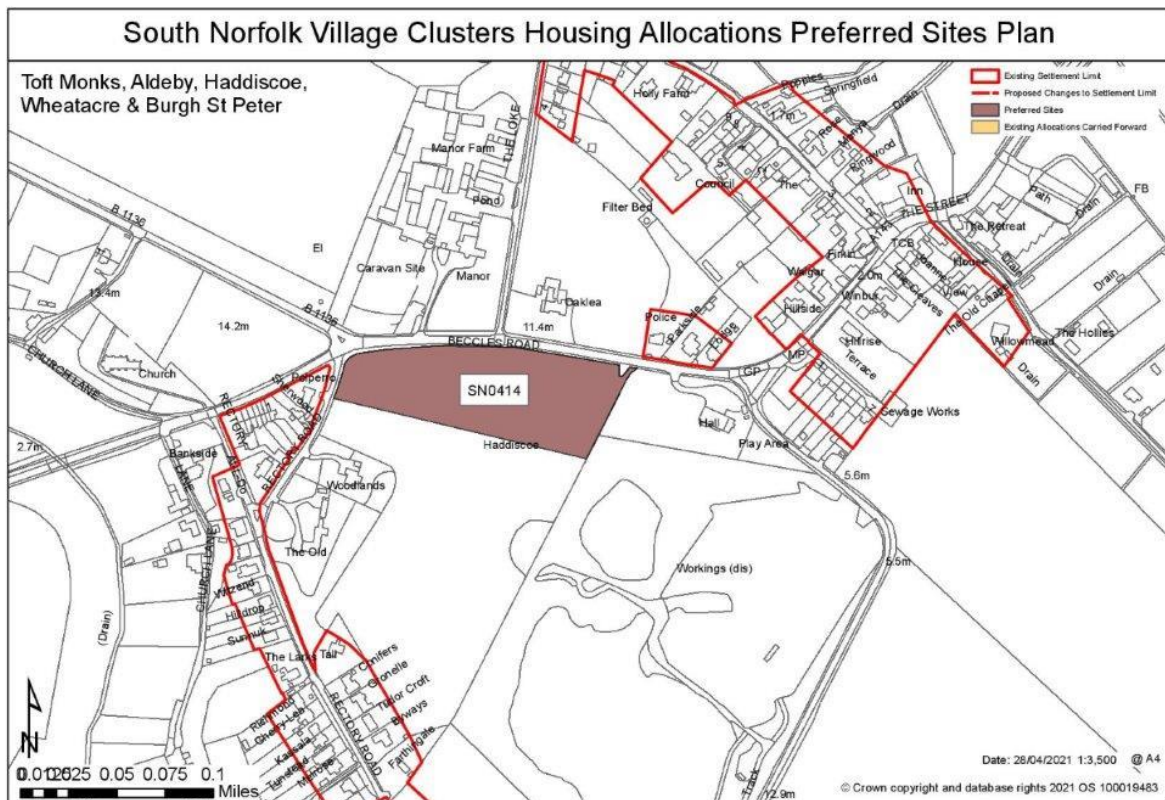
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: (Part of) SN0414, Land south of Beccles Road, Haddiscoe

Preferred for up to 25 dwellings on a site of 1.2 hectares

Reasoned justification: The site is much larger than the scale of development currently being sought, however a smaller parcel could be a reasonable allocation for development, subject to achieving a suitable access and mitigation for landscape and heritage harm. All three sites front the A143, a Corridor of Movement. Whilst the north eastern site has The Lock running to the west this is a narrow and constrained access which is not considered to be an acceptable access point. An existing footpath runs to the northern side of the A143 whilst development of the southern parcel could allow for a new footway on this side of the road and a better located crossing point for the school. Development could have an impact on the setting of the Grade I listed Church and it is noted that on approach from the west the Church is a prominent feature in this rural landscape setting. Given the site size however, potential mitigation measures could be incorporated into the layout and design of the site include setting the buildings further back within the site. An indicative plan would need to demonstrate how the impact of development on these views could be appropriately mitigated.

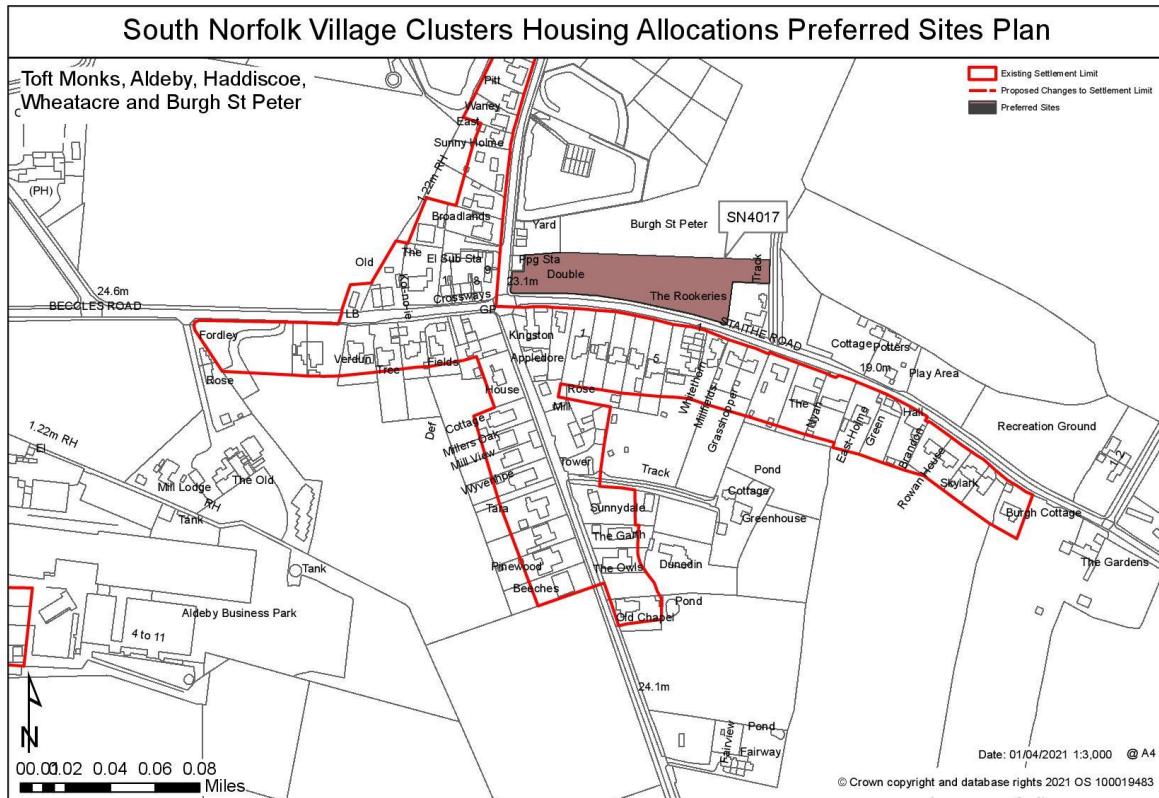


QUESTION 149: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN4017, Land north of Staithe Road, Burgh St Peter

Preferred for up to 12 dwellings on a site of 0.64 hectares

Reasoned justification: Access to the site can be achieved via Staithe Road however there is an existing hedgerow that may require removal to achieve adequate visibility and the hedgerow will need to be assessed in accordance with the hedgerow regulations. It is noted that Highways concerns have been raised about the lack of footways and safe walking route to the local primary school and that local services are limited. However, the site is relatively well contained within the existing pattern of development within the settlement and although development of the site would represent a breakout into the countryside to the north of Staithe Road, it is considered that townscape and landscape impacts could be mitigated. It is noted that overhead power cables run east to west across the site and there is an area of surface water flood risk adjacent to the south west corner of the site.

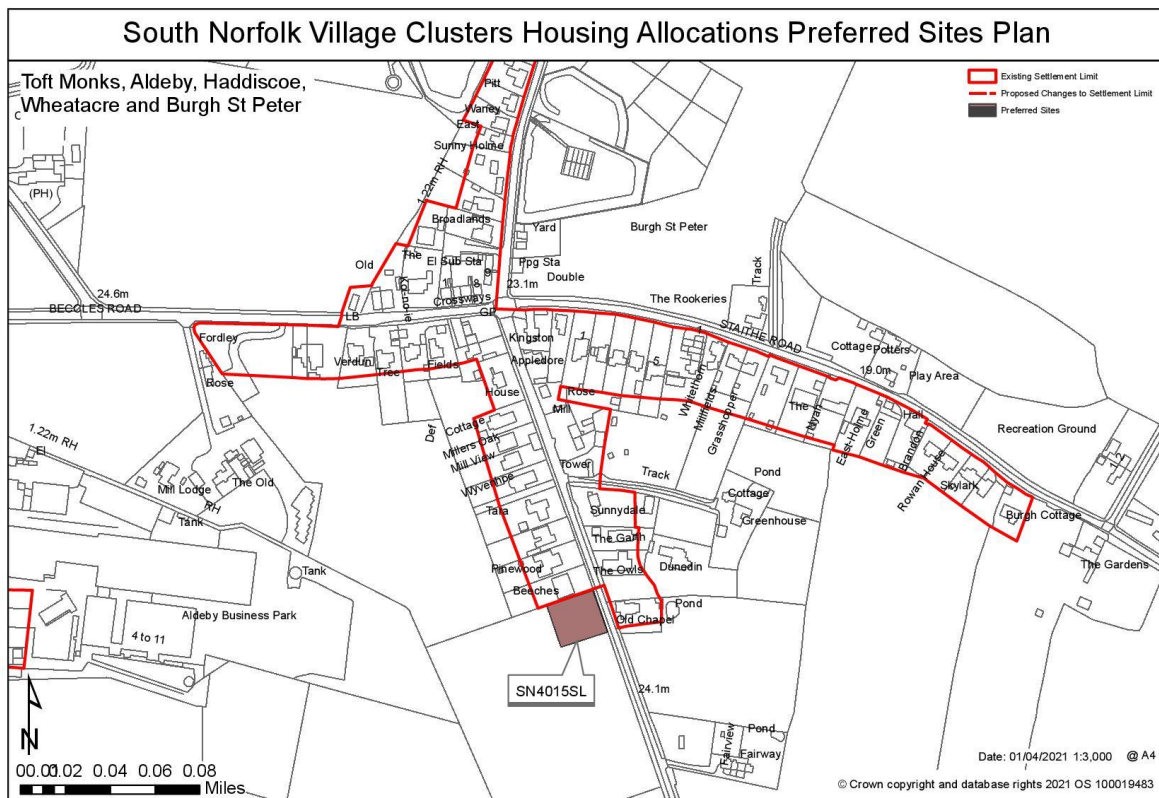


QUESTION 150: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN4015SL, Land west of Mill Road, Burgh St Peter

Preferred for a Settlement Limit Extension on a site of 0.18 hectares.

Reasoned justification: The site is located to the south of the existing Settlement Limit and is considered to be a reasonable option for a settlement limit extension. Development would need to be subject to achieving a satisfactory access, which may result in the loss of hedgerows and this would need to be addressed prior to development. Development on this site would need to respect the linear pattern of existing development to the north, thereby reducing the overall number of units achievable on the site.



QUESTION 151: Do you support or object to the proposed use of the site? Please explain your reasons.

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0014SL	<p>Land to the east of Rushley, Station Road, Aldeby</p> <p>Whilst the site is situated in-between a smaller group of dwellings along Station Road, it is separated from the main village and the surrounding local services and facilities, an issue exacerbated by the lack of local footways. The site is also heavily constrained by dense tree cover and hedging along all boundaries which would require removal and result in a negative landscape impact. Whilst the site doesn't currently appear to be agricultural rotation, the Agricultural Land Classification (ALC) for the site is Grade 2, which is very good quality agricultural land with minor limitations.</p>
SN0392	<p>Land at the junction of the A146 and B1136, Haddiscoe</p> <p>The site is located immediately adjacent to the Grade I listed St Mary's Church which also has an associated Grade II monument and memorial. Development of the site would result in harm to the setting of the Church, due to its position within a relatively open landscape. Development of the site would have a poor relationship with the existing pattern of development in evidence. It is unlikely that the required access visibility splays can be achieved without removal of large sections of the frontage hedgerow.</p>
SN0518	<p>Land at the post office and Beccles Road, Toft Monks</p> <p>The wider site is significantly too large in the context of this Plan document and no smaller parcels of the site are considered to be suitable for development due to the issues relating to access into the site. Access directly onto the A143 is considered to be unacceptable in highways terms and access onto Post Office Road to the north would require substantial road upgrades and the significant removal of an existing hedgerow. Highway safety concerns include increased slowing, stopping and turning movements at Post Office Road/ A143 junction where visibility is restricted. Although parts of the site are within close proximity to some local services and facilities, actual</p>

Site	Location and Reasons for Rejection
	accessibility to these is much more limited due to the constraints of the local highway network.
SN1031	<p>Land to the south / east of Bulls Green Lane, Toft Monks</p> <p>The site is considered to be unreasonable due to identified highway and access constraints. Access to the site would require road widening of Bull Green Lane and the removal of hedgerows. Bulls Green Lane is of narrow, single carriageway width with no footways and limited visibility and it has been concluded that there is no realistic possibility of creating an appropriate access into the site. Additionally, the surrounding highways network is considered to be substandard, including the junction with the A143. Landscape constraints have also been identified; whilst there is relatively new planting to the south-east and south-west, along the eastern boundary is a protected tree belt which would require further arboricultural investigation.</p>
SN2005SL	<p>Land off Bulls Green Lane, Toft Monks</p> <p>Identified highway and access constraints preclude inclusion of the site as a settlement limit extension. Access to the site would require road widening of Bull Green Lane and the removal of hedgerows. Bulls Green Lane is of narrow, single carriageway width with no footways and limited visibility and it has been concluded that there is no realistic possibility of creating an appropriate access into the site. Additionally, the surrounding highways network is considered to be substandard.</p>
SN4003	<p>Land to the east of Common Road, Aldeby</p> <p>Whilst parts of the site are in close proximity to some local services and facilities, actual accessibility to these is much more limited due to the constraints of the local highway network. Areas within the site are also affected by surface water flood risk, including on the highway and to the northern boundary. Development of this site would not respect the linear pattern of existing development in evidence.</p>
SN4010	<p>Land to the south of Beccles Road, Burgh St Peter</p> <p>Development of this site would result in backland development, out of character with the existing linear settlement pattern and requiring a convoluted access arrangement which could result in amenity issues for existing residents. Highways concerns about the suitability of the</p>

Site	Location and Reasons for Rejection
	local road network and the lack of footpath provision have also been raised.
SN4014	<p>Land to east of Common Road and south of Beccles Road, Burgh St Peter</p> <p>The site is heavily constrained by mature tree cover which has been identified as 'Priority Habitat – Deciduous Woodland'. Loss of part of this woodland would lead to its fragmentation. The site is also at the limits of accessibility to services in terms of an acceptable distance, and this is exacerbated by the lack of footways. Development of the site would need to respect the linear pattern of existing development in evidence in order to avoid an urbanising effect in this location. This would restrict development of the site to frontage development only where there is limited developable land due to the existing tree cover and identified surface water flood risk.</p>
SN4016	<p>Land to the east of Mill Road, Burgh St Peter</p> <p>The site is located off Mill Road which is both narrow and restricted. The site is also at the limits of accessibility to services in terms of an acceptable distance, and this is exacerbated by the lack of footways. Development of the site would need to respect the linear pattern of existing development in evidence in order to avoid an urbanising effect in this location. This would restrict development of the site to frontage development only</p>

QUESTION 152: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

44. Wacton

Form and Character

Wacton is a small rural settlement situated only a few miles from the A140 to the southeast side of Long Stratton. The settlement is more concentrated to its north side along Church Road and Hall Lane but opens up south of Hall Lane at the green becoming more rural, with its large historic common to the far south.

Services and Community Facilities

There are limited services in the parish, but there is a village hall and recreational facilities.

Settlement Limit and Constraints

There is currently no Settlement Limit in Wacton and no alterations are proposed.

QUESTION 153: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

1 site has been promoted for consideration. None were identified as preferred or shortlisted sites.

Rejected Sites

The following site was promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN4029SL	Wacton The site is considered to be unreasonable due to access and highways issues, the impact upon the historic character and the detrimental townscape impact the development would have. The site is also at the limits of accessibility to services in terms of distance, an issue exacerbated by the lack of footways. Areas of the site are also affected by surface water flood risk.

QUESTION 154: Do you think that any of the rejected sites should be preferred for allocation? Please explain your reasons.

DRAFT

Form and Character

The main concentration of development has taken place along Wymondham Road, High Street, Hackford Road, Church Lane and Low Street. Further clusters of development have taken place at Milestone Lane and The Green. Individual farmsteads and dwellings are sparsely distributed through the rest of the parish. The core of the village has frontage development formed into a doughnut shape, with local employment sites of the nursery and mushroom farm, along with some agricultural land, in the centre. A couple of small estate-type developments have grown up at All Saints Close and Hillside Crescent. Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here and on Hackford Road and Wymondham Road benefit from extensive views of the surrounding countryside. The Grade II listed windmill is a distinctive feature on the eastern side of the High Street and dominates the skyline of this part of the village. Good road links exist to Wymondham and Hingham via the B1135 and B1108 respectively.

Services and Community Facilities

There is a good range of facilities including a preschool, primary school, village hall and pub. The village has recreation areas, a regular bus service and has mains sewers discharging to the Wymondham sewage treatment works.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement and include the allocated land. There is a small break in the Settlement Limit where the central agricultural land is accessed (behind the mushroom farm on Church Lane).

The South Norfolk Place-making Guide advocates protection of the setting of local landmarks, such as Wicklewood windmill. New development should enhance the setting of the windmill, which is currently shielded by leylandii trees at the roadside. There are surface water drainage issues in the village, and development must address this issue. No alterations are proposed to the existing Settlement Limit.

It is noted that the primary school is operating near or at capacity. This is likely to be due to its role supporting growth in the Wymondham/Hethersett areas. Further exploration will be needed to ensure primary school needs can be met.

QUESTION 155: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

11 sites have been promoted for consideration, of which 2 were identified as preferred allocation sites and 1 was shortlisted.

Preferred Sites

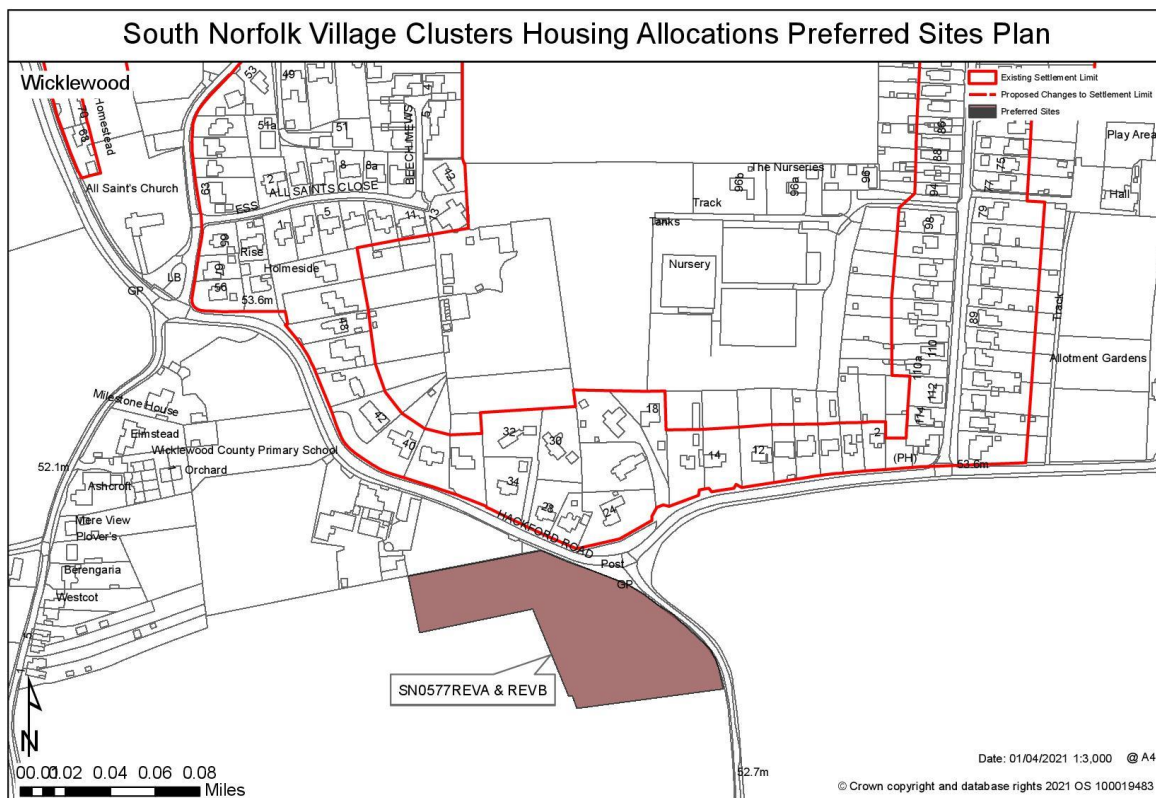
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

DRAFT

Site: SN0577REVA and REVB, Land to the south of Wicklewood Primary School

Preferred for up to 30 dwellings on a site of 1.2 hectares

Reasoned justification: The site is in a prominent location within the local landscape however with careful design it could enhance the gateway to the village. A Design Brief may be required for this site ensure appropriate design. The site is well connected to the settlement and highways matters could be reasonably addressed through the development of the site. Development of the site has potential to provide scope for expansion of the school.

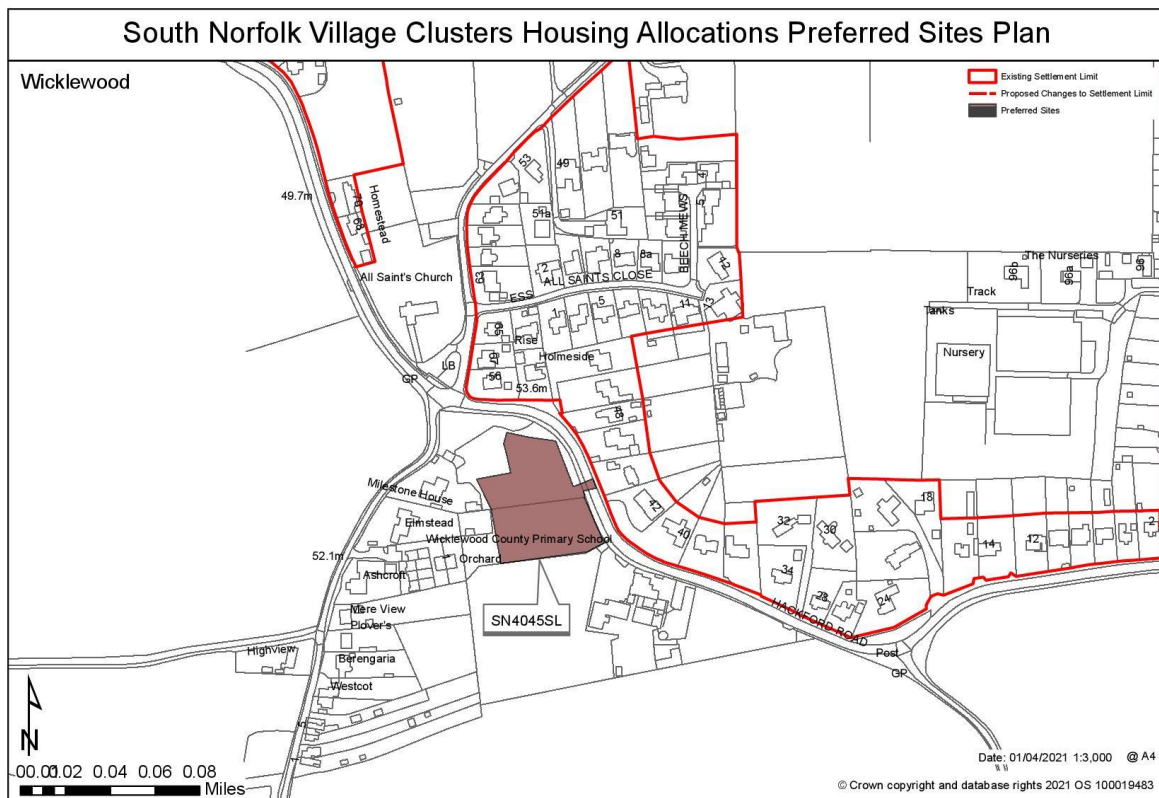


QUESTION 156: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN4045SL, Land south of Hackford Road

Preferred for up to 12 dwellings on a site of 0.49 hectares

Reasoned justification: The site relates well to the existing form of development and could accommodate a small allocation. Highways access to the site is likely to be acceptable although it may result in the loss of the frontage hedgerow. The site is within the setting of a listed building but due to the existing pattern of development is relatively well contained and with appropriate mitigation measures would not have a significant impact on the setting of the Church. Mitigation could include design measures to the north of the site to retain views of the Church from Hackford Road.



QUESTION 157: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN4064	<p>Wicklewood Nurseries, High Street, Wicklewood</p> <p>Shortlisted for up to 15 dwellings on a site of 0.6 hectares.</p> <p>The site is subject to clarification being obtained about the future use of the remainder of the nurseries site and the possible loss of employment land. Access to the site is constrained which is likely to limit development.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0232REV	<p>Land to the south of Low Street, Wicklewood</p> <p>Significant highways concerns have been identified and it is not considered that it would be possible to overcome these issues.</p> <p>Development of this site would also have an impact on the form and character of this part of the settlement and would also have an impact on the setting of both designated and non-designated heritage assets.</p>
SN0249SL	<p>Land adjacent to former workhouse / hospital, Green Lane, Wicklewood</p> <p>The site includes a large number of TPO trees within the site boundaries which would significantly reduce the developable areas.</p> <p>The site is also detached from the main settlement and is therefore not considered to be an appropriate site for a settlement limit extension.</p> <p>Development of this site would also have an impact on the setting of the former workhouse to the east. Highways concerns have also been identified.</p>
SN0535	<p>Land to the south of Church Lane, Wicklewood</p>

Site	Location and Reasons for Rejection
	<p>Although the site could be reduced in size to meet the aspirations of the VCHAP it is considered to be unreasonable as an allocation as significant access constraints preclude development of the site. Access would need to be obtained via a narrow access driveway between two dwellings.</p>
SN0577REV B	<p>Land to the south of Wicklewood Primary School</p> <p>The proposal incorporates residential development as well as a suite of significant other benefits including additional car parking facilities for the school, open space and educational facilities. No evidence has been provided to confirm that these facilities would be required at this time or in this location. Access to the site would be achievable and the site is well connected, it is however very prominent within the landscape. It is considered that an alternative scheme on a smaller parcel of land would be the most appropriate option in this location (SN0577REVA).</p>
SN1036	<p>Land to the rear of Windfalls, Milestone Lane, Wicklewood</p> <p>The site has been considered as unreasonable as both an allocation and a settlement limit extension. The site relates poorly to the main settlement and significant access and connectivity constraints associated with its remote location have been identified.</p>
SN2179	<p>Land east of High Street, Wicklewood</p> <p>The site is excessive in size and would not meet the objectives of the VCHAP although the identified flood risks would restrict the developable area of the site. Nonetheless, development of the scale proposed would have an intrusive impact on the local landscape and townscape that could not be easily mitigated. Significant areas of the site also lie within Flood Zones 2 and 3.</p>
SN2179REV A	<p>Land east of High Street, Wicklewood</p> <p>The site has a significant area of identified flood risk that would impact upon the developable area of the site. Landscape and townscape impacts could be mitigated however the onsite areas of flood risk and the identified highways concerns, including poor connectivity of the site, are constraints that it is not considered to be possible to reasonably address.</p>

Site	Location and Reasons for Rejection
SN4001	<p>Land west of Milestone Lane, Wicklewood</p> <p>Development of this site would have a significant impact on the landscape character, as well as the setting of a Grade I listed Church. The topography of the site within the open landscape would result in development being visible in long views back towards the settlement and it would not be possible to provide reasonable mitigation to address this. Highways constraints could be addressed.</p>

QUESTION 158: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site?

QUESTION 159: Do you think that any of the shortlisted sites should be considered unreasonable? Please explain your reasons.

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46. Winfarthing and Shelfanger

Form and Character

Winfarthing

Winfarthing has developed a linear settlement character along The Street, along part of Hall Road and along Mill Road southwards with outliers of development at Short Green and Goose Green. Winfarthing comprises mainly single plot frontage development including a mixture of housing types and some notable old buildings. The Street is characterised by several areas of open frontage formed mainly by the playing field and several farms which contribute towards the dispersed nature of much of the development, especially in the southern half of the village which has a very open aspect.

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

Shelfanger

The settlement has developed along the B1077 and contains a mixture of old and new development centred on the junction of The Street, Church Road and Rectory Road, with newer extensions to the east and west. The built-up areas are surrounded by large open field with few trees or hedgerows affording distant views especially to the north and to the west.

Services and Community Facilities

The parish contains a limited range of facilities including a school, pub and village hall located a short distance away. No alterations are proposed to the existing Settlement Limit.

Settlement Limit and Constraints

Winfarthing

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

Shelfanger

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

No changes are proposed to the Settlement Limits.

QUESTION 160: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

13 sites have been promoted for consideration, of which 2 were identified as preferred allocation site and 1 was shortlisted.

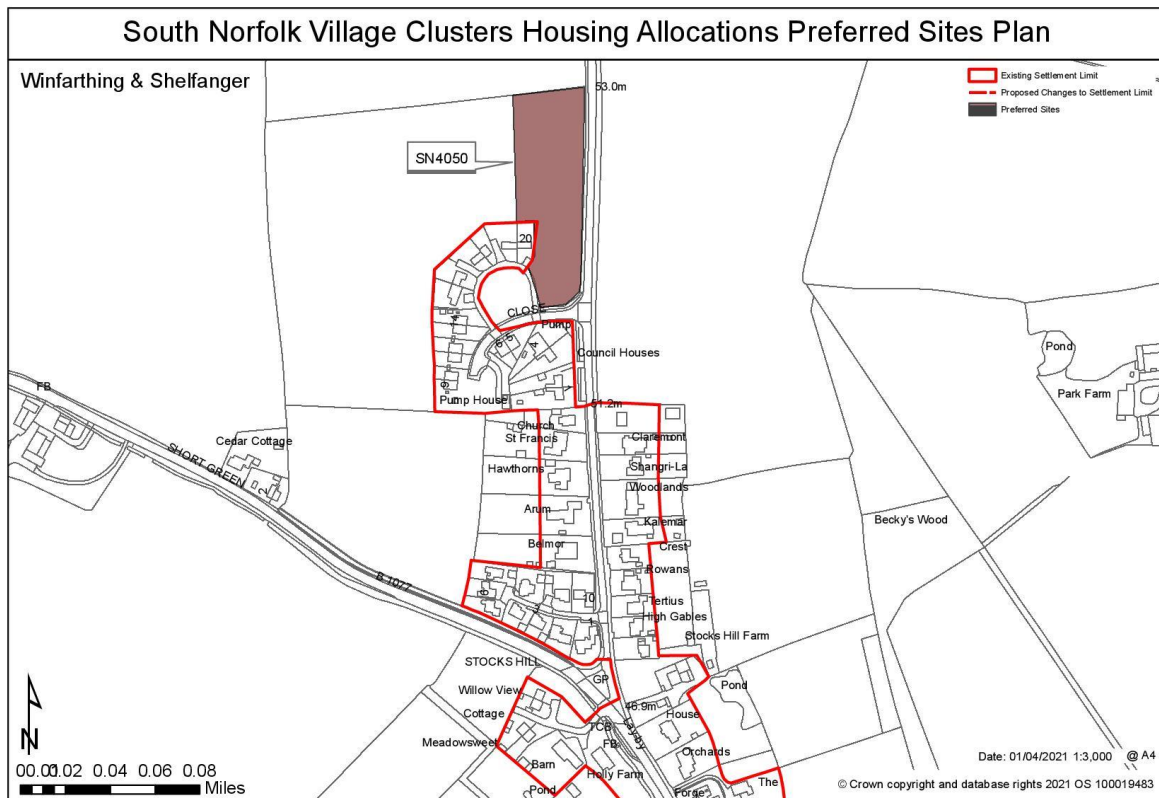
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN4050, Land to the west of Hall Road, Winfarthing

Preferred for 15 dwellings on a site of 0.6 hectares

Reasoned justification: The site relates acceptably to the existing villages and would be suitable for development of approximately 15 dwellings, that would enable areas of flood risk to be excluded from development. A linear form of development along the road frontage would be the preferred development form. Through good design the development of this site could enhance the entrance to the settlement and would not result in harmful landscape or townscape impacts. Access to the site would be achievable.

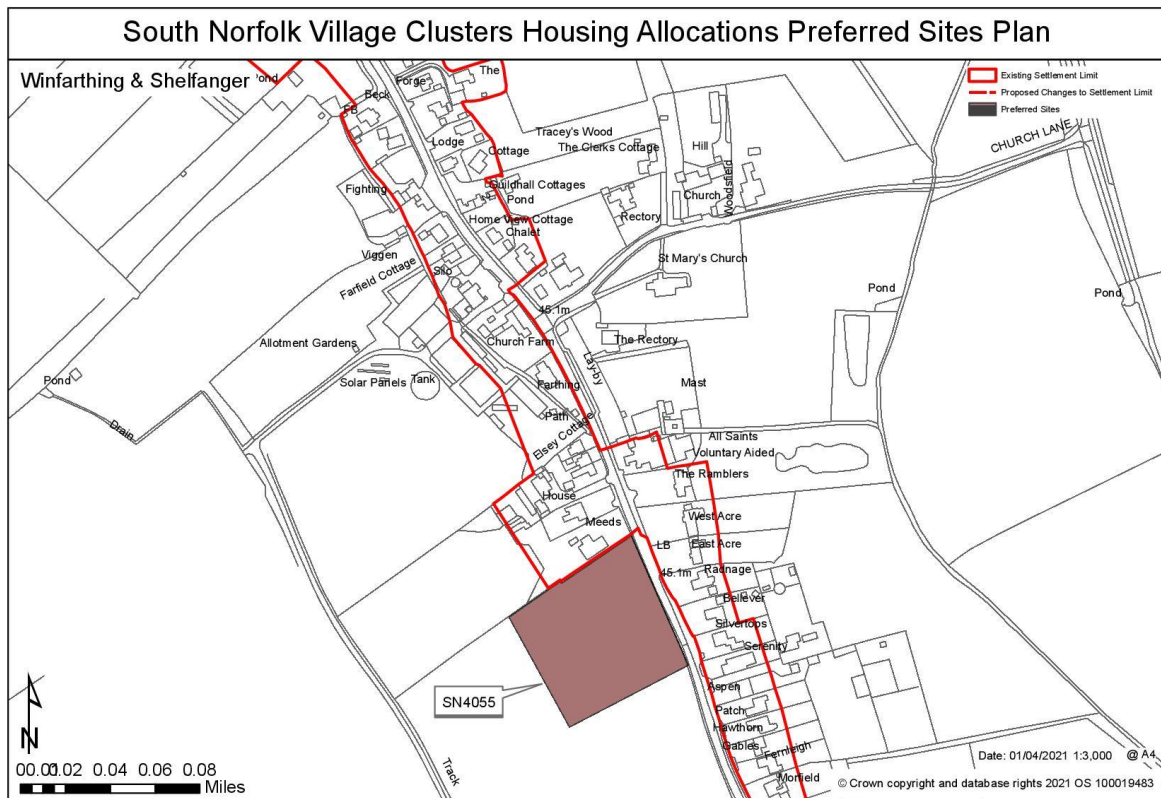


QUESTION 161: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN4055, Land off The Street, Winfarthing

Preferred for 25 dwellings on a site of 1 hectare.

