



# **TAVERHAM**

# **Neighbourhood Plan**

## **2020-2040**

Adopted version, July 2021



# Taverham Neighbourhood Plan

*Your neighbourhood, your plan*



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# Contents

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	Page
1. Introduction	3
2. Taverham parish	7
3. How the Plan was prepared	12
4. The Vision: 2040	16
5. Objectives of the Plan	17
6. Policies and projects	19
6.1 Housing and the Built Environment	20
6.2 Transport and Access	38
6.3 Environment and Landscape	45
6.4 Business and Employment	58
6.5 Community Infrastructure	62
7. Implementation	68
Appendix	70
A: Neighbourhood Plan Steering Group members	
B: Taverham village character appraisal	
C: Non-designated heritage assets justification	
D: Local Green Space justification	
E: Local Green Space, large scale maps	
F: Main existing employment sites, large scale maps	
G: Glossary	



# 1. Introduction

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- 1.1 The Taverham Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 20-year period, 2020-2040. It is the first planning document put together by the community of Taverham. Once the Plan is made and adopted, Broadland District Council will use it to determine planning applications and inform future policy. Taverham Parish Council will use the Plan to respond to planning applications.
- 1.2 Commissioned by Taverham Parish Council, the Taverham Neighbourhood Plan has been developed by a Steering Group of local residents (see Appendix A for Steering Group members), made up of Parish Councillors and other interested residents. The group started off with an independent workshop setting out the process, and through the project attended some of Broadland District Council's training on aspects of Neighbourhood Planning.
- 1.3 Early on in the process, the Steering Group established a set of aims to drive the process. These were ratified through consultation with the community and are as follows:

By undertaking a Neighbourhood Plan, Taverham parish aims to:

- Give a voice to residents to shape development.
- Allow the village to grow sustainably.
- Enhance the sense of community.
- Protect and maintain the natural environment.
- Identify community needs for the use of developer contributions.



Figure 1 above: Members of the Taverham Neighbourhood Plan Steering Group, January 2019 Steering Group meeting at Taverham Village Hall.



- 1.4 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.<sup>1</sup> The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Taverham Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and businesses, as well as desk research (further information can be found in Chapters 2 and 3).
- 1.5 The Taverham Neighbourhood Plan is not a means of stopping development; it is there to ensure development takes place in an appropriate way for the area. Once adopted, the Plan will become a statutory planning policy document sitting alongside the Local Plan (at the time of writing, the Joint Core Strategy, and the emerging Greater Norwich Local Plan). The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of development is anticipated and planned for in Taverham.
- 1.6 This is the adopted version of the Taverham Neighbourhood Plan, successful at referendum. From 4<sup>th</sup> July until 31<sup>st</sup> August 2019, local residents, businesses and statutory agencies had the opportunity to comment on the draft Plan. During September and October 2019 all comments were collated and considered. The Plan was amended for submission to Broadland District Council.

### Accompanying supporting documents

- 1.7 The fundamental principle underpinning the planning system in England remains that of achieving sustainable development. Therefore, the pre-submission first draft version of the Neighbourhood Plan was supported by a Sustainability Appraisal, a systematic process undertaken during the preparation of the Plan that assesses the environmental, social and economic impacts of the policies.
- 1.8 For submission, the Taverham Neighbourhood Plan was accompanied by the following documents:
- **Basic Conditions Statement** – showing how the Taverham Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
  - **Consultation Statement** – showing the consultation process employed in the production of the Taverham Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the

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<sup>1</sup>Parker, G., Salter, K. and Wargent, M. (2019) 'Concise guides to planning: Neighbourhood Planning in Practice'.

Neighbourhood Planning General Regulation 2012 have been satisfied.

- **Sustainability Appraisal Scoping Report** – developed to inform the content of the emerging Neighbourhood Plan, outlining key data and the method to be used for the Sustainability Appraisal.
- **Sustainability Appraisal (with revisions)** – a systematic process undertaken during the preparation of the Neighbourhood Plan, to test and inform the policies, ensuring that environmental, economic and social sustainability aspects are considered.
- **Strategic Environmental Assessment Screening Report** – to determine whether the Taverham Neighbourhood Plan requires a full Strategic Environmental Assessment.
- **Habitat Regulation Screening Report** – to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.

### Examination and referendum

- 1.9 After submission, Broadland District Council undertook a checking process and further consultation. During Spring 2020 the Plan was independently examined. The concluding paragraph of the Examiner's report stated, *'It is clear that the Taverham Neighbourhood Plan is the product of much hard work undertaken since 2017 by the Parish Council, the Neighbourhood Plan Steering Group and by the many individuals and stakeholders who have contributed to the preparation and development of the Plan. In my assessment, the Plan reflects the aspirations and objectives of the Taverham community for the future development of their community up to 2040. The output is a Plan which should help guide the area's development over that period, making a positive contribution to informing decision-making on planning applications by Broadland District Council'*. Modifications to the Plan were made in accordance with the Examiner's report, in order to proceed to referendum.
- 1.10 At referendum every resident of Taverham, who was entitled to vote in Broadland District Council elections, had the opportunity to vote on whether or not they agreed with the Neighbourhood Plan. At referendum residents were asked, *'Do you want Broadland District Council to use the Neighbourhood Plan for Taverham parish to help it decide planning applications in the neighbourhood area?'* If the Neighbourhood Plan was supported by more than 50 per cent of those that vote in the referendum, then would become part of the statutory Development Plan for the area and Broadland District Council will make (i.e. adopt) the Plan.
- 1.11 The referendum was held on 6<sup>th</sup> May 2021, after a delay of a year due to Covid-19. 33.83 per cent of registered electors voted. 2176 voted 'yes', and 340 voted 'no', showing 86.48 per cent support.







## 2. Taverham parish

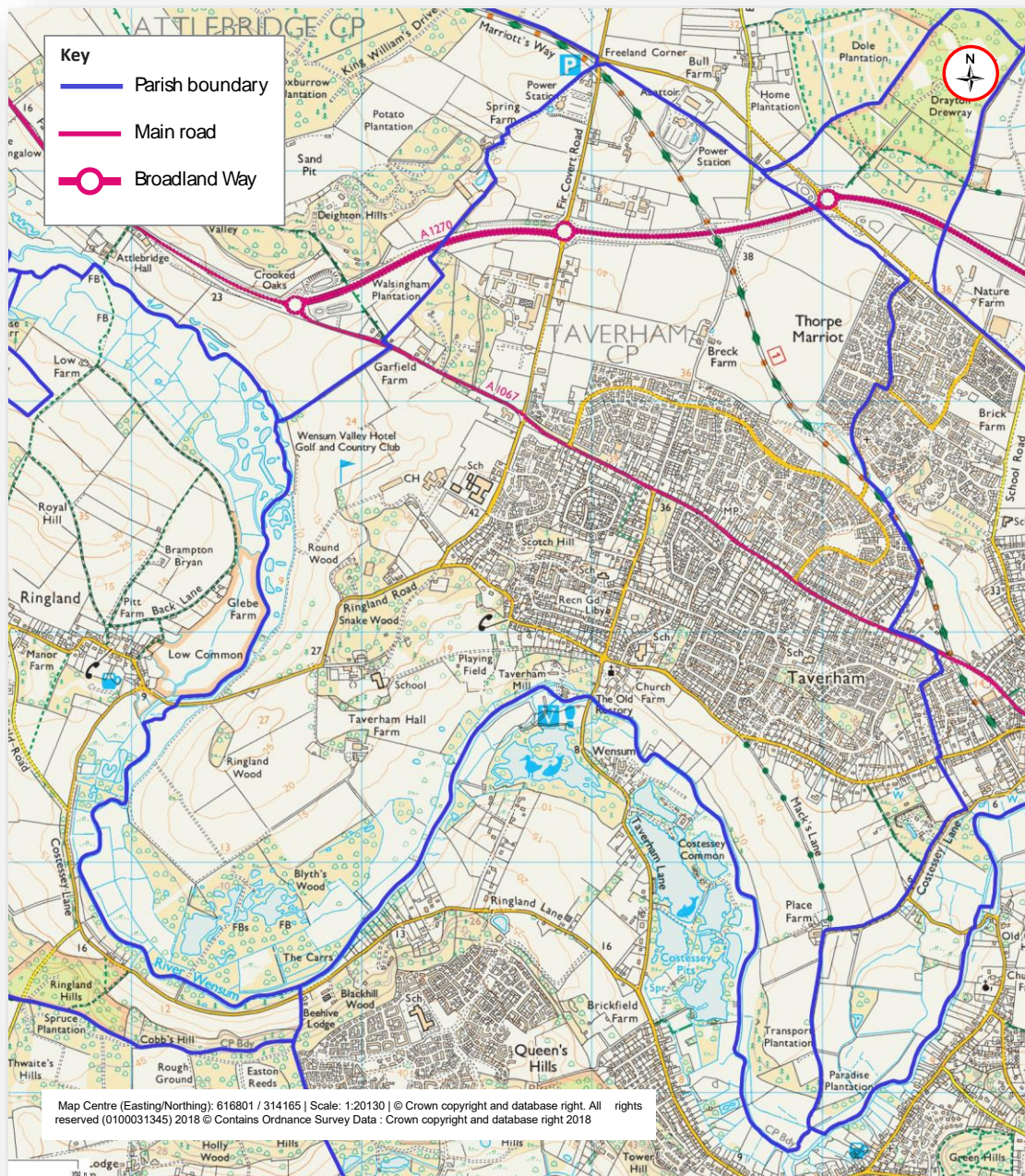


Figure 2 left: the Taverham parish, designated Neighbourhood Plan area. Source: parish online with own key.

- 2.1 The parish of Taverham covers an area of eight square kilometres and lies within the Norfolk district of Broadland. Taverham is approximately 8km north west of the centre of Norwich and is situated on the north bank of the River Wensum. Two Broadland District Council wards, Taverham North and Taverham South, cover the parish. The designated Neighbourhood Area (show in figure 2) is the whole of the civil parish of Taverham.

- 2.2 The parish is a semi-rural village, made up of a substantial amount of open countryside, the village of Taverham and the north-western part of Thorpe Marriott. Part of Thorpe Marriott is in Taverham parish and part is in the neighbouring parish of Drayton.
- 2.3 The 2011 Census recorded a total population for Taverham parish of 10,142.<sup>2</sup> As the parish is developed further, the population will increase.

### **Brief history**

- 2.4 The name Taverham may derive from the Old English meaning 'enclosure with red soil'. The parish has a long history and was well established by the time of the Norman Conquest. Its population, land ownership and productive resources were detailed in the Domesday Book of 1086. It revealed that the parish possessed a share in several mills and a church, as well as possessing woodland and numerous sheep and pigs. Taverham's parish church, St Edmund, King and Martyr, probably stood on its current site since Saxon times, but the first record of a church at Taverham is in the Domesday Book.<sup>3</sup>
- 2.5 By the post medieval period Taverham had a number of flourishing industries, foremost being paper production at the paper mill, which was in existence by 1700. During its heyday 1846-90 Taverham Mill was powered by three waterwheels, eleven steam engines and employed one hundred workers. It produced the paper for The Times newspaper and Oxford English Dictionary before its closure in 1900.

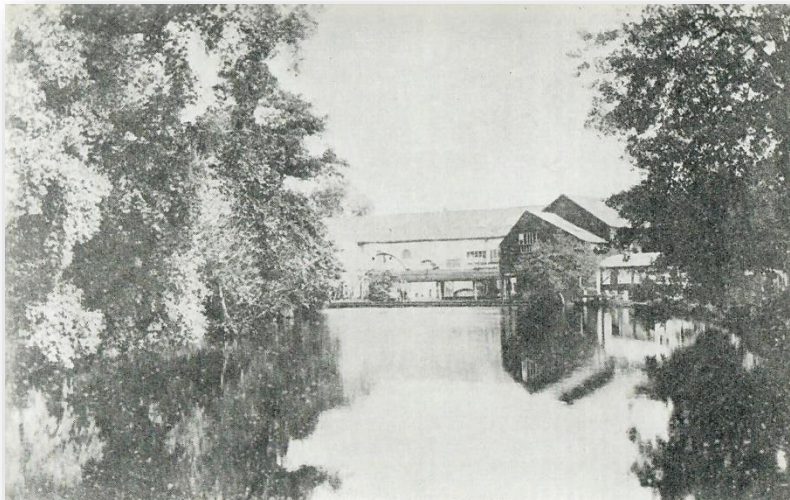


Figure 3 left: Taverham Paper Mill about 1907 from 'An illustrated History of Taverham' by T.B Norgate, 1969.

- 2.6 Taverham village grew northwards of the River Wensum and its flood plain, with significant building phases in the 1950s, 1960s and latterly the 1980s and 1990s. Thorpe Marriott was built straddling the boundary of Taverham and Drayton in the 1980s and 1990s.

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<sup>2</sup> Nomisweb.co.uk website 12.9.2018, Census data from 2011

<sup>3</sup> 'Taverham, a Fine Village', published by Taverham Newsletter, July 1983.



- 2.7 As a consequence of incremental periods of development, and no overall plan for Taverham, the parish has no formal centre. There are five recognised community focal points:
- St. Edmund's Church, Taverham Junior School, Taverham Village Hall and the Doctors Practice.
  - Victoria Road shopping parade.
  - The Silver Fox Public House, shops, garage, Longs Business Centre and the dental practice on Fakenham Road.
  - Taverham Garden Centre and shopping centre, Veterinary Surgery and various businesses along Fir Covert Road.
  - Beech Avenue, which houses Taverham High School, Wensum Valley Hotel and Golf Club and the Beech Avenue Business Park.
- 2.8 The following is an extract from a booklet called 'Taverham a Fine Village' published by Taverham Newsletter in July 1983. Area X refers to a potential growth area at the time, Thorpe Marriott (Taverham and Drayton). Over the next 20 years, Taverham is likely to take significant amounts of housing growth. There continues to be the same concerns about the 'increase or improvements in the supporting services thus throwing a greater burden upon... school, roads and other facilities'.

### ***WHAT OF THE FUTURE?***

HAVING TAKEN A LOOK at the past and upon the growth of Taverham since the opening of the village hall in 1957, one is left to reflect upon the future and what it may hold for our community. The booklet, 'Our Village of Taverham' concluded with the description of Taverham as 'becoming a dormitory to serve Norwich' and as, 'quite a large village, 2,169 acres, but the houses are very scattered'. Those descriptions would not fit our village quite so easily today. Taverham is now a major residential area of considerable residential development which has seen a substantial increase in the size of the population in a comparatively short period of time. In 1957 the electoral register contained just 593 names, now it contains nearly 3,500 names and still growing. Whilst perhaps still a dormitory village for Norwich it nevertheless is a thriving community in it's own right and with an identity of it's own, where villagers and newcomers still mix as easily as they did in 1957. The only cloud cast upon this picture of contentment is the development proposed within 'Area X', the Horsford/Taverham Growth Area which, should it proceed, will provide several thousand new homes without perhaps the increase or improvements in the supporting services thus throwing a greater burden upon our school, roads, and other facilities. However, Area X, is very much a matter for the future and should not detract from the fact that Taverham, despite its considerable growth, still has the feel and spirit of a village and is a very fine place in which to live.

Figure 4 left: Extract from 'Taverham a Fine Village' published by Taverham Newsletter in July 1983.



## Spatial and strategic policy context

- 2.9 Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area and identifies how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Taverham to add detail specific to the area. The Local Plan and the Neighbourhood Plan will provide the basis for determining planning applications and future development in the local area and must be consistent with the National Planning Policy Framework (NPPF).
- 2.10 The NPPF was published in March 2012 and revised in February 2018. It sets out the Government's planning policies for England and how these should be applied. The Taverham Neighbourhood Plan is believed to be in conformity with the revised NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development.

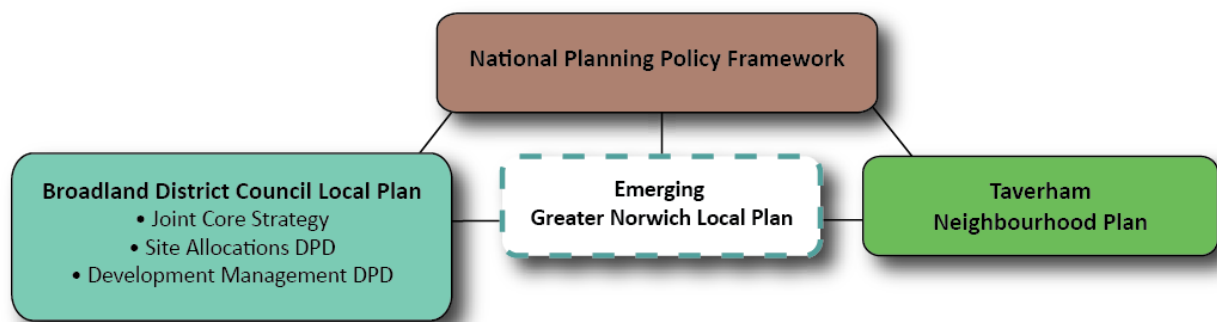


Figure 5 above: the spatial and strategic policy context for Taverham, showing relationship between NPPF, the Broadland District Council Local Plan and the emerging Greater Norwich Local Plan.

- 2.11 The 'Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) is the current key planning policy document for the sub-regional Greater Norwich area. It forms part of the Local Plans for the districts of Broadland, Norwich and South Norfolk, setting out the broad vision for the growth of the area and containing strategic policies for the period up to 2026. The Taverham Neighbourhood Plan is also believed to be in conformity with the JCS.
- 2.12 JCS Policy 12 identifies Taverham as part of the existing Norwich urban area, '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. For Broadland this includes

the continuously built up part of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.<sup>4</sup>

- 2.13 The Greater Norwich Local Plan (GNLP) will supersede the JCS, which at the time of writing is being prepared and due to be adopted in 2020. The Taverham Neighbourhood Plan goes beyond the plan period for the JCS and the emerging GNLP (which will go to 2038). Like the JCS, the GNLP will include strategic planning policies to guide future development and plans to protect the environment. It will look to ensure that delivery of development is done in a way that promotes sustainability and the effective functioning of the whole area.
- 2.14 Other Broadland District Council planning policy documents considered in the preparation of the Neighbourhood Plan included:
- Site Allocations Development Plan Document (DPD) (adopted May 2016) - this identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation. It also shows boundary and settlement limits for places where development is expected to take place.
  - Development Management DPD (adopted August 2015) – this aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk).

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<sup>4</sup> Joint Core Strategy for Broadland, Norwich and South Norfolk’.

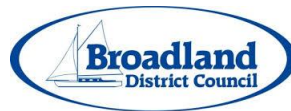
## 3. How the Plan was prepared

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- 3.1 The Neighbourhood Plan Steering Group has prepared the Plan with support from a team of three independent consultants and the Taverham Parish Council administrator. The process started in November 2017, and the Neighbourhood Area was adopted on 9<sup>th</sup> January 2018.

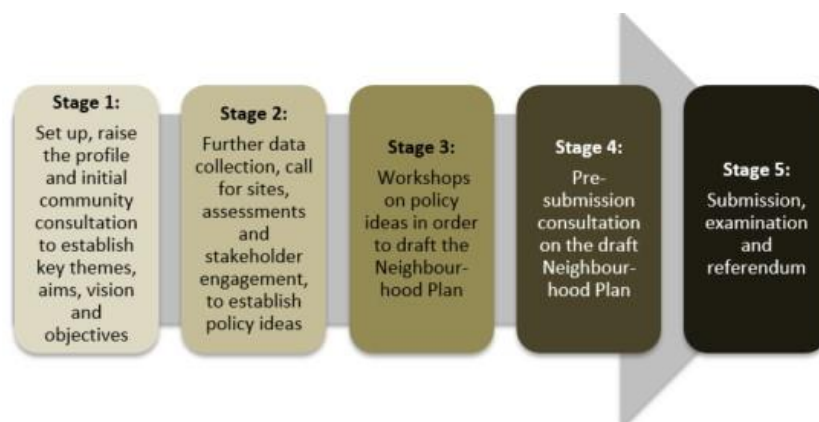
### Funding

- 3.2 The Plan has been commissioned and part funded by Taverham Parish Council. Other funding has come from a Locality grant from central government, and a grant from Broadland District Council.



### Community engagement and consultation

- 3.3 The Taverham Neighbourhood Plan has been undertaken with extensive community engagement, consultation and communication. There have been five stages in which the Neighbourhood Plan steering group has actively engaged the community through consultation. More details of all the consultation are outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to Broadland District Council in November 2019. Full results of all consultation events and notes are on the Neighbourhood Plan website, [www.taverhamplan.co.uk](http://www.taverhamplan.co.uk).
- 3.4 Below is a summary of each of the 5 stages.





**Stage 1: Set up and initial community consultation to establish key themes, aims, vision and objectives – Summer 2017 and 2018**

- First public meeting to inform the parish of the Neighbourhood Plan, 23<sup>rd</sup> March 2016.
- Stand at Taverham Fayre (July 2017 and repeated June 2018) to raise the profile of the Neighbourhood Plan.
- Neighbourhood Plan workshop with Steering Group (30<sup>th</sup> November 2017). Aims, vision and objectives drafted.
- Drop in events at Hinks Meadow (17<sup>th</sup> April), Taverham Village Hall (30<sup>th</sup> April) and St Edmund's Church (7<sup>th</sup> May 2018), to determine the key issues for the Neighbourhood Plan.
- Individual sessions with Ghost Hill Infant School, Taverham Junior School, Taverham High School, Taverham Medical Practice, Langley Preparatory School at Taverham Hall, Taverham After School Club, Taverham Youth Club, Taverham Guides, Taverham Dental Practice (Summer 2018).
- Initial Character Appraisal drafted by Steering Group.



Figure 6 left: Photographs from Summer 2018 consultation, and logo designed by three students at Taverham High School.



**Stage 2: Further data collection, call for sites, assessments and stakeholder engagement, to establish policy ideas – October 2018 to March 2019**

- Sustainability Appraisal Scoping Report drafted and consulted on with Broadland District Council, Environment Agency, Historic England, Natural England and Norfolk County Council.
- Stakeholder meetings with District Councillors, Taverham Road Action Group, St Edmund's Church, Taverham Vets, Taverham Women's Institute, Knit and Knatter, St Edmund's Art Group, St Edmund's Parochial Church Council,

**Stage 2: Further data collection, call for sites, assessments and stakeholder engagement, to establish policy ideas – October 2018 to March 2019**

Taverham Woodlands Volunteers, Taverham Football Club, Taverham High School.

- Door to door survey of 13 local businesses.
- Call for sites. Contact with landowners.
- Identification and assessment of potential Local Green Spaces.
- Identification and assessment of potential Non-designated Heritage Assets.
- Character Appraisal work.
- Site visits to Queens Hill, Aylsham developments and Horsford developments, to influence design policy.

**Stage 3: Workshops on policy ideas in order to draft the Neighbourhood Plan – January and February 2019**

- Two drop in events to check emerging policy ideas, assess options and develop detail in order to draft the Neighbourhood Plan, whilst continuing to inform the community. 12noon-5pm on Saturday 26<sup>th</sup> January at Taverham Village Hall, and 3pm-8pm on 1<sup>st</sup> February at Hinks Meadow.
- Online survey of policy ideas to supplement the drop in events.



Figure 7 left: Photographs from workshops on policy ideas, January and February 2019.

**Stage 4: Pre-submission consultation on the draft Neighbourhood Plan – July and August 2019**

**Stage 4: Pre-submission consultation on the draft Neighbourhood Plan – July and August 2019**

- Draft Neighbourhood Plan out for pre-submission consultation from 4<sup>th</sup> July until 31<sup>st</sup> August 2019. Sent to statutory agencies and available for residents to comment on.
- Consultation launched with an exhibition, 1pm-8pm on 4<sup>th</sup> July at Taverham Village Hall and available in community locations and online.

**Stage 5: Submission, examination and referendum – Autumn 2019 onwards**

- The Taverham Neighbourhood Plan was submitted in November 2019.
- The Plan was independently examined in Spring 2020, with a report issued in April 2020.
- The Plan went to referendum on 6<sup>th</sup> May 2021 and passed with 86.48 per cent in favour.

**Communication**

- 3.5 Communicating with residents and businesses through the development of the Taverham Neighbourhood Plan was particularly important at consultation stages and also in between as planning and writing took place.
- 3.6 The website **[www.taverhamplan.co.uk](http://www.taverhamplan.co.uk)** was used for: describing the Neighbourhood Plan; holding documents as they were produced; details of Steering Group members; terms of reference; a project plan; meeting dates and agendas; minutes; Parish Council update reports; all details and results of community consultation; contact details; and the latest news on progress.
- 3.7 The Taverham Newsletter (monthly parish magazine delivered to every household) had regular articles about the Neighbourhood Plan and advertised consultation events.
- 3.8 Facebook, posters, flyers and banners were used to promote events. An update for the Parish Council on Neighbourhood Plan progress was presented at monthly meetings.



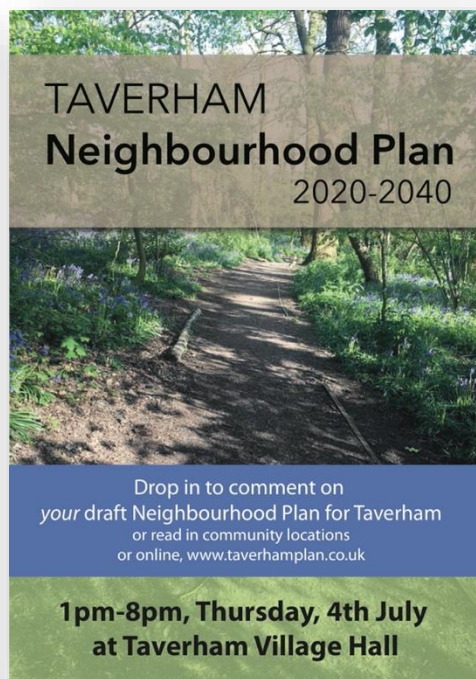


Figure 8 left:  
 Flyer for  
 workshops on  
 policy ideas  
 (January/  
 February 2019)  
 and exhibition  
 on the draft  
 Neighbourhood  
 Plan (July 2019).

## 4. The Vision: 2040

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- 4.1 The Neighbourhood Plan vision is an overarching statement describing what Taverham should be like at the end of the Plan period, 2040.
- 4.2 The vision sets out what Taverham residents wish their parish to be like in 20 years time. It was drafted in response to early consultations and then finalised through further liaison with residents. The vision attempts to capture what is unique about Taverham parish now, whilst looking ahead 20 years to what it will be.
- 4.3 The vision underpins the objectives and policies of the Taverham Neighbourhood Plan and is picked up throughout the Neighbourhood Plan.

<b>VISION</b>	<b>By 2040 Taverham will remain a distinct, well connected, viable and appropriately designed semi-rural village, with a strong integrated community. Recognising the parish heritage, it will have excellent services, a variety of quality homes, flourishing businesses, valued countryside and wooded areas. Taverham will be a safe and sustainable place where people want to live, work and play.</b>
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- 4.4 From the vision flow the different objectives of the Neighbourhood Plan and from them the policies. The diagram below outlines this relationship.