Reasoned justification: The site benefits from good connectivity and relates well to the existing built form of the settlement. Through good design development of this site could provide an opportunity to create an attractive entrance to the village. Off-site highway works have been identified however these are considered to be achievable.



QUESTION 162: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Reasons not preferred for allocation:
SN0399B	<p>Land to the east of Winfarthing Road</p> <p>Shortlisted for a Settlement Limit Extension on a site of 0.4 hectares.</p> <p>The site is therefore considered to be suitable as a settlement limit extension only. Development of the site would have an impact on nearby heritage assets and would require the total removal of a mature frontage hedgerow.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0005	<p>Hill Farm, Norwich Road</p> <p>Development of the site would represent a breakout to the east of the A140 which is considered to have a harmful impact upon both the townscape and the landscape. It is not considered that the impacts can be mitigated.</p>
SN0364	<p>Land to the south of Heywood Road, Shelfanger</p> <p>The site is considered to be unreasonable due to the significant highway safety issues and constraints resulting from the narrow width of the access roads between the site and the centre of the village.</p>
SN0399ASL	<p>Land to the north east of Rectory Road, Shelfanger</p> <p>Unsuitable as both an allocation and an extension to the settlement limit. The site relates well to the main settlement however forming a suitable access to the site is not considered achievable, nor are the associate highways works that would be required. There would not be a significant landscape or townscape impact however there would be a loss of the existing hedgerow and landscaping across the site.</p> <p>Potential surface water flooding constraints have also been identified.</p>

Site	Location and Reasons for Rejection
SN0556	<p>Land between Chapel Close and Short Green, Winfarthing</p> <p>The site is constrained by flood risk which would affect both the amount and location of development. Significant highways concerns have been raised and development of the site would also have a harmful impact on both the local landscape and the townscape.</p>
SN2049SL	<p>Land south of Stocks Hill, Winfarthing</p> <p>The site is considered to be an unreasonable option for a settlement limit extension due to the impact that its development would have on the local landscape resulting from its elevated position and its gateway position between the settlement and the surrounding countryside. Highways concerns have also been raised that would mean that development of the site is not achievable.</p>
SN3011	<p>Havencroft Poultry Site, Winfarthing Road, Shelfanger</p> <p>The scale of development proposed is considered to be unreasonable however even a reduced scale development in this location would result in harmful landscape character impacts and would adversely impact on the transition that it affords between the village of Shelfanger and the surrounding countryside.</p>
SN4074	<p>Land off Druids Lane, Shelfanger</p> <p>Significant highways constraints have been identified, in particular the narrowness of Druid's Lane. A solution to these constraints is not considered to be possible due to issues relating to land ownership. Townscape and landscape impacts could be mitigated and no other constraints have been identified.</p>
SN4076SL	<p>Land off Druids Lane, Shelfanger (This is a small site within SN4074)</p> <p>Significant highways constraints have been identified, in particular the narrowness of Druid's Lane. A solution to these constraints is not considered to be possible due to issues relating to land ownership. Townscape and landscape impacts could be mitigated and no other constraints have been identified.</p>
SN4075	<p>Land off Church Road, Shelfanger</p> <p>The site is considered to be an unreasonable option for development due to the identified highways issues, as well as the harmful impact development of the site would have on the gateway to the settlement</p>

Site	Location and Reasons for Rejection
	as development of the site would erode the existing transition between the built form of the settlement and the surrounding countryside. Harmful impacts have also been identified relating to designated heritage assets.
SN4077SL	Land off Church Road, Shelfanger Highways constraints, including access into the site, have been identified as well as the impact development of this site would have on the designated heritage assets and the harmful impact it would have on the approach into the village.

QUESTION 163: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site?

QUESTION 164: Do you think that any of the shortlisted sites should be considered unreasonable?

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47. Woodton and Bedingham

Form and character

Woodton

The village has a predominantly nucleated settlement pattern based around Hempnall Road, The Street, Triple Plea Road and Chapel Hill. Some limited estate scale development has taken place in the village. The village is set in an attractive valley landscape being situated on a south facing valley slope with a smaller tributary valley to the east. The attractive setting of the village, the views of the surrounding countryside from various points of the village, and the good tree and hedge planting throughout, combine to give the village its attractive rural character. The B1527 provides a link to the A140 and Long Stratton to the west, whilst the B1332 to the east of the village provides links to Norwich and Bungay.

Bedingham

The northern part of this parish forms part of the built-up settlement area of Woodton. The majority of the parish is sparsely populated with development concentrated along School Road, with the remaining individual dwellings and farms showing a dispersed pattern.

Services and Community Facilities

The settlement has a range of social and community facilities including a preschool, primary school, post office and shop, pub, village hall and recreation facilities. There is also a limited bus service.

Settlement Limit and Constraints

The Settlement Limit has been drawn to include the main built form of the settlement. No alterations are proposed to the existing Settlement Limit.

The primary school continues to have some capacity and options for expansion, although larger than minimum scales of growth may be needed to justify such expansion. Further exploration will be needed to ensure primary school needs can be met.

QUESTION 165: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

9 sites have been promoted for consideration, 2 were identified as preferred allocation sites and 1 was identified as a preferred Settlement Limit extension.

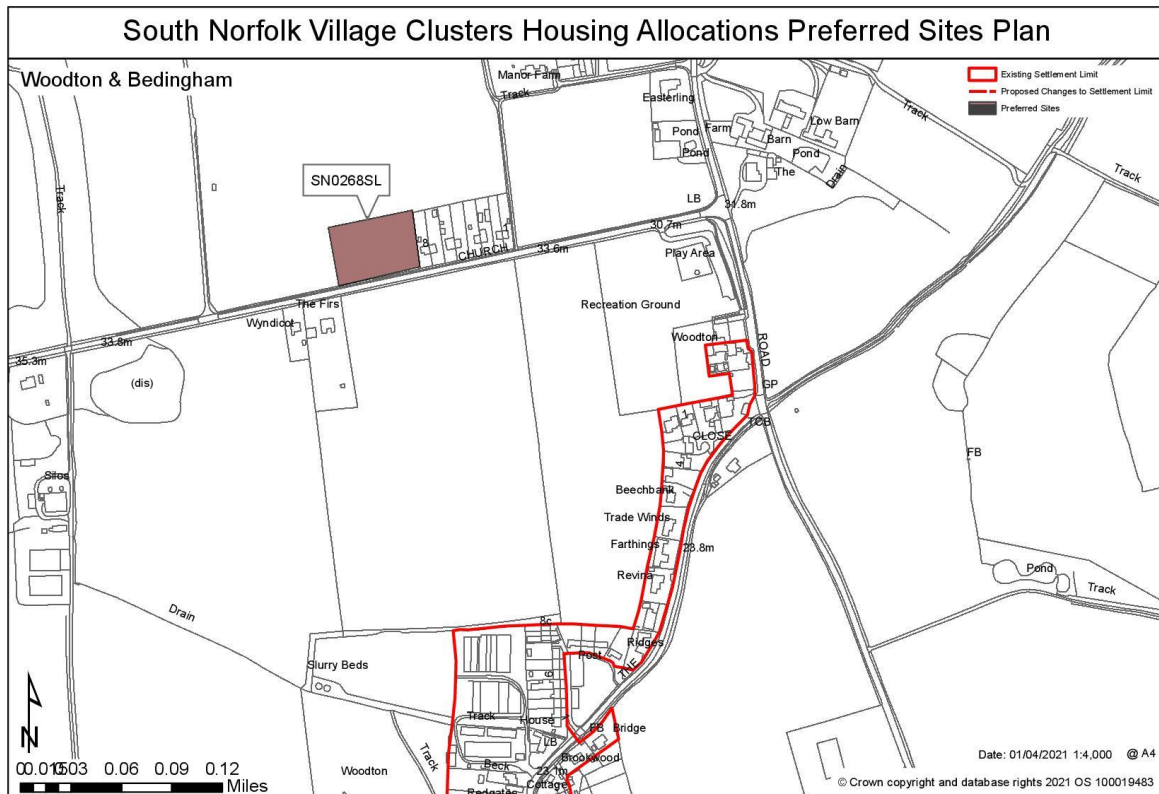
Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

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Preferred for a Settlement Limit Extension on a site of 0.47 hectares.

Reasoned justification: The site is considered to be a reasonable site for allocation if combined with SN0262. A linear form of development would complement the existing semi-detached properties. However, as a standalone SL site it is not considered that this would be an appropriate location for development due to its separation from the main area of development within the settlement.

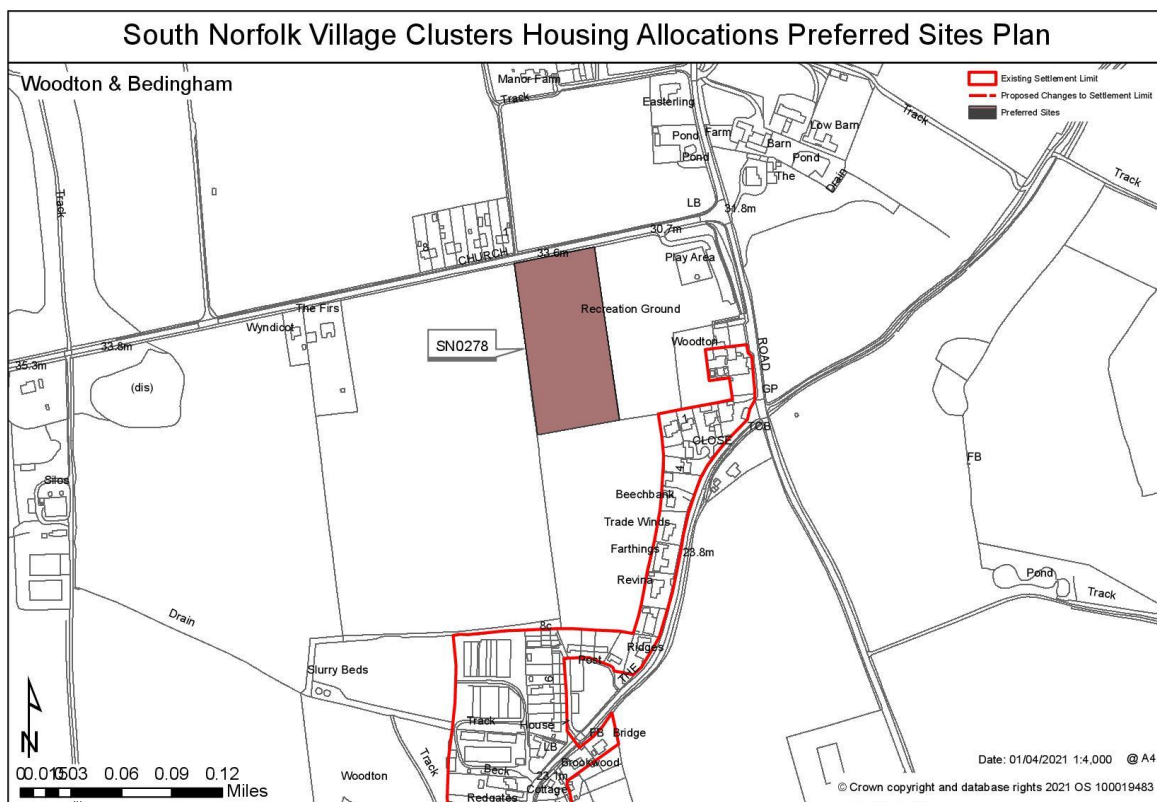


QUESTION 167: Do you support or object to the proposed use of the site? Please explain your reasons

Site: (Northern End of) SN0278, Land south of Church Road, Woodton

Preferred for up to 25 dwellings on a site of 1 hectare.

Reasoned Justification: The preferred site comprises the northern end of a larger total site that has been submitted. The allocation of the northern part of the site has the potential to create, along with the other promoted sites, a coherent development adjacent to the school and recreation ground. The allocation of the site would be subject to addressing identified highway concerns and minimising landscape impacts. The development of the land to the south of the identified site could be identified in preference to sites SN0262 and SN0268SL, if it were able to be developed in a way that enabled better links back to the services at the southern end of the village.



QUESTION 168: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0150	Land to the east of Chapel Hill and south of Hempnall Road Development in this location would have an adverse impact on the local landscape, as well as on local non-designated heritage assets.
SN0231REV	Land north of Suckling Place Whilst the site initially appears to be an obvious extension to an existing allocation, development on that site was allowed recognising that there were existing traffic movements associated with the former use of the site. There are however constraints at the crossroads junction (The Street/ Hempnall Road/ Chapel Hill) and the Hempnall Road /B1332 junction. The Street itself is also narrow, with restricted forward visibility and a poor junction with the B1332. It is not considered appropriate to extend the current allocation on the basis of the impact on the wider network.
SN1009SL	Land at the junction of Chapel Road and Sunnyside The site is considered to be unreasonable due to the landscape impact of developing it, as well as the highways access constraints. Loss of the trees and vegetation is also considered to have an adverse impact on the wider setting.
SN2100	Land north of Hempnall Road The site is considered unreasonable due to the landscape impact that would result from its development, in particular arising from the continued linear extension of the settlement and the overall topography of the site and the surrounding land.
SN2130	Land south of The Street The site is unreasonable due to the adverse impact that it would have on the townscape, as well as the landscape. The current open aspect forms an important feature of the streetscene as it leads into the more developed centre of the settlement.
SN4052	Land south east of The Street, Woodton

Site	Location and Reasons for Rejection
	<p>The site is considered to be unreasonable due to its scale and the adverse impact that this would have on the wider landscape setting. Access constraints to this site have also been identified which would be difficult to overcome satisfactorily.</p>

QUESTION 169: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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48. Wrenningham, Ashwellthorpe and Fundenhall

Form and character

Wrenningham

The village centre is linear, with ribbon development following Church Road, Wymondham Road and Ashwellthorpe Road, with a pocket of further development along Mill Lane. The primary school is located centrally where the four roads meet, and further along Mill Lane at the Norwich Road junction is the hamlet of Toprow.

The village is surrounded by large open fields interspersed with hedgerows and a few trees. Toprow lies along a shallow valley. Narrow lanes and mature trees contribute to the village's rural atmosphere. The B1113 provides a direct link to Norwich.

Ashwellthorpe & Fundenhall

The main concentration of development has taken place along both sides of The Street resulting in a predominantly linear settlement. A further ribbon of development extends at the western end of The Street, southwards on New Road. Some estate development has taken place at Knyvett Green and Greenwood Close on the south of The Street. To the north of The Street is Lower Wood, a large wooded area (and SSSI) forming an attractive backdrop to the village and contributing to the rural character and setting of the village. Good road links exist to Wymondham on the B1135 and Norwich via the B1135 and A11.

Services and Community Facilities

Facilities include a preschool, primary school, village hall, recreation facilities and pub. There is also a limited bus service.

Settlement Limit and Constraints

Wrenningham

The Settlement Limit has been drawn to include the main built form of the settlement- The Settlement Limit covers most development along Wymondham Road, Ashwellthorpe Road and Church Road, up to the junction at Hethel Road as well as limited infill on Church Road. The existing Settlement Limit has been extended to the west along Wymondham Road to include the three dwellings granted planning permission by 2018/2301. The clusters of development to the east of the church and to the north-east of Hethel Road are excluded from the Settlement Limit. The separate Settlement Limit at Mill Lane/Toprow includes most of the cluster of dwellings in that location and has been altered to allow limited infill. The road capacity of the village is a limiting factor. The South Norfolk Place-

making Guide suggests that in this area the nucleated clustered character of the settlements is maintained.

Ashwellthorpe

The Settlement Limit has been drawn to include the main built form of the settlement, but there are two breaks at Wood Farm and Church Farm. Planning permission 2011/0506 is still being built out. The permission site is not included within the Settlement Limit as this could risk its delivery. The site will be included within future iterations of the Settlement Limit when it is built out.

No alterations are proposed to the existing settlement limits within this cluster.

It is noted that Wreningham Primary School is operating at capacity. However, the nearest alternative at Hapton has space. Further exploration will be needed to ensure primary school needs can be met.

QUESTION 170: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

15 sites have been promoted for consideration, 3 of which were identified as preferred allocation sites. No further sites were shortlisted.

Preferred Sites

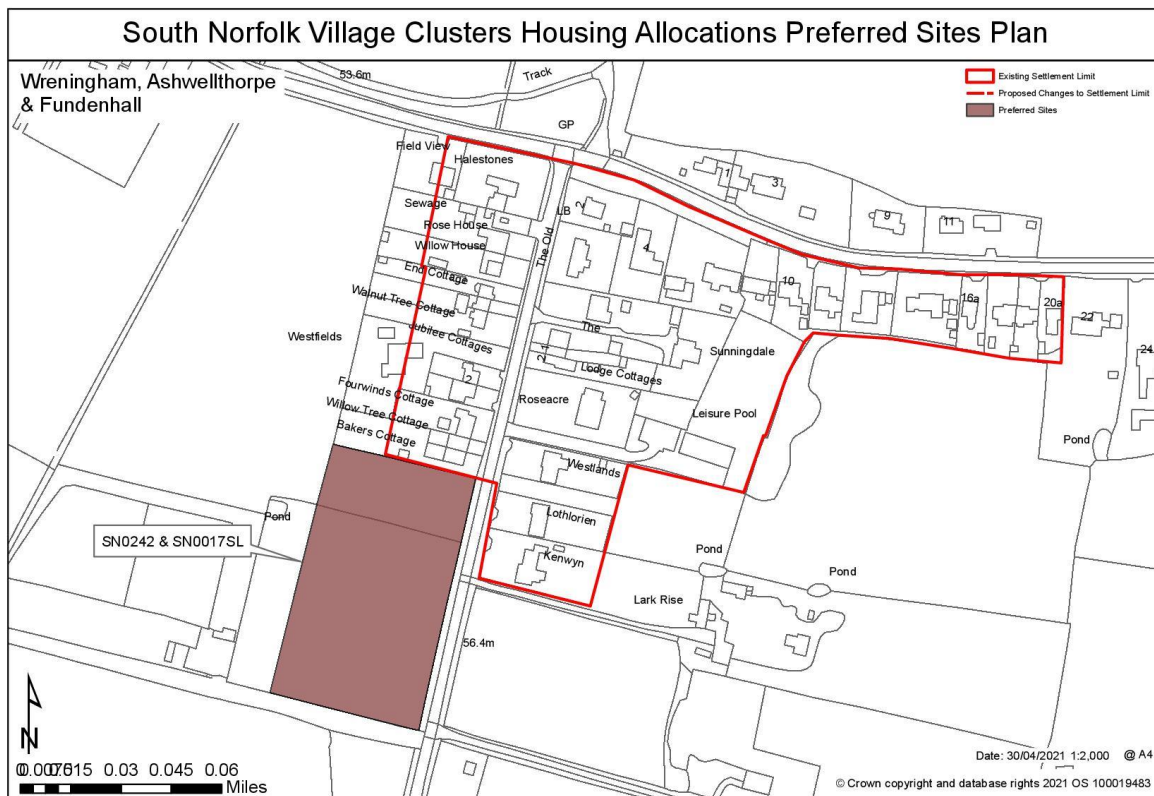
On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0017SL - Land to the west of New Road, Ashwellthorpe & SN0242 - Land to the west of New Road, Ashwellthorpe

Preferred for an allocation of 12 dwellings on a site of approximately 0.89 hectares.

Reasoned justification: Site SN0017SL is preferred in combination with site SN0242 to enable allocation scales of development, including affordable housing.

Whilst the site does not have direct footpath links to the school it is relatively well related to the nearby village hall, recreation ground and public house. The site is well contained within the existing field boundaries and is not considered to have a significant detrimental impact on the wider landscape. It would reflect the existing character of development and would read as an extension to the village. It is expected that the development of the site would require removal of some frontage hedge as carriageway widening and footways would be required. The scale of hedgerow loss could be reduced if access is gained towards the southern end of the site.

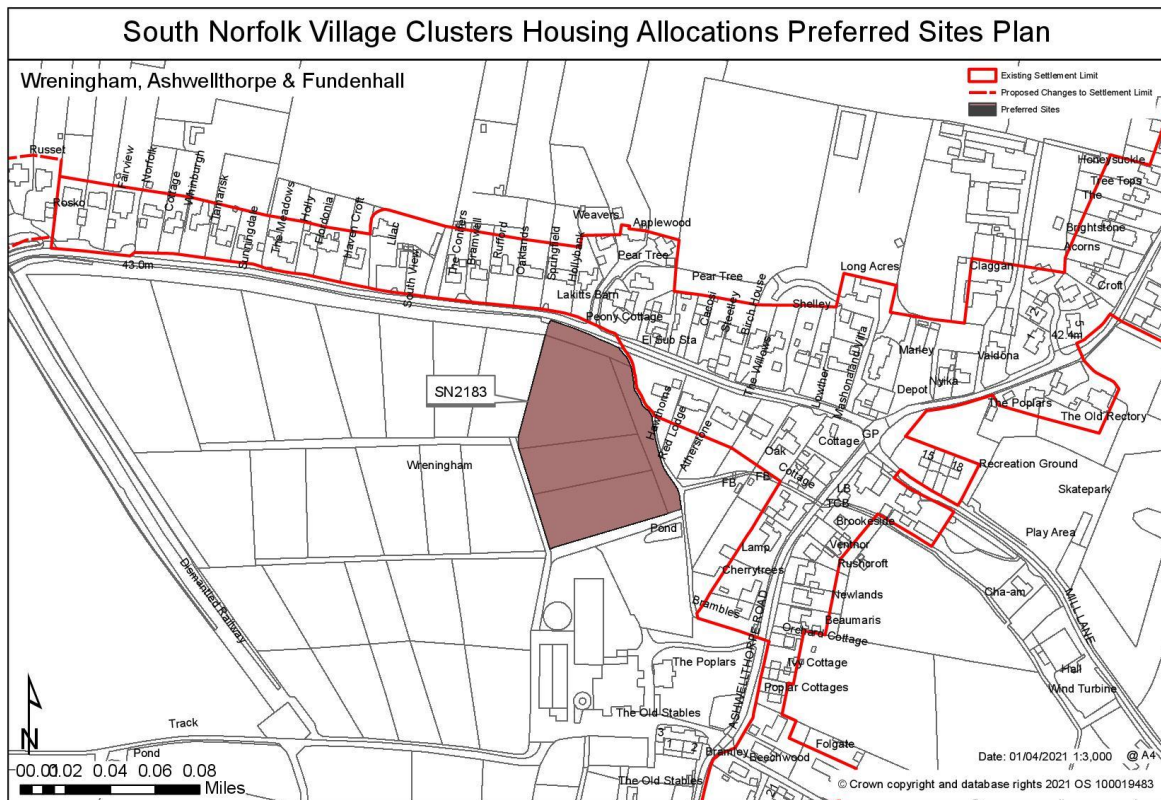


QUESTION 171: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN2183 - Land south of Wymondham Road, Wreningham

Preferred for up to 25 dwellings on a site of 1.1 hectares

Reasoned justification: It is adjacent to the settlement limit and close to the school and although the route has no footpath it is within the village 30mph speed restriction where there is already pedestrian movement and some verges. The size of the site is out of scale and character with the village as promoted, 2.1ha (52 dwellings) however, a reduced site area would relate to the existing settlement and read as part of the existing built form. It could be frontage development possibly with a small cul-de-sac to mirror the development on the opposite side of the road. It could be contained by substantial planting to the west so that it would not encroach significantly into the countryside to the south. It would require the removal of a frontage hedge line for access and the ditches and surface water would need to be addressed. There is a highway safety concern with access visibility onto The Street and the junction at Church Road and the development of the site would be subject to addressing these highway constraints.



QUESTION 172: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0009SL	<p>Top Row</p> <p>The site is not close to any Settlement Limit and is very remote from services. It has very poor connectivity to the school along narrow, unlit roads with no footpaths and across the B1113. This also results in highway safety concerns because Top Row is limited in width and has substandard visibility into Norwich Road. It would be a significant intrusion within the landscape to the south and it is constrained by a TPO and flood risk to the south.</p>
SN0013SL REV	<p>New Road</p> <p>It is remote from the school and other services with poor connectivity along narrow, unlit roads with no footpaths. Development here is sporadic and as the site is physically and visually separate from the existing village it would be a significant intrusion in the wider landscape as it breaks into the open countryside to the south-west. Possible surface water flooding.</p>
SN0093	<p>Field 2484, w/o All Saints Church at junction of Hethel Road & Church Road</p> <p>It has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in highway safety concerns because of the poor visibility at the Church Road junction. The site is prominent at this junction and would have a negative impact on the adjacent Listed church and its setting. It would be an intrusion within the landscape encroaching beyond a natural edge of the settlement and access would require the removal of a strong frontage hedge line.</p>
SN0187	<p>Land adjacent to Rosko, north of Wymondham Road</p> <p>Although it is close to the school it has poor connectivity along a narrow road with no footpaths and limited verges. The size of the site is out of scale with the village, 2.04ha (51 dwellings) but could be reduced in scale. It is also out of character as it would be contrary to the existing settlement pattern of linear development and would encroach into the</p>

Site	Location and Reasons for Rejection
	countryside to the north with significant detriment to the landscape setting of the village. There is an issue with access as it has been blocked by the recent frontage development.
SN0213	<p>Timber Yard, The Street</p> <p>It is remote from the school although it is close to the limited services of the village hall and pub. The site does not have a road frontage, except for access, and would be a significant breakout to north which would be out of character with the surrounding townscape. The narrow access may require third party land to widen it and provide a footway and increased use could have a detrimental impact on adjoining residential properties. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.</p>
SN0233	<p>Rose Farm, The Street</p> <p>It is remote from the school although it is close to the limited services of the village hall and pub. There is extant permission for 7 dwellings on a slightly smaller area and an increase in site area or numbers would be out of character with the surrounding density and have a greater negative impact on the townscape. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.</p>
SN0234REV	<p>Land adjacent to Rose Farm, The Street</p> <p>It is remote from the school but it is close to the limited services of the village hall and pub. It would be a further significant breakout to north which would be out of character with the surrounding density and have a greater negative impact on the townscape. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north and providing access and widening the footway would require the removal of all the frontage hedge.</p>
SN0236SL	<p>Land to rear of 47 The Street</p> <p>It is remote from the school although it is close to the limited services of the village hall and pub. It does not have a road frontage, except for a narrow access, and would be a significant breakout to north beyond existing tree lines which would be out of character with the surrounding townscape. The very narrow access may require third party land to widen it and provide a footway which would have a detrimental impact</p>

Site	Location and Reasons for Rejection
	on adjoining residential properties. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.
SN0239	<p>Land at New Road</p> <p>The site is next to the settlement limit but is remote from the school although relatively close to the village hall, recreation ground and public house. It is contained within the existing field boundaries but would have a negative impact on the wider landscape as it would encroach beyond existing development to the east and require removal of significant frontage hedge as carriageway widening and footways would be required.</p>
SN0431	<p>Land south of Hethel Road</p> <p>The smaller size of the site is more appropriate than SN0431REV, however it is still considered to be unreasonable. The site has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in highway safety concerns because of the blind bend and poor visibility at the Church Road junction. It is out of character as Hethel Road only has sporadic development to the north and comparatively this would be a large increase. This site is prominent to the south and would be a significant intrusion within the landscape requiring the removal of a strong frontage hedge line for access.</p>
SN0431REV	<p>Land south of Hethel Road</p> <p>It has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in significant highway safety concerns because of the blind bend and poor visibility at the Church Road junction. The size of the site is out of scale with the village, 2.8ha (70 dwellings), although it could be reduced in size. It is also out of character as Hethel Road only has sporadic development to the north. This site is prominent to the south and would be a significant intrusion within the landscape requiring the removal of a strong frontage hedge line for access.</p>
SN0598	<p>Land east of New Road</p> <p>It is remote from the school and other services with poor connectivity along narrow, unlit roads with no footpaths. It is a large site which is out of character with the village particularly as development here is sporadic. The site is physically and visually separate from the existing</p>

Site	Location and Reasons for Rejection
	village and it would be a significant intrusion in the wider landscape as it breaks into the open countryside to the south-east. Surface water flooding may occur.

QUESTION 173: Do you think that any of the rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response.

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Monitoring Framework

Topic	Indicator	Target
Housing supply	Number of Homes Completed	Delivery of 1,200 2018 to 2038 or 60 homes per annum
Housing supply	Number of Affordable Homes Completed	Affordable homes delivered as a percentage to total homes delivered in accordance with GNLP policy requirement
Housing supply	Number of planning permissions granted on allocated sites where S106 provides for policy compliant affordable housing	80%
Communities	Number of planning permissions granted on allocated sites where the housing mix meets policy requirements	80%
Communities	Number of Self-Build CIL exemptions	Contribute to maintaining South Norfolk's duty to provide serviced plots
Communities	Net change in number of core services and facilities	Neutral/Positive
Character	Number of planning permission granted on allocated sites which meet specified density requirements	80%

Site progress tracker for each allocation

Monitoring Framework also proposed to include a simple progress tracker for each site allocations. The target for each allocation would be for it to be complete by 31st March 2038. An example table to track site progress is set out below:

Topic	Reference / Progress Indicator
Site Reference	e.g. ALP1
Pre-application Enquiry Received	Yes or No
Outline Application	Submitted, Approved or Refused
Reserve Matter / Full Application	Submitted, Approved or Refused
Commenced	Yes or No
Completed	Yes or No

QUESTION 174: Do you agree with the proposed Monitoring Framework? Please add additional comments to explain your response.

Glossary

Accessible

In the case of community facilities and services (such as healthcare), easy to travel to or use. With reference to buildings or public transport, easy to enter and use by all.

Affordable housing

Housing provided for sale or rent at prices below the current market rate, which people in housing need are able to afford. Affordable housing tenures are defined in government guidance, as set out in Annex 2 of the National Planning Policy Framework.

Allocated

Land which has been identified for a specific use in the current Development Plan.

Area Action Plan (AAP)

A development plan document within the local plan that establishes a set of development proposals and policies for a specific area. In South Norfolk Area Action Plans have been written for Long Stratton and Wymondham.

Biodiversity

The variety of different types of plant and animal life in a region.

Biodiversity net gain

Refers to development having a positive impact on biodiversity, leaving it in a better state than before development occurred.

Brownfield land, brownfield site

Land or site that has been subject to previous development.

Brownfield Register

Brownfield land registers provide up-to-date information about sites that local authorities consider to be appropriate for residential development having regard to the relevant legislation.

Built environment

The man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighbourhoods to the large-scale civic surroundings.

Business use

Land use class covering light industry, offices, research and development.

Climate Change Mitigation

Actions taken to limit the magnitude or rate of global warming and its associated effects, usually involving a reduction in human emissions of greenhouse gases.

Commitments

Development proposals which already have planning permission or are allocated in adopted development plans.

Community facilities

Services that meet the day-to-day needs of a community such as village halls, post offices, doctors' and dentists' surgeries, play areas, recycling facilities, libraries and places of worship.

Community Infrastructure Levy (CIL)

A financial charge on new development introduced by the Planning Act 2008 as a tool for Local Authorities to help deliver infrastructure to support growth and development in their area. Within the Greater Norwich area the CIL 123 List sets out which infrastructure items may be funded by CIL payments.

Conservation area

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

County Wildlife Site (CWS)

Wildlife habitat identified and designated as being of particular local interest or importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest. A CWS does not benefit from statutory protection but does have some protection in the planning system.

Cross-subsidy housing

The provision of a limited amount of market housing on a development site to ensure that the provision of affordable housing on the same site is equitable

Custom-Build

A form of self-build home that is, in some form, supported by a developer through a more hands off approach than a traditional self-build would entail.

Decentralised and renewable or low-carbon energy sources

Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.

Development

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.

Development Boundary

See Settlement Limit.

Development brief

A document describing and leading the form and layout of development in a prescribed area.

Development Plan

A set of plans guiding future development in the area. The Development Plan consists of the locally prepared Development Plan documents, including Neighbourhood Plans approved at referendum.

Development Plan Document

Locally prepared document on a specific topic which forms part of the Development Plan and which subject to independent examination before adoption, (also commonly referred to as DPDs.)

Employment use

Use primarily for industrial, warehousing, office or other business uses falling within classes B1, B2 and B8 of the use classes order.

Environmental Impact Assessment (EIA), Environmental Statement (ES)

Written assessment, submitted with certain kinds of planning application, which sets out the anticipated effects of the proposed development. Such statements deal with the full environment effects of development proposals and include any mitigation measures needed under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018

Exception site

A small site to be used specifically for affordable housing that would not normally be acceptable for housing as it would be subject to policies of restraint. These sites are generally located at the edge of existing settlements.

Five-year housing land supply

A requirement by Government for Local Planning Authorities to ensure that there is sufficient land available that is suitable, available and deliverable for housing development. The amount of land available should be sufficient to fulfil the housing requirement for the next five years.

Geodiversity

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

Greater Norwich Growth Board (GNGB)

A partnership between Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and New Anglia Local Enterprise Partnership (LEP) to provide homes, jobs and infrastructure. It also provides strategic direction, monitoring and co-ordination of the Greater Norwich City Deal.

Green infrastructure

A network of multi-functional green space which delivers benefits to both the environment and the local community. Green infrastructure includes natural green spaces colonised by plants and animals and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space. These spaces may include allotments, urban parks and designed historic landscapes as well as their many interconnections such as footpaths, cycleways, green corridors and waterways.

Greenfield land, greenfield site

Land which has not previously been built on, including land in use for agriculture or forestry. Greenfield land does not include residential garden land.

Habitat Regulations Assessment (HRA)

An HRA identifies any aspect of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 sites or sites protected by European designations (Special Areas of Conservation, Special Protection Areas, Ramsar sites) either in isolation or cumulatively, and to identify appropriate avoidance and mitigation strategies where impacts are identified.