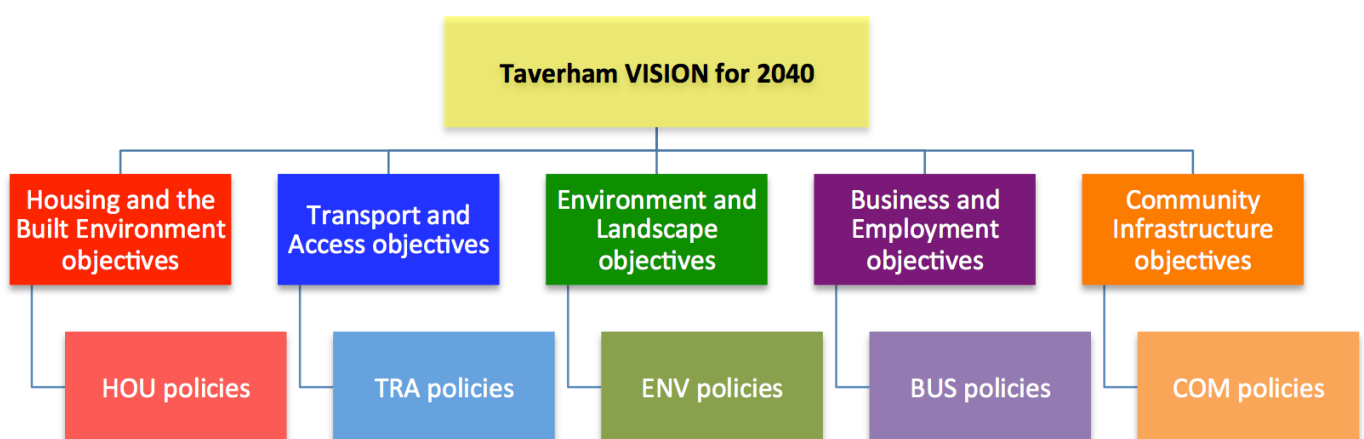


Figure 9 above: structure of the Neighbourhood Plan (own diagram).

## 5. Objectives of the Plan

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- 5.1 The objectives of the Neighbourhood Plan are broad statements of intent, there to help deliver the vision and address key issues in Taverham. The objectives were drafted early on and checked with the community through each of the consultation stages.

### Objectives of the Neighbourhood Plan

#### Housing and the Built Environment

**Objective 1: To enable appropriate locations for growth, which provide for a sustainable and integrated community.**

#### Housing and the Built Environment

**Objective 2: To provide high quality, diverse, affordable and innovative housing within Taverham.**

#### Housing and the Built Environment

**Objective 3: To ensure that the design, density and layout of new development reflects and enhances the character and distinctiveness of Taverham.**

#### Transport and Access

**Objective 4: To provide the infrastructure to encourage safe walking, cycling and the use of public transport within and beyond Taverham Parish.**

#### Transport and Access

**Objective 5: To provide adequate private and public parking.**

#### Environment and Landscape

**Objective 6: To protect green areas within Taverham and the surrounding countryside and woodland.**

#### Environment and Landscape

**Objective 7: To improve and provide high quality public spaces in the parish.**

#### Business and Employment

**Objective 8: To provide enough land, buildings and infrastructure to support local economic development and promote local employment opportunities.**

**Community  
Infrastructure**

**Objective 9: To ensure enough school and health facilities exist within Taverham to meet community requirements**

**Community  
Infrastructure**

**Objective 10. To provide opportunities for all residents to access community, cultural, leisure and sports activities within Taverham.**

Figure 10 below: War Horse.





## 6. Policies and Projects

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### Policies

- 6.1 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates back to a particular objective under the following five broad themes: Housing and the Built Environment; Transport and Access; Business and Employment; Environment and Landscape; Community Infrastructure.
- 6.2 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research, which provide the justification and evidence base for them.
- 6.3 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>5</sup>.
- 6.4 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

### Projects and community aspirations

- 6.5 As expected, during consultation events, the local community identified a number of projects that fall outside the remit of planning policy. These are called 'community action projects' and are in white boxes at the end of each policy chapter. Community action projects will be taken forward outside the Neighbourhood Plan process. These are included only for topics where relevant and are not an exhaustive list. Over the lifetime of the Neighbourhood Plan, Taverham Parish Council will also develop a range of projects as a result of development. See Chapter 7 for more details on implementation of the Plan.

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<sup>5</sup> Tony Burton, Writing Planning Policies, Locality.



## 6.1 Housing and the Built Environment

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- 6.1.1 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’.<sup>6</sup> The built environment is defined as human-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks’.<sup>7</sup> Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the Plan unless material considerations indicate otherwise’.
- 6.1.2 The Central Norfolk Strategic Housing Market Assessment 2015 (SHMA) identifies a functional Housing Market Area that includes all of the Greater Norwich area, as well as parts of North Norfolk, Breckland and the Broads Authority, with Norwich at its core. It provides the most up to date study into housing need and delivery across the Greater Norwich area to inform the emerging Greater Norwich Local Plan (GNLP). It takes into account data from the Office of National Statistics and the Valuation Office Agency, as well as primary research undertaken for the study and the delivery of housing in recent years. It identifies that there will be a need for 52,200 additional dwellings in Greater Norwich between 2012 and 2038, a slight increase on the annual delivery required by the adopted Joint Core Strategy (JCS).
- 6.1.3 The Plan period of the Taverham Neighbourhood Development Plan runs to 31<sup>st</sup> March 2040. The existing adopted Development Plan for the area comprises the Greater Norwich Joint Core Strategy (2011 and 2014), which provides strategic policies for the area up to 2026; the Broadland Development Management Development Plan Document 2015 (DMDPD) and

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<sup>6</sup> Town and Country Planning Act 1990 Section 55.

<sup>7</sup> Wikipedia, 16.05.19

the Site Allocations DPD 2016. The Joint Core Strategy is in the process of being reviewed to 2038 and will be replaced by the Greater Norwich Local Plan (GNLP) which is expected to be published in draft for consultation in Autumn 2019. Neighbourhood Plans are required to be in general conformity with the strategic policies contained within the adopted development plan for the area. (See Basic Conditions Statement) This NDP has been prepared in the context of the JCS, DMDPD and SADPD and also the emerging GNLP insofar as the content of that document is known at the time of preparation of this Plan. Paragraph 66 of the National Planning Policy Framework states that where it is not possible to provide a (housing) requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. Given that the Plan period of this NDP exceeds the JCS plan period, the GNLP team, on behalf of Broadland District Council, provided an indicative figure as a range between 200-1500 new dwellings. It was also indicated that the figure would be firmed up as progress was made on the emerging GNLP. It is anticipated that the housing requirement for Taverham is likely to be towards the top of the suggested range. Taverham is identified as a 'fringe parish' in the adopted Joint Core Strategy 2012 and described as 'a parish that has experienced major development initially between the A1067 and Taverham Road and then further development north of the A1067'. It is not anticipated that Taverham's position in the settlement hierarchy in the emerging GNLP will change.

- 6.1.4 A 'Call for Sites' was undertaken by the Greater Norwich Local Plan Team on behalf of the constituent local authorities in Summer 2016. This enabled those who wished to promote parcels of land for a particular use or development to submit this land for consideration for potential allocation in the GNLP. Potential uses include housing, employment, leisure and community uses. The sites submitted through this consultation were published in March 2017 (shown in figure 11 below).



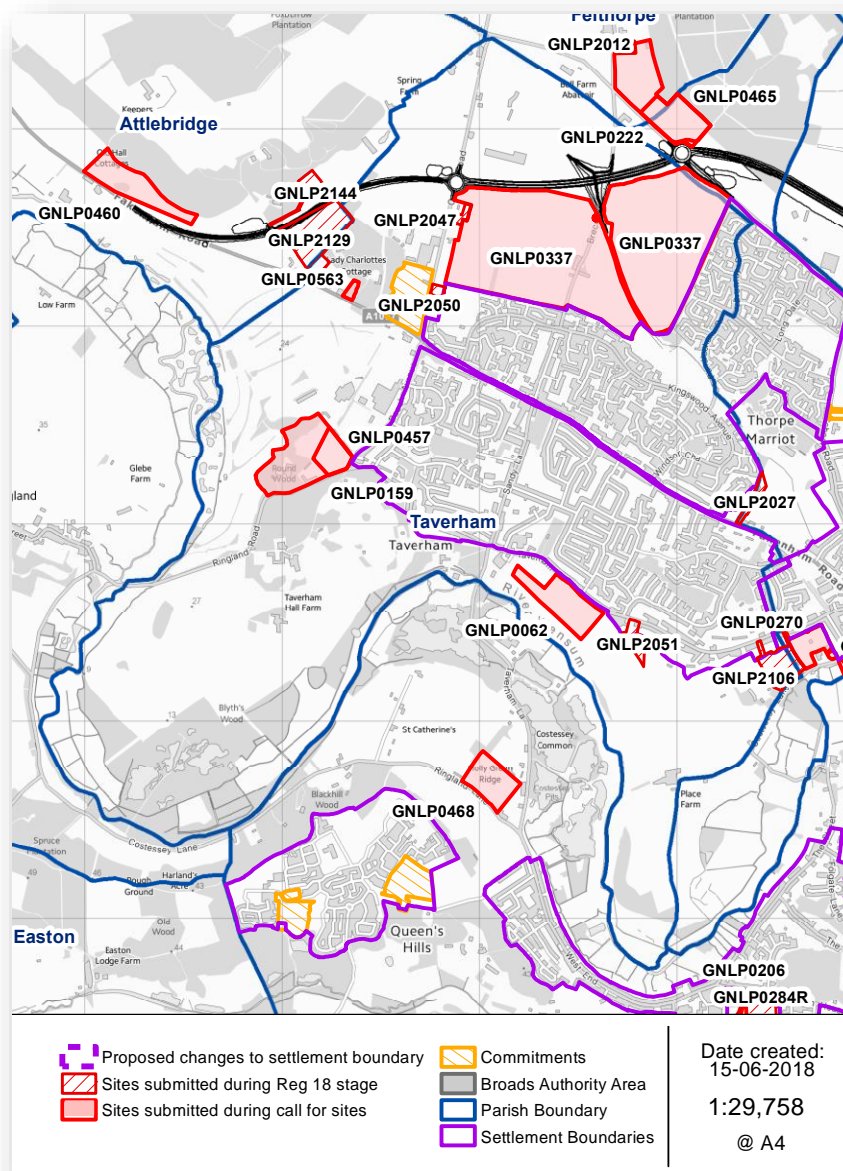


Figure 11 left: sites submitted through the Greater Norwich Local Plan, 2018. Map created 15.06.18, produced by Norfolk County Council Information Exploration Team, © Crown copyright and database rights 2018 Ordnance Survey 100019340.

6.1.5 These sites were then consulted on by the GNLP, as part of the Regulation 18 consultation, which took place between 8th January and 22nd March 2018. Approximately 230+ additional sites, or revisions to existing sites were put forward, across the entire GNLP area through the Regulation 18 consultation and public consultation on these sites took place between Monday 29 October and Friday 14 December 2018. The GNLP's initial assessment of sites put forward during the 2016 Call for Sites indicates that sites closer to the Broadland Northway have fewer constraints in comparison to other sites due to access to services and being some distance from significant environmentally sensitive areas to the south.

6.1.6 During this period the Neighbourhood Plan Steering Group carried out its own 'Call for Sites', during November and December 2018. Six sites were submitted, three of which were sites that had been previously submitted during the GNLP process and three new sites. Not all of the sites previously submitted through the GNLP process were resubmitted through the Neighbourhood Plan Call for Sites.

- Land at High Breck Farm (GNLP0337)

- Land South of Taverham Road (GNLP2106)
- Land at Fir Covert Road (GNLP2047)
- Land at Spring Farm (not submitted to GNLP)
- Land off Fakenham Road, adjacent to Eastlands Care Home (not submitted to GNLP)
- Land adjacent to Heathwood (not submitted to GNLP)

6.1.7 In January 2019, in reviewing the responses to the Neighbourhood Plan Call for Sites the Steering Group decided that they would not pursue specific housing allocations in the Neighbourhood Plan and would not take on detailed assessment of the viability of sites, leaving the process to Broadland District Council (through the GNLP). However, the Steering Group used the information to develop, enhance and expand a Neighbourhood Plan locational policy. Details of all sites, including the three new ones were passed to the GNLP to enable a comprehensive assessment to be made at Local Plan level.

**Objective 1: To enable appropriate locations for growth, which provide for a sustainable and integrated community.**

### **Locations for new housing**

- 6.1.8 The Neighbourhood Plan workshops on policy ideas held at the end of January and the beginning of February 2019, asked questions about the potential locations for new housing in Taverham. Visitors to the exhibition (and the online respondents) were able to view a map showing all sites put forward through both the GNLP and Neighbourhood Plan Call for Sites exercises and were asked the question, 'Where do you think housing should go and not go?'. In response to the submitted sites information, responses varied but there was a clear steer that; development should be kept away from the Wensum Valley, existing woodlands should be protected, new housing should be located near to existing housing, development could take advantage of the access and communications benefits of the Broadland Northway and be located where it may be less disruptive to existing residents. In addition, there was a strong view that further development ought not to take place until plans for the Broadland Northway to join Fakenham Road (A1067) and the A47 had been finalised.
- 6.1.9 The consultation proposed some draft policy ideas that sought to keep development away from the Wensum Valley, focusing development where there is easy road access, good connections, public transport, close to existing development e.g. close to the Broadland Northway as well as putting forward for consideration the concept of any new development to create its own physical centre/heart/focal point. Depending on size of the

development this could be a central green space, similar to Thorpe Marriott Green, or community building(s). This is addressed further in chapter 6.5.

- 6.1.10 Of the 129 total respondents, 61 agreed with development being directed away from the Wensum Valley (only 2 disagreeing); 69 agreed with focusing development where it would benefit from good connections close to the Broadland Northway (2 disagreed) and 57 people supported the concept of a focal point or 'heart' for new developments (no-one disagreeing).
- 6.1.11 The support for diverting development away from the Wensum Valley is due in part to its status as a protected wildlife habitat. The Wensum River Corridor is a European Designated Special Area of Conservation (SAC) as well as a nationally important designated site as a Site of Special Scientific Interest (SSSI). It forms a large part of the parish boundary to the south and west, bordering Drayton, Costessey and Ringland, where it is characterised by several large meanders and presents a woodland valley backdrop.
- 6.1.12 The Broadland Landscape Character Assessment produced and updated by Chris Blandford Associates in 2013, identifies the River Wensum as specific character type. The valley has a flat flood plain, which is typical of the River Valley Landscape and has adjacent gently sloping valley sides. There is a relatively strong sense of enclosure along the immediate river corridor, with lines of poplars, willows or alder lining the watercourses. Views are generally channelled along the river corridor, as a result of this enclosing vegetation. From the valley slopes, several viewpoints such as Taverham Road, offer intermittent open views across the river towards adjacent Landscape Character Types.
- 6.1.13 The National Planning Policy Framework (NPPF) revised in July 2018 and February 2019 indicates at paragraph 72 that new large scale housing developments should be well located and designed and supported by the necessary infrastructure and facilities and that identified needs should be met in a sustainable way with sufficient access to services and employment opportunities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 6.1.14 The NPPF further advises at paragraph 102 that where large-scale new housing development is to take place it should be focused in locations that are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Provision should also be made for high quality walking and cycling networks and supporting facilities. Larger developments should be comprehensively planned and phased to ensure that supporting infrastructure is suitably timed to be in place to serve the needs of the emerging development and to prevent piecemeal and poorly designed developments.



**TAV1: Location of new housing**

Proposals for new residential development in the Plan area will be considered in the context of all relevant policies in this Plan, and how they contribute to the achievement of sustainable development.

Large-scale residential development should be focused in the north-east of the Plan area close to the Broadland Northway at locations where it is possible to integrate with existing development and where a comprehensive planning approach can be taken to achieve good transport access including public transport, footpaths and cycleways, community infrastructure provision and green infrastructure links.

**Objective 2: To provide high quality, diverse, affordable and innovative housing within Taverham.**

### Housing mix

6.1.15 As well as numbers and the location of new development, the size, type and tenure of any new housing is also a key issue for local communities. The specific mix of housing will clearly have an impact on the existing community and therefore careful thought needs to be applied to determining that mix. Delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant and mixed community. Community consultation indicated that residents require a range of types of accommodation within the parish to meet their changing needs, with families wishing to move to larger homes, older residents wanting to downsize and young people able to afford local independent accommodation. New homes should be of high quality, meeting community aspirations for new and existing residents. The mix of housing types outlined in policy TAV2 has come through consultation with local residents and was the subject of specific questions at the workshops on policy ideas in January and February 2019 where residents were asked for their views on specific types of housing.

6.1.16 Of 129 respondents, 81 agreed that new housing provision should cater for the retired (such as supported housing, retirement complexes and sheltered housing), 6 residents disagreed. Support was also recorded for family housing – specifically 3-4 bedrooms, private, affordable and homes for first time buyers – 1-2 bedrooms. There was also some support for more general affordable housing together with self-build and eco-housing.

6.1.17 Data from the 2011 census shows the number of households in Taverham parish as 4101.<sup>8</sup> Household composition data from the 2011 census shows

<sup>8</sup> [www.nomisweb.co.uk](http://www.nomisweb.co.uk) Census data 2011. Data extracted 19.09.2018

that Taverham has 20.8 per cent of one family households with dependent children compared to 16.2 per cent for Broadland and 13.5 per cent for Norfolk. Taverham has 9.9 per cent of one-person households aged 65 and over compared to 14.1 per cent for Broadland and 14.3 per cent for Norfolk. 83.1 per cent of households in Taverham are owned compared to 79.4 per cent for Broadland and 66.9 per cent for Norfolk. 5.2 per cent are social rented and 10.4 per cent are private rented.<sup>9</sup> 65.5 per cent of unshared<sup>10</sup> dwellings are detached houses and bungalows in Taverham compared to 47 per cent for Broadland and 39 per cent for Norfolk. 18.8 per cent of dwellings are semi-detached compared to 38.1 per cent for Broadland and 29.4 per cent for Norfolk. 12.4 per cent of unshared dwellings are terraced and 3.3 per cent are flats, maisonettes and apartments. There are five private care homes catering for a range of needs, but no developments that include retirement complexes for independent living for older residents.

6.1.18 The property website Zoopla.co.uk indicates that the average house price in Taverham over the last 12 months April 2018 – April 2019 was £276,017 and property prices have increased by 2.8 per cent during that 12 months.<sup>11</sup> This is slightly higher than the average for Norfolk over the same period, which is £266,930 but lower than the England average of £328,543.

6.1.19 The mean age of residents of Taverham is 40.9, compared with a mean age of 43.9 for Broadland and 42.7 for Norfolk. 40 per cent of the population is aged between 30 and 59. There are no significant areas of multiple deprivation within the parish (according to the English Indices of Deprivation 2015<sup>12</sup>). In general terms, Broadland district doesn't experience widespread deprivation.

6.1.20 Of the Taverham population aged 16 to 74, 74.1 per cent are economically active, 68.5 per cent are in employment, 41.9 per cent are in full-time employment, 16.8 per cent are in part-time employment, 9.7 per cent are self-employed, 2.4 per cent are unemployed and 3.3 per cent are full-time students. Taverham has a higher proportion of the population who are economically active, 74.1 per cent, compared to Broadland 71.1 per cent and Norfolk 68.1 per cent.

6.1.21 Of the 25.9 per cent of the population of Taverham who are economically inactive, 15.4 per cent are retired compared to 18.6 per cent for Broadland and 17.9 per cent for Norfolk, 3.6 per cent are looking after their home and/or family and 2.6 per cent are disabled or have long term sickness. The 2011 Census data for occupation shows that Taverham has a slightly higher percentage of the population in Managerial jobs 11.5 per cent compared to

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<sup>9</sup> Rural Services Online website 11.09.2011 Census data from 2011

<sup>10</sup> An unshared dwelling is defined as a self-contained unit of accommodation of one household space, source: <https://www.scotlandscensus.gov.uk/variables-classification/dwelling-number>

<sup>11</sup> Data extracted from Zoopla 30.04.19

<sup>12</sup> English Indices of Deprivation 2015 <http://dclgapps.communities.gov.uk/imd/idmap.html> . Data extracted 18.09.2018

Broadland 11.2 per cent and Norfolk 10.4 per cent. 16.2 per cent of Taverham residents are in professional occupations compared to 14.3 per cent for Broadland and 14 per cent for Norfolk. Taverham has a slightly lower proportion of the population in caring, leisure and other service occupations than the proportion for Broadland and Norfolk.<sup>13</sup>

- 6.1.22 New housing in Taverham delivered over the plan period will need to take into account that Taverham's population is on average, younger, healthier and wealthier than the Norfolk average. Property prices also tend to be slightly higher than the Norfolk average. It is important therefore that the 'affordability gap' does not widen. There is still a gap in the provision of accommodation which enables some levels of independent living. The demands for this form of housing may increase as the current 40 per cent cohort of those aged 30 to 59 grow older through the Plan period.
- 6.1.23 The NPPF at paragraph 61 indicates that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including families with children, older people, people with disabilities, people who rent their homes and people who wish to commission and build their own homes.

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<sup>13</sup> Rural Services Online website 11.9.2018 data from Census 2011.



**TAV2: Housing mix**

Development proposals that cater for a wide range of housing types enabling a mixed and inclusive community and reflecting the local population will be supported.

The mix of housing\* should, where appropriate, include:

- Retirement living housing (e.g. supported housing, bungalows and retirement complexes, sheltered housing, warden-controlled schemes)
- Family housing 3-4 beds - both private and affordable
- Homes for first time buyers (e.g. 1-2 bed homes both affordable and private)
- Adaptable, 'life-time' homes
- Affordable housing<sup>14</sup>
- Self-build<sup>15</sup>
- Eco Housing<sup>16</sup>

Affordable housing to be provided in new residential developments should be integrated within the development and not grouped in separate clusters.

\*It should be noted that the above housing types may not be suitably accommodated on every site.

**Objective 3: To ensure that the design, density and layout of new development reflects and enhances the character and distinctiveness of Taverham.**

## Design

6.1.24 One of the determinants of whether any new development is successful or not will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common issues that will cause a local community concerns about any impending new development. If a community believes that it has been involved with a development at an early stage and has been able to influence the design of a development, the higher the likelihood that the development will be considered to be acceptable.

<sup>14</sup> See Appendix E for definition of affordable housing

<sup>15</sup> Housing built by an individual or group of individuals or persons working with or for them, to be occupied by that individual

<sup>16</sup> An environmentally low-impact home designed and built using materials and technology that reduces its carbon footprint and lowers its energy needs

- 6.1.25 Whilst to an extent design and impact on local character are subjective judgments, these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development is 'in keeping' with what is already there is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgment.
- 6.1.26 The Steering Group were very clear, early in the evolution of this plan, that there was a strong need to define the local building style and to improve the overall quality of design. This could be done through the production of a Character Appraisal which could inform policies that apply equally to large scale development as well as single dwellings, non-residential development and even extensions, all in the interests of improving design quality. The rationale behind the Taverham Character Appraisal is to assist in making those judgments by providing a systematic and logical evidence base that can in turn influence the Neighbourhood Plan policies. Its purpose is not only to help influence the designers and proposers of development at an early stage of formulating their proposals, but also to help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 6.1.27 To make a decision, as to whether something is 'in keeping' with the existing development the Character Appraisal (see Appendix B) has sought to highlight examples of the Taverham vernacular. In making judgments about character there is often very little evidence in place as to what the character of an area is. There are historically many Local Plan policies that have allowed for development subject to the impact upon form, character and setting of an area – particularly in rural areas - but there is no reference document or guidance in place to assist the decision maker with that judgment. In this case the District Council does have a Landscape Character Assessment Supplementary Planning Document in place to cover that element; however Character Appraisals help to complete that policy gap and they are becoming more common as supporting evidence documents associated with Neighbourhood Plan policies.
- 6.1.28 Work on the Character Appraisal began before the policy ideas workshops. The Steering Group undertook two 'design visits' to Queens Hills in December 2018 and Horsford and Aylsham in January 2019. They visited some recently completed housing developments to formulate their thoughts before completing the Character Appraisal survey work. By January and February 2019 when the draft policy ideas workshops took place, an early draft of the work on the Character Areas had been completed and was available for people to comment on at the workshops.
- 6.1.29 The Neighbourhood Plan Vision seeks to maintain and enhance the semi-rural nature of the parish ensuring it is safe and well designed. Residents wish to

see new development that positively contributes to the rural image through sympathetic and visually attractive design.

- 6.1.30 Considerable emphasis is given to achieving well-designed places in the NPPF. Paragraph 124 describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 6.1.31 Paragraph 125 of the NPPF states ‘Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics.’ Neighbourhood Plans can play an important role in identifying the special qualities of an area and how it should be reflected in development. The Taverham Character Appraisal has sought to undertake this role.
- 6.1.32 Through the consultation exercises residents expressed some clear preferences in terms of the design of new development. There is a strong concern over the prospect of 3 storey dwellings particularly where they might be located next to existing single storey development, which is prevalent in many of the Taverham Character Areas. There were also strong preferences for designated visitor parking and for parking to be accommodated as close to the associated residential dwelling as possible and to avoid parking courts at the rear of properties. Provision for waste and recycling storage should be included within the design of individual plots and community safety should be built into the design of developments at an early stage. Where larger developments are proposed the Steering Group drew on their Design Visit experiences and were keen to develop policies that avoided residential layouts with only one main road access, conscious of the problems that have been caused from time to time at Queens Hills, when accidents affect the only entrance to the residential estate and large scale traffic congestion is caused throughout the development for long periods.
- 6.1.33 Urban designer and author of ‘Building for Life 12’, Stefan Kruczkowski, has written on the topic and states that, ‘housing developments can often be insular with just one way in and one way out. Without good roads and paths to other areas, getting around can take an unnecessarily long time – making it harder to encourage people to walk and cycle’.<sup>17</sup>
- 6.1.34 Two closely-related design policies (TAV3 and TAV4) have therefore been developed. Although, the main focus of TAV3 is residential development, the first part of the policy is also intended to apply to other uses. The main part

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<sup>17</sup> Stefan is an Urban Designer and specialises in urban design within residential development. Stefan was co-author of Building for Life 12 with David Birkbeck, CEO of Design for Homes.

of the policy applies to any new residential development irrespective of scale including single dwellings. TAV4 applies to larger residential developments.

- 6.1.35 In an attempt to influence the design and quality of new developments and ensure that they respect and integrate with their surroundings, it has also been considered that issues relating to the layout of new residential developments in particular require guidance. Examples of where development has worked well and examples that have worked less well have been examined through the Design Visits and the density, layout and landscaping of new development sites have been highlighted as particular issues. Matters such as parking, garages, external storage, room for wheeled bin storage, road layouts, closeness of dwellings and the visual appearance of the edges of development have been considered in detail. Given that any new housing developments in Taverham may have to be located on the edges of the current built up area, immediately adjacent to the open countryside; and that a significant part of the existing village sits in close proximity to a sensitive valley landscape setting, particular care needs to be taken.