Heritage Asset

A building, monument, site, place, area or landscape with historic interest that provides a material record of history or meaning for a community. Heritage assets may be either 'designated' or 'non-designated' and have a degree of significance that merits consideration in planning decisions.

Historic environment

Aspects of the environment which result from the interactions between people and places through time.

Housing Delivery Test

Measures net additional dwellings provided in a local authority area against the numbers of homes required using national statistics and local authority data. The Housing Delivery Test data is published annually by the Secretary of State.

Inclusive Growth

A form of economic growth that aims to improve opportunities for everyone in the local community.

Index of Multiple Deprivation

A ward-level index made up from six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services)

Infill development

Small-scale development filling a gap within an otherwise built up area.

Infrastructure

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

Joint Core Strategy (JCS)

A key planning policy document for the Greater Norwich Area produced in partnership between Broadland, Norwich and South Norfolk that sets out the long-term vision for the area up until 2026. The JCS has a considerable impact on the Greater Norwich Local Plan

(GNLP) which in turn determines growth up until 2038 and will supersede the JCS when adopted.

Local Nature Reserve (LNR)

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

Local centre

A group of shops or services forming a centre of purely local significance.

Local housing need

An assessment of the need for housing at a local level using the standard methodology set out by the Government.

Low-carbon

To minimise carbon dioxide emissions from a human activity.

Major development

For housing, development where 10 or more dwellings are to be provided or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000m² or more or a site of 1 hectare or more.

Market Housing

Housing that is for sale on the open market without restrictions on the pricing or tenure.

Masterplan

A long term planning document that provides a conceptual framework to guide future growth and development.

Mineral Safeguarding Area

An area designated by minerals planning authorities (in the GNLP area being Norfolk County Council) which covers known areas of minerals deposits that are to be safeguarded from non-mineral development

National Planning Policy Framework (NPPF)

A document which sets out the Government's economic, environmental and social planning policies for England and how they should be applied. It provides a baseline structure from which locally-prepared plans (such as the GNLP) can be produced and it is a material consideration in planning decisions.

National Planning Practice Guidance (NPPG)

A web-based resource which brings together planning guidance on various topics into one easily accessible place. The guidance supports the NPPF but is not government policy.

Neighbourhood Plan

A plan prepared by a parish/town council or neighbourhood forum for a designated neighbourhood area. Once made by the Local Planning Authority it becomes part of the Development Plan for the area.

Non-strategic policies

Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

Norwich fringe

Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. In South Norfolk this area includes Colney, Costessey, Cringleford and Trowse.

Open Space

Areas of land that usually come forward as part of a development site which remain undeveloped but can generally be used for either formal or informal recreation purposes.

Permission in Principle

A form of planning permission which establishes the suitability of a site for a specific amount of housing-led development. The site must subsequently obtain consent for the technical details before development can proceed.

Planning conditions

A condition imposed on a grant of planning permission which can either require additional details to be agreed or restrict the use of the site.

Planning obligations

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 obligations. The term legal agreements may embrace S106.

Previously developed land

See Brownfield land.

Protected species

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

Ramsar site

A European designation that protects areas of wetland.

Recreational Impact Avoidance and Mitigation Strategy (RAMS)

A strategy facilitating residential development, whilst at the same time adequately protecting wildlife sites from harm that comes with growth in rural areas from increased recreation pressure.

Renewable energy

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

Rights of Way, Public Rights of Way

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

Scheduled Ancient Monument

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

[Section 106 Agreement \(S106\)](#)

See planning obligations

[Settlement Hierarchy](#)

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

[Settlement Limit](#)

A boundary line defining the extent of the consolidated built-up area of a settlement. Further development will normally be acceptable within defined Settlement Limits, subject to site specific constraints or considerations. Sometimes also called development boundaries, settlement boundaries or village envelopes.

[Shared equity, Shared ownership](#)

Arrangements whereby home buyers may pay only part of the initial cost of buying their home. Shared equity means topping up a small deposit with an equity loan and acquiring the rest of the home with a mortgage. Shared ownership involves buying a stake in a home with the remaining proportion being owned by (typically) a housing association.

[Site Allocation DPD](#)

A document used to identify sites to accommodate the range of land uses necessary to implement the objectives of the local plan. South Norfolk adopted a site allocations document in 2015.

[Site of Special Scientific Interest \(SSSI\)](#)

Site or area designated as being of national importance because of its wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

[Special Area of Conservation \(SAC\)](#)

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

[Special Protection Areas \(SPAs\)](#)

Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which was amended in 2009 (Directive 2009/147/EC). They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

[Starter homes](#)

New build properties built exclusively for first time buyers aged between 23 and 40 years. A number of criteria must be met for a dwelling to be considered as a starter home.

Strategic policies

Policies and site allocations which address strategic priorities in line with Section 19 of the Planning and Compulsory Purchase Act 2004.

Street furniture

Collective term for permanent structures installed within the highway, including footways and pedestrian areas. Includes street lighting columns, signs, seats, litter bins, telephone kiosks, post boxes etc.

Suitable Alternative Natural Green Space (SANGS)

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

Supplementary Planning Document (SPD)

Guidance published by the local planning authorities to provide further detailed information on how local plan policies are to be applied or interpreted. SPDs may be prepared jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPDs may be concerned with a particular issue, or may provide more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.

Sustainability Appraisal (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable development

A term mostly derived from the 1987 Brundtland Report. Interpretation varies but typically the term means meeting economic and social goals without undermining the environment, as well as meeting needs of the present without compromising the environment for future generations. In 2015 the United Nations agreed 17 Sustainable Development Goals to be reached by 2030. The UK is amongst the countries leading the delivery of the Sustainable Development Goals.

Sustainable drainage system (SuDS)

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

Travel Plan

A long term management plan/ strategy that seeks to deliver sustainable transport objectives and is regularly reviewed.

Use classes order

The Town and Country Planning (Use Classes) Order, 1987 (as amended), a statutory order made under planning legislation, which groups land uses into different categories

(called use classes). Change of within a use class and some changes between classes do not require planning permission.

Village cluster

A group of villages that share services and facilities, for example a primary school.

Water stress



Water stress occurs when the demand for water exceeds the available amount of water, or when poor water quality restricts its use.

Windfall site

Site on which planning permission for housing development is granted during the plan period but which has not previously been identified in the plan for housing development.

DRAFT

South Norfolk Village Clusters Allocation - Legend

	Existing Settlement Limit		Ancient Woodlands
	Proposed Changes to Settlement Limit		Broads Authority Area
	Preferred Site		County Wildlife Sites
	Preferred Site - Boundary to be Determined		Ramsar Sites
	Shortlisted Site		SSSI
	Shortlisted Site - Boundary to be Determined		Conservation Areas
	Rejected Site		Special Areas of Conservation
	Existing Allocations Carried Forward		Special Protection Areas
	Existing Unimplemented Permissions at 1 April 2020*		Norwich Southern Bypass Protection Zone
	Existing Unimplemented Permissions at 1 April 2020 on an Existing Allocation*		River Valley Landscape
	Cluster Boundary		Flood Zone 2
	Parish Boundary		Flood Zone 3
	Infant, Junior and Primary Schools		Surface Water Flood Depth 1-30
	Secondary Schools		Surface Water Flood Depth 1-100
	GP Practices		Surface Water Flood Depth 1-1000
			Surface Water Flood Hazard 1-30

* Unimplemented Permissions at 1 April 2020 only showing sites of 6 or more dwellings

South Norfolk Village Clusters Housing Allocations Plan

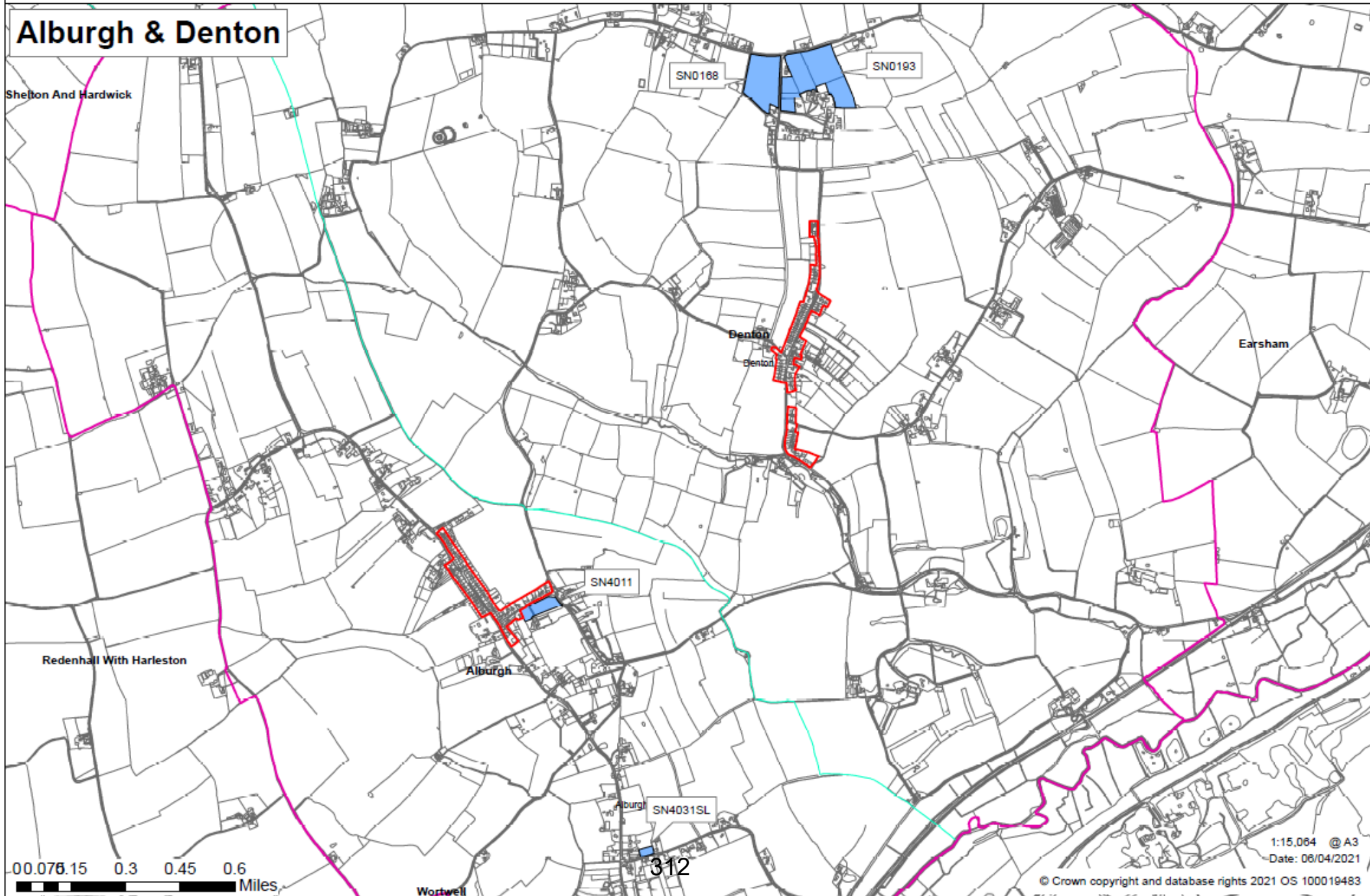
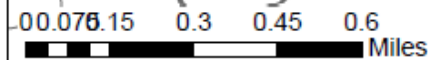


Alburgh & Denton

Shelton And Hardwick

Redenhall With Harleston

Wortwell



312

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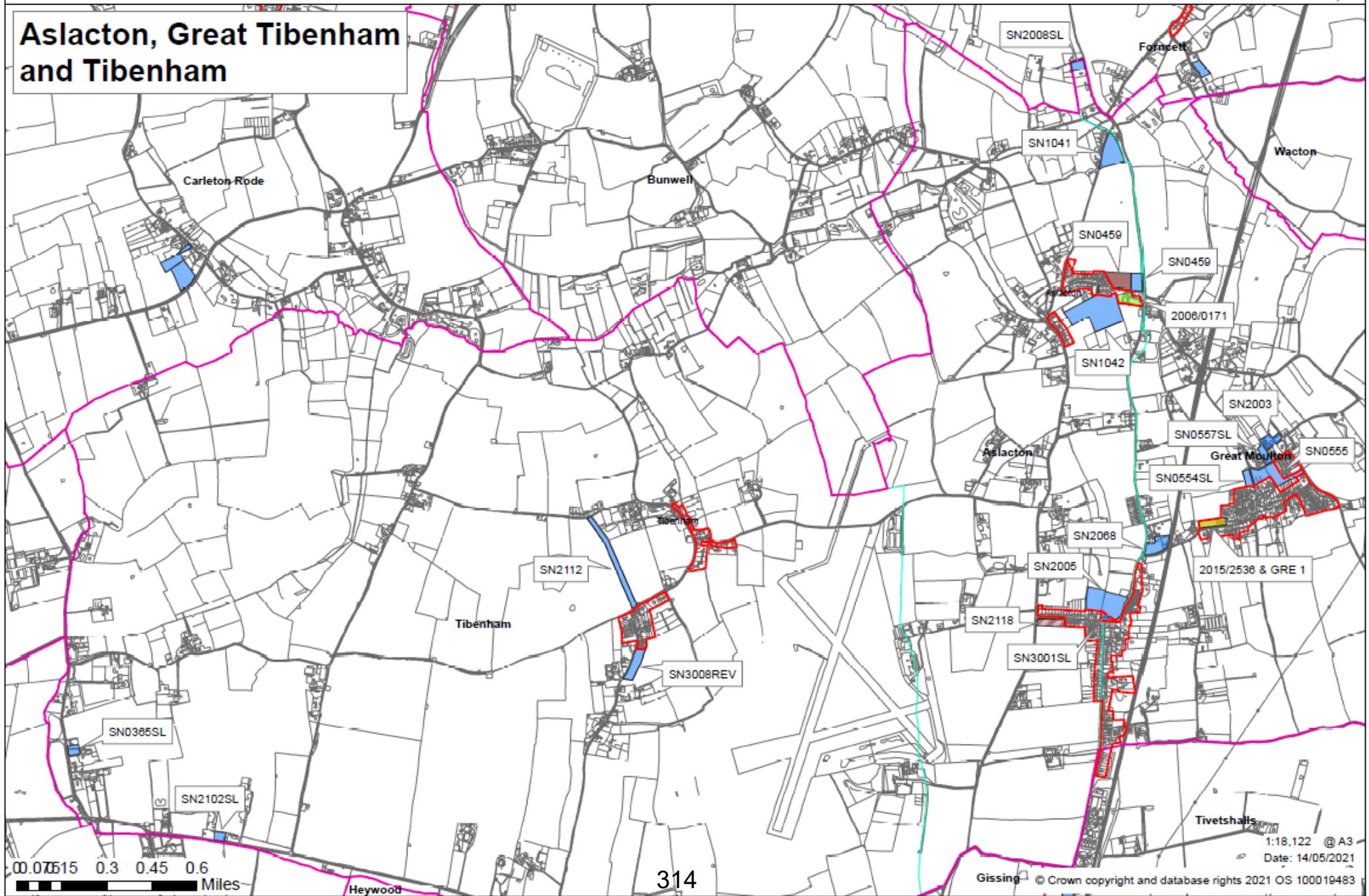
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South Norfolk Village Clusters Housing Allocations Plan



Aslacton, Great Tibenham and Tibenham

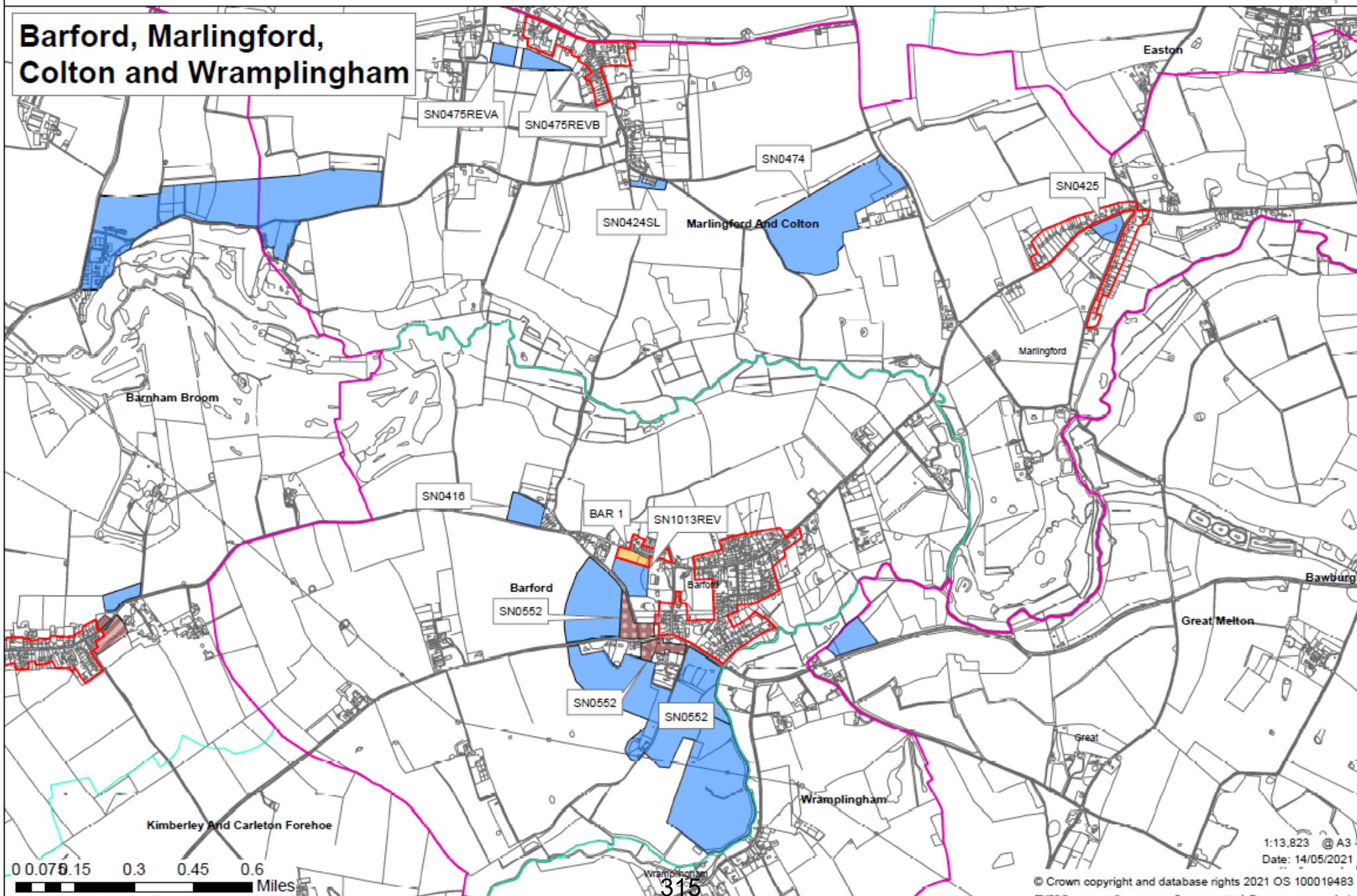


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South Norfolk Village Clusters Housing Allocations Plan



Barford, Marlingford, Colton and Wrampingham



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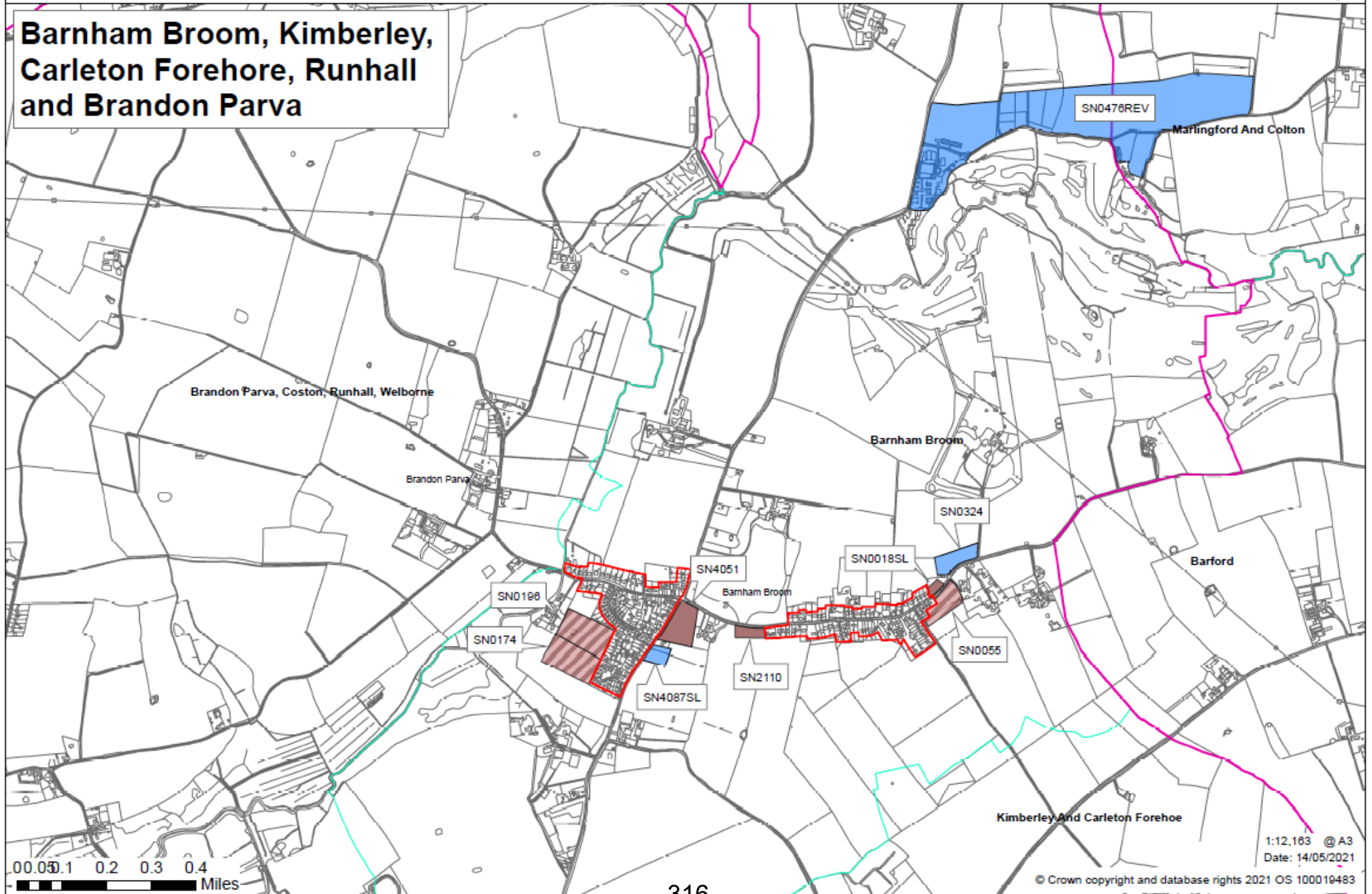
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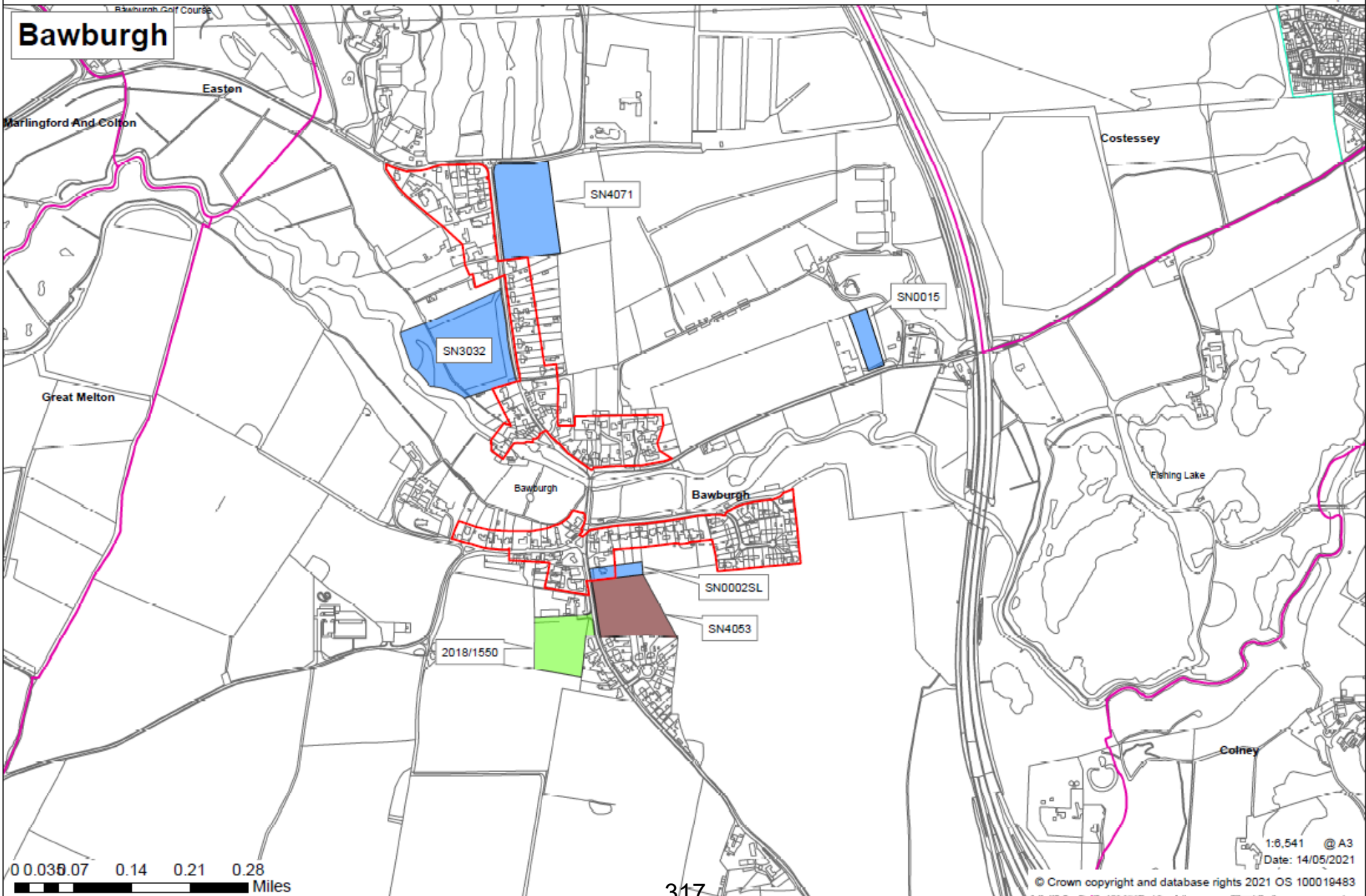
Barnham Broom, Kimberley, Carleton Forehore, Runhall and Brandon Parva



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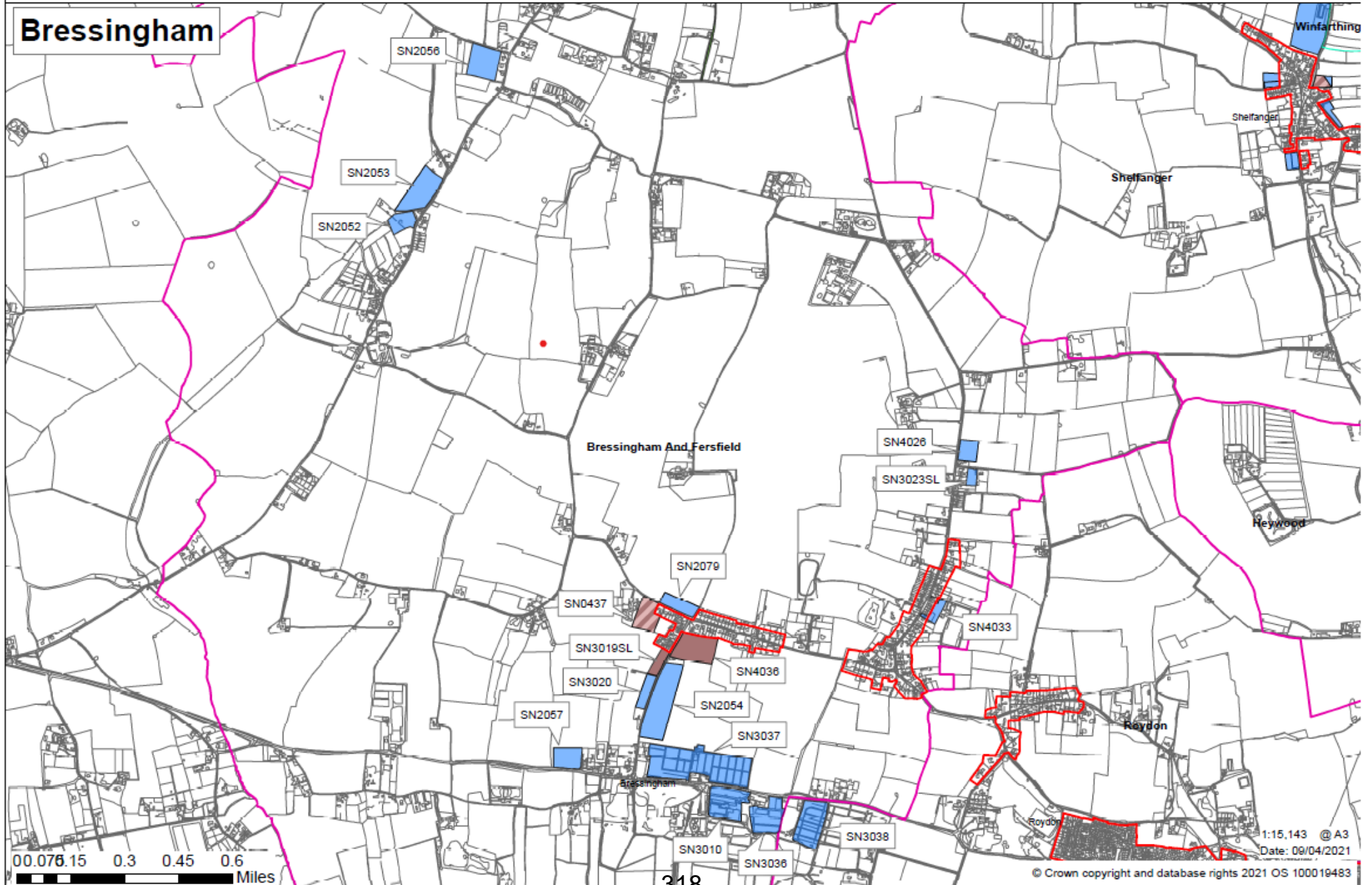
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



Bressingham



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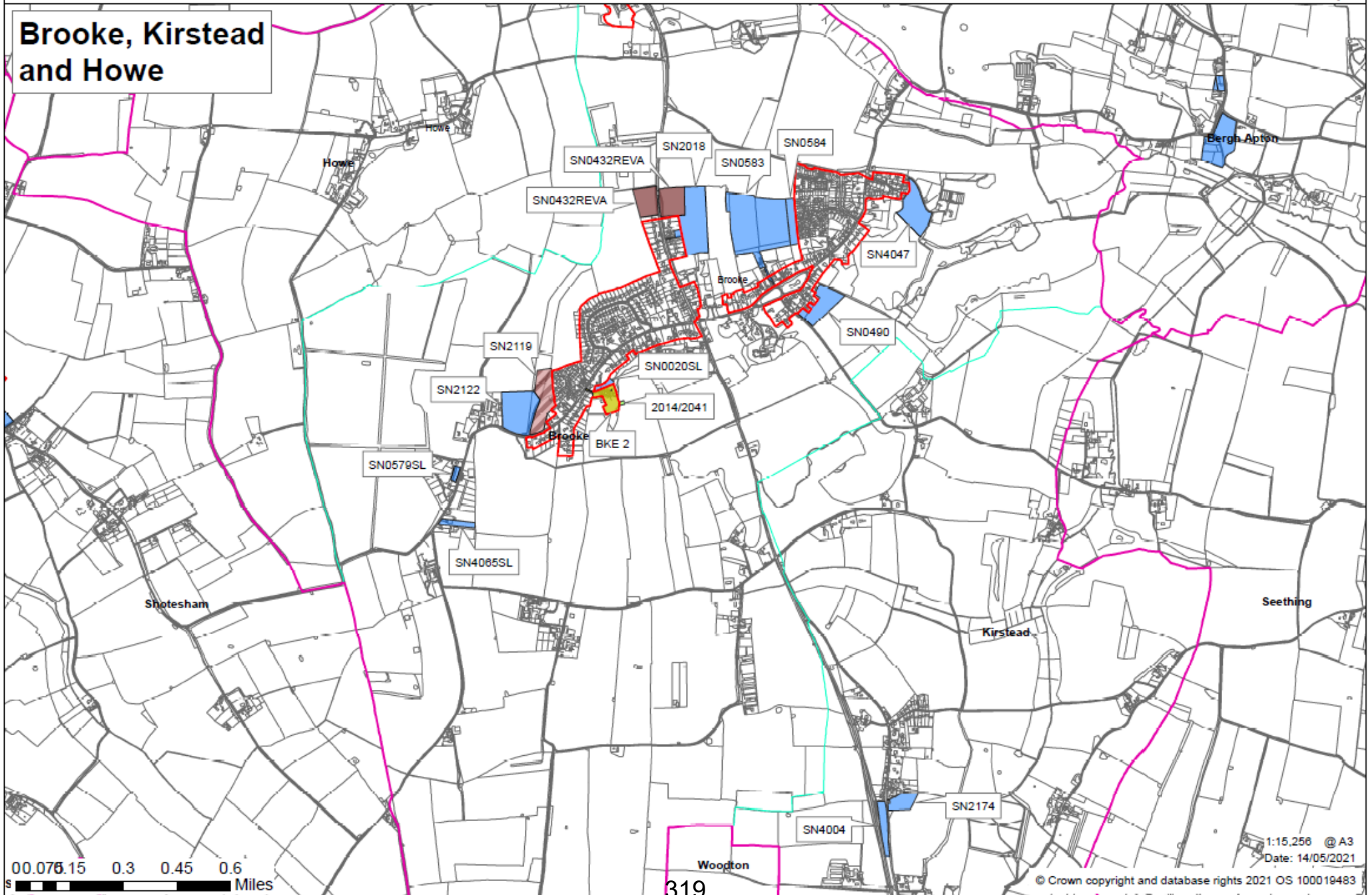
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South Norfolk Village Clusters Housing Allocations Plan



Brooke, Kirstead and Howe

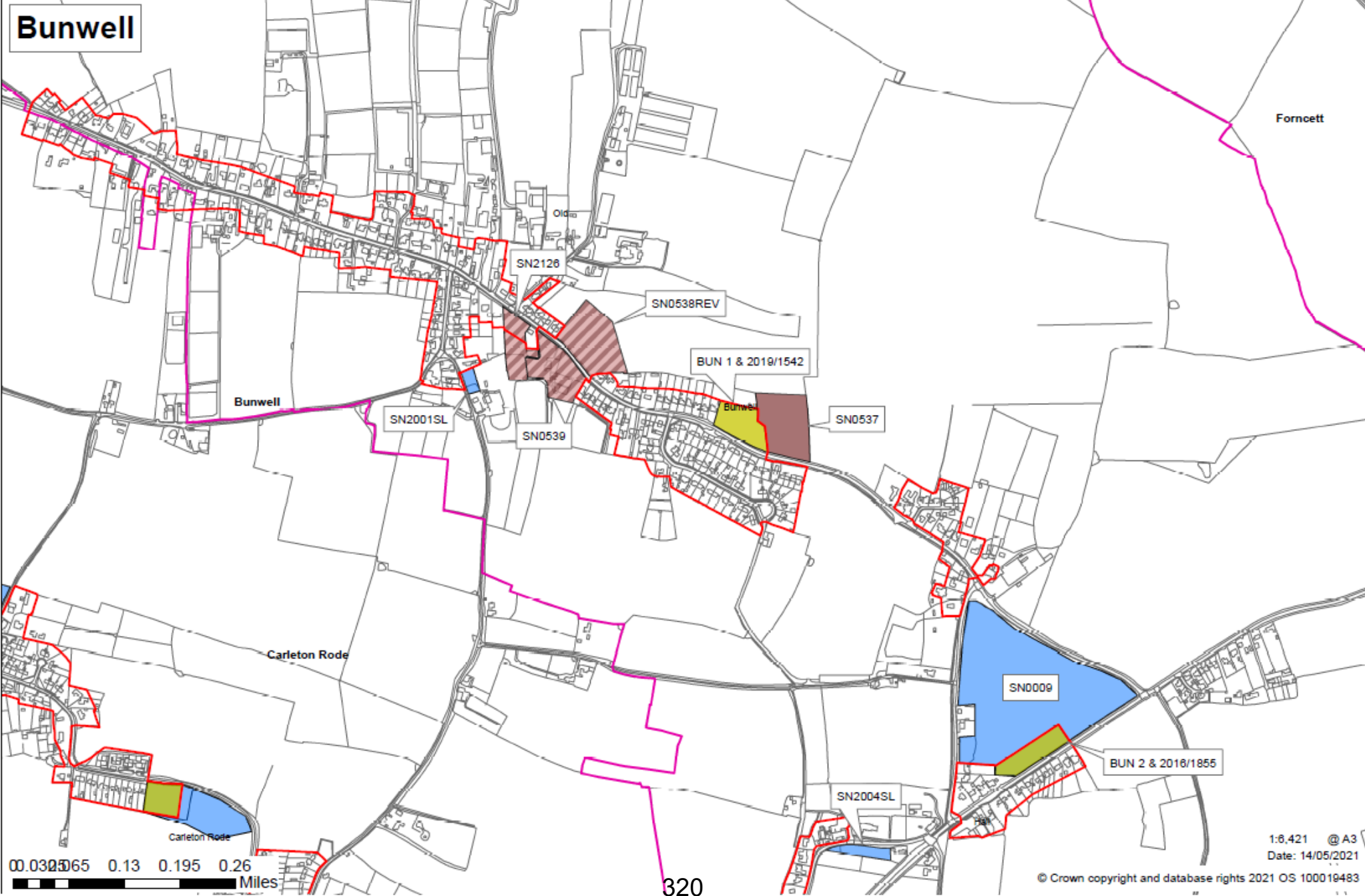


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South Norfolk Village Clusters Housing Allocations Plan



Bunwell

Fornsett

Bunwell

Carleton Rode

Carleton Rode

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320

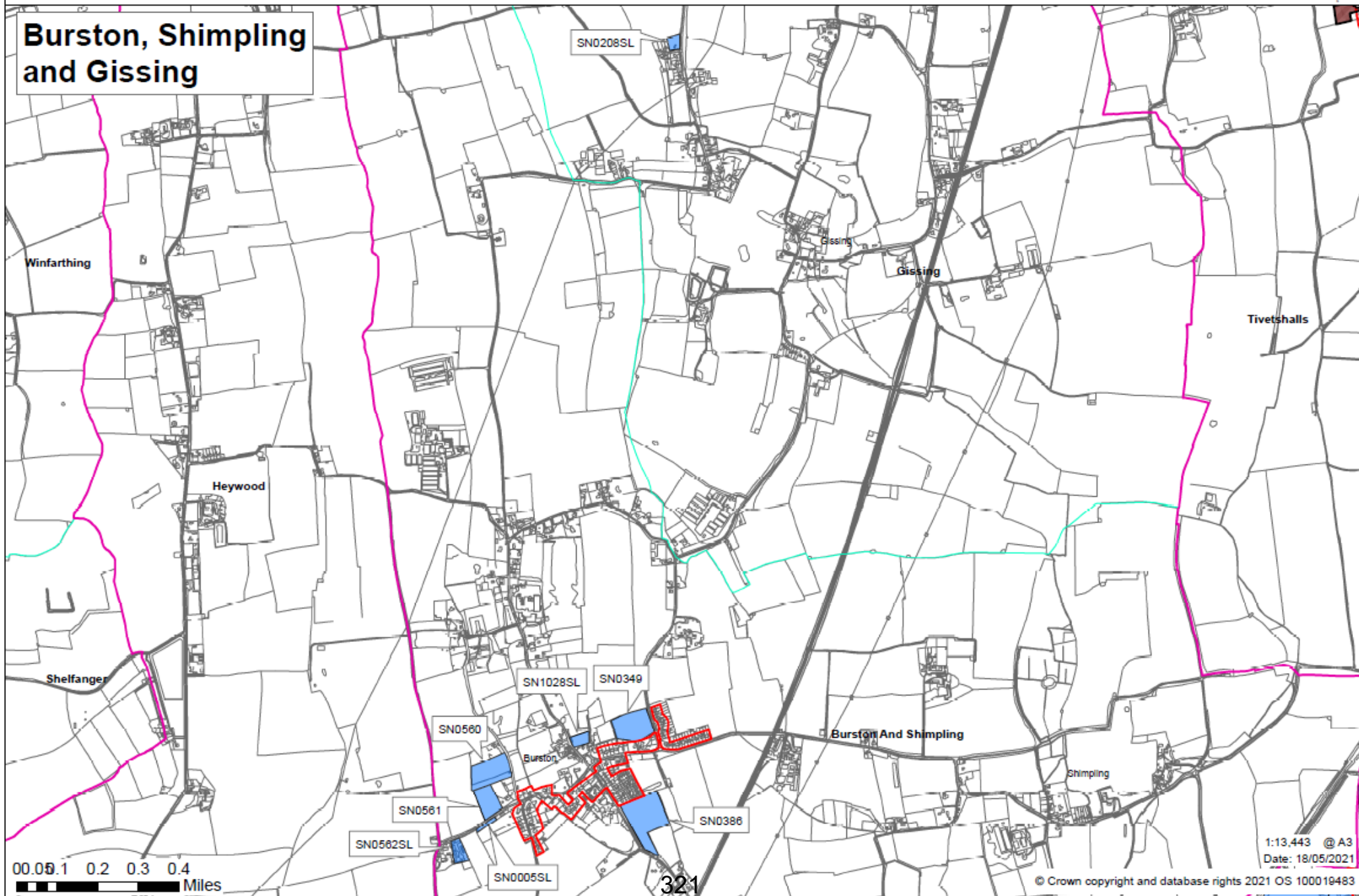
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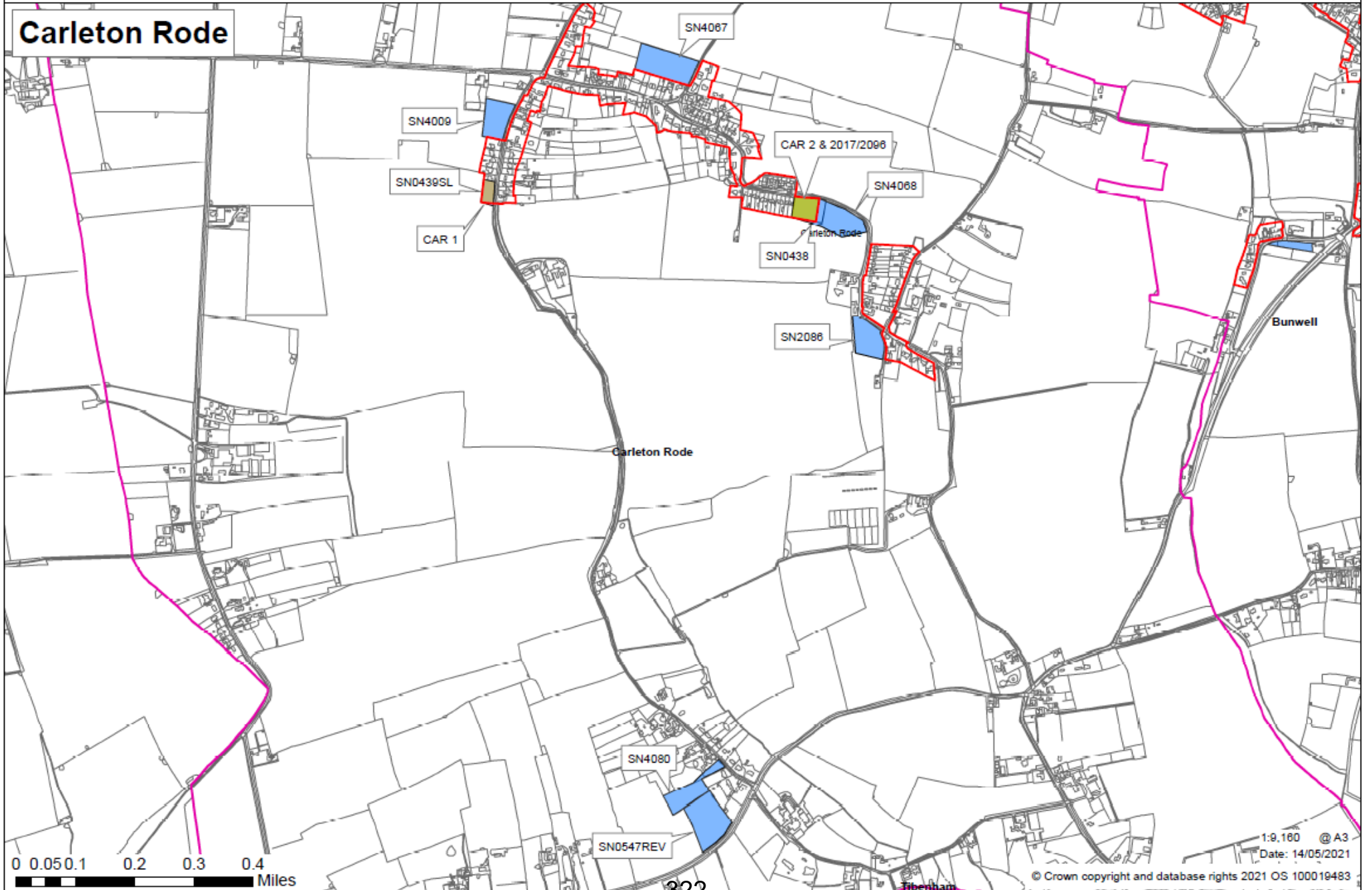
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Burston, Shimpling and Gissing



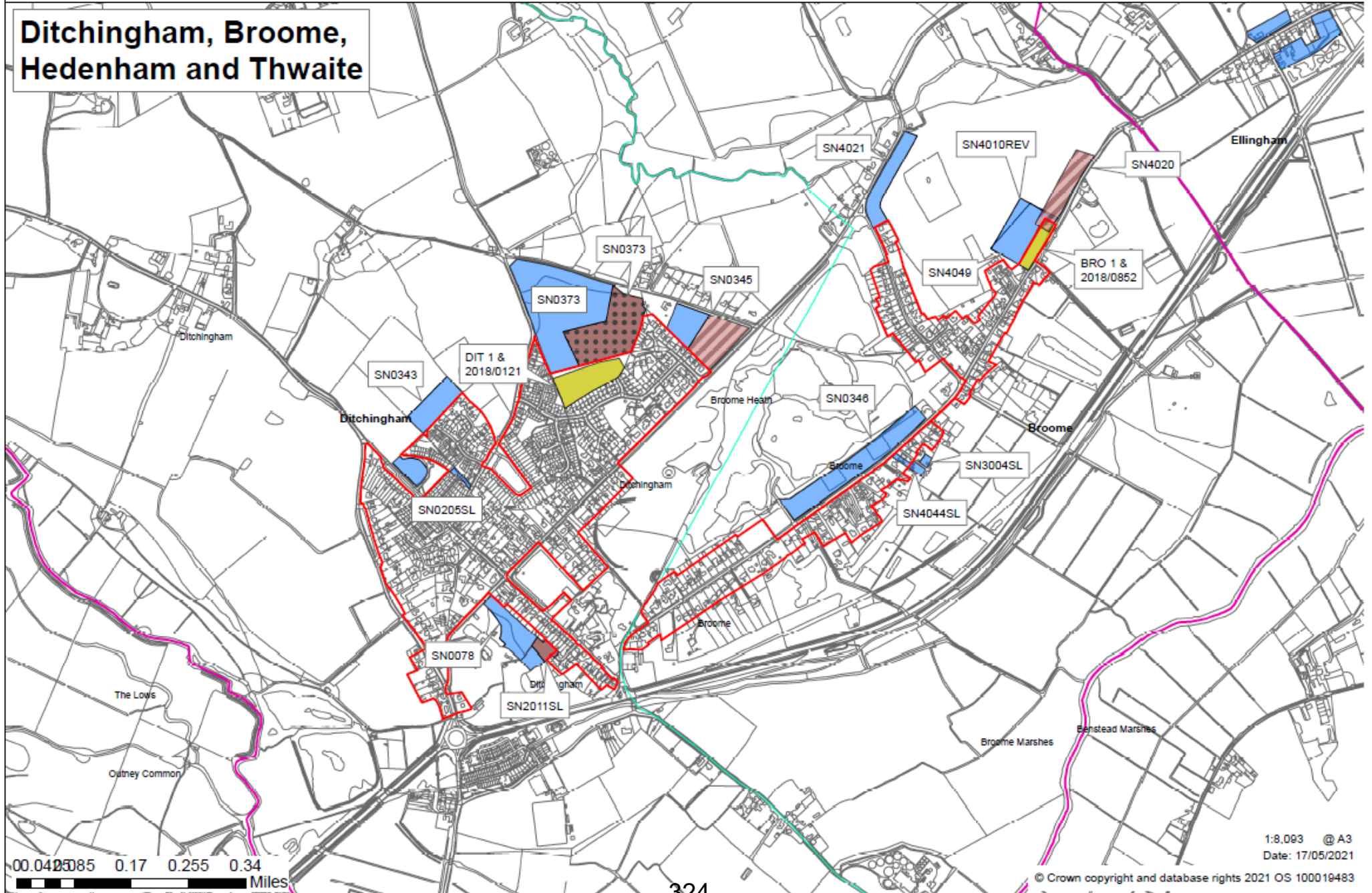
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



Ditchingham, Broome, Hedenham and Thwaite



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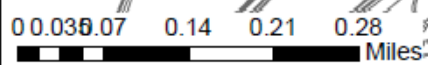
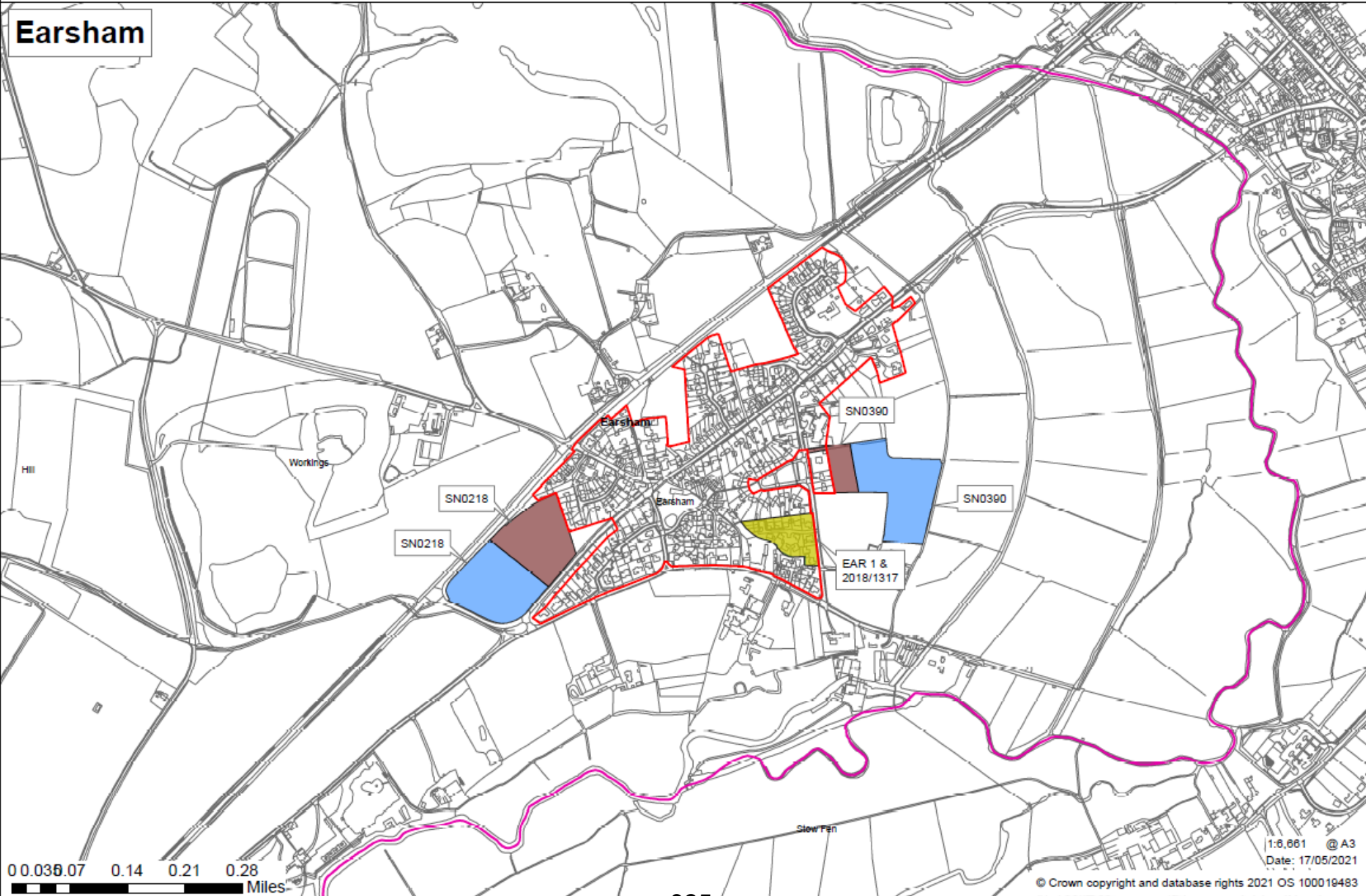
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South Norfolk Village Clusters Housing Allocations Plan



Earsham



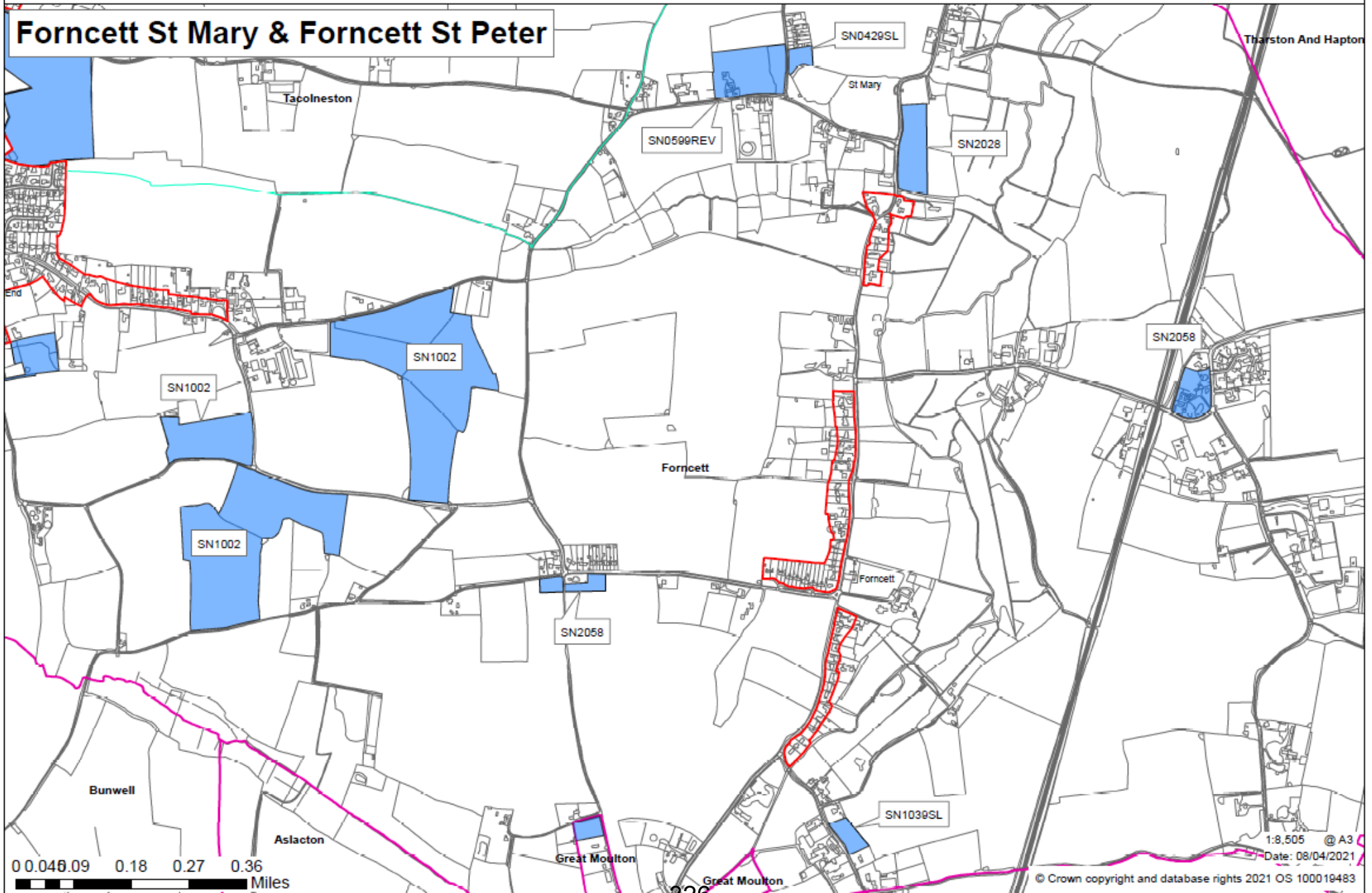
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South Norfolk Village Clusters Housing Allocations Plan



Forncett St Mary & Forncett St Peter



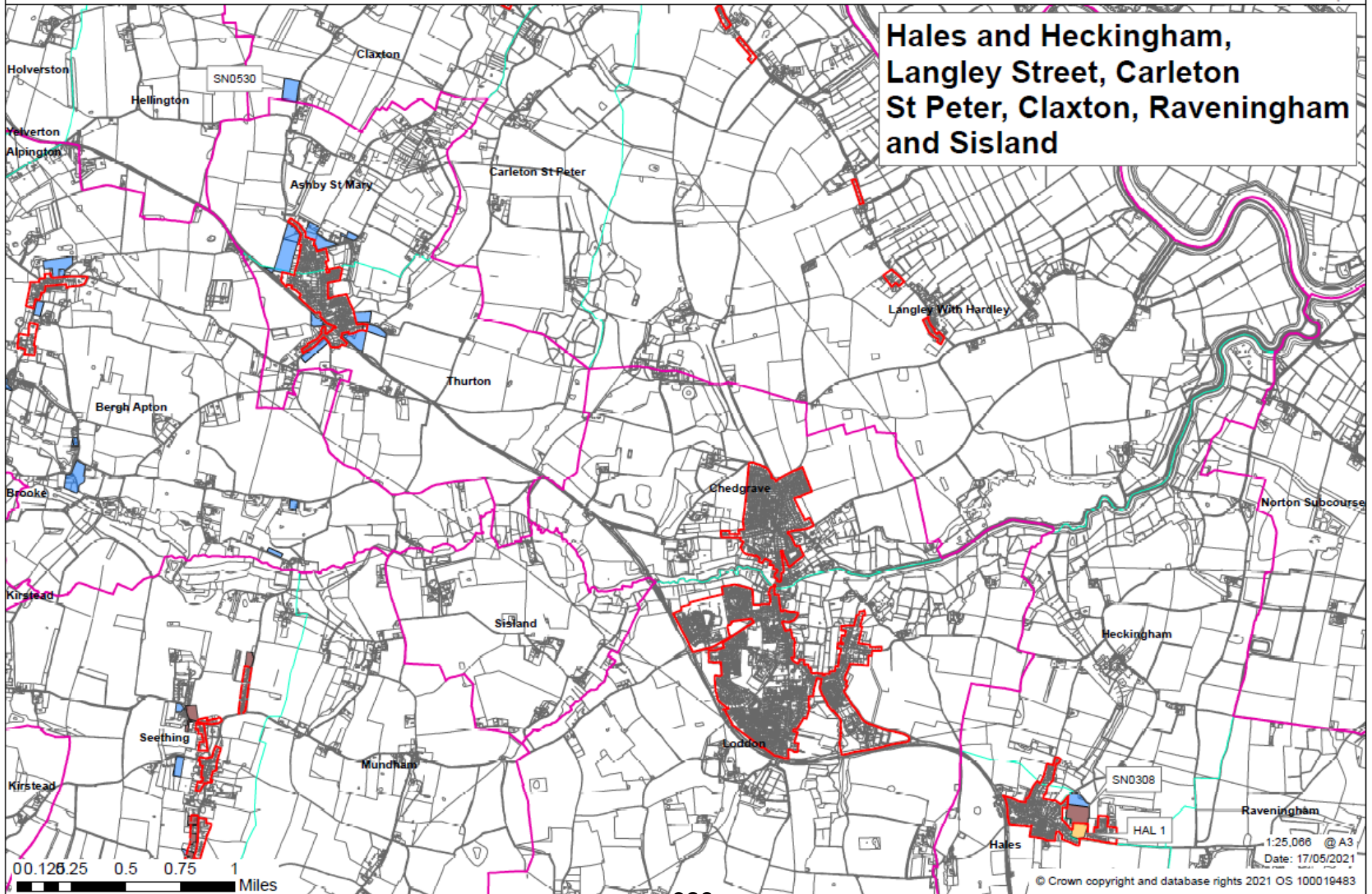
South Norfolk Village Clusters Housing Allocations Plan



Gillingham, Geldeston and Stockton



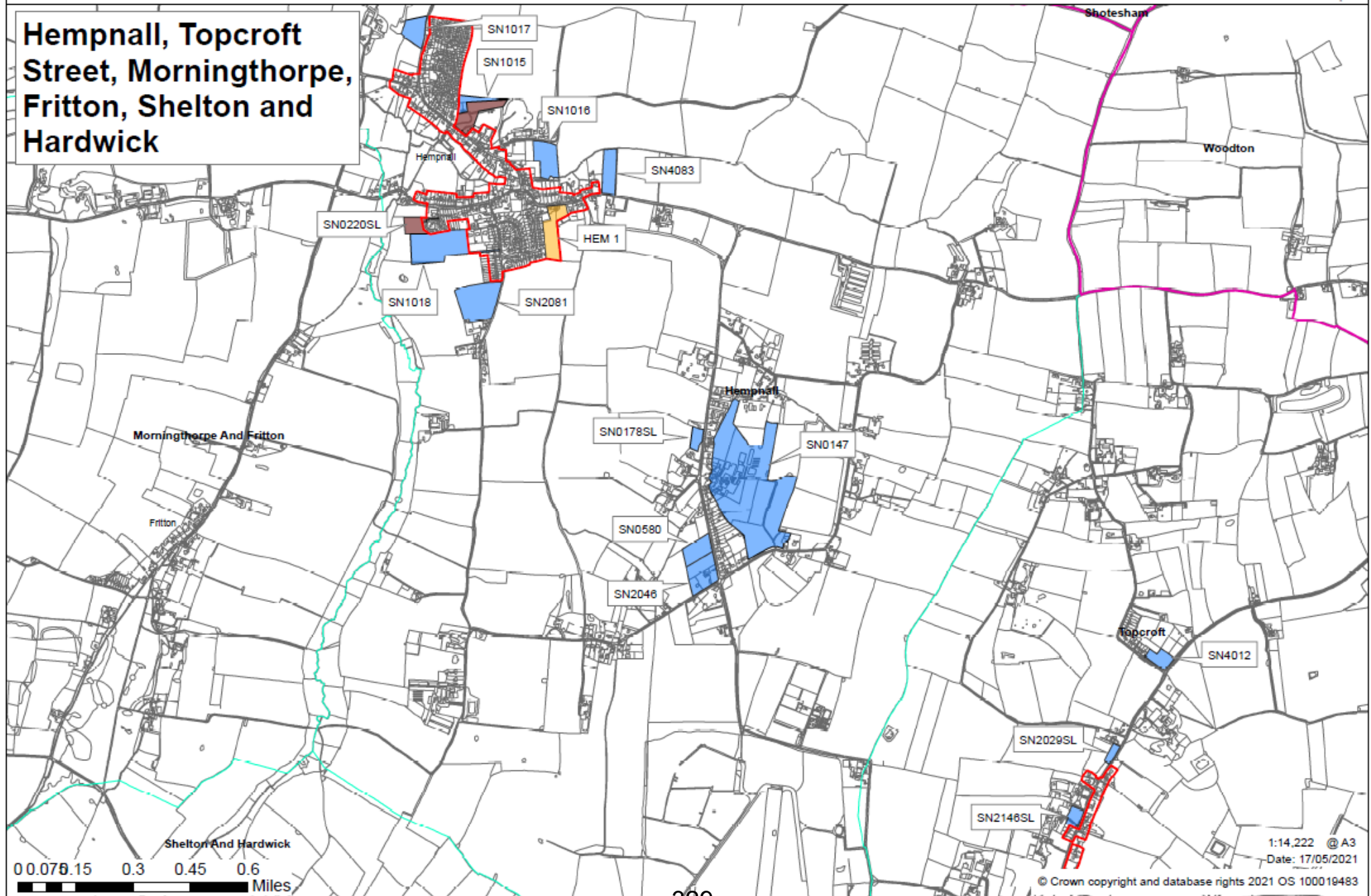
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