**TAV3: Well-designed new development**

All new development should reflect Taverham's local distinctiveness and character, as identified in the Character Appraisal (Appendix B) and seek to enhance its quality.

All proposals for new development should respect the scale, materials and character of the existing and surrounding buildings of the relevant Character Area (as highlighted in the Character Appraisal), reinforcing local development patterns, the form, scale, massing and character of adjacent properties where this provides a positive contribution.

New housing developments irrespective of scale, should also, where appropriate:

- a) Provide for a density compatible with that existing in the immediate locality and the relevant character area;
- b) Respect the established building 'set-back' and arrangements of residential front gardens, walls, railings or hedges;
- c) Ensure that the proposed heights of buildings are appropriate to the character of the area;
- d) Avoid overdevelopment by ensuring that a residential plot can accommodate the needs of modern dwellings with usable garden space and that the rear garden can be accessed without going through the house;
- e) Provide sufficient external amenity space for refuse and recycling storage;
- f) Provide for adequate parking for residents and visitors, whilst seeking to minimise the visual impact of the car;

- g) Conform to the 'Secured by Design' <sup>18</sup> principles to create and maintain a safer community and reduce crime and disorder;
- h) Include features to encourage and attract wildlife, create new habitats, and enhance and extend existing wildlife corridors;
- i) Minimise the loss of trees and hedgerows to enable necessary road access and visibility splays;
- j) Include soft, well-landscaped boundary edges where adjacent to open countryside or edge of settlement;
- k) Retain existing tree belts and hedgerows making a feature of them as part of the development;
- l) Include features that allow for increased energy efficiency performance and renewable energy provision.
- m) Incorporate the use of SuDS wetland and water features to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits;
- n) Undertake an appropriate flood risk assessment of the development proposals and incorporate any necessary mitigation measures to demonstrate that there is no increased risk of flooding.

Outstanding or innovative designs, which promote high levels of sustainability or help raise the standard of design more generally in an area will be encouraged.

6.1.36 The NPPF indicates that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions. NPPF paragraph 72 indicates that new housing development is best achieved through planning for larger scale development where investment in the necessary infrastructure can be strategically planned and coordinated. Where large-scale new housing development is proposed, it should be comprehensively master-planned with appropriate triggers to ensure that the necessary infrastructure is delivered at the appropriate time to support growth. Attempts to avoid infrastructure obligations, through the submission of cumulative piecemeal applications should be resisted.

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<sup>18</sup> A police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures.

**TAV4: Larger scale housing development**

In addition to the criteria set out in Policy TAV3 above, proposals for new residential developments of 500 dwellings or more should include:

- a) A heart or focal point (for example, a useable open space or a community building) that is easily accessible from the rest of the development and will act as an attraction for the community
- b) One or more road access to the development to prevent traffic congestion and ensure the safe access and egress for the flow of traffic in the event of an accident;
- c) Significant landscaping areas including the use of native species in new planting;
- d) Features to enable integration with existing developments, in terms of footways and cycle connections;
- e) The use of SuDS wetland and water features to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.

(Also see Policy TAV11 New Open Spaces).

**Historic environment**

6.1.37 The parish of Taverham has four Listed Buildings. These include a Cold War Underground Nuclear Shelter, the War Memorial, the Church of St Edmund and Taverham Hall, which is now an independent school. Taverham Hall and its surrounds was an historical parkland enclosed by the Lord of the Manor after 1740. The flint wall with brick piers, which have the family crest, together with East and West Lodges encloses the Park including the farmland down to the river. The original Hall was burnt down in 1857 and rebuilt in Tudor style nearby and is Listed Grade II. The value of the parkland in its own right is recognised through its identification as a Non Designated Heritage Asset by Broadland District Council. There are several notable woodland areas e.g. Snake Wood and Beavers Wood, which are in separate private ownership. These are on the higher areas to the north of the Hall, where the land slopes down fairly steeply to the flatter area near the River Wensum. There are many substantial trees in the Park, oaks, beeches and Wellingtonias which were very fashionable in the big parks of the nineteenth century. The bowl shape formed by the sloping sides forms a natural amphitheatre, which has been used for public concerts. The present hall was rebuilt between 1859 and 1860 and became a school in 1920. In 1940, the exigencies of war necessitated the hurried evacuation of the Hall and it became used for training by the Army. After the war it returned to its present school use.

6.1.38 The oldest part of the village is The Street which originally joined the Hall with the Church. The wall built to enclose Taverham Park decided the shape of The Street which was originally the centre of the village. The original Saxon church tower was partly destroyed by lightning in 1459 and rebuilt in Norman style and consists of a round tower with a top comprising octagonal flint flush work. There are groups of older dwellings at Hall Farm, Beech Avenue and Fir Covert Road but the majority of the settlement based on Fakenham Road, Sandy Lane and Drayton Road is considerably more modern and dates from the 1960s onwards. The parish also once hosted a paper mill that was formerly a corn mill located on the banks of the River Wensum. Little trace of the mill now remains other than a few foundations and parts of an outbuilding. The site is now home to a local nature reserve operated by Anglian Water.

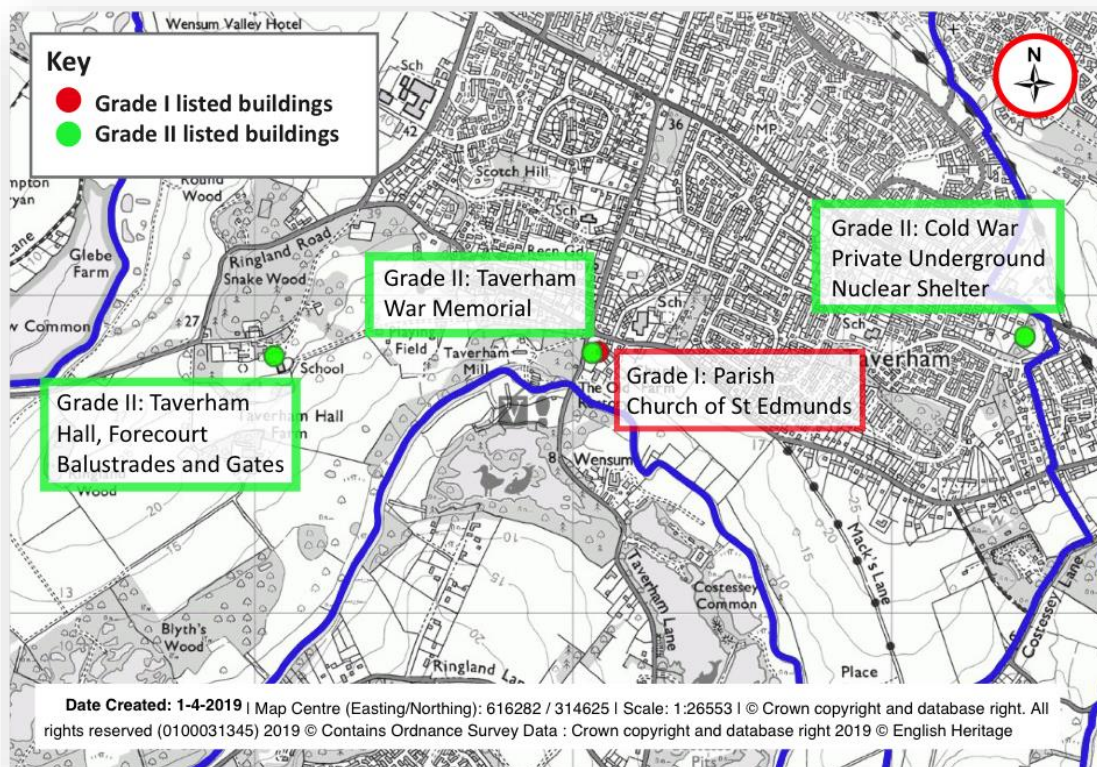


Figure 12 left: Listed buildings in Taverham (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

6.1.39 The Government's Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. The PPG goes on to explain that these can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and are a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the



potential for sustainable development. Further information can be found in Historic England's guidance on Neighbourhood Plans<sup>19</sup>

- 6.1.40 The NPPF 2019 at paragraph 198 indicates that the effects of an application on the significance of a non-designated heritage assets should be considered when determining applications.
- 6.1.41 In addition to its listed buildings Taverham has a very distinct cluster of other buildings and historic features centered around The Street and Sandy Lane. These thoroughfares originally provided the main routes between the Hall and the Church and the Church and the Mill; and the village grew up around them. The proposed non-designated heritage assets are considered to be important in their own right and many of their names provide clues to their original functions e.g. The Old School, The Old Rectory and Forge Cottage. Collectively and individually they provide distinctiveness and character to this part of the village.
- 6.1.42 Broadland District Council does not currently have a local list of non-designated assets and therefore the Neighbourhood Plan has separately identified a series of important heritage assets and historic features. The identification of character buildings and historic features will help to reinforce the local distinctiveness and character that is so important to Taverham, ensuring that any applicant for planning permission takes account of the desirability of their conservation.
- 6.1.43 The policy ideas workshops in January and February 2019 tested the appetite of the local community for identifying non-designated heritage assets in Taverham and asked for views on a potential policy that would identify non designated heritage assets. There was no dissent from this proposed policy idea at all from those attending and some detailed comments on some of the suggested assets were also received.
- 6.1.44 The following policy has been formulated using the Character Appraisal survey work, some additional investigations by the Steering Group and the comments received through consultation. The identification of these important buildings and historic features does not constitute a local list of non-designated heritage assets. In the event that Broadland District Council chooses to introduce a local list of non-designated heritage assets, the 17 buildings/historic features could be considered for inclusion in that list. A justification for each of those listed in policy TAV5 is found in Appendix D.

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<sup>19</sup> <https://historicengland.org.uk/advice/planning/plan-making/improve-your- neighbourhood/>

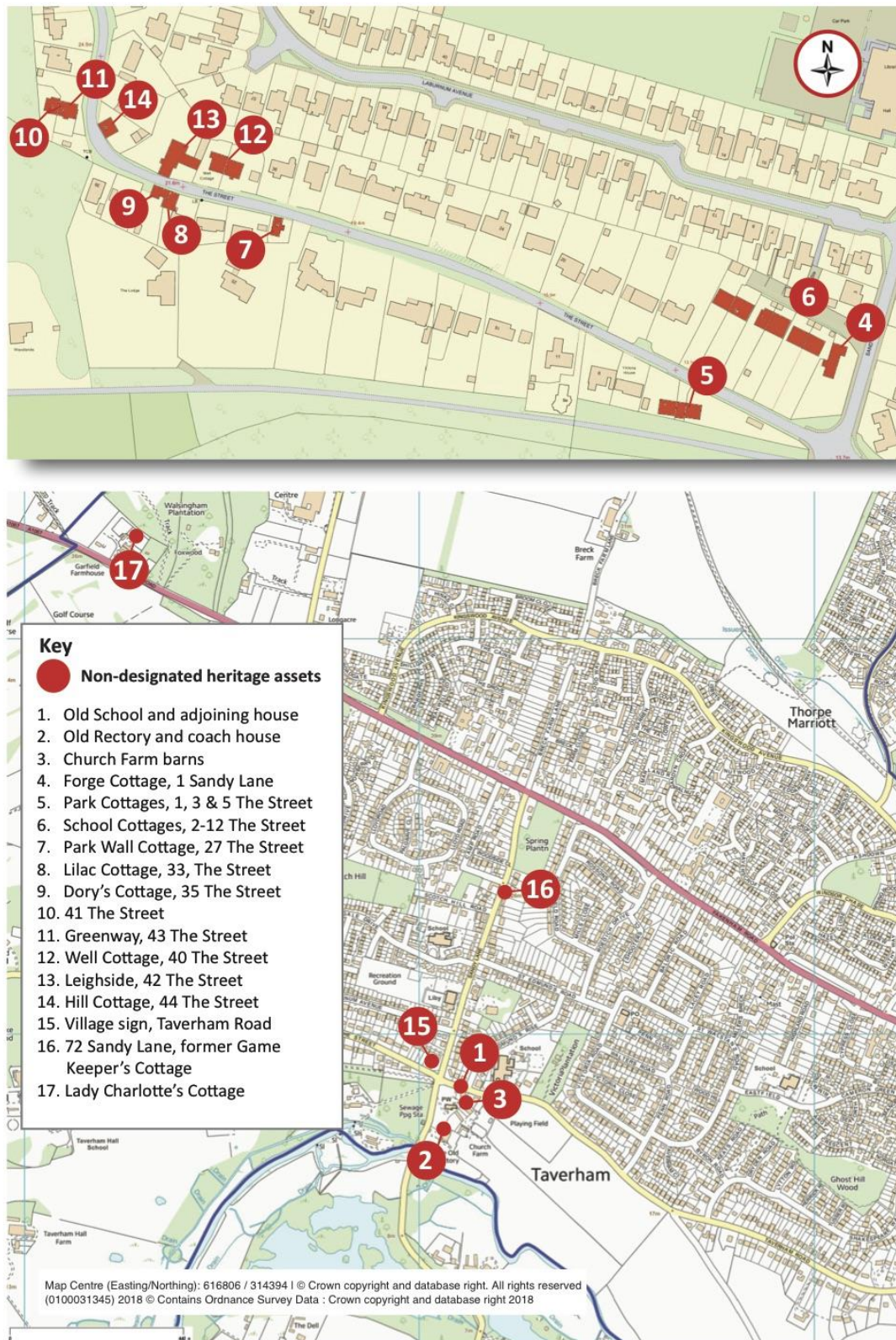


Figure 13 above: Non-designated heritage assets. Top map shows The Street. Bottom map shows wider village (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

**TAV5: Non-designated heritage assets**

The following buildings or structures (as shown in figure 13) are identified as non-designated heritage assets due to their locally important character and historic features:

1. Old School and adjoining house.
2. Old Rectory and coach house.
3. Church Farm barns.
4. Forge Cottage, 1 Sandy Lane.
5. Park Cottages, 1, 3 & 5 The Street.
6. School Cottages, 2-12 The Street.
7. Park Wall Cottage, 27 The Street.
8. Lilac Cottage, 33, The Street.
9. Dory's Cottage, 35 The Street.
10. 41 The Street.
11. Greenway, 43 The Street.
12. Well Cottage, 40 The Street.
13. Leighside, 42 The Street.
14. Hill Cottage, 44 The Street.
15. Village sign, Taverham Road.
16. 72 Sandy Lane, former Game Keeper's Cottage.
17. Lady Charlotte's Cottage.

Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. Proposals should demonstrate the consideration that has been given to retaining:

- a) The important asset or historic feature itself;
- b) Its most distinctive and important features;
- c) The positive elements of its setting and its relationship to its immediate surroundings; and
- d) The contribution that the building or historic feature and its setting makes to the character of the local area.

**Community action projects**

- Request Broadland District Council consider the adoption of the non-designated heritage assets as part of their list.





## 6.2 Transport and Access

6.2.1 Taverham is situated approximately 5 miles (8 km) north-west of Norwich and sits on the River Wensum. The parish is bisected by the A1067 Norwich-Fakenham Route, which was its principal transport corridor until the construction of the A1270 - Broadland Northway, (commonly referred to as the Norwich Northern Distributor Road or NDR) in 2017/8. The function of the new road is to join a number of radial routes into Norwich from North Norfolk and Broadland. The recently opened Broadland Northway goes through the northern part of Taverham parish. Taverham is classified as a fringe parish in the adopted Joint Core Strategy JCS due to its proximity to Norwich and its location close to a number of principal routes.

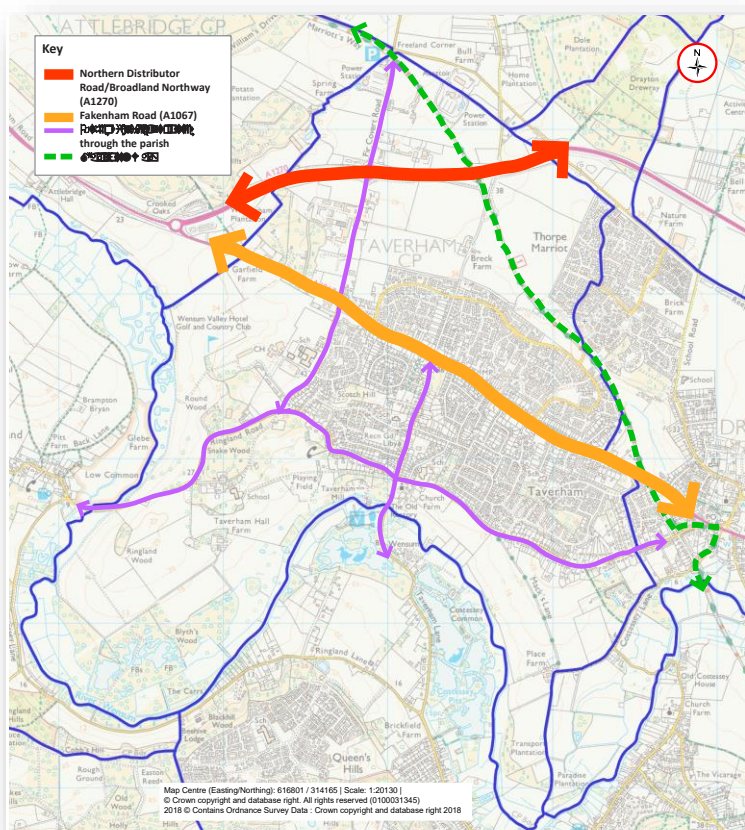


Figure 14 left: Main routes through Taverham parish (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



6.2.3 Since the adoption of the Norwich Northern Distributor Road (Broadland Northway) preferred route in 2005 providing a connection between the A1067 (Fakenham Road at Attlebridge) and the A47 (at Postwick), there has been sustained local pressure for provision of a Norwich Western Link (NWL) to connect the A47 (west) to the A1067 (Fakenham Road) to ease perceived traffic problems in the local area and enhance strategic connectivity. Early plans to link the A47 (west) to the A47 (east) via the A1067 were not progressed due to environmental concerns regarding the Wensum Valley. However, following full approval of the Broadland Northway (in 2015) and its subsequent construction, the County Council committed to revisit the feasibility and need for a NWL.

6.2.4 A preferred route for the NWL was published in July 2019. The new 3.9 mile dual carriageway road links from the roundabout at the western end of Broadland Northway and extends for around 350 metres along the A1067 Fakenham Road before turning in a south-westerly direction via a new junction. The road crosses the River Wensum on a viaduct and then continues at or near ground level for the remainder of its length. It links to the A47 via a new junction at Wood Lane (B1535), which forms part of Highways England's plan to dual the A47 between North Tuddenham and Easton, due to get underway in early 2022, and the preferred route would create a fully dual carriageway orbital route around the city

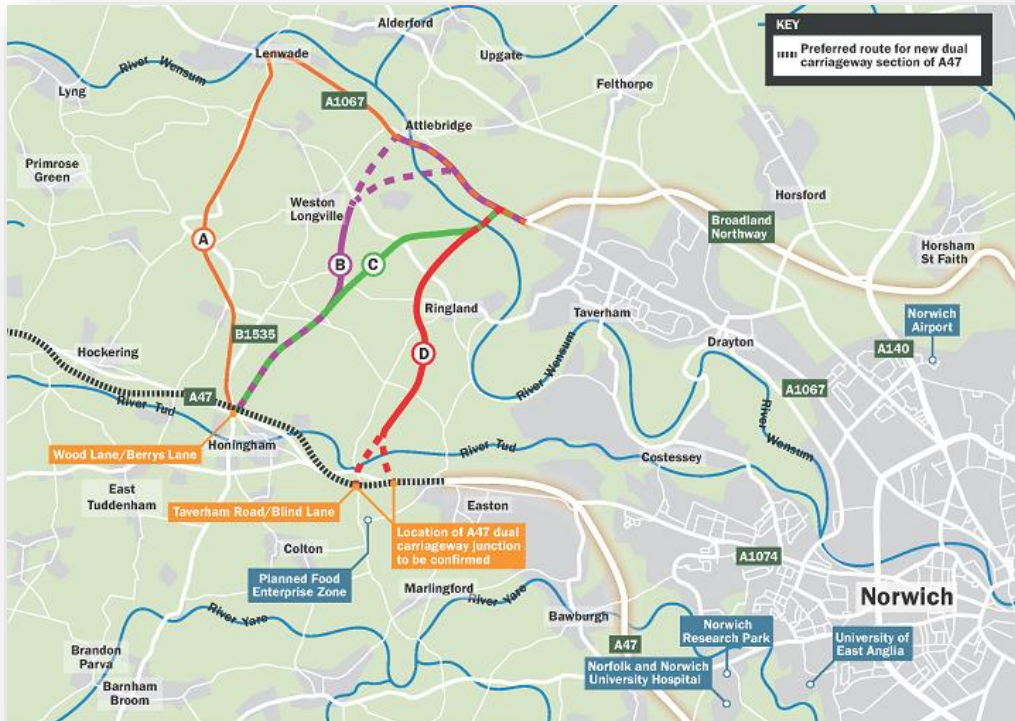


Figure 15 left:  
Norwich  
Western Link  
routes (source:  
Norfolk County  
Council).

## **Support for the Western Link**

- 6.2.5 The proposed Broadland Northway (western link) lies outside of the Taverham Neighbourhood Plan area. However, the Neighbourhood Plan supports the completion of the western link for the following reasons:
- The current impacts of ‘rat-running’ are felt in Taverham parish not least in Beech Avenue/Ringland Road and Sandy Lane/Costessey Road. These include concerns over speeding, volume and safety.
  - The continued use of the minor roads around the parish is having adverse impacts upon weak road bridges e.g. Ringland.
- 6.2.6 The Neighbourhood Plan supports any proposed scheme that reduces through traffic in Taverham but also enables improved business accessibility to the rest of the surrounding area and the city. New opportunities that may arise during the plan period, as a consequence of the proposed Broadland Northway Western link, to improve recreational pedestrian and cycle routes and links will be supported.

**Objective 4: To provide the infrastructure to encourage safe walking, cycling and the use of public transport within and beyond Taverham parish.**

## **Getting around Taverham**

- 6.2.7 The Neighbourhood Plan encourages development that addresses the impact of climate change by reducing reliance on the private car. New development provides an opportunity to create new footpaths and cycle ways to connect through developments, to village amenities, other parts of the parish and the surrounding area (including the Wensum Valley and Marriott’s Way). The ability to walk or cycle within new developments will in turn also contribute to social connections being made between residents, in ways that do not happen in a car-dependent community.
- 6.2.8 The map below shows public rights of way in Taverham parish, including Marriott’s Way, which runs through the eastern section of the parish into Norwich.

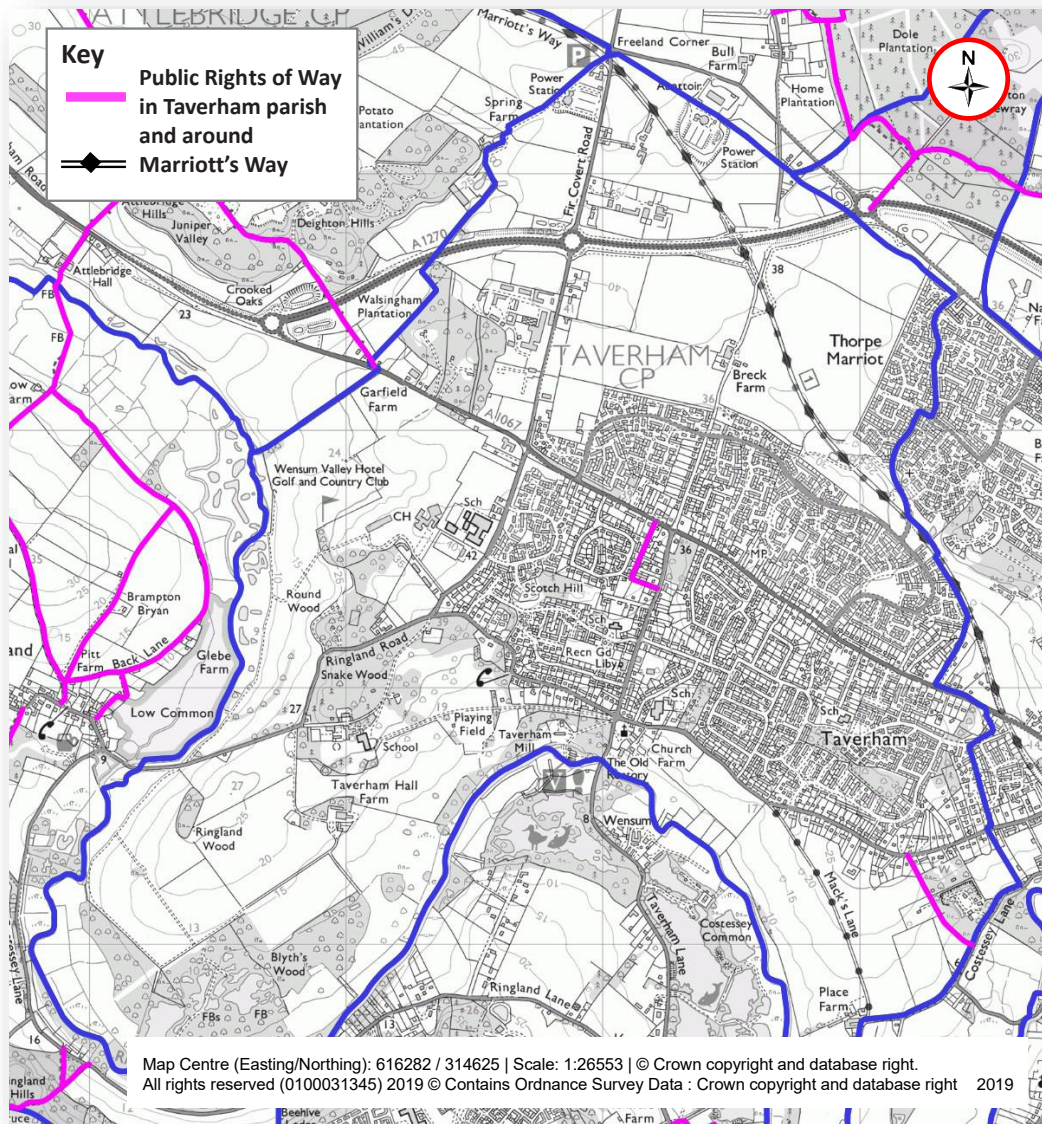


Figure 16 left: Public Rights of Way in and around Taverham, and the Marriott's Way (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

6.2.9 Taverham parish has 7.6 per cent of households with no access to a car or van, which is lower than the 11.4 per cent of households in Broadland without access to a car or van. 44.9 per cent of Taverham households have access to one van or car compared to 44.4 per cent for Broadland. 36.7 per cent of households have 2 cars or vans, 8.2 per cent have 3 cars or vans and 2.6 per cent have 4 or more cars or vans in the household. The table below is taken from the Sustainability Scoping Report and shows how far Taverham residents travel to work. The data is from the Census 2011. The majority of people travel between 5km to 10km to work, which may be unsurprising given the proximity to Norwich and also the huge economic pull that the city has on its rural hinterland.<sup>20</sup>

<sup>20</sup> Rural Services Online website 11.9.2018 data from Census 2011.