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



South Norfolk Village Clusters Housing Allocations Plan



Heywood

Winfarthing

Tibenham

Aslacton

Trivetshalls

Gissing

Pulham Market

Shelfanger

Heywood

Burston And Shimpling

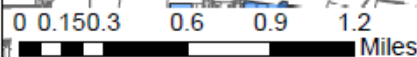
Bressingham And Fersfield

Dickleburgh And Rushall

Roydon

Diss

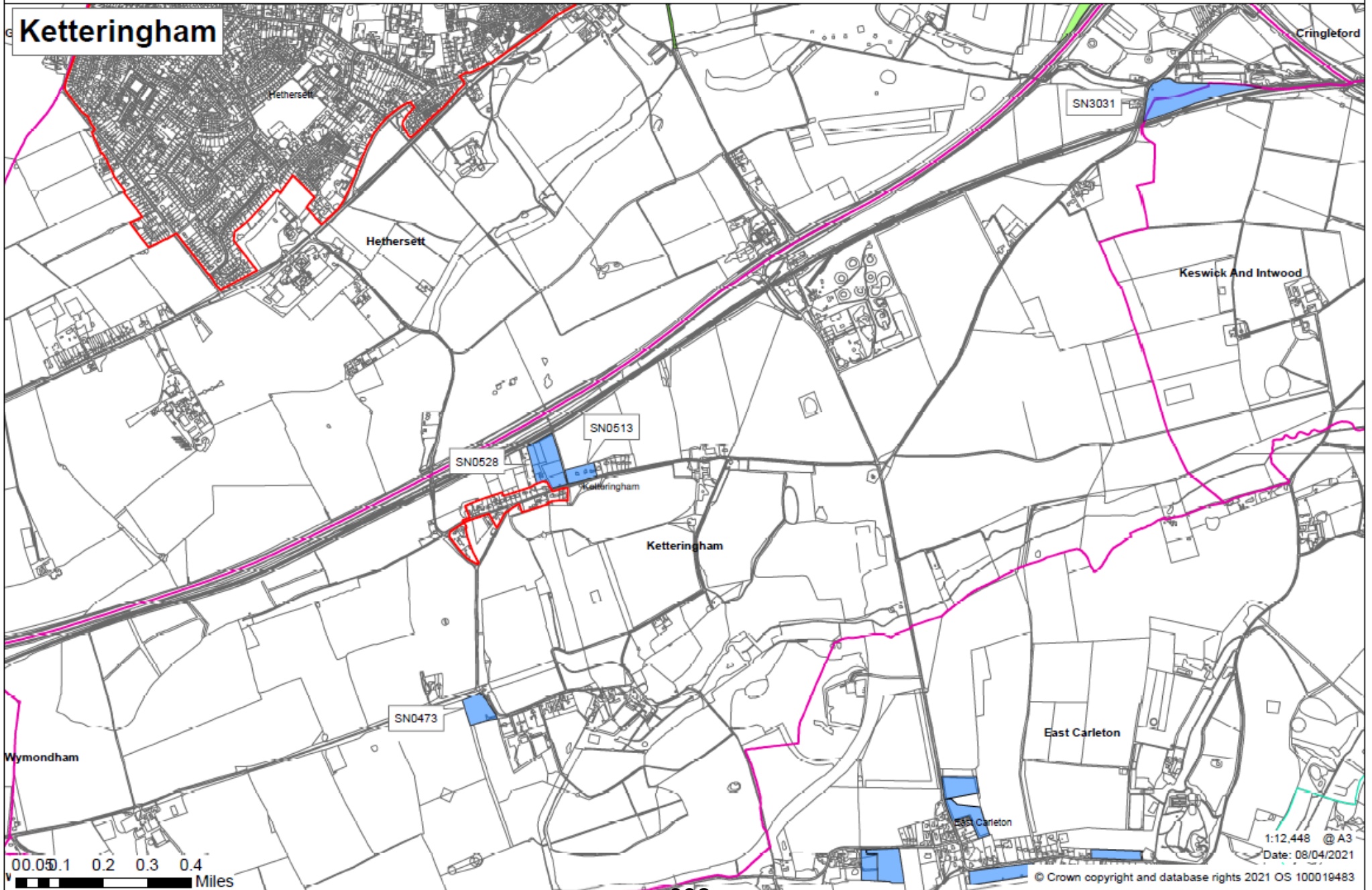
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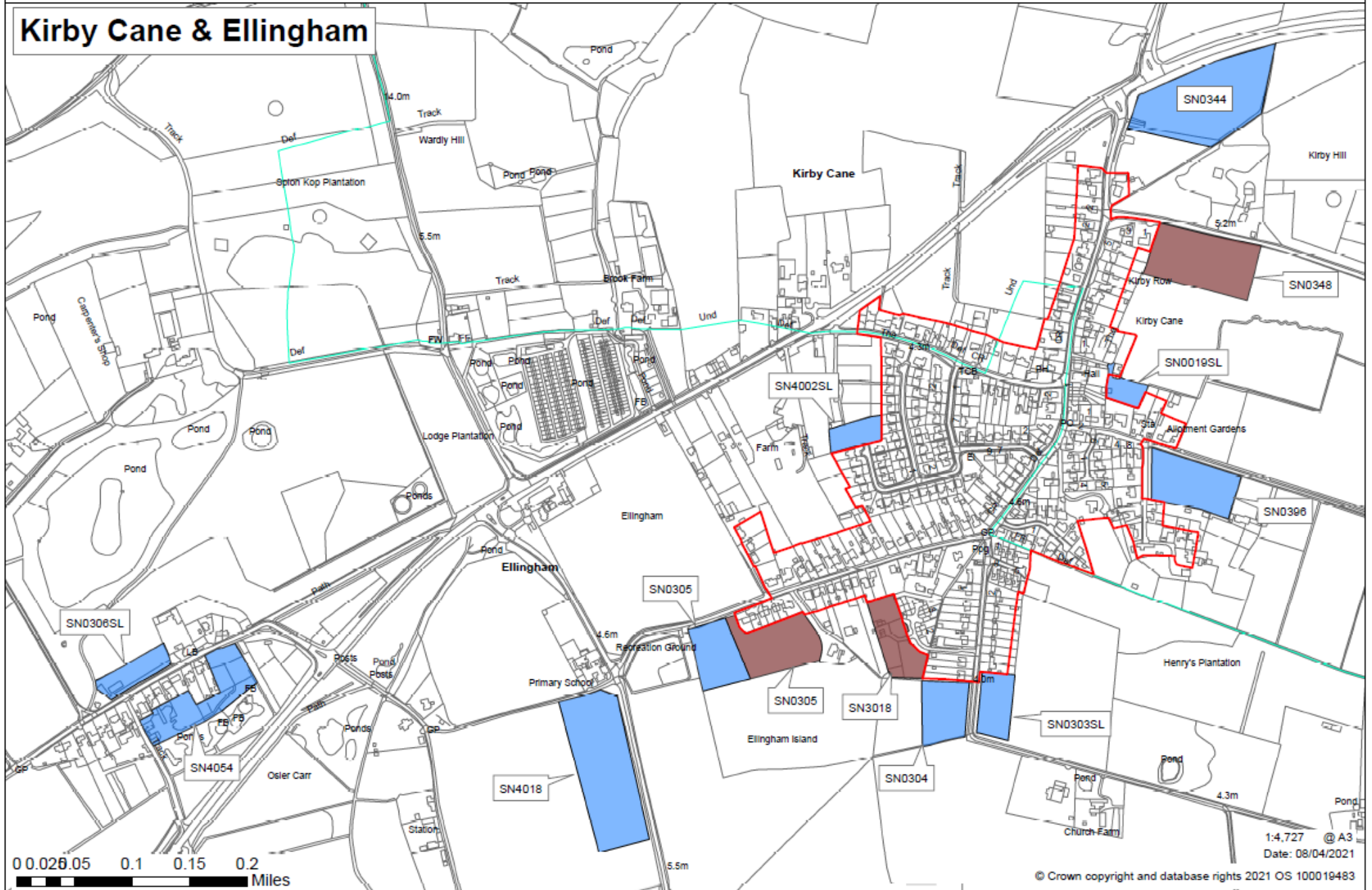
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



Kirby Cane & Ellingham



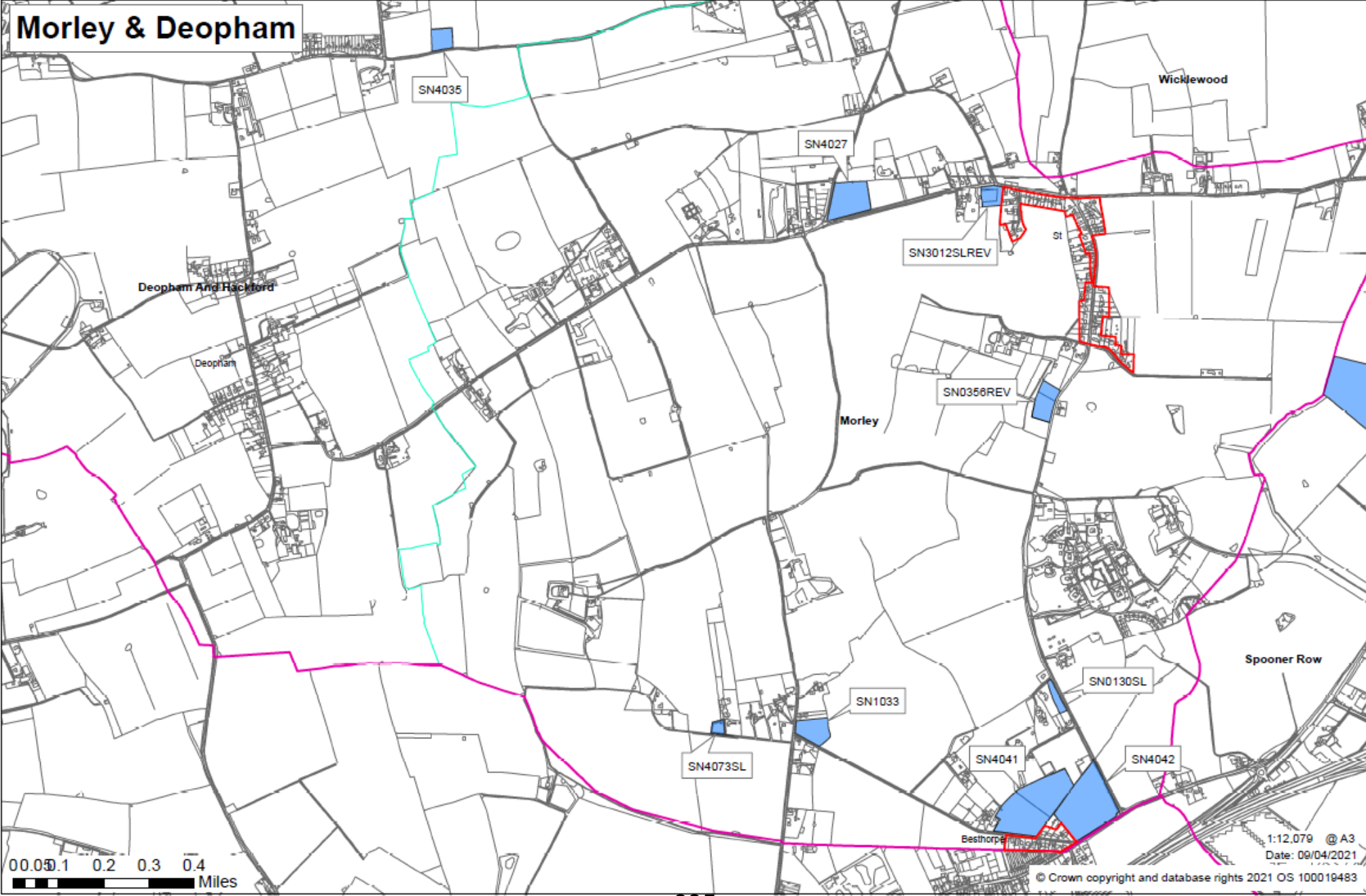
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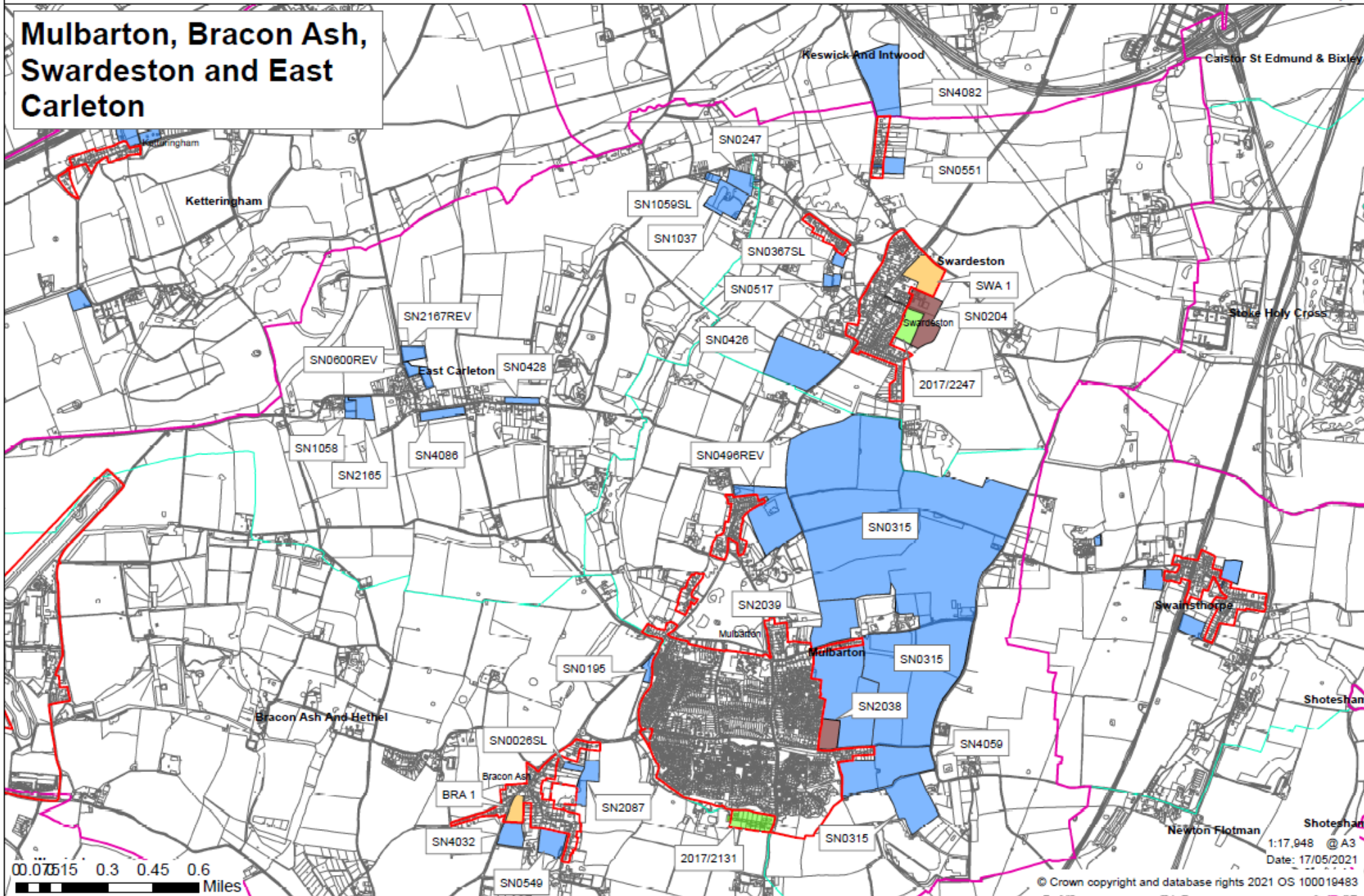
Morley & Deopham



South Norfolk Village Clusters Housing Allocations Plan



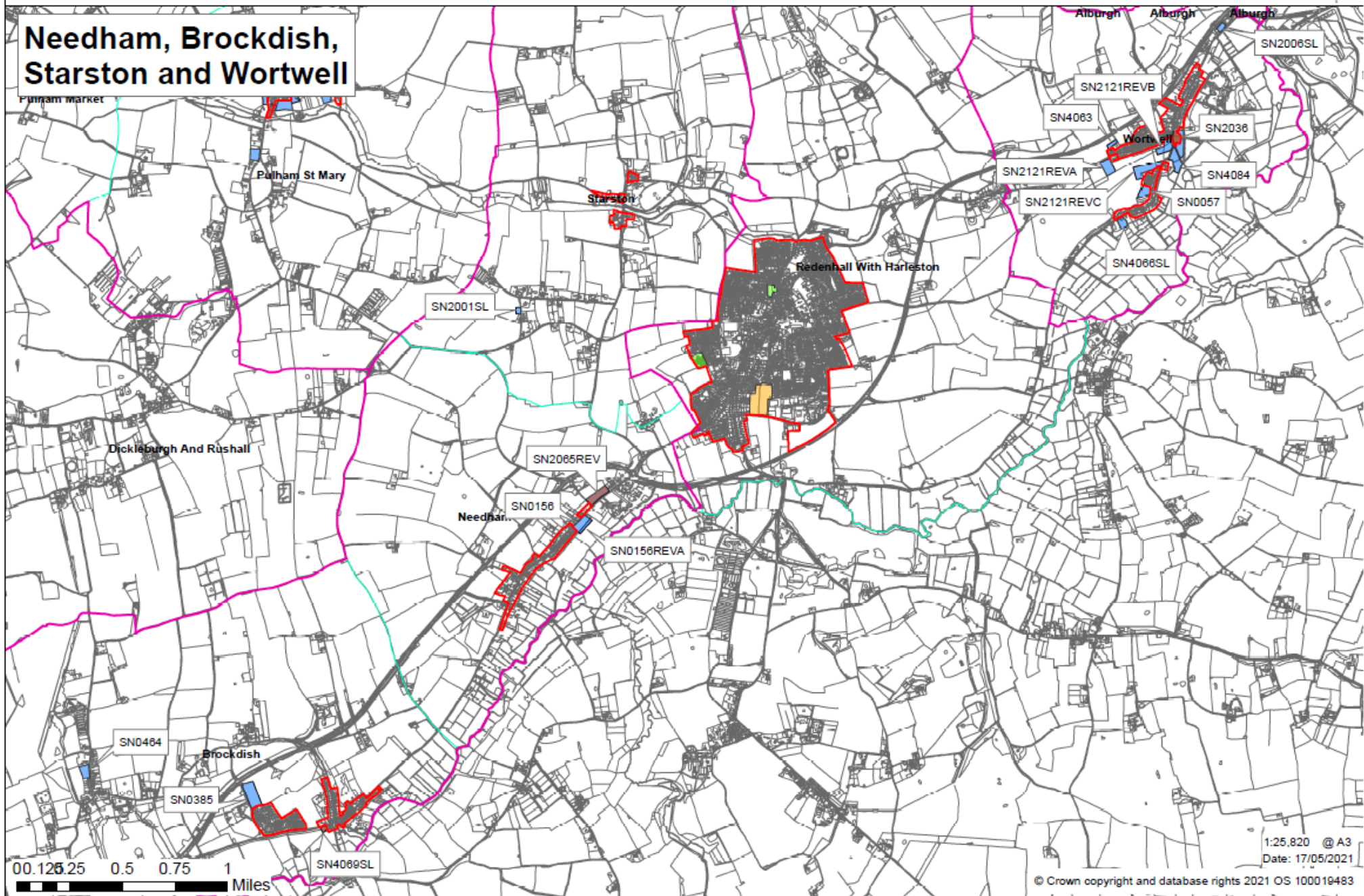
Mulbarton, Bracon Ash, Swardeston and East Carleton



South Norfolk Village Clusters Housing Allocations Plan



Needham, Brockdish, Starston and Wortwell



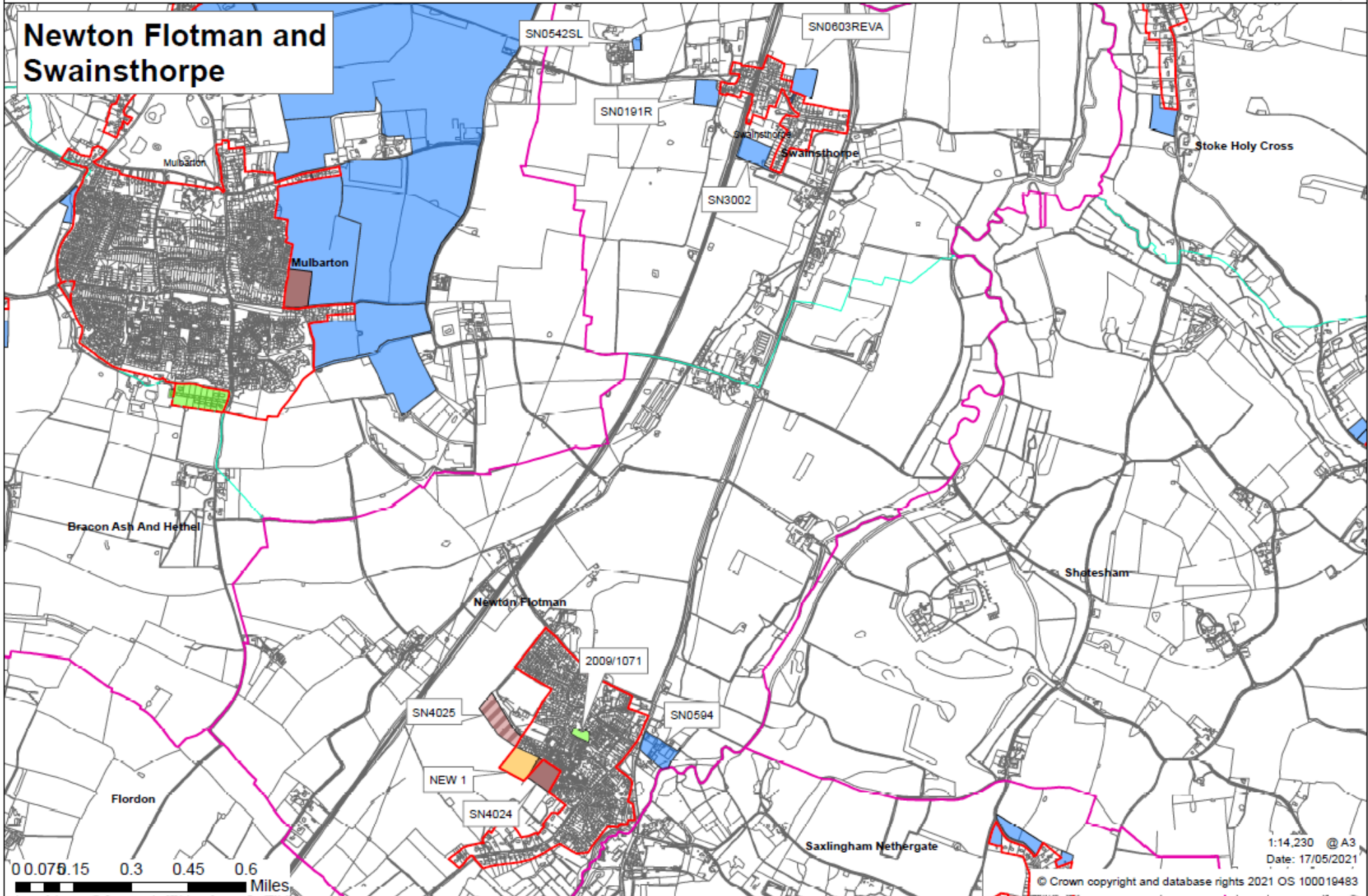
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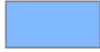















South Norfolk Village Clusters Housing Allocations Plan



Newton Flotman and Swainsthorpe



South Norfolk Village Clusters Allocation - Legend

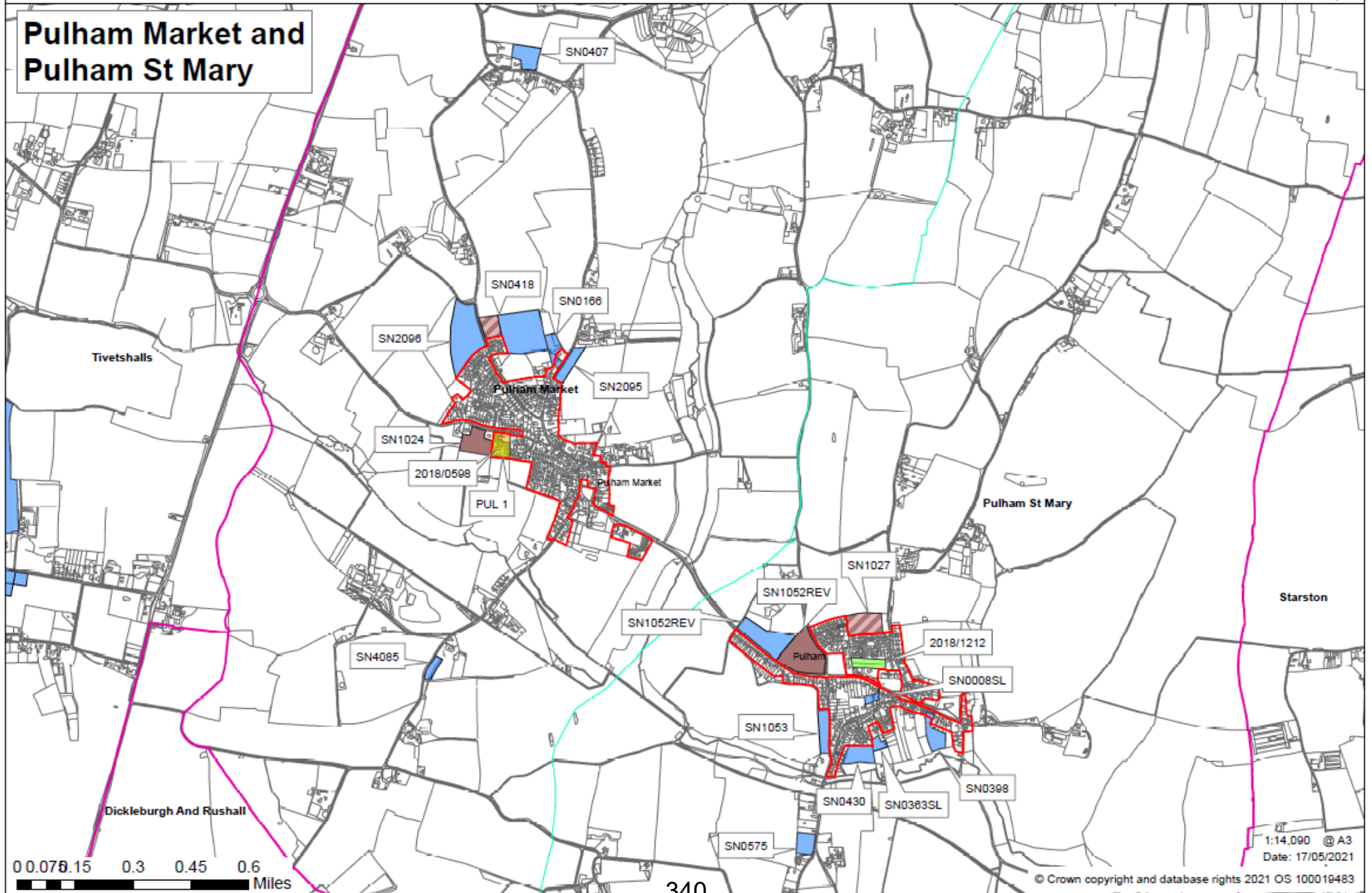
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	Proposed Changes to Settlement Limit		Broads Authority Area
	Preferred Site		County Wildlife Sites
	Preferred Site - Boundary to be Determined		Ramsar Sites
	Shortlisted Site		SSSI
	Shortlisted Site - Boundary to be Determined		Conservation Areas
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	Existing Unimplemented Permissions at 1 April 2020*		Norwich Southern Bypass Protection Zone
	Existing Unimplemented Permissions at 1 April 2020 on an Existing Allocation*		River Valley Landscape
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	Parish Boundary		Flood Zone 3
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	Secondary Schools		Surface Water Flood Depth 1-100
	GP Practices		Surface Water Flood Depth 1-1000
			Surface Water Flood Hazard 1-30

* Unimplemented Permissions at 1 April 2020 only showing sites of 6 or more dwellings

South Norfolk Village Clusters Housing Allocations Plan



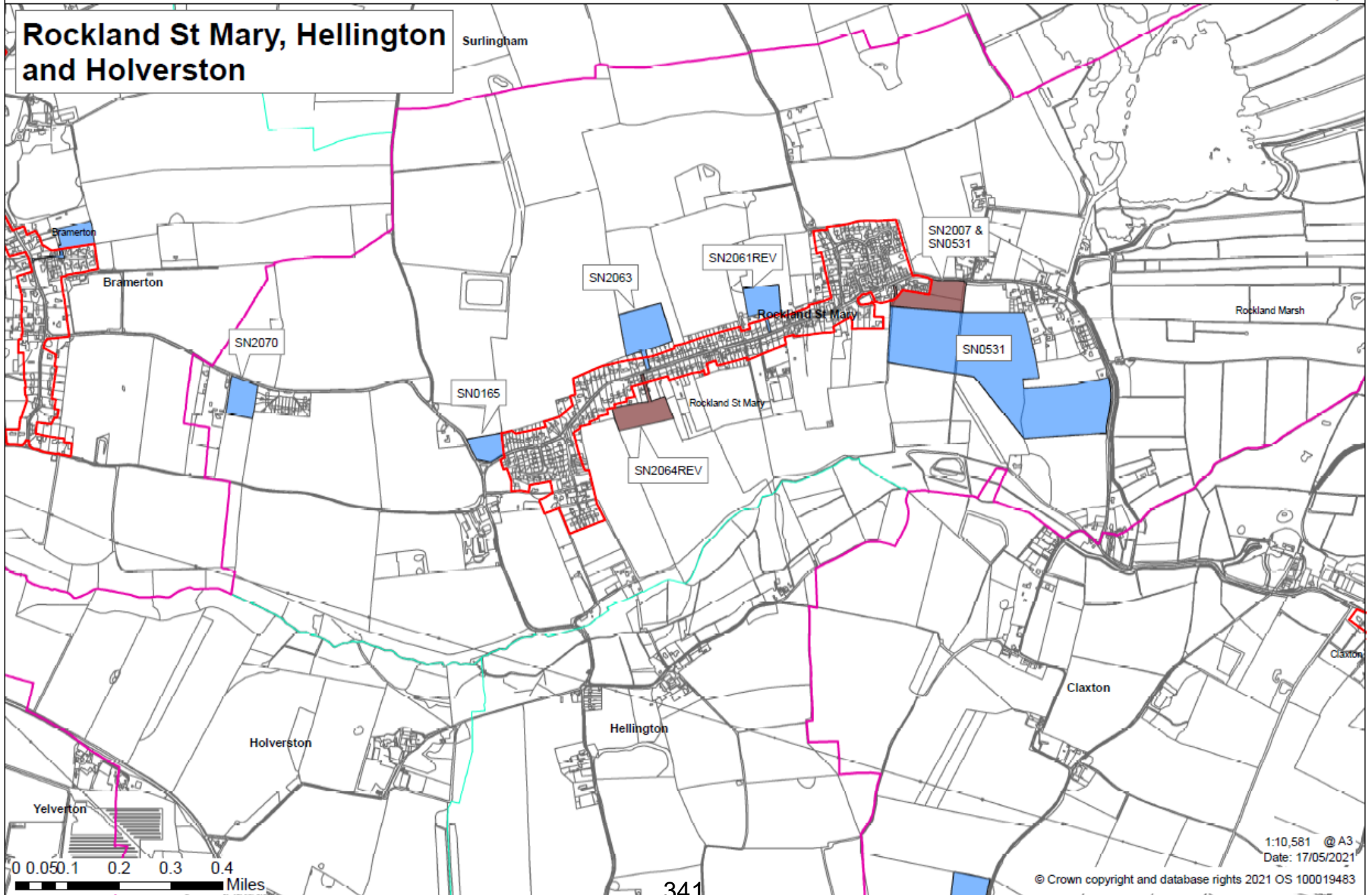
**Pulham Market and
Pulham St Mary**



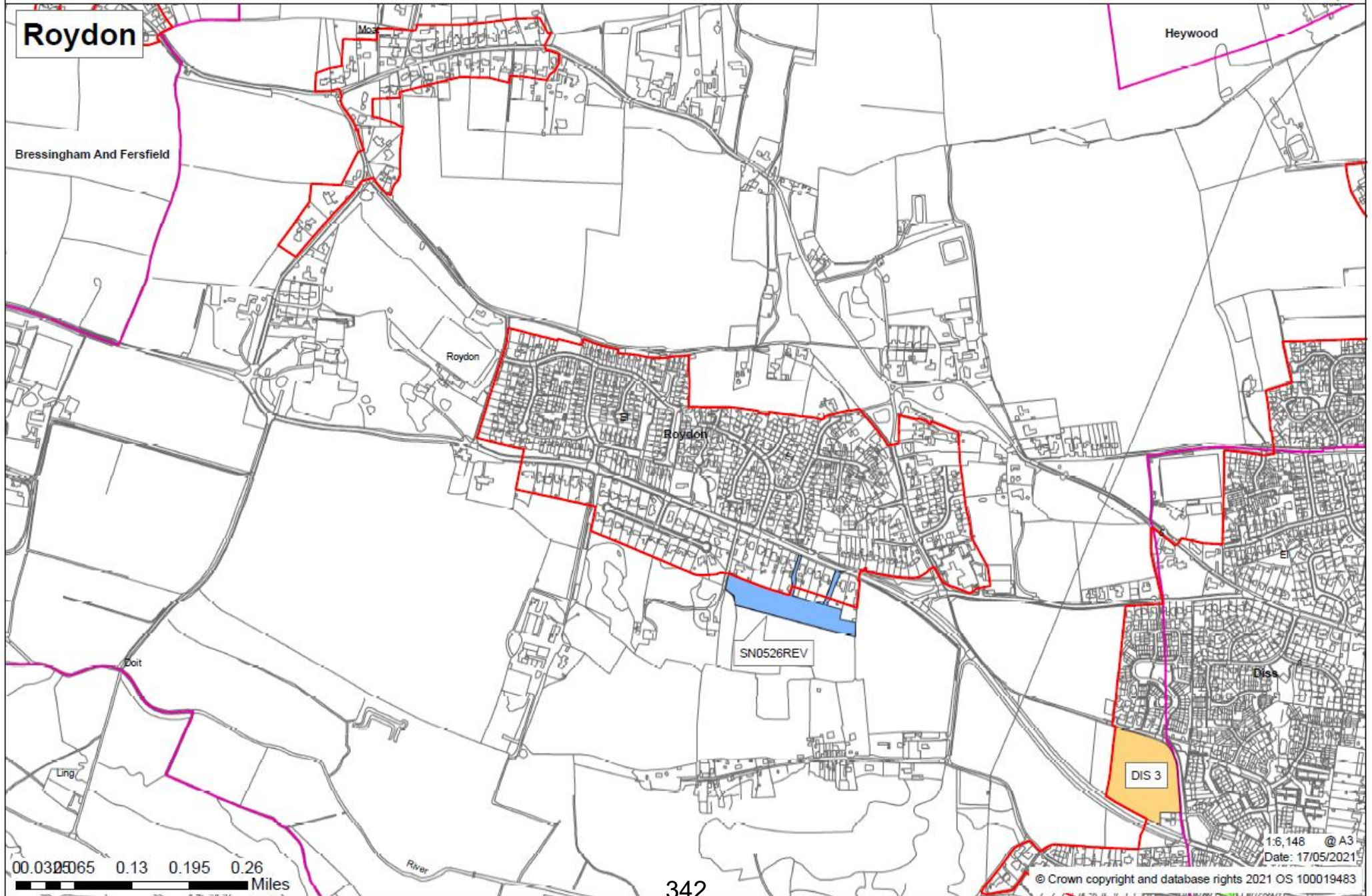
South Norfolk Village Clusters Housing Allocations Plan



Rockland St Mary, Hellington and Holverston



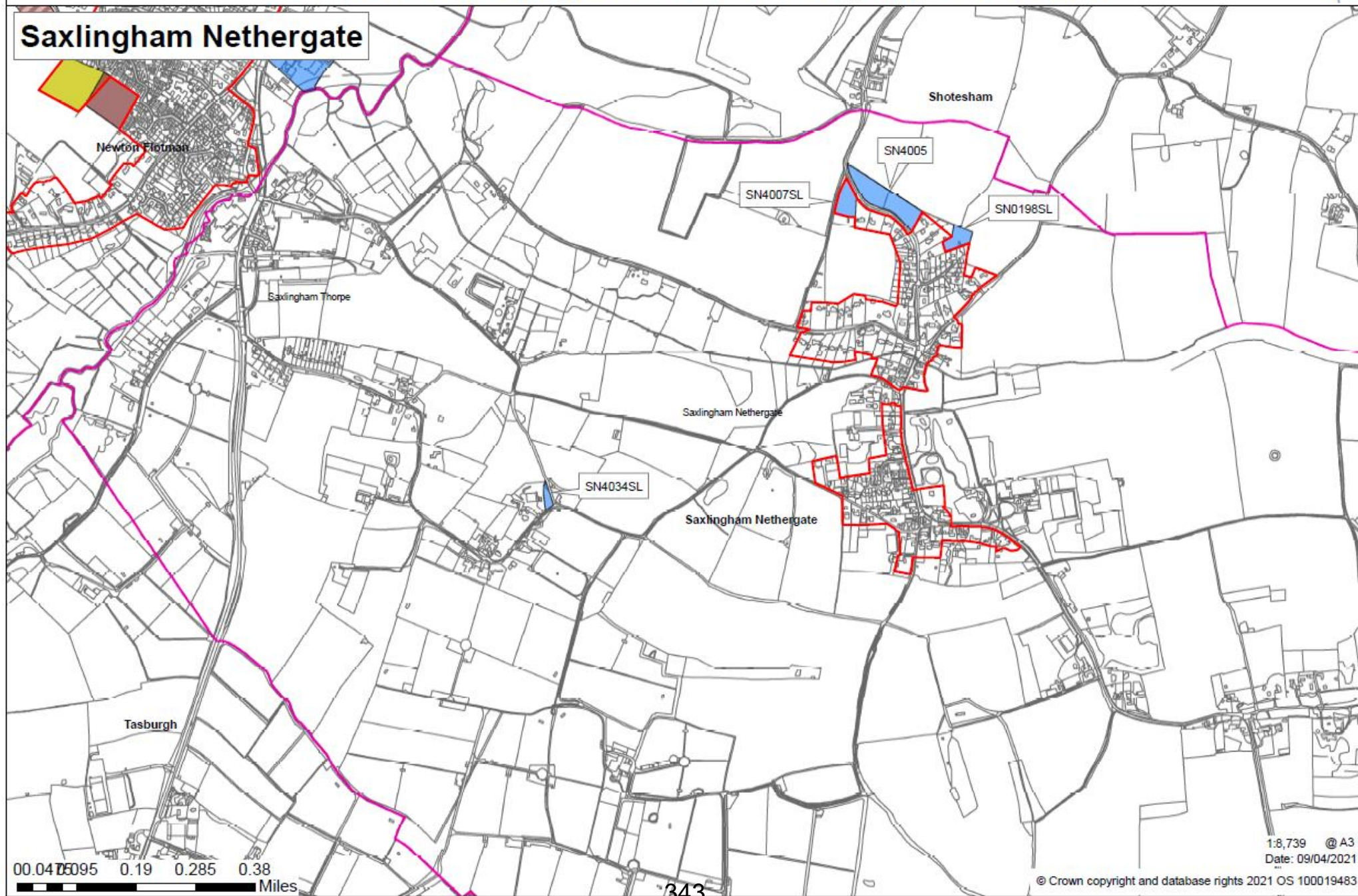
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



Saxlingham Nethergate



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Miles

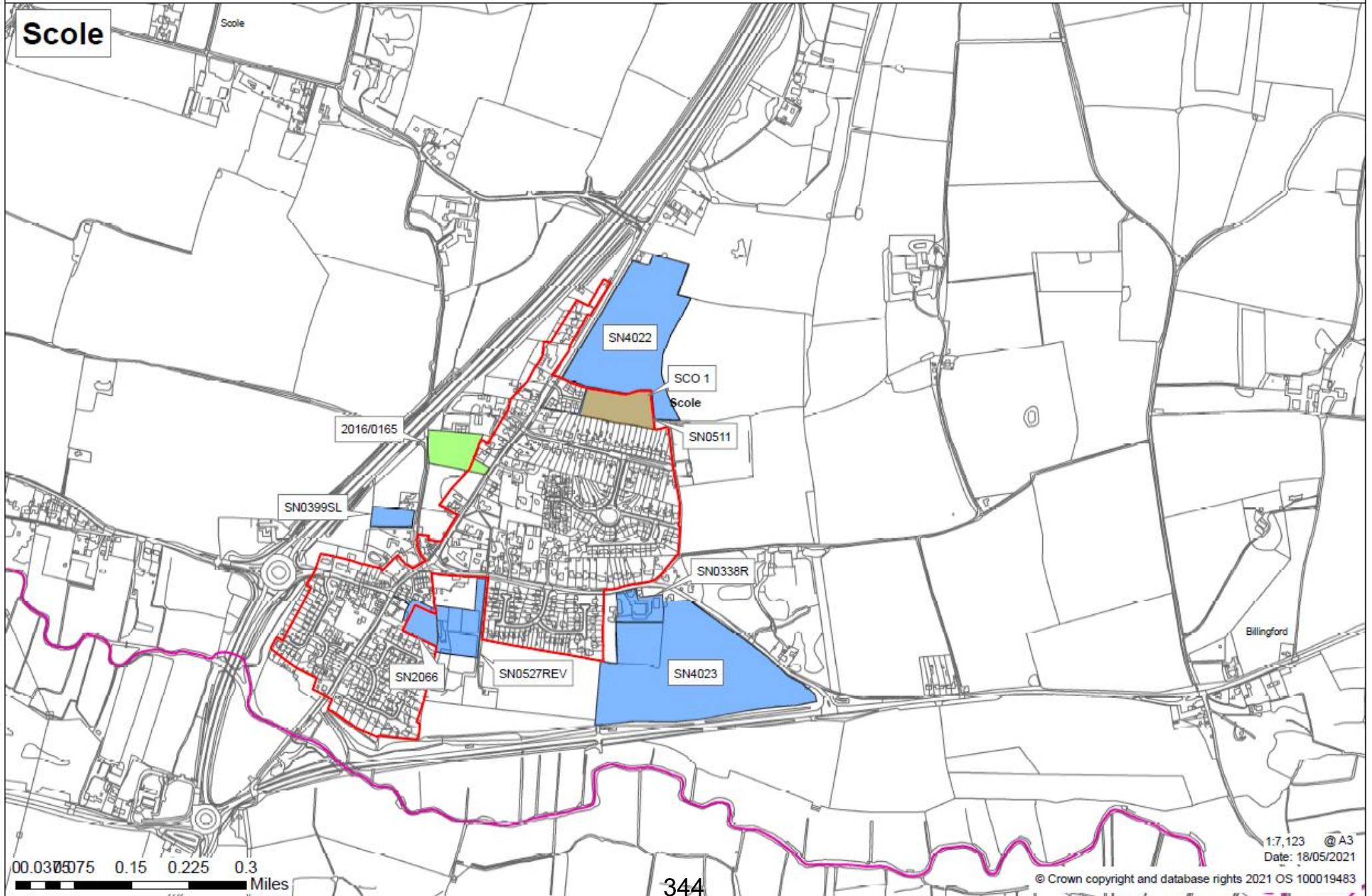
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South Norfolk Village Clusters Housing Allocations Plan



Scale

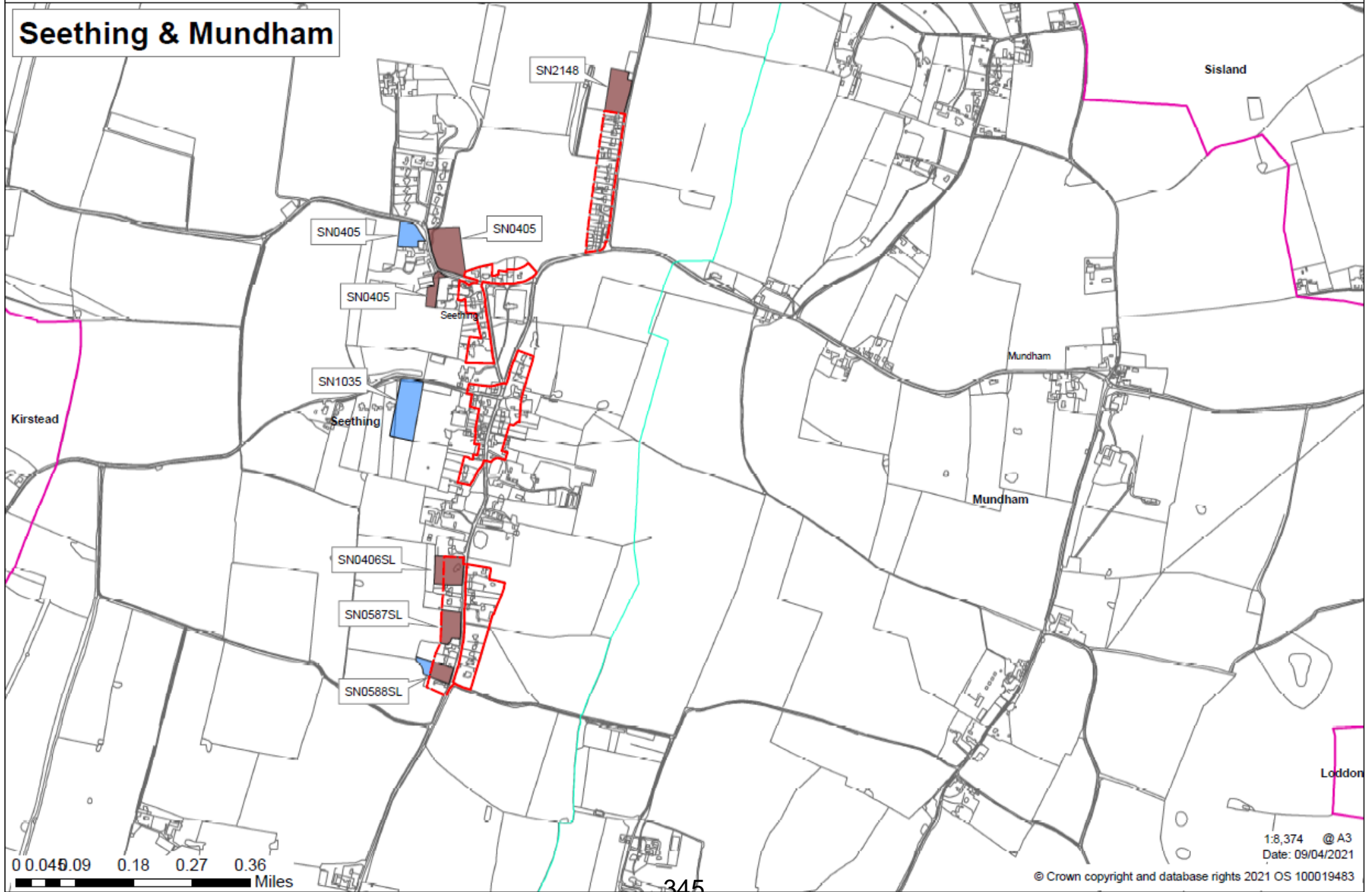


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Miles

South Norfolk Village Clusters Housing Allocations Plan



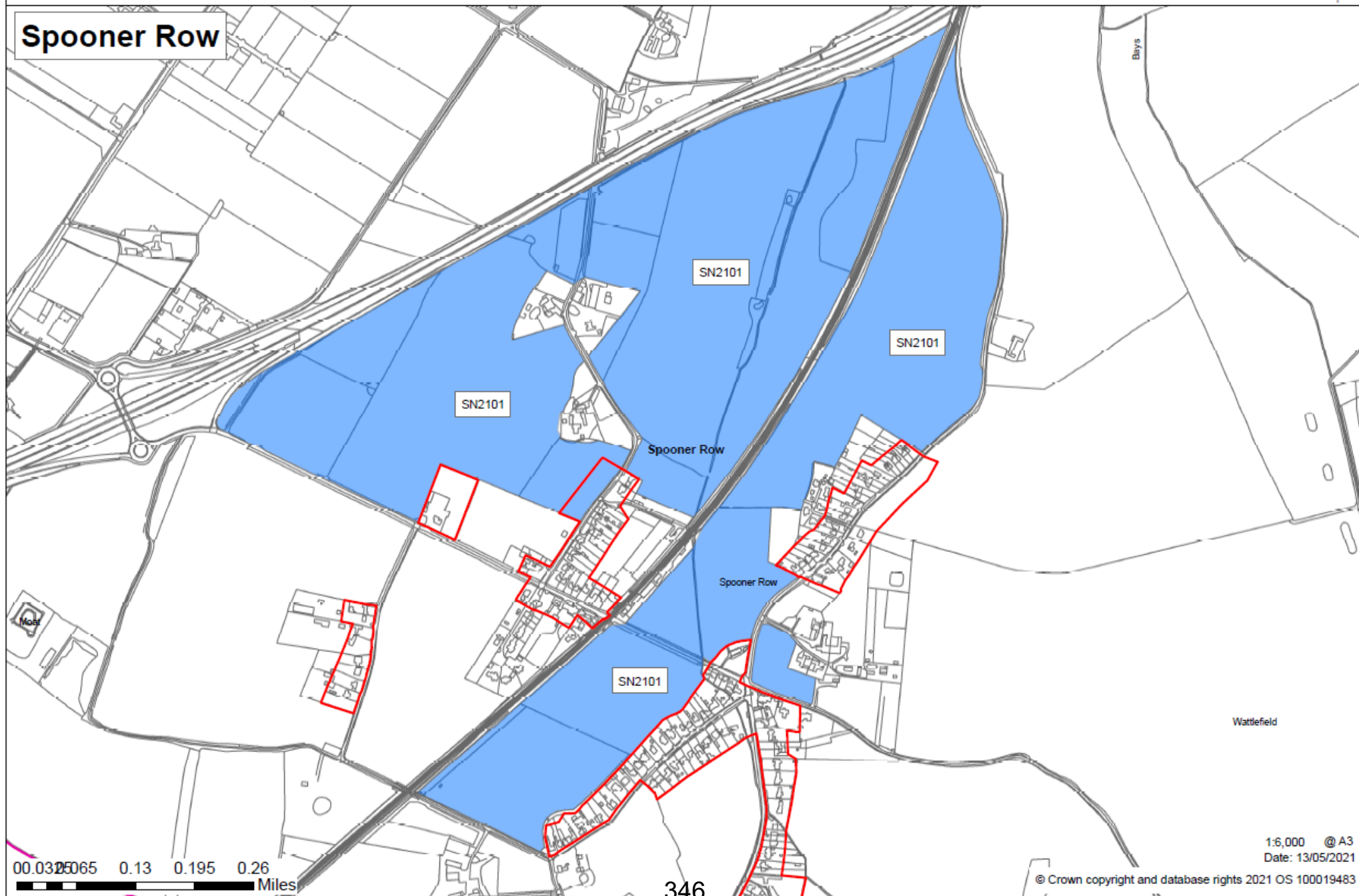
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South Norfolk Village Clusters Housing Allocations Plan



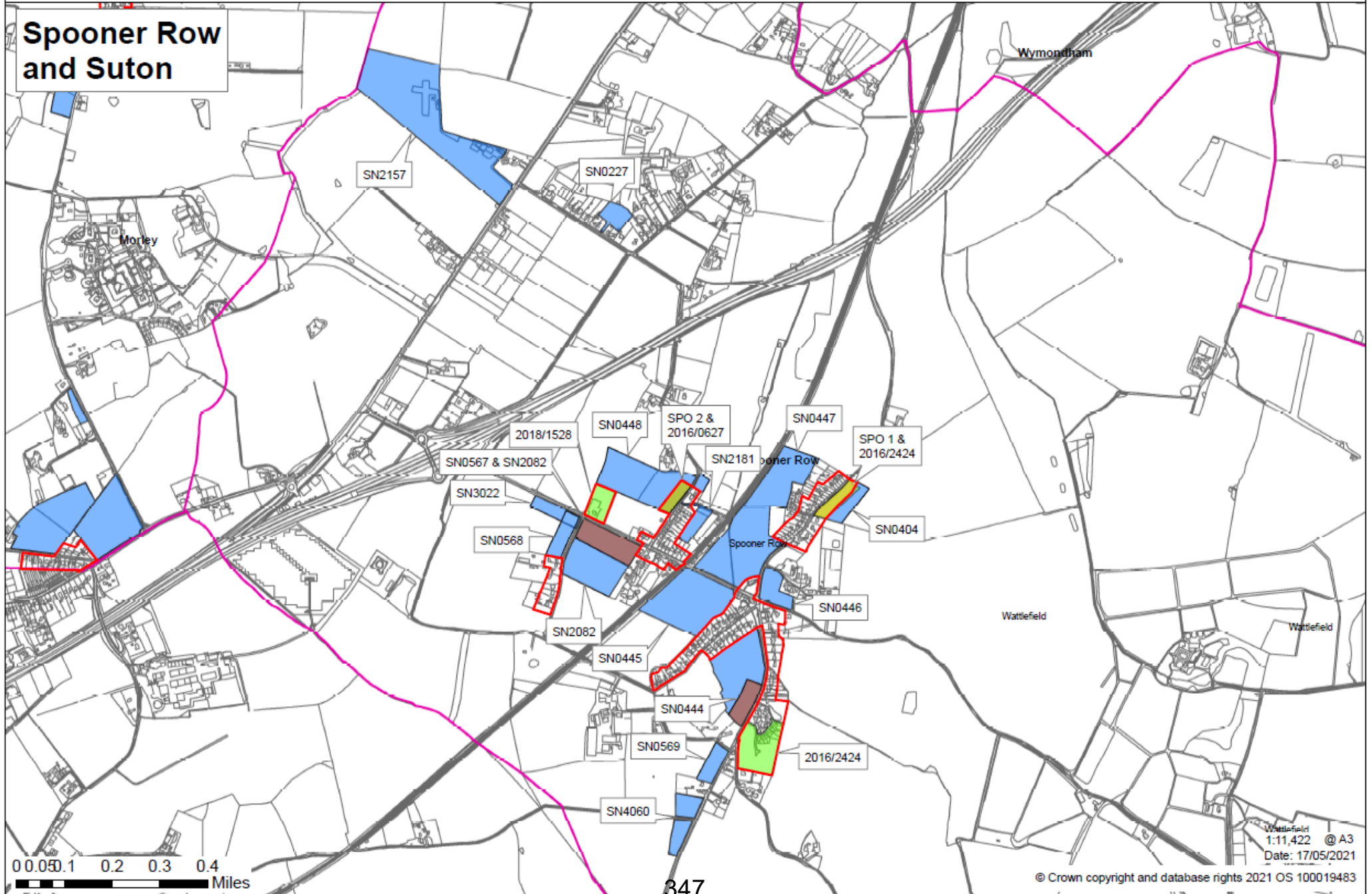
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South Norfolk Village Clusters Housing Allocations Plan



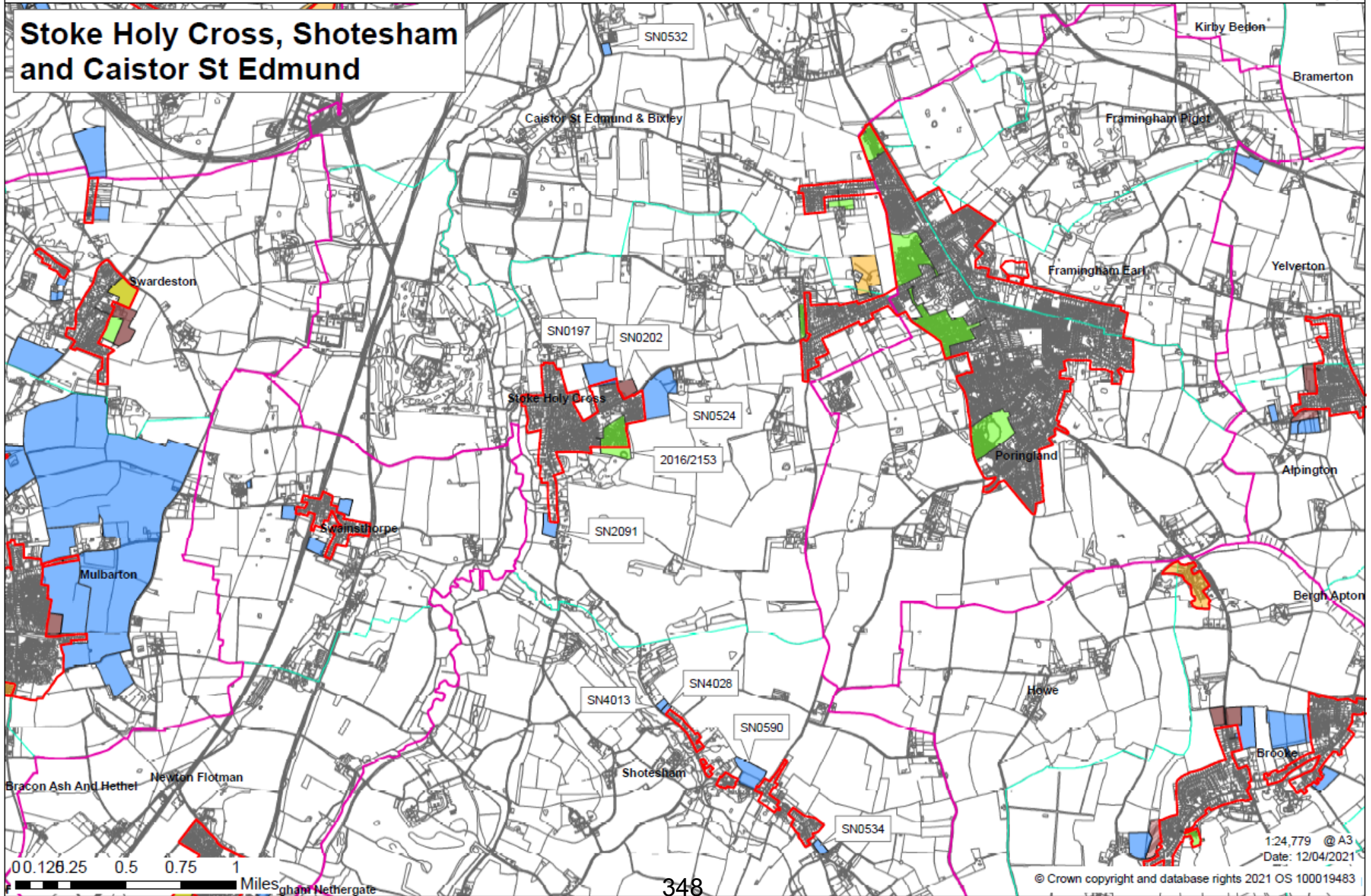
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South Norfolk Village Clusters Housing Allocations Plan



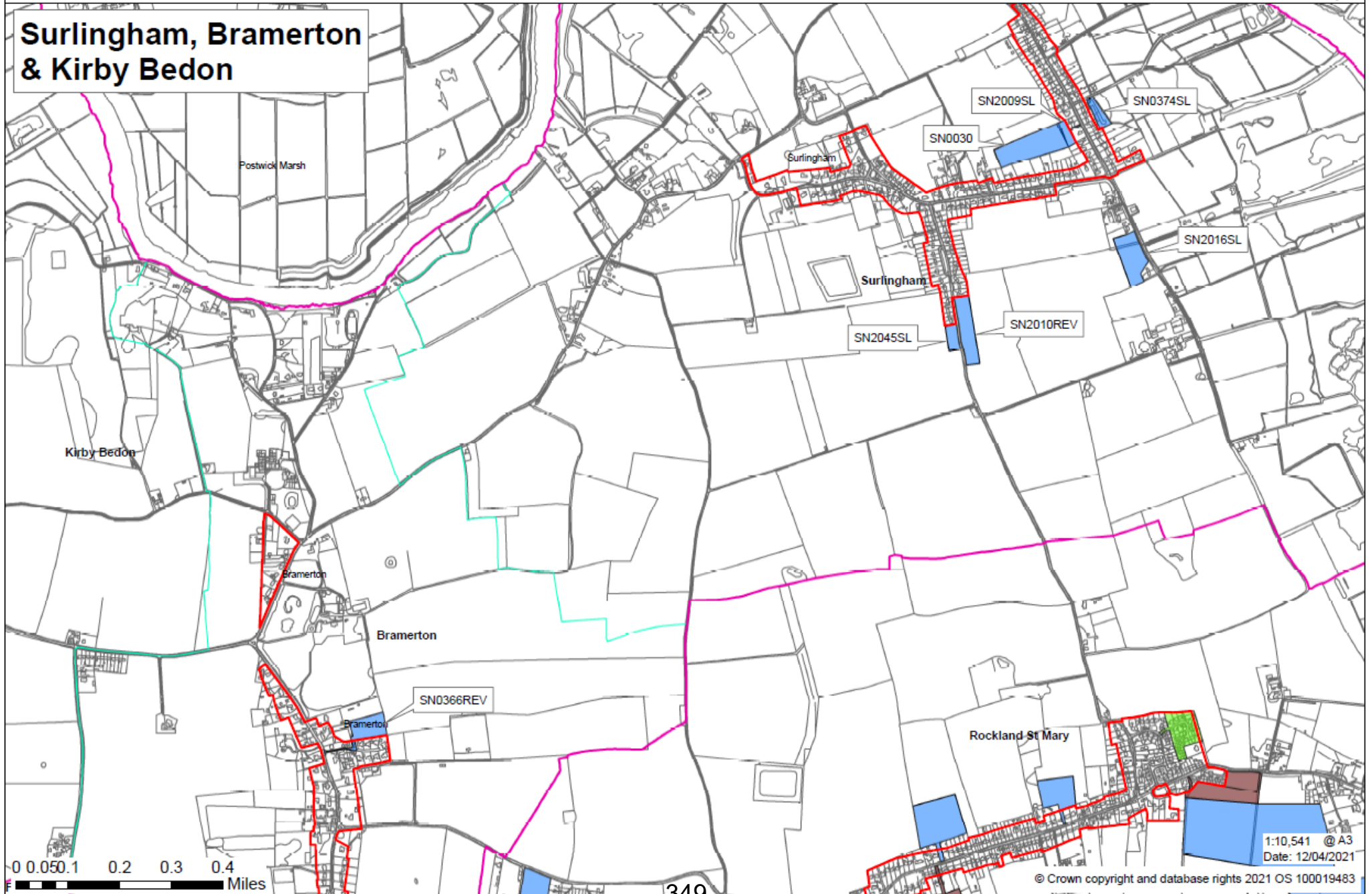
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South Norfolk Village Clusters Housing Allocations Plan



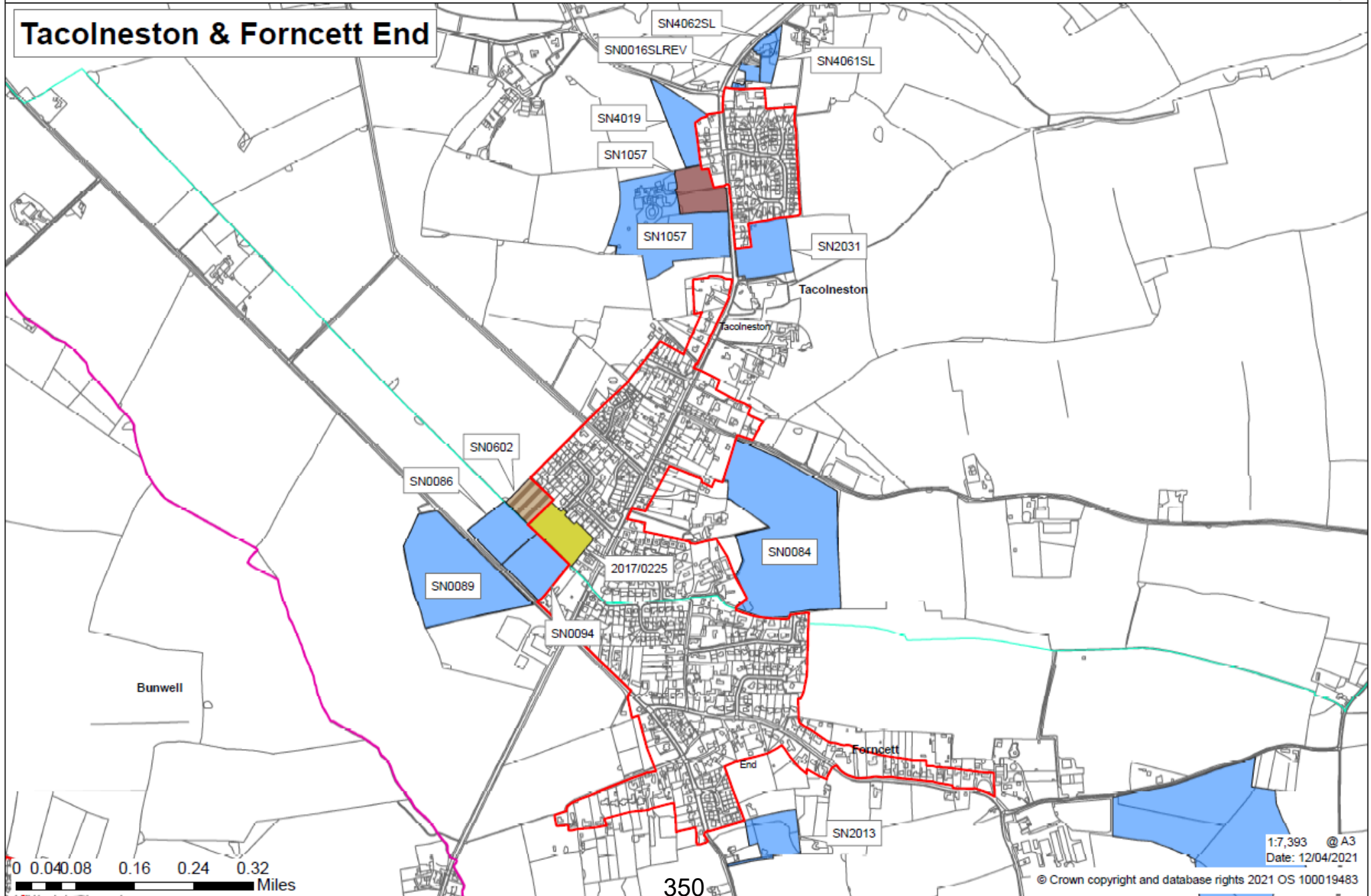
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South Norfolk Village Clusters Housing Allocations Plan



Tacolneston & Forncett End



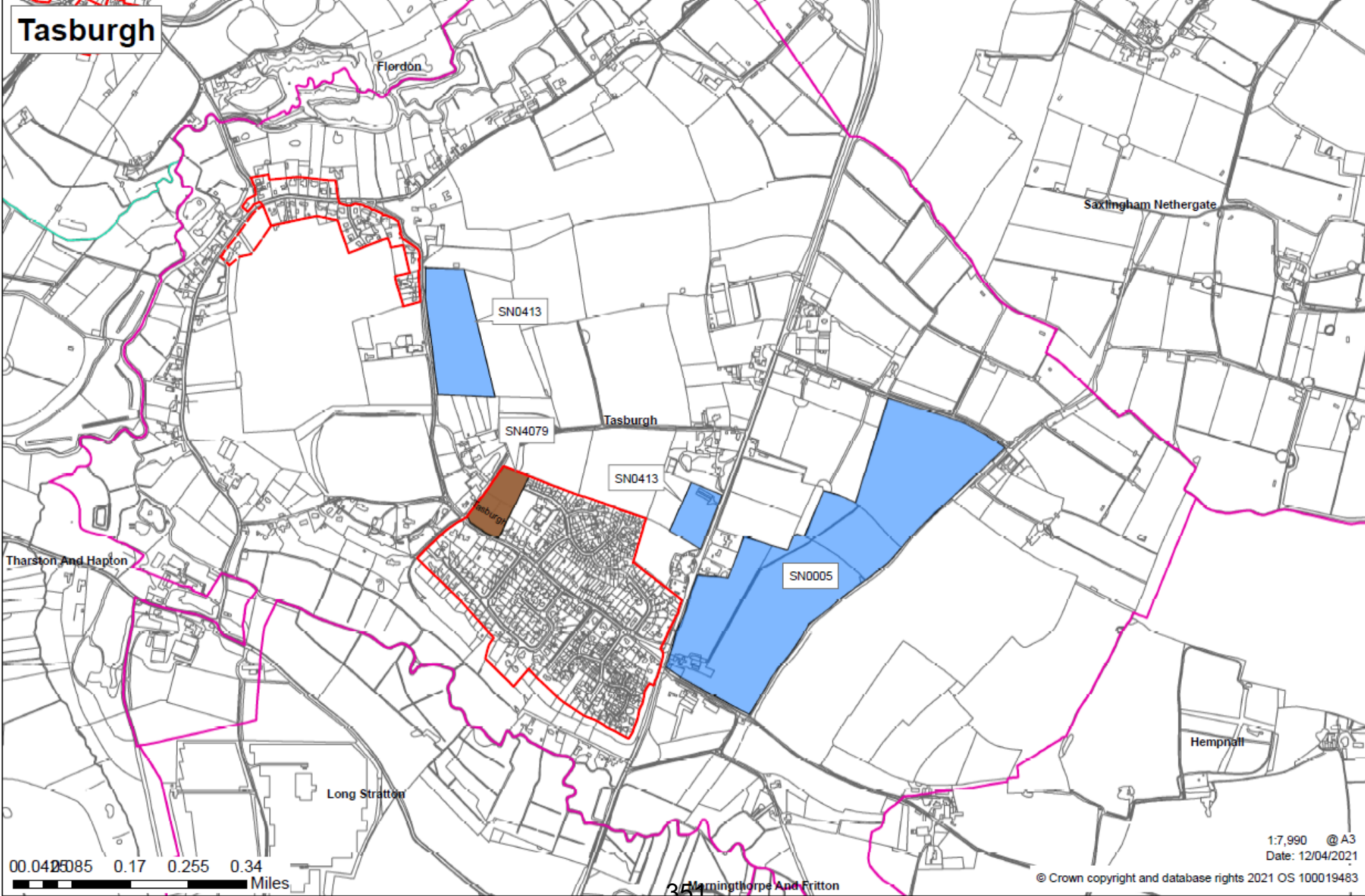
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South Norfolk Village Clusters Housing Allocations Plan



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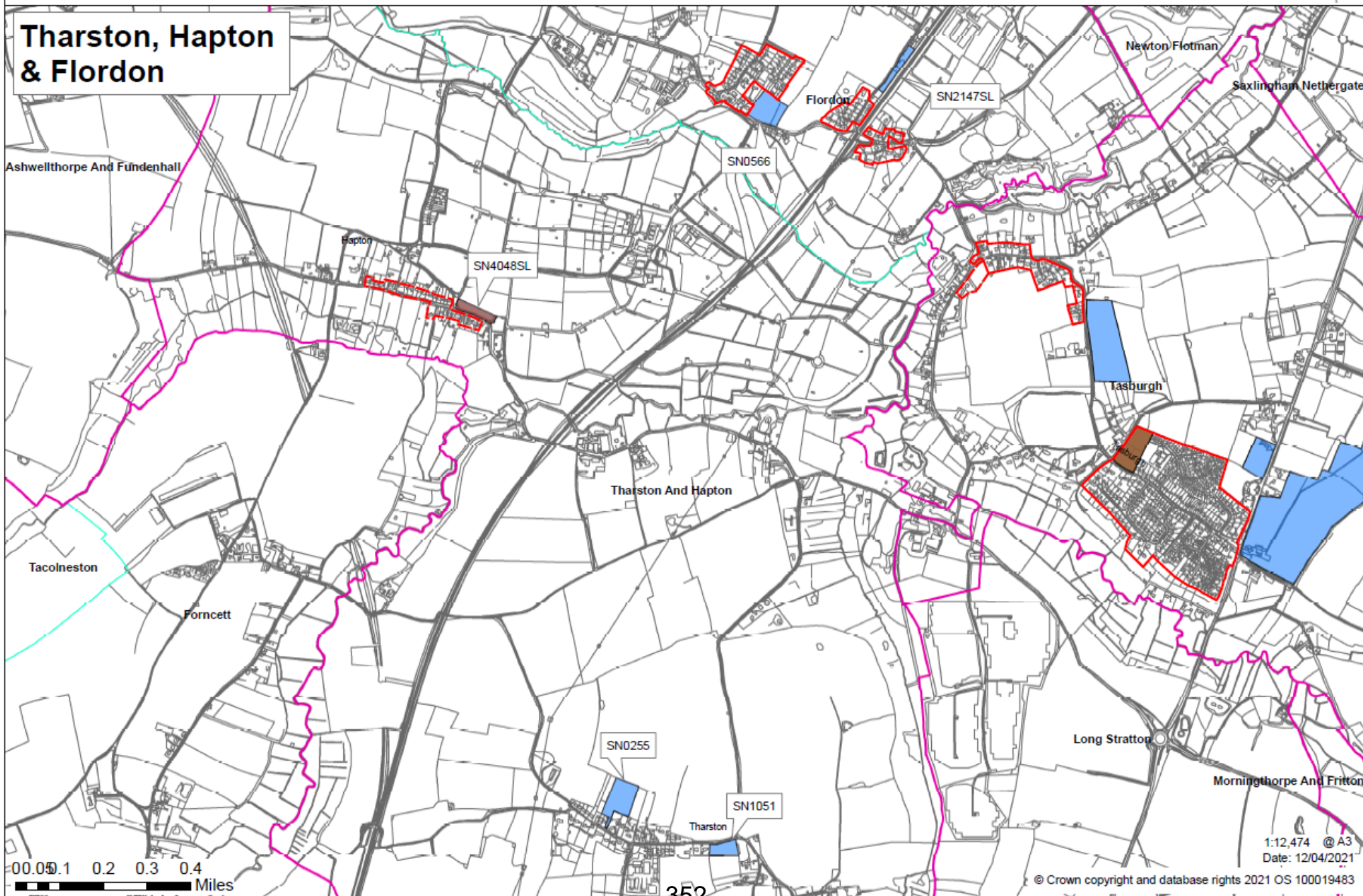
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South Norfolk Village Clusters Housing Allocations Plan