<b>Distance travelled to work Number of people</b>	<b>Number of people</b>	<b>Percentage of population</b>
All categories: Distance travelled to work	5,247	100 per cent
Less than 2km	462	8.8 per cent
5km to less than 10km	2,186	41.66 per cent
10km to less than 20km	762	14.5 per cent
20km to less than 30km	193	3.67 per cent
30km to less than 40km	102	1.94 per cent
40km to less than 60km	91	1.73 per cent
60km and over	155	2.95 per cent
Work mainly at or from home	458	8.72 per cent
Other	380	7.24 per cent

6.2.10 Again, due to the close proximity to Norwich, the parish is relatively well served by bus services when compared with other Norfolk villages. The majority of the Norwich bus routes are radial 'in and out' routes, in that their purpose is principally about transporting passengers between Norwich and other settlements. There are relatively few services that are circular or connect the fringe parishes and therefore travel on public transport for easterly or westerly connections such as a trip to the Norfolk and Norwich University Hospital can be lengthy and for Taverham involves changing buses in Norwich.

### **Walking and Cycling**

6.2.11 The Marriott's Way is a long distance route on a former railway line and forms part of National Cycle Route 1, linking Norwich, Taverham, Reepham and Aylsham. It is used both by commuters and leisure users and is a priority for future investment. Broadland District Council is progressing a footpath scheme in the tree belt that surrounds Thorpe Marriott, and which connects to the Marriott's Way. This originates from the West Broadland Green Infrastructure Project Plan and the project spans the parishes of Taverham and Drayton. The footpath will link Thorpe Marriott Estate, Marriott's Way, Nabour Furlong, Pendlesham Rise, Littlewood and the Broadland Northway Green Bridge.

6.2.12 The key traffic and transport concerns of residents that came through the consultation exercises relate principally to safety. Particularly, traffic speeds at the schools, a lack of safe cycling routes (not just cycling lanes on busy roads) and congestion at peak times. Proposals that would enable greater access and therefore greater use of the Marriott's Way would also be popular.



- 6.2.13 It is acknowledged that there may be opportunities presented in the future to improve walking and cycling provision in Taverham including new routes and safety improvements as a consequence of the construction of the Broadland Northway Western Link. The Steering Group are keen to ensure that such opportunities are not missed and that new development in the area should be well planned with new and enhanced footway and cycleway provision included in the early design stages. Opportunities for providing new routes, enhancing existing routes through the filling in of any gaps in routes and enhancing safety will all be supported.

**POLICY TAV6**

**TAV6: Walking and cycling**

Where new development takes place, opportunities should be taken to create new footways and cycle routes. New footways and cycle ways should connect to village services and existing routes and should form part of a safe, accessible and coherent network in and around the parish.

New development adjacent to the Marriott's Way should provide appropriate pedestrian and cycle links to Marriott's Way. Proposals that enable increased access by foot or by cycle to the retail area on Fir Covert Road will be supported.

**Parking**

- 6.2.14 Adequate and well-designed parking provision is an important element of any new development, whether it is for a single dwelling, business premises or a larger development. It is also an issue that is raised frequently during consultation exercises. Whilst the Neighbourhood Plan will try to encourage sustainable transport options, it is also a reality that private cars will be used to access services and employment within and beyond the village. It is important that this is well designed into any development. Overall parking provision in Taverham will be delivered in accordance with the relevant adopted standards of Broadland District Council as Local Planning Authority. However, there are examples across the county where a lack of consideration to the design of parking in new housing development has caused problems of obstructions and safety hazards as well as detracting from the visual appearance of a development.
- 6.2.15 Allocated parking on new residential estates is encouraged (garages and bays) to avoid indiscriminate and on-kerb parking. Garages should be built large enough to accommodate an average car and for the convenient and safe access and egress of its occupants.
- 6.2.16 The issue of parking was one of the key issues considered by the Steering Group on their Design Tours. The developments they visited varied in age and

the approach to parking in each varied enormously. The visual impact of parking provision and also its convenience and safety were key issues that the Steering Group wished to address through Neighbourhood Plan policy.

- 6.2.17 Policy TAV7 addresses this important factor. It has been designed to be consistent with the wider development plan. Its ambition is to ensure that parking provision meets the needs of residents and does not detract from the overall visual appearance of the development.

**Objective 5: To provide adequate private and public parking.**

**POLICY TAV7**

**TAV7: Parking**

Car parking provision for all new developments in the Plan area shall be in accordance with the adopted parking standards of Broadland District Council.

Parking should be located to be discreet, accessible, and appropriate to the character of the proposed development.

Taking into account the proposal and its location, parking provision should include adequate off-street parking for the size of the dwelling. Where garages are proposed they should be of a size to accommodate and provide easy access to and from a range of modern vehicles.

Parking areas should not be disconnected from the dwelling and be located to promote natural surveillance and security; where appropriate, specific provision should also be made for layby parking and visitor parking.

**Community action projects**

- Identification of potential new areas for public car parking. Public car parks around green areas, support for the creation of a new car park in Taverham for use of Marriott's Way in any new development nearby. Implementation enabled through use of Community Infrastructure Levy money from new development.
- Identification of potential new walking and cycling routes linked to the Broadland Northway.
- Link Local Green Spaces 6 and 7 to Fir Covert Road and the proposed supermarket.





## 6.3 Environment and Landscape

### The Natural Environment

6.3.1 The parish of Taverham is located at an important point in the gradual transition from the urban city centre of Norwich to the rural Broadland countryside. Travelling out of the city centre towards Fakenham, by road or by river, Taverham represents the last of the Norwich fringe parishes before reaching the open countryside beyond. The settlement itself is characterised by relatively high-density development interspersed with significant areas of wooded plantations including Deciduous woodland, Econet Woodland (ecological network woodland) and Ancient Woodland.



Figure 17 left: Ancient and Deciduous Woodland (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

- 6.3.2 The Taverham Hall estate used to consist of over 3,000 acres of which 754 acres were 'grandly disposed coverts' where Scotch Fir, Oak, Beech, Cedar and Silver Fir grew. Significant numbers of trees were grown locally to service the Paper Mill. Between 1812 and 1830, the owner of Taverham Hall planted one tree for each of his seven daughters between the Hall and East Lodge and these became referred to as 'Seven Sisters'. By 1967 they had become unsafe and had to be felled being replanted the following year. Lady Charlotte, the younger of the daughters gave her name to the 11-acre wood on the Fakenham Road. Another important woodland is the wood opposite, known as Walsingham Plantation as it marks part of the route used by pilgrims to the shrine at Walsingham. The closing of Taverham's old paper mill at the end of the 19<sup>th</sup> Century on economic grounds caused a change to the planting scheme in the parish. The oaks on the north side of the A1067 Fakenham Road were planted as a means to find work for men who had lost their jobs at the Mill.
- 6.3.3 In June 1948, Taverham made local history by becoming the first village in Norfolk to be granted a Tree Preservation Order. The protected trees included 28 beech, 2 oak, 6 lime and 6 sycamore. Today the numbers on the revised order are 42 beech and 3 oak. The original beeches were planted to celebrate the Victory at Trafalgar in 1805 and many have succumbed to old age, gales and disease (Honey Fungus) resulting in a number being felled by 1983. Trees are an important feature in Taverham. The early owners of Taverham Hall planted extensively and the first Locust Tree (False Acacia) was grown in Taverham.
- 6.3.4 The historic importance of trees to Taverham is also reinforced in many of the road and place names such as Beech Avenue, Fir Covert Road, Foxwood and Roundwood. Members of the community are still involved in the planting of trees in the parish.
- 6.3.5 The most important nature conservation site in the parish is the River Wensum which has European Status and is designated as a Special Area of Conservation (SAC); this designation follows the boundaries of the national designation of Site of Special Scientific Interest (SSSI) which the site also holds. There are five County Wildlife Sites in the parish of Taverham, which are recognised as being of importance for biodiversity at a county level and an important element of the ecological network for Norfolk, which are Walsingham Plantation, Taverham Meadows, Ringland Pits, Blyth's Wood and the Marriott's Way. The parish also includes part of the Taverham Mill Nature Reserve which is owned and managed by Anglian Water and includes otters, a pipistrelle bat colony, noctule bats and barn owls. There are a number of UK BAP priority species and habitats present in Taverham. These are habitats that are identified as being the most threatened and require conservation action under section 41 of the Natural Environment and Rural Communities Act NERC Act 2006. Priority habitats include: Chalk Rivers, Arable field margins, hedgerows, traditional orchards, and lowland deciduous woodland,



Lowland fen, and floodplain grazing marsh. These habitats form an essential part of the landscape character as well as being essential for wildlife. Developers are encouraged to place greater emphasis on environmental net gains as a result of any new development be responsible for creating new habitat if it cannot be provided on the development site. There may not always be an opportunity to mitigate or enhance existing habitat, but contributions could be made for additional land purchase in proximity to the development suitable for tree planting, creation of wildflower/ pollinator corridors or meadows, or new wetland areas. (See also Policies TAV3 and TAV4)

## **River Wensum**

- 6.3.6 The River Wensum, (Wensum means ‘winding’) meanders through the southern and western edges of the parish and marks the boundary between Taverham and Costessey. Its valley slopes form a strong division between two notable landscape character types - the Woodland Heath and Tributary Farmland to the north and south. The source of the Wensum lies between Colkirk and Whissonett in mid-Norfolk. The upper valley of the Wensum becomes relatively confined and narrow floodplain, which becomes wider and flatter in the lower reaches such as Taverham as it approaches Norwich. The valley is predominantly underlain by chalk, with drift deposits of sand and gravel, deposited on top of the chalk by glacial meltwater. These deposits are often characteristic of the valley sides.
- 6.3.7 This geology gives rise to a combination of sandy, silty, loamy soils and clay which is reflected in the road name for Sandy Lane. Variations in topography are very subtle, with the generally flat floodplains lying adjacent to gently sloping valley sides. There is a relatively strong sense of enclosure along the immediate river corridors, with lines of poplars, willows or alder lining the watercourses. Small, medium and large blocks of mixed woodland are also present on the valley slopes, which are typical to the parish of Taverham, providing a more varied sense of enclosure. Views are generally channelled along the river corridors, as a result of this enclosing vegetation. From the valley slopes, e.g. Taverham Road, however, intermittent open views towards adjacent Landscape Character Types can be gained from several places.
- 6.3.8 As mentioned above. the River Wensum also has a high ecological value and is a Natura 2000 site. Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. The SSSI impact zone covers the whole of the parish of Taverham. The Wensum has been selected as one of a national series of rivers of special interest as an example

of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species.

- 6.3.9 The Wensum attracts its designations due to the presence of 'stream water crowfoot' as the dominant *Ranunculus* species. 'Thread leaved' and 'fan leaved' water crowfoot are also present. The site has an abundant and diverse mollusc fauna, which includes Desmoulin's whorl-snail *Vertigo moulinsiana*, which is associated with aquatic vegetation at the river edge and adjacent fens.
- 6.3.10 Natural England's Site Check Report assessed the current condition of the River Wensum SSSI at Taverham Mill as unfavourable.
- 6.3.11 The NPPF at paragraph 170 indicates that planning policies should contribute to and enhance the natural environment by protecting and enhancing valued landscapes, sites of nature conservation value and recognising the intrinsic beauty of the countryside and minimise impacts on and provide net gains for biodiversity. The River Wensum with its SAC and SSSI designations is therefore afforded a high degree of protection from development that is likely to have an adverse effect upon it (either individually or in combination). The NPPF advises that Plans should distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value.
- 6.3.12 Scattered farmsteads are a feature of the valley slopes and churches and mills, i.e. Taverham Mill situated along the length of the river corridor form strong features in views. In places, main road corridors including the A1067 cross the valleys, introducing a source of noise and movement. There is generally very little development on the floodplain in the parish and evidence from consultation indicates that this open and undeveloped nature with wide sweeping views across the valley is highly valued by the community and should be protected. Consultation responses indicated that there is a strong prevailing view that development should be kept away from this part of Taverham with an emphasis on areas closer to the Broadland Northway.
- 6.3.13 Whilst the SAC boundary is drawn very tight to the line of the river, the floodplain is wider notably in the south western corner of the Parish on the northern bank north of Costessey Lane and south west of Taverham Mill close to the entrance to Taverham Hall Farm. It is the views across the valley down towards the river from Taverham Road that are the most valued and the most publicly visible (See Policy TAV10). This edge of Taverham delineated by the River Corridor is considered to be important not just because of its wildlife habitat but also due to its open and tranquil landscape character created by its meandering floodplain and therefore it has been

considered necessary to create a specific policy that recognises these important qualities and protects it from development. The boundary has been drawn wider than the SAC designation and the floodplain to reflect its local landscape value and potential green for infrastructure.