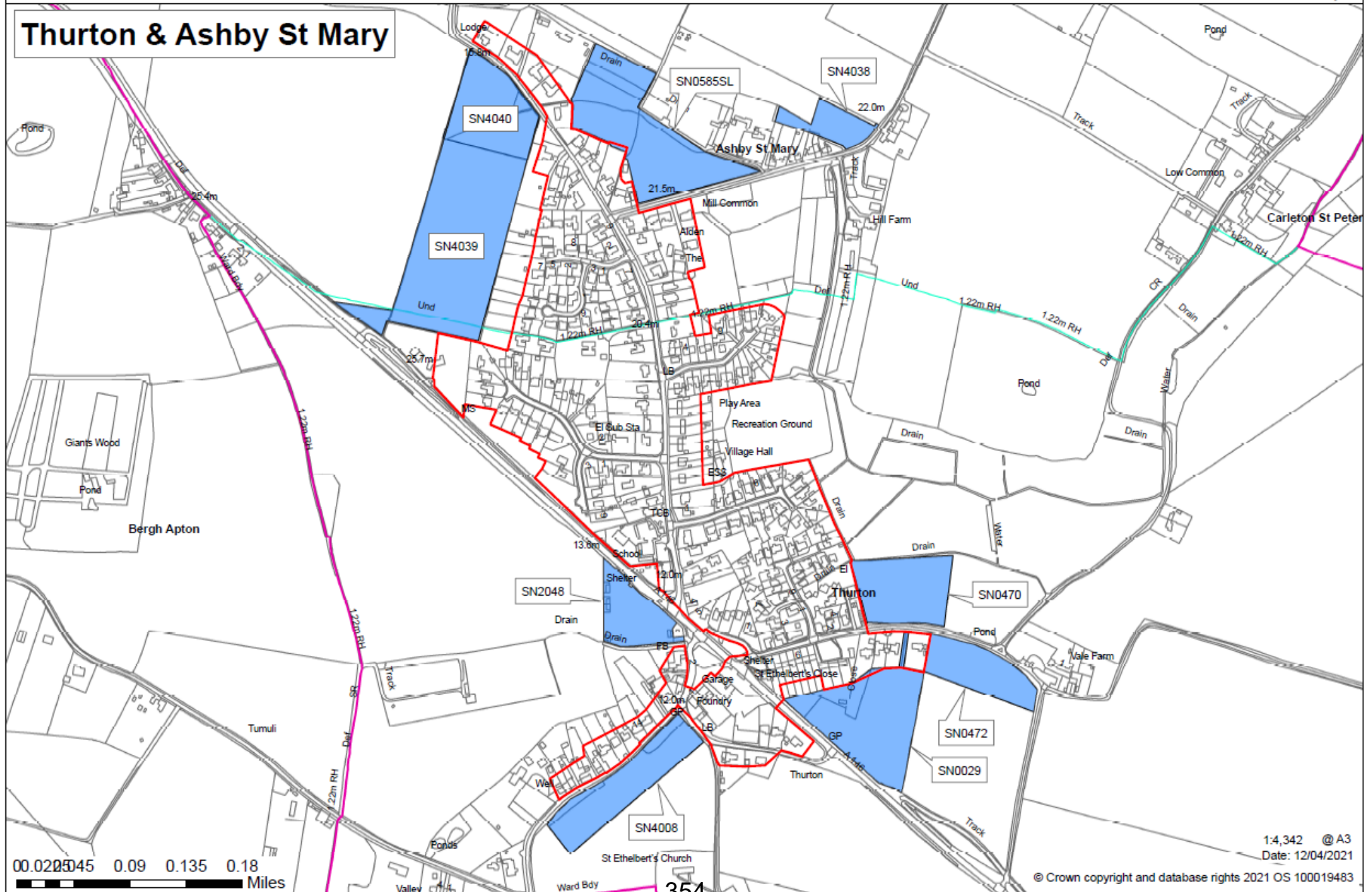
Tharston, Hapton & Flordon



South Norfolk Village Clusters Housing Allocations Plan



Thurton & Ashby St Mary



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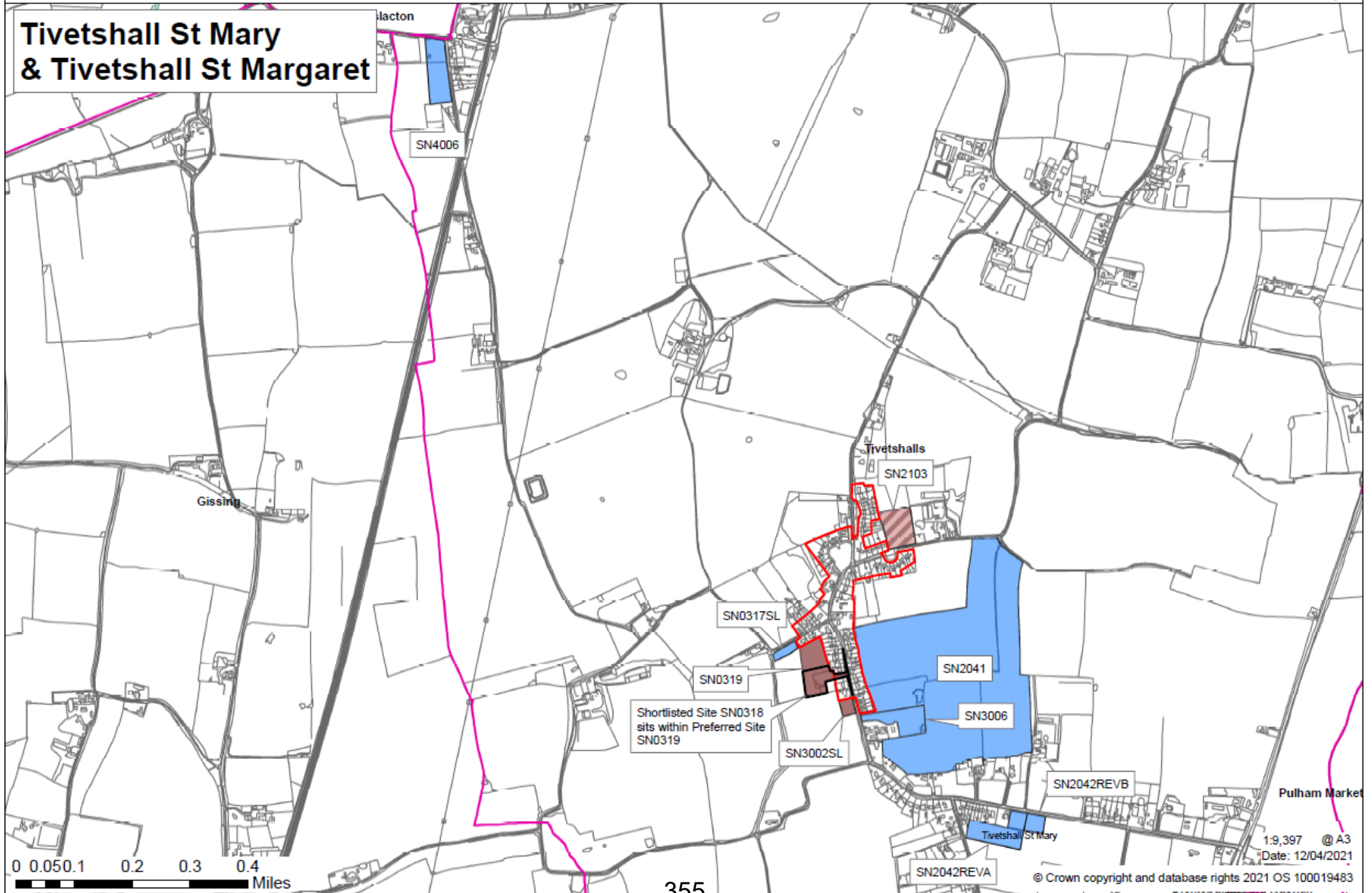
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South Norfolk Village Clusters Housing Allocations Plan



**Tivetshall St Mary
& Tivetshall St Margaret**

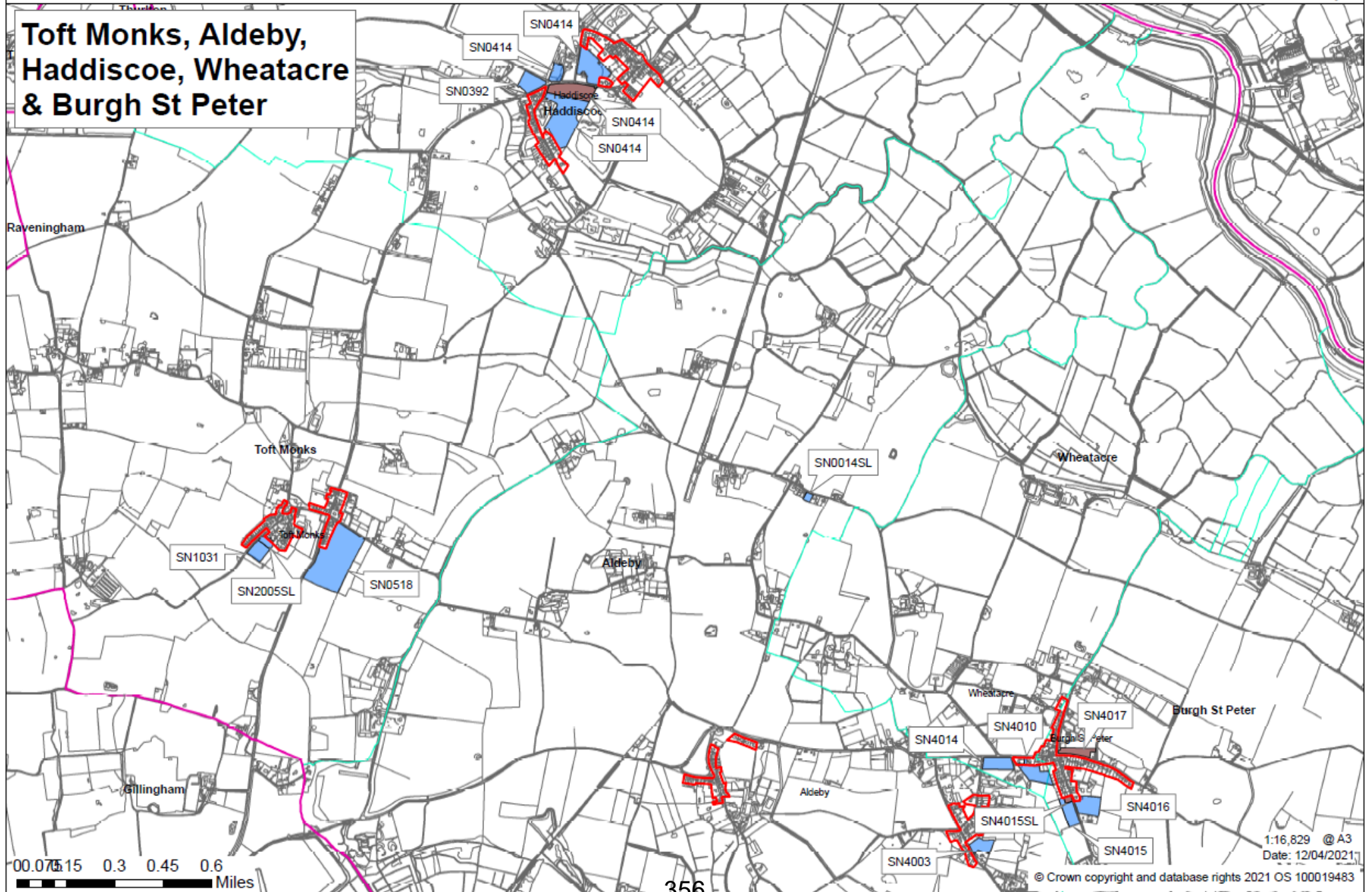


Shortlisted Site SN0318
sits within Preferred Site
SN0319

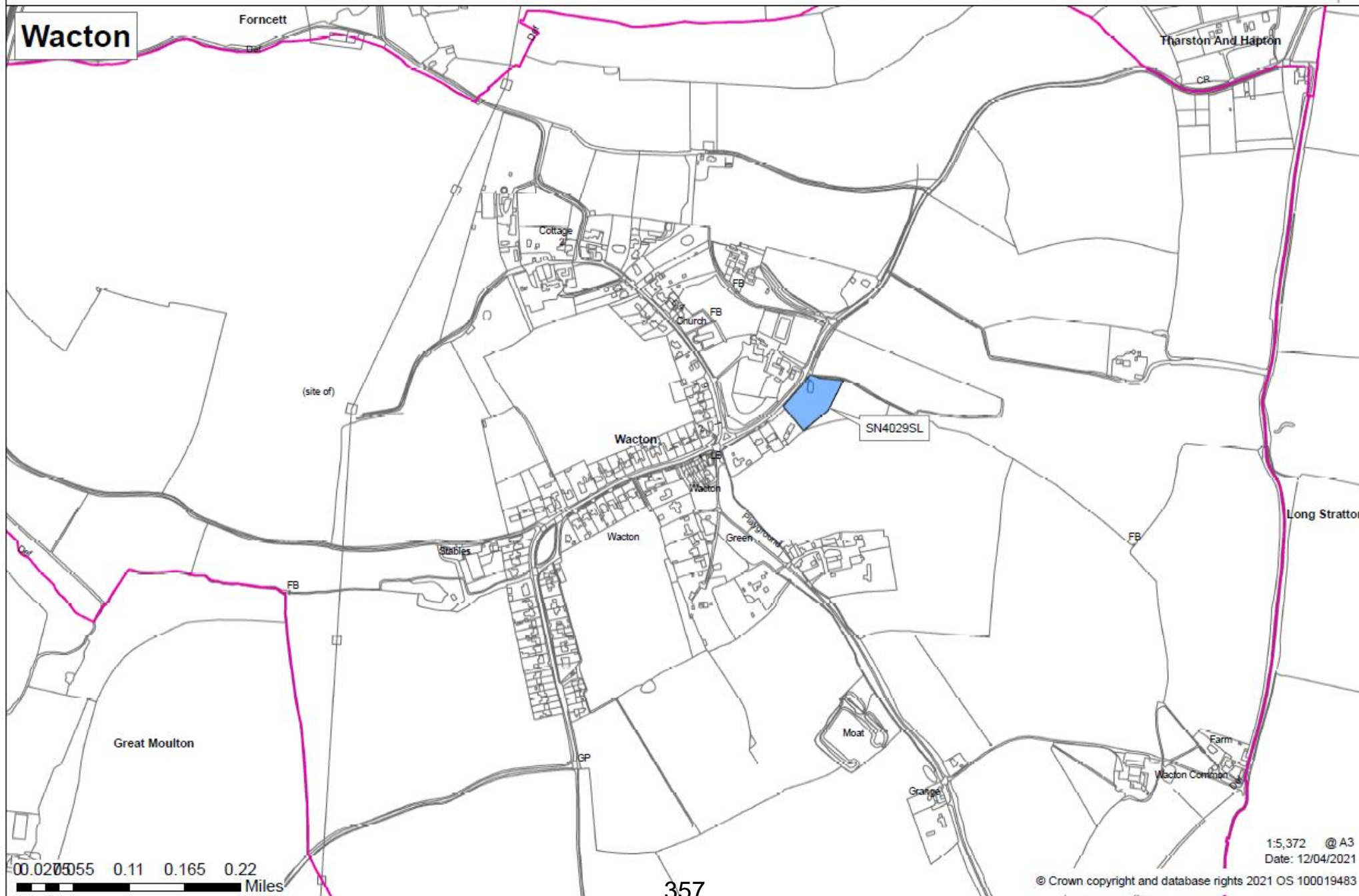
South Norfolk Village Clusters Housing Allocations Plan



Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter



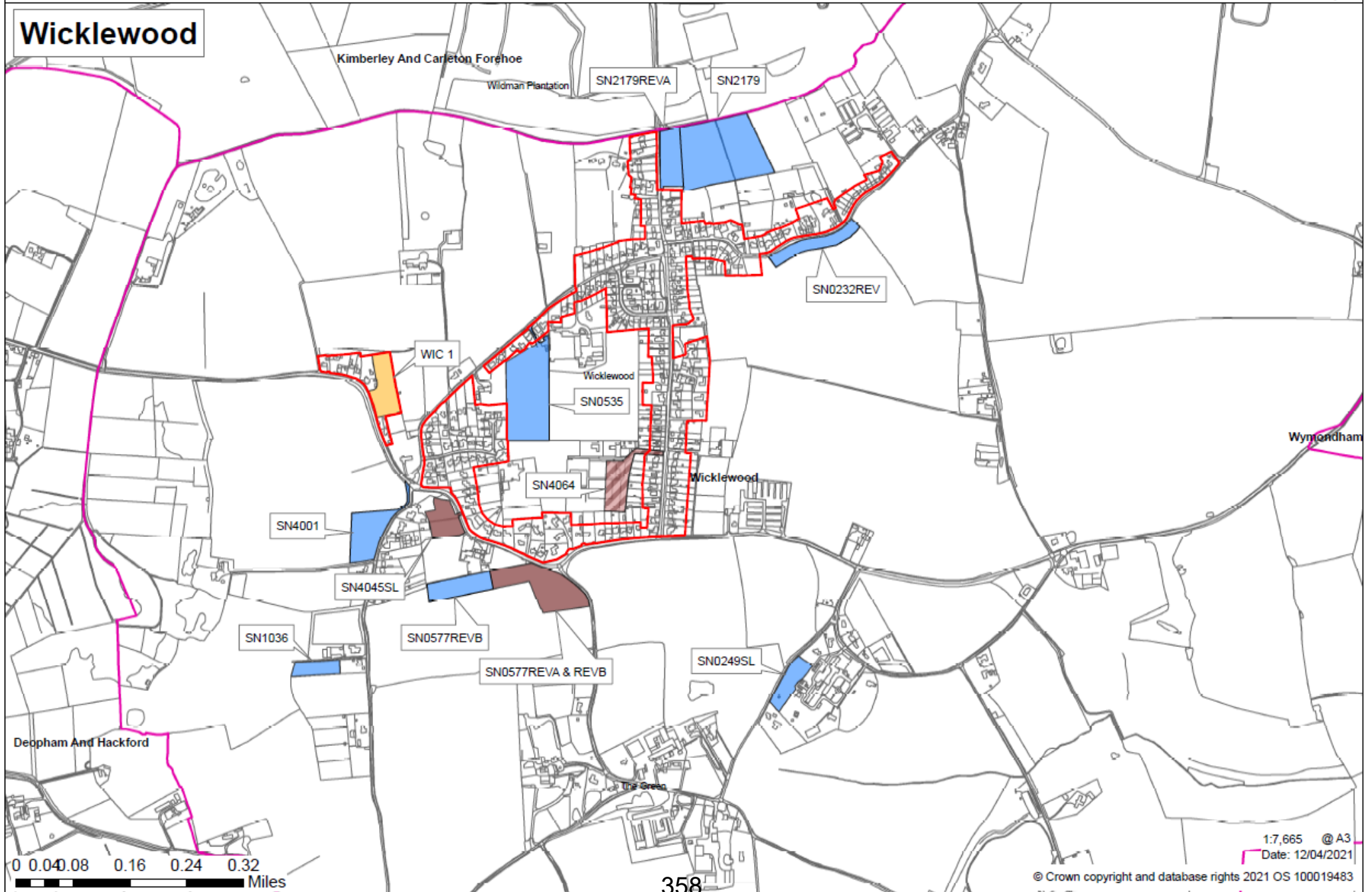
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



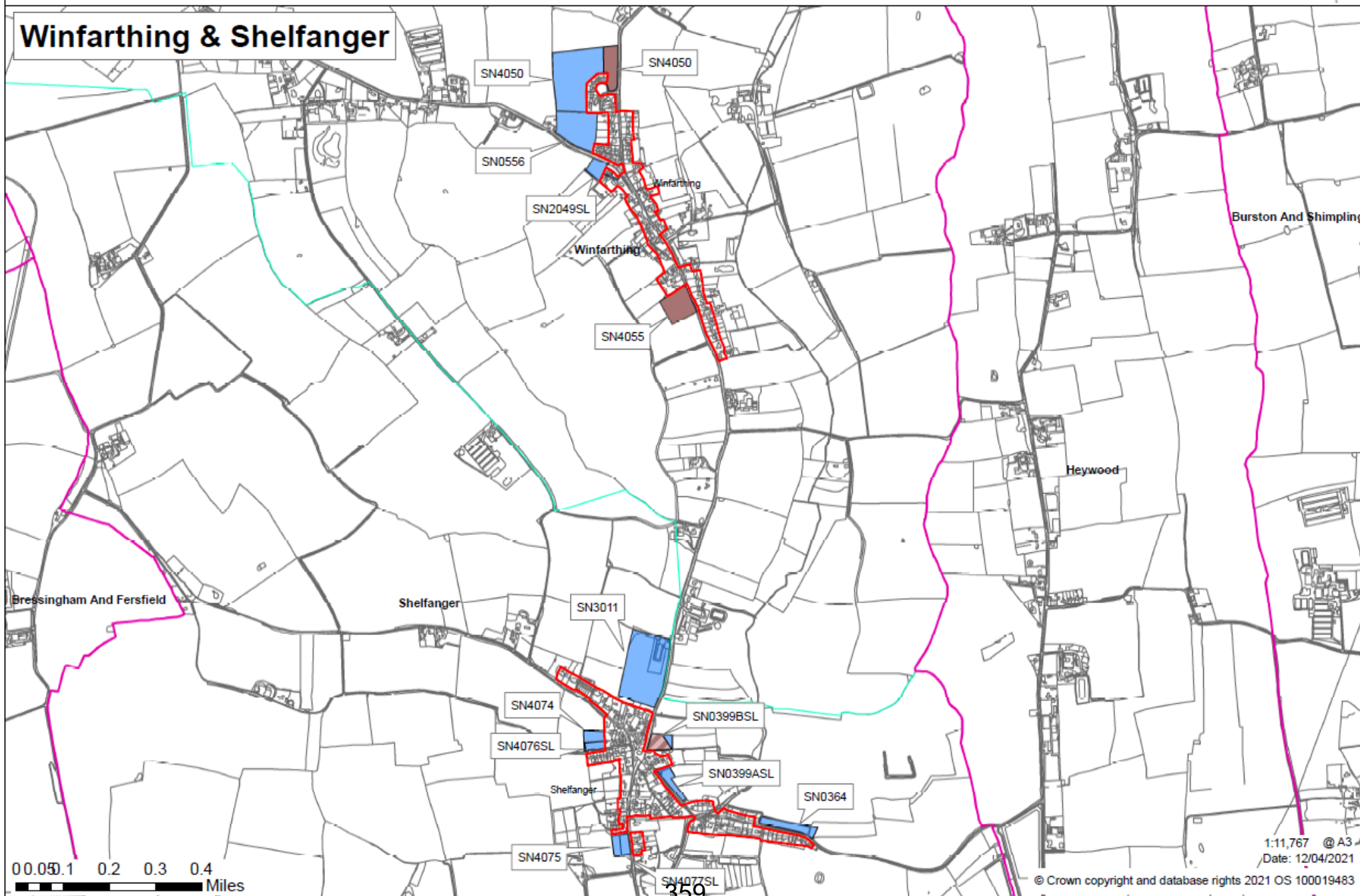
Wicklewood



South Norfolk Village Clusters Housing Allocations Plan



Winfarthing & Shelfanger



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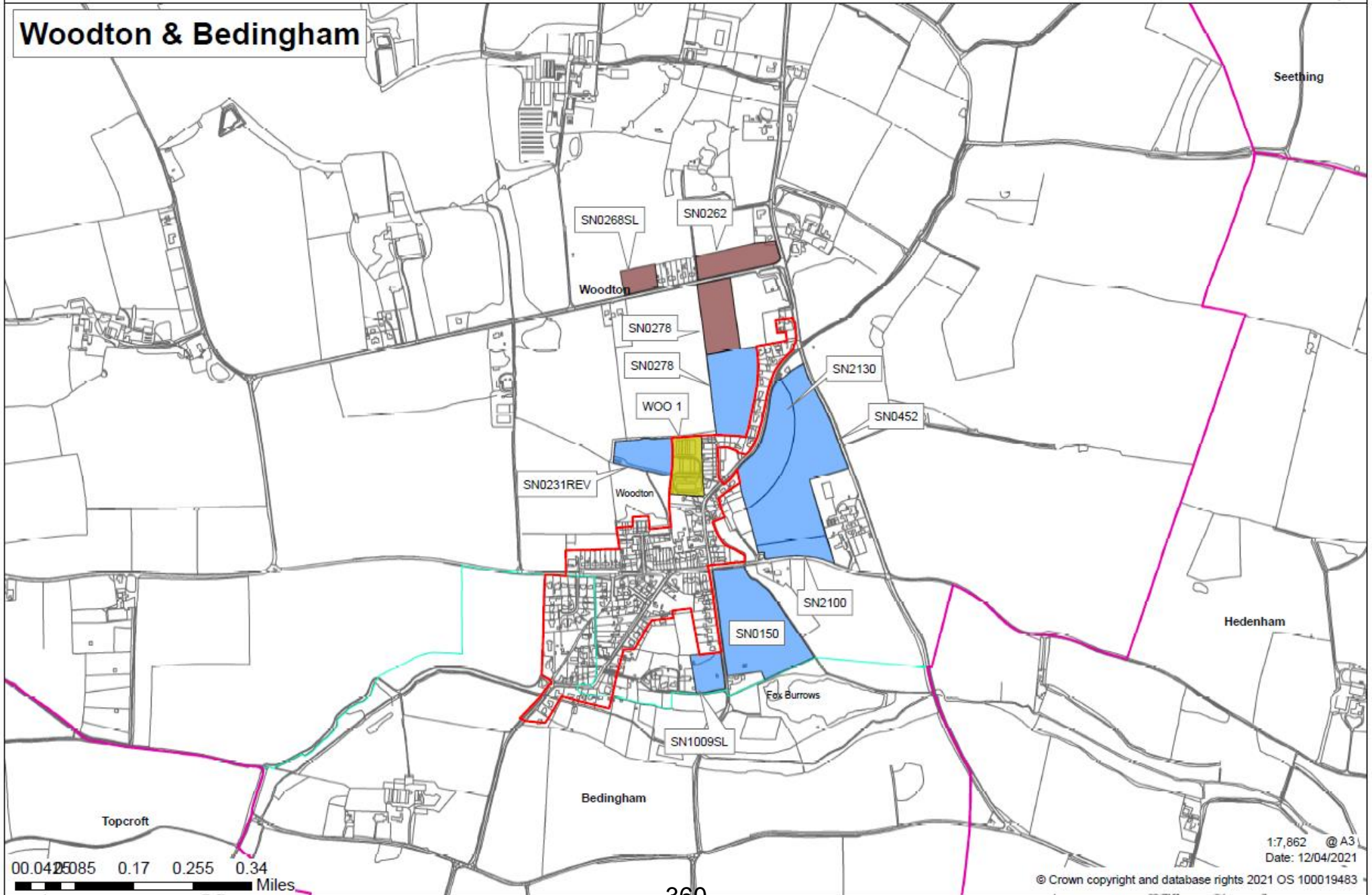
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South Norfolk Village Clusters Housing Allocations Plan



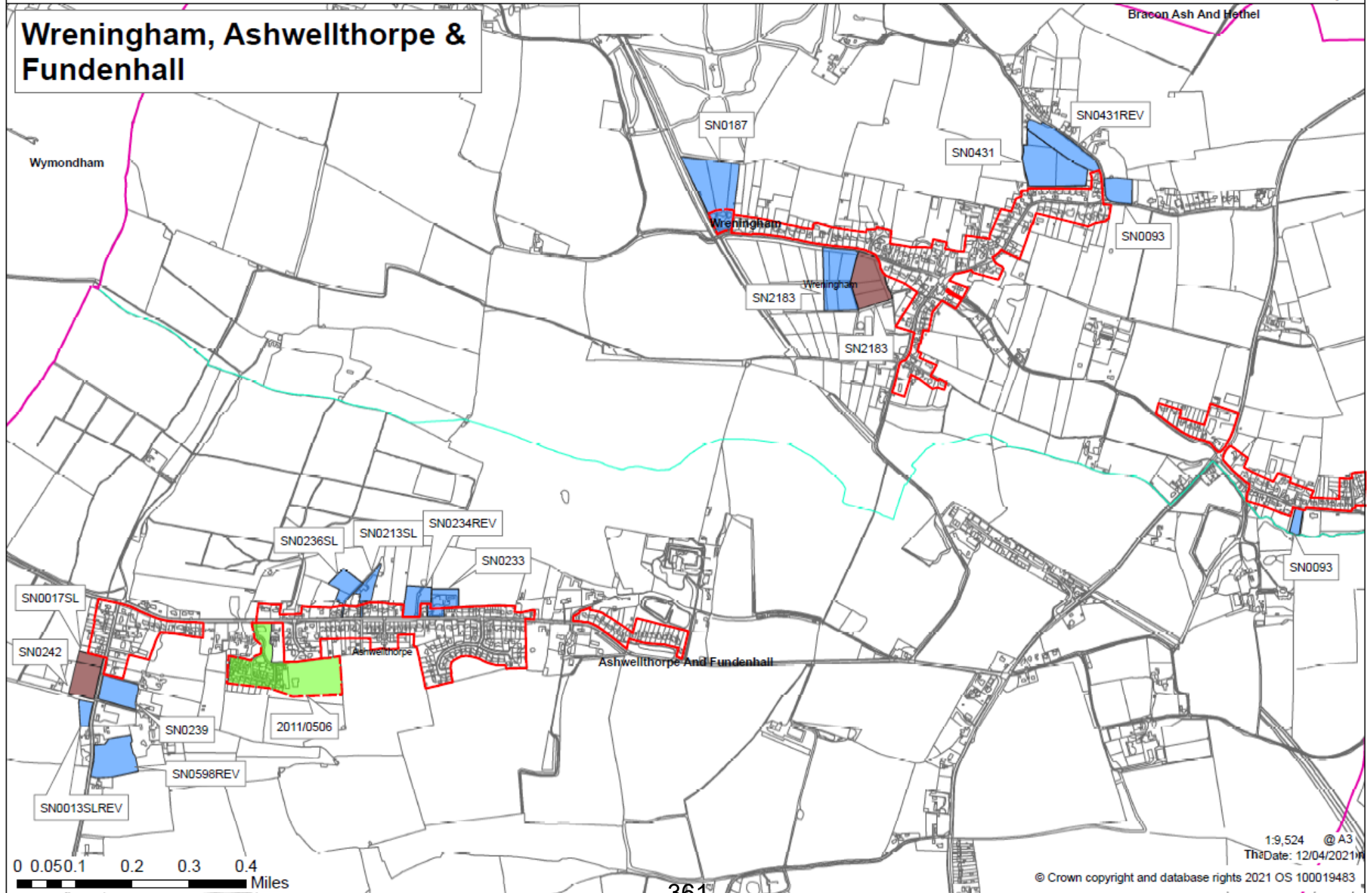
Woodton & Bedingham



South Norfolk Village Clusters Housing Allocations Plan



Wreningham, Ashwellthorpe & Fundenhall



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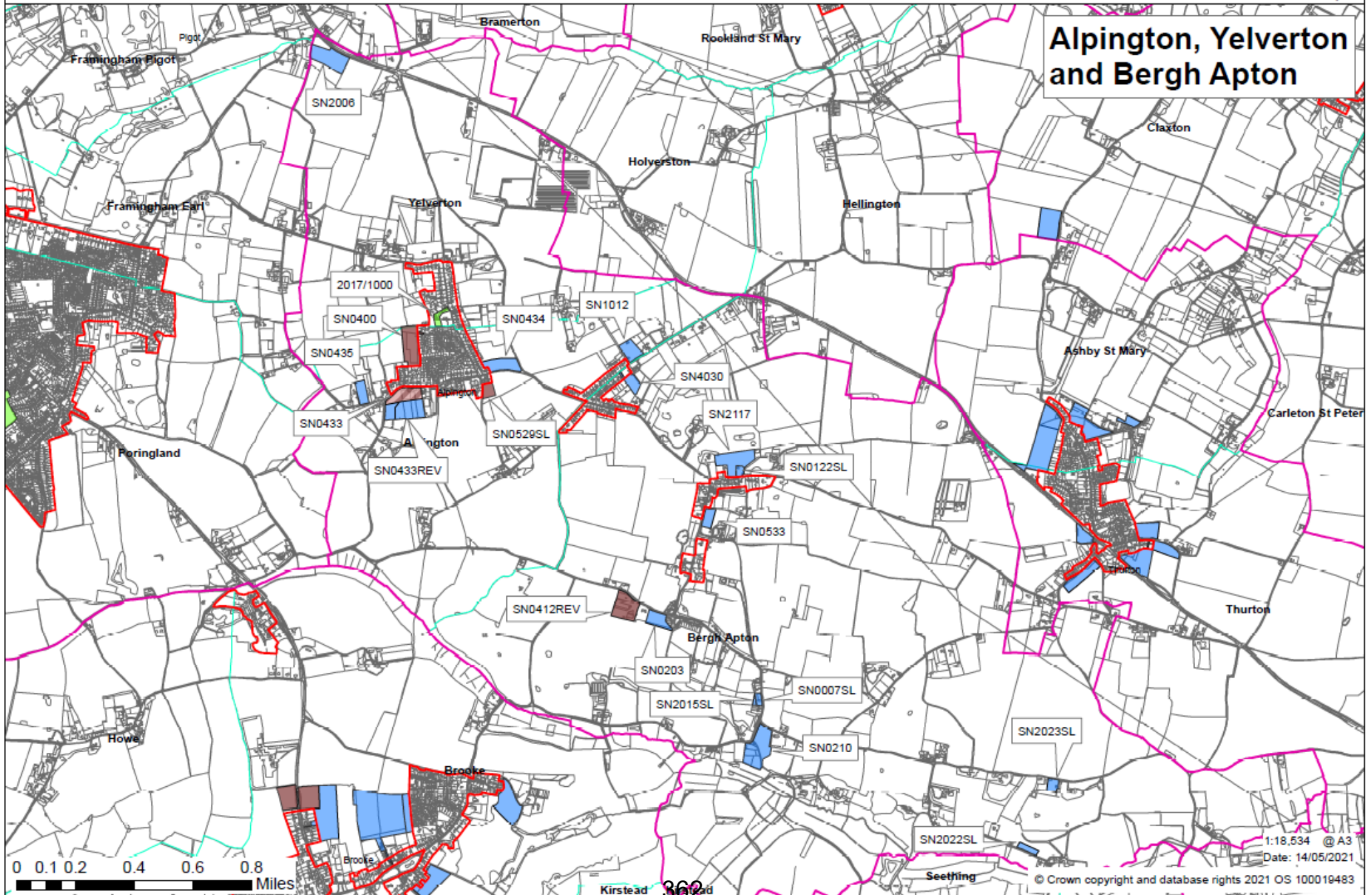
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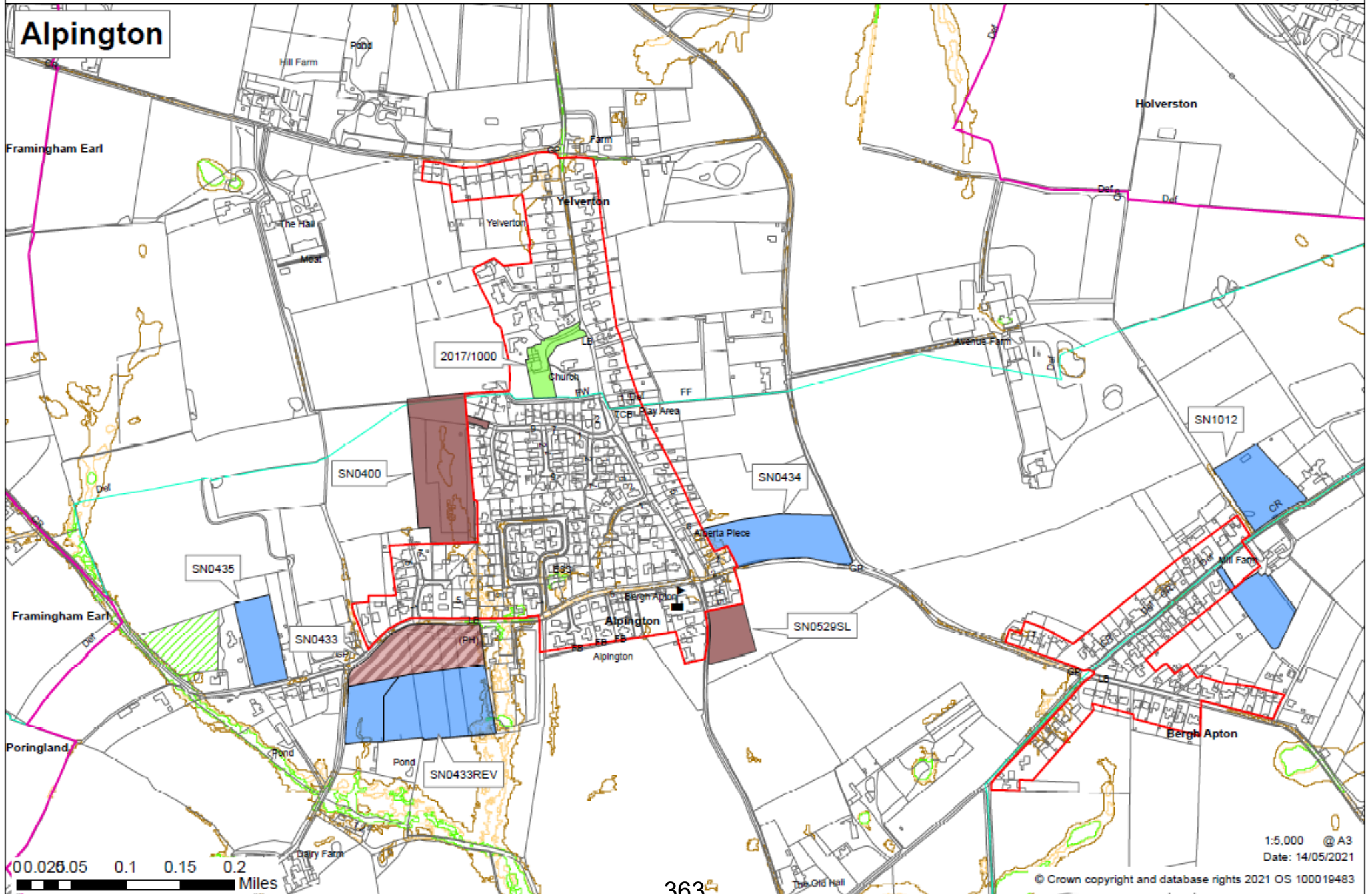
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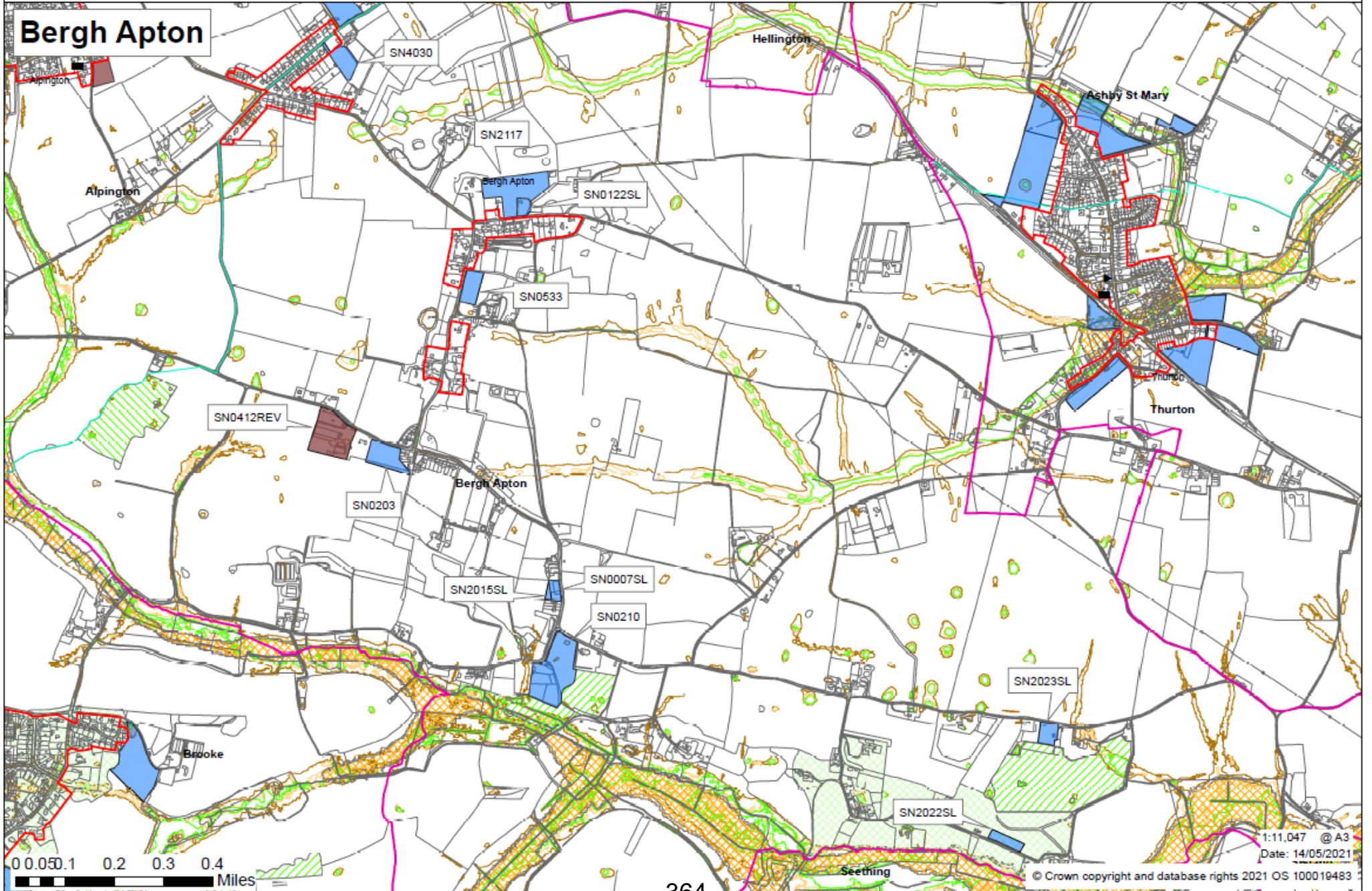
Alpington, Yelverton and Bergh Apton



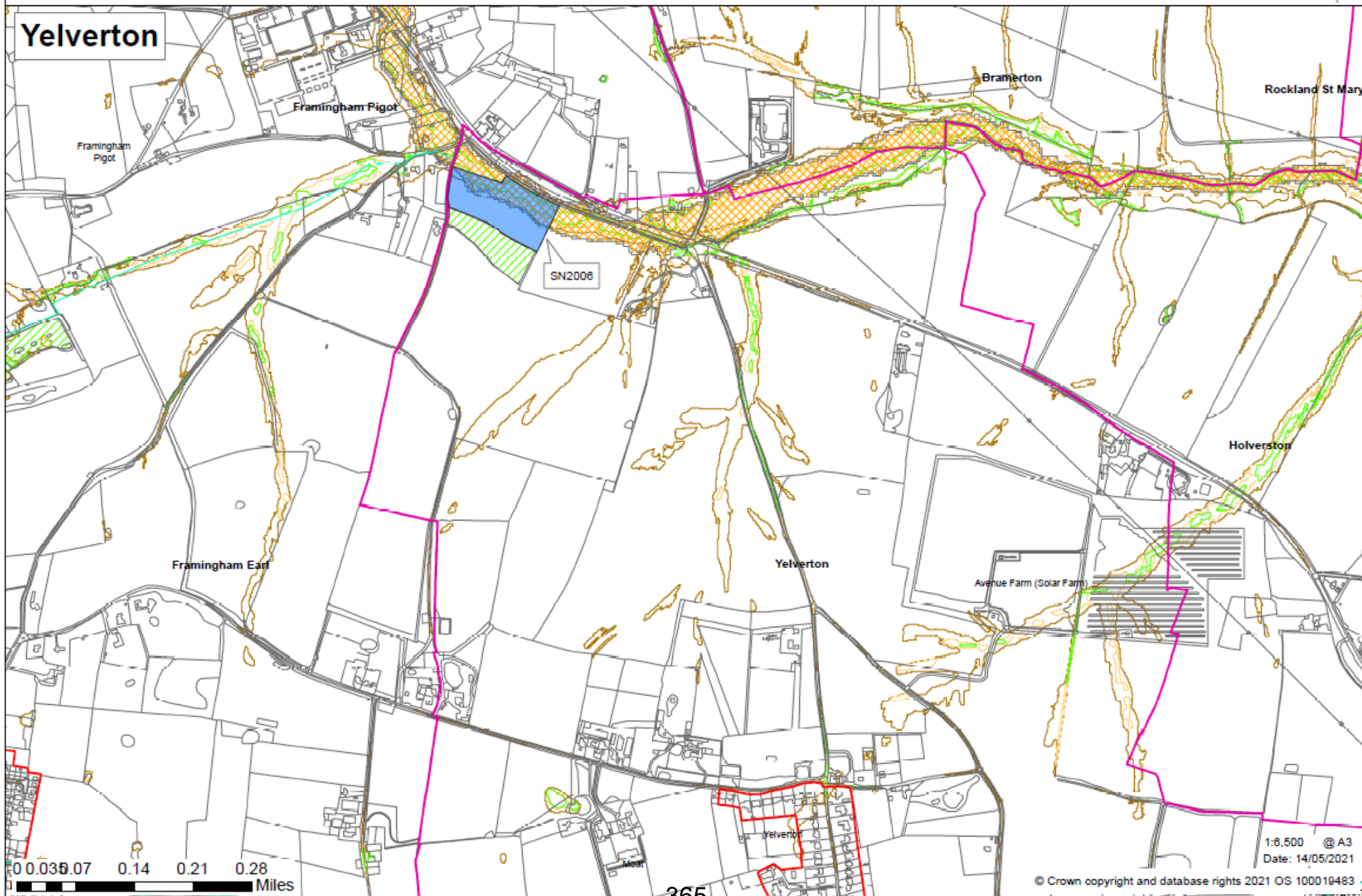
South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Village Clusters Housing Allocations Plan





Agenda Item: 6
Regulation and Planning Policy Committee
27 May 2021

Update to Local Development Scheme

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

Portfolio: The Economy and External Affairs

Ward(s) Affected: All

Purpose of the Report:

Amendments to the current Local Development Scheme to reflect changes to the timetable for the South Norfolk Village Clusters Housing Allocations Document

Recommendations:

1. Regulation and Planning Policy to advise Cabinet to recommend that Council approves the proposed amendments to the current Local Development Scheme

1. Summary

- 1.1 The Local Development Scheme (LDS) sets out the timetable for preparing new local plans and summarises what they are to contain. This report sets out amendments to the timetable for the production of the South Norfolk Village Clusters Housing Allocations document.
- 1.2 It is anticipated that the South Norfolk Village Clusters Housing Allocations document will be adopted in April 2023.

2. Background

- 2.1 It is a legislative requirement for the Council to publish a Local Development Scheme and to keep this up to date under section 15 of the Planning and Compulsory Purchase Act, as amended by the Localism Act. The last update to the LDS was agreed in February 2021. This can be viewed at: <https://www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/local-development-scheme>.

3. Current position/findings

- 3.1 The adopted LDS projected a regulation 18 consultation on the South Norfolk Village Clusters Housing Allocation Document being begun in April, May or June 2021, publication of the proposed submission version of the document under regulation 19 in November/December 2021 and Submission of the document for Independent examination in March/April 2022.
- 3.2 The plan is due to be published for consultation under regulation 18 in June 2021. This is in line with the end of the timetable in the current LDS. However, reflecting that consultation is to be begun at the end of the specified period and to allow sufficient time to prepare the pre-submission version of the plan for publication following the end of consultation further amendments to the timetable are proposed. The update to LDS also allows for the document to be regularised reflecting the regulation 18 consultation continuing through July and into the start of August.
- 3.3 The new timetable for the Village Clusters document projects publication of a Regulation 19 consultation in March 2022 and Submission to the Secretary of State for independent examination in by the end of July 2022. Subject to any further consultation on Inspector's main modifications, this would allow for adoption of the document in April 2023.

4. Proposed action

- 4.1 To ensure that the latest timetable for the production of the South Norfolk Village Cluster Housing Allocation Document is properly reflected in the LDS, it is recommended that the document be updated in accordance with the current timetable for production.

5. Other options

- 5.1 Failure to update the LDS may result in non-compliance with the Localism Act, with implications for the soundness and legal compliance of the Local Plan document.

6. Issues and risks

- 6.1 **Resource Implications** –production of the South Norfolk Village Clusters Housing Allocation Document is being undertaken within existing officer resources, supported by input from technical consultees. A dedicated budget has been made available for the Village Clusters document for 2020/21 and 2021/22, this is being utilised to provide necessary external support including the production of technical reports and the procurement of an online consultation platform. It is likely that elements of this dedicated budget will need to be rolled forwards into 2022/23 to reflect the revised timetable for the production of the plan.
- 6.2 **Legal Implications** – Not having an up-to-date LDS would conflict with the Localism Act (2011) and result in emerging Local Plan documents not being ‘sound’ and legally compliant.
- 6.3 **Equality Implications** – the LDS is not a policy, but is the document that sets out the timetable for the production of Development Plan Documents. As such, it does not itself impact on equalities. The timetable allows sufficient time for community engagement, as required under the Council’s Statement of Community Involvement (SCI). The Development Plan Documents will themselves be subject to equalities impact assessment.
- 6.4 **Environmental Impact** – none.
- 6.5 **Crime and Disorder** – none.
- 6.6 **Risks** – In addition to those risks identified above, it is possible that significant additional technical/planning issues are identified through the regulation 18 consultation. It is also possible that a very high volume of representations may be received. Both of these outcomes present a risk to the current timetable. Further changes to the timetable, would necessitate further changes to the LDS.

7. Conclusion

- 7.1 During the process of preparing the South Norfolk Village Clusters Housing Allocation Plan it has become evident that amendments are needed to the timetable for its production and consequently also to the LDS.

8. Recommendations

- 8.1 Regulation and Planning Policy Committee to advise Cabinet to recommend that Council approves the proposed amendments to the current Local Development Scheme

Background papers

None.

DRAFT Local Development Scheme for South Norfolk

May 2021



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1. Introduction

- 1.1 The Council is required to prepare a *Local Development Scheme* (LDS) under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS is essentially a project plan which identifies, amongst other matters, the Development Plan Documents which, when prepared, will make up the Local Plan for the area. It must be made publicly available and kept up-to-date. This enables the public and stakeholders to find out about emerging planning policies in their area, the status of those policies, what the documents will contain, and the timescales for their production.
- 1.2 In addition to providing information about the development plan documents in preparation, this LDS also provides detail about the preparation of Supplementary Planning Documents (SPDs), and adopted local development documents, to provide a full account of the planning policies operating in South Norfolk. This document also refers to key documents supporting the production of the Local Plan.
- 1.3 The South Norfolk LDS does not cover the Broads Authority areas within South Norfolk, as the Broads Authority is a Local Planning Authority in its own right and produces its own LDS.

2. The Adopted Local Plan

Development Plan Documents (DPDs)

- 2.1 Development Plan Documents or DPDs, now more usually called 'Local Plans', are the formal policy documents which make up the statutory development plan for South Norfolk. Once adopted, these have full legal weight in decision making. The Council's decisions to approve or refuse any development which needs planning permission must be made in accordance with the policies in the development plan, unless material considerations indicate otherwise.
- 2.2 The currently adopted development plan for South Norfolk comprises the following documents:
- *Joint Core Strategy for Broadland, Norwich and South Norfolk* (the JCS), adopted in March 2011, with amendments adopted January 2014;
 - *South Norfolk Site Specific Allocations and Policies Document*, adopted October 2015;
 - *South Norfolk Development Management Policies Document*, adopted October 2015;
 - *Wymondham Area Action Plan*, adopted October 2015;
 - *Long Stratton Area Action Plan*, adopted May 2016;
 - *Cringleford Neighbourhood Plan*, made February 2014;
 - *Mulbarton Neighbourhood Plan*, made February 2016; and
 - *Easton Neighbourhood Plan*, made December 2017;

Further details on the above can be found in Appendix 2.

- 2.3 Each document (apart from Neighbourhood Development Plans) must be prepared in accordance with a nationally prescribed procedure set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. At key stages of plan-making there is an opportunity for the public to comment on emerging planning policies and proposals in the documents. At the end of the process, development plan documents must be submitted to the Secretary of State and be independently examined by a government appointed inspector to assess their soundness and legal compliance before they can be adopted by the Council and come into force.
- 2.4 Certain other documents must be published alongside each Development Plan Document, including:
- a *sustainability appraisal (SA) report* of the DPD at each stage (a *sustainability appraisal scoping report* is prepared and consulted on at the start of the process to set out what sustainability issues and objectives the SA should cover and what evidence it will

- use);
- a *policies map*, setting out the DPD’s policies and proposals on a map base (if relevant);
 - a *statement of consultation* summarising public representations made to the plan and how they have been addressed (called the “Regulation 22(c) statement”);
 - copies of any representations made;
 - any other supporting documents considered by the council to be relevant in preparing the plan;
 - an *adoption statement* and *environmental statement* (when the plan is adopted).

Supplementary planning documents (SPDs)

- 2.5 Supplementary planning documents (SPDs) help to support and explain in more detail how the Council will implement particular policies and proposals in the local plan. SPD can also take the form of masterplans or detailed design briefs for sites allocated in the Local Plan. SPDs can be reviewed frequently and relatively straightforwardly to respond to change.
- 2.6 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) state that SPDs should be used ‘*where they can help applicants make successful applications or aid infrastructure delivery*’, and should not be used to add unnecessarily to the financial burdens on development. SPDs should clarify and amplify existing policy, not introduce new policy or include excessively detailed guidance.
- 2.7 Current SPDs adopted by the Council are:
- *South Norfolk Place-Shaping Guide SPD (September 2012)*;
 - *Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD (July 2014)*; and
 - *Guidelines for Recreation Provision in New Residential Developments SPD (September 2018)*

3. The LDS Programme

- 3.1 With an adopted Local Plan for the whole of South Norfolk's planning authority area, the focus is now on maintaining an up to date Plan in accordance with Government requirements. The focus of this work is on the replacement of the oldest part of the Local Plan, the JCS, with a new Greater Norwich Local Plan (GNLP). As well as replacing the JCS the GNLP will also allocate the sites to deliver future growth, replacing sections of the South Norfolk Site Specific Policies and Allocations Document, and potentially some elements of the Wymondham and Long Stratton Area Action Plans, The South Norfolk Development Management Policies Document and some Neighbourhood Plan.
- 3.2 The LDS also reflects the production of the South Norfolk Village Clusters Housing Allocations (VCHAP) Document. During production of the Regulation 18 draft GNLP it became apparent that the choice of sites available in the village clusters across South Norfolk was not producing the potential options that would successfully address the requirements in those settlements. Some parishes had few sites submitted, often detached from the settlement or with other issues raised via the initial Housing and Economic Land Availability Assessment (HELAA), consequently leading to a potentially greater concentration of development in other settlements. With its more extensive rural area, significantly larger number of small settlements/parishes, and consequently larger requirement for village cluster allocations than Broadland, the work to address the Village Clusters in South Norfolk is now being undertaken in a separate document. The overall strategic requirements, including the total number of new dwellings to be allocated in the Village Clusters, will continue to be set out in the GNLP
- 3.3 The profiles and timetables for the GNLP and VCHAP are set out in Section 4 below.

4. Local Development Document Profiles

Document Title	Greater Norwich Local Plan (GNLP)
<p>Role and content</p>	<p>To provide the strategic vision, objectives and strategy for future development of the Greater Norwich area, to accommodate objectively assessed needs for growth and to identify specific sites for development in the period to 2038.</p> <p>The areas to which the policies apply will be shown on the Policies Map.</p> <p>The GNLP provides the strategic context for the preparation of any lower level policy documents prepared by the three constituent district planning authorities, such as Development Management Policies or Area Action Plans.</p>
<p>Status</p>	<p>Development Plan Document/Local Plan</p>
<p>Conformity</p>	<p>The document must conform with the National Planning Policy Framework (NPPF) and should also accord with standing advice in national the Planning Practice Guidance (PPG) and other Government Policy Statements.</p>
<p>Geographical coverage</p>	<p>The three districts of Broadland, Norwich and South Norfolk, excluding the parts of those districts falling within the Broads Authority Executive Area.</p>
<p>Joint working arrangements (if any)</p>	<p>The plan will be prepared jointly with Broadland District and Norwich City councils, working with Norfolk County Council.</p>
<p>Relationship with adopted local plan(s)</p>	<p>The GNLP will supersede</p> <ul style="list-style-type: none"> a) the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted 2014); and b) elements of the South Norfolk Site Specific Allocations and Policies Document (October 2015); and c) those other documents identified in the LDSs for Norwich City and Broadland District Councils <p>The Wymondham Area Action Plan (October 2015), the Long Stratton Area Action Plan (October 2015) and the South Norfolk Development Management Policies Document</p>

	<p>(October 2015) will not be superseded, although there may be elements of the GNLP that add to, amend or replace parts of those documents.</p> <p>The GNLP will be a component of the overall South Norfolk Development Plan, in conjunction with the retained documents and any 'made' Neighbourhood Plans.</p>
<p>Evidence required <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary.</i></p>	<p>Includes (but may not be limited to):</p> <ul style="list-style-type: none"> • Strategic Housing Market Assessment (SHMA); • Housing and Economic Land Availability Assessment (HELAA); • New Settlement Topic Paper • Employment, Town Centre and Retail Study; • Viability Study • Infrastructure study; • Health Impact Assessment; • Strategic flood risk assessment (SFRA); • Water Cycle Study; • Landscape Character Assessment; • Green infrastructure study; and • Sport and recreation study. <p>The plan must be accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which will draw on, and themselves be part of, the evidence base</p>
<p>Production milestones (Timetable consistent with that for Norwich City and Broadland District Councils)</p>	
Commence document production.	December 2015
Call for sites – invitation to put forward specific development sites for inclusion in the GNLP.	May-July 2017
Commission, prepare and publish evidence studies required to support the GNLP.	March 2016 – January 2019
Publish initial Growth Options and Site Proposals (Regulation 18) for consultation.	January-March 2018
Publish the New, Amended and Small Sites (Regulation	October – December 2018

18) for consultation.	
Publish Draft Plan (Regulation 18) for consultation.	January – March 2020
Publish Pre-Submission Plan (Regulation 19)	February – March 2021
Formal submission of GNLP to Secretary of State (Regulation 22).	July 2021
Public Hearings start	November - December 2021
Adoption of the Greater Norwich Local Plan.	September 2022
Arrangements for Production and Review	
South Norfolk Governance	Led by Place Making Agreement at each stage through Cabinet and Full Council approval at Regulation 22 and adoption.
How will stakeholders and the community be involved?	The Council will accord with the approved Statement of Community Involvement (SCI)
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process. In accordance with the NPPF, Local Plans should be reviewed every 5 years. Such a review will need to determine whether any significant matters have arisen, for example through changes to national policy or the identification of additional development needs, that mean the Plan needs to be updated or replaced. The current timetable proposes adoption of the GNLP in September 2022, approximately 5 years from commencement of plan production. Consequently, the first review is scheduled for late 2027.

Document Title	South Norfolk Village Clusters Housing Allocations document
Role and content	To allocate housing sites in the South Norfolk village cluster settlements, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).
Status	Development Plan Document/Local Plan
Conformity	The document must conform with the National Planning Policy Framework (NPPF) and the GNLP and should also accord with standing advice in national the Planning Practice Guidance (PPG) and other Government Policy Statements.
Geographical coverage	<p>Village Cluster parishes in South Norfolk Council, excluding the parts of those parishes falling within the Broads Authority Executive Area.</p> <p>Village Cluster parishes are all parishes, except: Chedgrave; Colney; Costessey; Cringleford; Diss; Easton; Framingham Earl; Framingham Pigot; Hethersett; Hingham; Loddon; Long Stratton; Poringland; Redenhall w Harleston; Trowse w Newton; and Wymondham. The document also excludes housing sites in: parts of Roydon and Heywood that relate to the settlement of Diss; parts of Tharston & Hapton that relate to the settlement of Long Stratton; and parts of Caistor St Edmund & Bixley and Stoke Holy Cross that relate to the settlement of Poringland/Framingham Earl.</p>
Joint working arrangements (if any)	None.
Relationship with adopted local plan(s)	The South Norfolk Village Clusters Housing Allocations document will supersede elements of the South Norfolk Site Specific Allocations and Policies Document (October 2015).
Evidence required <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary.</i>	<p>Will include:</p> <ul style="list-style-type: none"> • Housing and Economic Land Availability Assessment (HELAA) <p>The document will draw largely on the evidence base that supports the strategic policies in the GNLP but will in certain instances require specific updates/additional work. This includes (but may not be limited to):</p> <ul style="list-style-type: none"> • Strategic Housing Market Assessment (SHMA); • Viability Study; • Infrastructure study; • Health Impact Assessment; • Strategic flood risk assessment (SFRA); • Water Cycle Study; • Landscape Character Assessment;

	<ul style="list-style-type: none"> • Green infrastructure study; and • Sport and recreation study. <p>The plan must be accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which will draw on, and themselves be part of, the evidence base</p>
Production milestones	
Commence document production.	January 2020
Call for sites – invitation to put forward specific development sites for inclusion as part of GNLP Regulation 18.	January to April 2020
Publish Draft Plan (Regulation 18) for consultation.	June 2021
Publish Pre-Submission Plan (Regulation 19)	March 2022
Formal submission of GNLP to Secretary of State (Regulation 22).	June/July 2022
Public Hearings start	November 2022
Adoption of the South Norfolk Village Clusters Housing Allocations Plan.	April 2023
Arrangements for Production and Review	
South Norfolk Governance	<p>Led by Place Making</p> <p>Agreement at each stage through Cabinet and Full Council approval at Regulation 22 and adoption.</p>
How will stakeholders and the community be involved?	The Council will accord with the approved Statement of Community Involvement (SCI)
How will the document be reviewed?	<p>The document will be monitored and reviewed as part of the Annual Monitoring Report process.</p> <p>In accordance with the NPPF, Local Plans should be reviewed every 5 years. Such a review will need to determine whether any significant matters have arisen, for example through changes to national policy or the identification of additional development needs, that mean the Plan needs to be updated or replaced.</p>

5. Other documents related to the Development Plan Documents

- 5.1 Various other documents are required alongside the local plan, but do not form part of it. A **Statement of Community Involvement (SCI)** shows how the council intends to involve the community in plan preparation and planning decision making. The South Norfolk SCI was updated in June 2019 to reflect changes to national legislation and will be kept under regular review.
- 5.2 To ensure that plans and policies are effective, an **Annual Monitoring Report (AMR)** must also be prepared to record progress on implementing the local plan and whether local plan targets are being met. From 2011, the AMR for South Norfolk has been incorporated within a combined monitoring report for the Joint Core Strategy prepared jointly by the Greater Norwich authorities.
- 5.3 The **Norfolk Strategic Planning Framework (NSPF)** is a non-statutory strategic policy statement which sets broad targets and priorities for the next round of statutory Local Plans for individual districts and wider areas in Norfolk, facilitating joint working across district boundaries and helping to fulfil the statutory Duty to Co-operate. Consultation on the initial NSPF took place from July-September 2017, and the document was subsequently endorsed by all of the Norfolk authorities. During 2019 it was updated to reflect the requirements of the revised NPPF, in particular (a) so that it fulfils the remit of a 'Statement of Common Ground' and (b) so that it reflects the new 'standard' housing methodology and Version 2 was endorsed by all of the authorities in late 2019. In order to keep the document relevant and up to date, Version 3 of the NSPF has been prepared and is currently in the process of being individually endorsed by all relevant partner organisations.
- 5.4 Local Planning Authorities must to publish and maintain a statutory **Brownfield Land Register**. The register is intended to include details of any previously developed land suitable for housing, which is capable of accommodating five or more dwellings. The first Register was prepared for December 2017 and will be reviewed annually thereafter. The Brownfield Register is prepared jointly by the Greater Norwich authorities.

Appendix 1: South Norfolk Local Development Scheme Timetable – May 2021

South Norfolk Local Development Scheme Timetable - May 2021

	2020												2021												2022												2023			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
Greater Norwich Local Plan																																								
South Norfolk Village Clusters Housing Allocations Document																																								
Policies Map - Update																																								

- Legend**
- Preparation of document/evidence gathering to inform Reg.18 consultation
 - Regulation 18 (or equivalent for SPD) Consultation
 - Pre-Submission Publication of Plan (Regulation 19)
 - Submission to Secretary of State for Independent Examination (Regulation 22)
 - Examination
 - Adoption of Plan

□

Appendix 2: The Adopted Local Plan and Neighborhood Plans

Several planning documents are already in place to guide the council's decisions on planning applications: together these form the existing adopted Local Plan for South Norfolk. As these documents are already in use, they are not part of the formal LDS schedule set out in Appendix 1.

The documents making up the Local Plan must conform to national planning policy in the National Planning Policy Framework (NPPF), supported by national Planning Practice Guidance (PPG).

The Local Plan documents fit into a hierarchy with broad, strategic policies at the top and more detailed policies interpreting the strategic approach at a district or smaller area level.

For the Greater Norwich area (which includes South Norfolk), the adopted **Joint Core Strategy for Broadland, Norwich and South Norfolk** (JCS) is at the top of the hierarchy. The JCS was adopted in March 2011, with amendments adopted in January 2014. It is a strategic planning document prepared jointly by the three constituent districts in Greater Norwich and provides a long-term vision, objectives and spatial strategy for development of the area to 2026.

The **Site Specific Allocations and Policies Document** identifies and sets out policies for site allocations in South Norfolk indicating where development is expected to occur between now and 2026. Alongside the Wymondham Area Action Plan, the Cringleford Neighbourhood Plan and the Long Stratton Area Action Plan, it responds to the requirement of the JCS to identify additional sites for approximately 16,000 new homes in the district by 2026, over and above existing housing commitments at the JCS base date of April 2008. It also identifies opportunities to accommodate the overall levels of growth in jobs and services anticipated over that period and to ensure that these can be delivered and located sustainably. It will also help to deliver the community facilities and green infrastructure and elements of the sustainable transport network required to support new development as it occurs, in accordance with the JCS.

The **Development Management Policies Document** sets out a range of more detailed policies applying throughout South Norfolk which will be used in the council's assessment of development proposals and to guide future council decisions on applications for planning permission. Policies cover a range of topics, building on the national policy principles for sustainable development set out in NPPF and the strategic policies and objectives of the JCS. In certain cases, the policies also set out local criteria and standards for different kinds of development.

The **Wymondham Area Action Plan** guides development in the town up to 2026. The plan provides for at least 2,200 new homes and 20 hectares of employment land, in the context of: protecting and enhancing a 'Kett's Country Landscape' to strengthen the role of the Tiffey Valley; maintaining the strategic

separation between Wymondham and Hetherset; protecting the landscape setting of the town and abbey; and creating connections and linkages between green infrastructure.

The **Long Stratton Area Action Plan** will deliver at least 1,800 new dwellings, additional employment land, alongside the long- sought Long Stratton bypass to reduce congestion and pollution through the village in peak hours and improve connectivity along the A140 corridor.

The Localism Act 2011 allows for community led **Neighbourhood Development Plans** to be brought forward to complement the adopted Local Plan. There are existing Neighbourhood Plans for Cringleford, Mulbarton and Easton. The Poringland Neighbourhood Plan is proceeding to community referendum. The Long Stratton Neighbourhood Plan is proceeding to independent examination. Neighbourhood Areas, the first stage of developing a Neighbourhood Plan, have been formally agreed for the following: Dickleburgh; Diss & District (Diss, Burston & Shimpling, Roydon, Scole, and three parishes in Mid-Suffolk); Starston; Trowse w Newton; Tasburgh; Tivetshall and Wymondham.