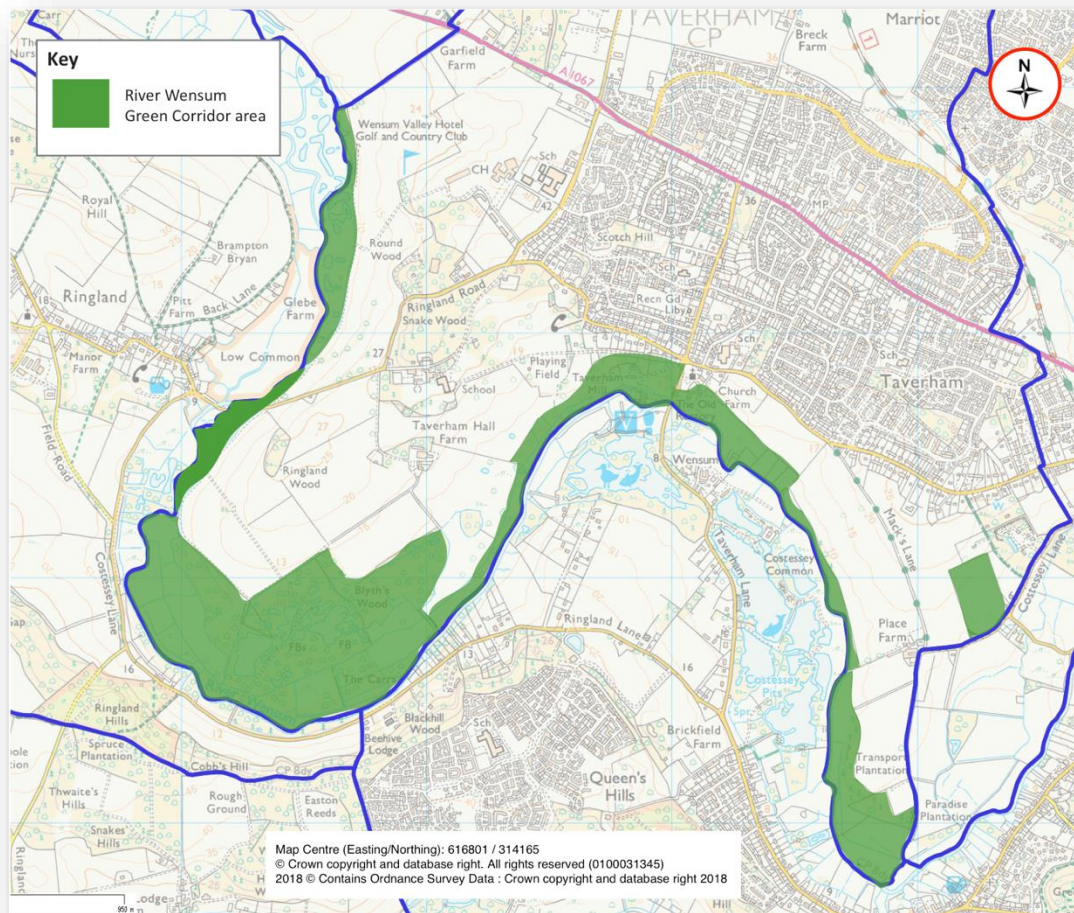


Figure 18 left: River Wensum Green Corridor within Taverham parish (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

## Green Infrastructure

6.3.14 Green Infrastructure is a concept that provides for ‘multi-functioning green spaces’ that can meet a wide range of social, economic and environmental needs. For example, a green space can function as a public open space, water retention/storage facility and as a wildlife corridor. Green infrastructure is defined as the multi-functional network of ‘green spaces’ and inter-connecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It encompasses ‘natural green spaces’ (colonised by plants and animals and dominated by natural processes) and man-made ‘managed green spaces’ (urban parks and designed historic landscapes), as well as their many connections (footways, cycle ways, green corridors and waterways). The provision of publicly accessible natural green space is a vital component in securing benefits for communities, best achieved where this can be balanced with the needs of private landowners and biodiversity conservation objectives.

- 6.3.15 The Greater Norwich Green Infrastructure Strategy, produced by Chris Blandford Associates, to support the Greater Norwich Joint Core Strategy, identifies some important Green Infrastructure components in Taverham. It recognises the importance of the River Wensum valley and refers to it under the Primary Network as an ‘existing blue way’. The Marriott’s Way is identified as a priority link of the Red Way, which ultimately links Taverham with Aylsham, under the secondary network category. The strategy also identifies the Wensum as a Priority Area for Wetland Creation and Enhancement. Opportunities for creating a new green way linking Taverham with the A47 at Easton and then on towards Barford are also identified in the Strategy – the first stretch being linked to the Broadland Northway Western Link.
- 6.3.16 Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. The West Broadland Green Infrastructure Project Plan<sup>21</sup> focuses on the Marriott’s Way Primary GI corridor (which runs from Norwich out towards Reepham and Aylsham, via Drayton, Taverham, and Lenwade) and recommends a number of GI projects that will help to deal with the impacts of development within the area and which will improve GI connectivity at a broader, more strategic level.

**Objective 6: To protect green areas within Taverham and the surrounding countryside and woodland.**

**POLICY TAV8**

**TAV8: River Wensum Green Corridor**

The visual, scenic and undeveloped character of the River Wensum Green Corridor (shown on figure 18) will be protected from development that may adversely affect its nature conservation value, its landscape character, its function as an important piece of green infrastructure and its contribution to the wider network of green spaces in the Greater Norwich area.

**Local Green Spaces**

- 6.3.17 In addition to safeguarding and protecting strategic green infrastructure, the NPPF recognises that there are areas of green space within neighbourhood

<sup>21</sup> <https://draytonpc.norfolkparishes.gov.uk/files/2018/02/WBGI-Plan-consultation-draft.pdf>



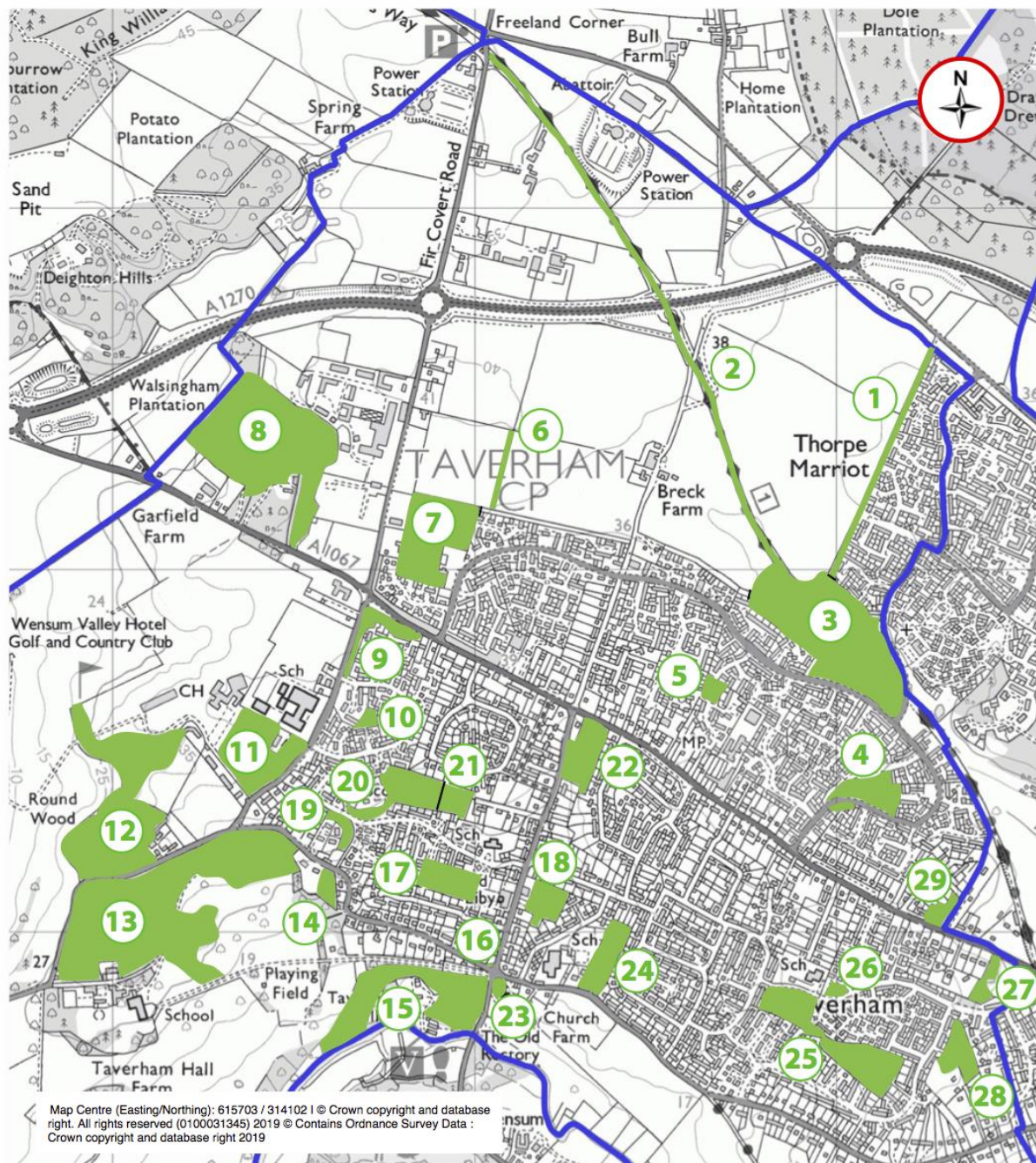
areas that are of particular importance to local communities and encourages them to be identified through Local and Neighbourhood Plans and designated as Local Green Space. New development on such spaces other than in very special circumstances would be resisted.

6.3.18 These green spaces are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

6.3.19 The Steering Group identified a long list of potential Local Green Space candidates and sought feedback on their suitability at the policy ideas workshops in January and February 2019. The list in TAV9 has been refined following that community consultation and is in conformity with the National Planning Policy Framework (paragraph 100), where designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

6.3.20 Justification for each of the Local Green Spaces is found in Appendix C. Policy TAV9 applies the approach in paragraph 100 of the NPPF to the identified Local Green Spaces in Taverham. It is possible that within the Plan period exceptional circumstances may arise which would justify a degree of development on Local Green Space. Such proposals will be considered on a case-by-case basis.



### Key

Designated Local Green Space

- |                             |                                  |  |                                      |
|-----------------------------|----------------------------------|--|--------------------------------------|
| 1. Thorpe Marriott Greenway | 8. Walsingham Plantation         | 16. Land hosting Village Sign at junction of Sandy Lane and The Street | 21. Continuation of Scotch Hill Wood |
| 2. Marriott's Way           | 9. Beech Avenue woodland         | 17. Sandy Lane Recreation Ground                                       | 22. Spring Plantation                |
| 3. Thorpe Marriott Green    | 10. Firethorn Close woodland     | 18. Land adjacent Taverham Scouts/Day Care Centre, Sandy Lane          | 23. The Glebe                        |
| 4. Ashdown/Spring Wood      | 11. Beech Avenue Recreation Area | 19. Woodland south of Nightingale Drive                                | 24. Victoria Plantation              |
| 5. Gardyn Croft             | 12. Round Wood                   | 20. Scotch Hill Wood   | 25. Eastfield and Ghost Hill Wood    |
| 6. Breck Farm tree belt     | 13. Snake Wood                   |  | 26. Cameron Green                    |
| 7. Hinks Meadow             | 14. Beavers Wood                 |  | 27. Poll Tax Plantation              |
|                             | 15. Land at Taverham Mill        |  | 28. Ridgewood                        |
|                             |                                  |  | 29. Woodland backing onto Seton Road |

Figure 19 above: Local Green Spaces, as identified in policy TAV9 (source: Parish Online mapping with own annotations). Blue line denotes parish boundary. See Appendix for larger scale maps of each Local Green Space.

**TAV9: Local Green Spaces**

The following areas are designated as Local Green Space for special protection (as shown in figure 19 and on the larger-scale maps at Appendix C):

1. Thorpe Marriott Greenway
2. Marriott's Way
3. Thorpe Marriott Green
4. Ashdown/Spring Wood
5. Gardyn Croft
6. Breck Farm tree belt
7. Hinks Meadow
8. Walsingham Plantation
9. Beech Avenue woodland
10. Firethorn Close woodland
11. Beech Avenue Recreation Area
12. Round Wood
13. Snake Wood
14. Beavers Wood
15. Land at Taverham Mill
16. Land hosting Village Sign at junction of Sandy Lane and The Street
17. Sandy Lane Recreation Ground
18. Land adjacent Taverham Scouts/Day Care Centre, Sandy Lane
19. Woodland south of Nightingale Drive
20. Scotch Hill Wood
21. Continuation of Scotch Hill Wood
22. Spring Plantation
23. The Glebe
24. Victoria Plantation
25. Eastfield and Ghost Hill Wood
26. Cameron Green
27. Poll Tax Plantation
28. Ridgewood
29. Woodland backing on to Seton Road

Development on designated Local Green Space will only be supported in very special circumstances where the harm resulting from the proposal is clearly outweighed by other considerations. Where development is permitted on a Local Green Space, compensatory provision will be made elsewhere of an equal or increased value to ensure no net loss in Local Green Space provision. Development adjacent to a Local Green Space that would adversely impact upon its special qualities will not be supported.

Please note that not all of the above Local Green Spaces have public access (see Appendix C for more details).



## Important Views

6.3.21 The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the parish of Taverham that are of particular importance to the community. The CBA Landscape Assessment<sup>22</sup> refers to intermittent open views in the River Wensum valley as a typical feature of the landscape character as well as important views channeled along the river corridor.

6.3.22 The policy ideas workshops described five specific views within Taverham and sought feedback on their value to residents. As a result of the consultation exercise and further discussions, these were reduced to three identified important views. Residents felt that a connection to the surrounding countryside in these locations is valuable and should be safeguarded. The intention is not to stop development within these views, but to ensure that their character remains distinct. Development within the views listed in TAV10 that is overly intrusive, unsightly or prominent will not be supported locally.

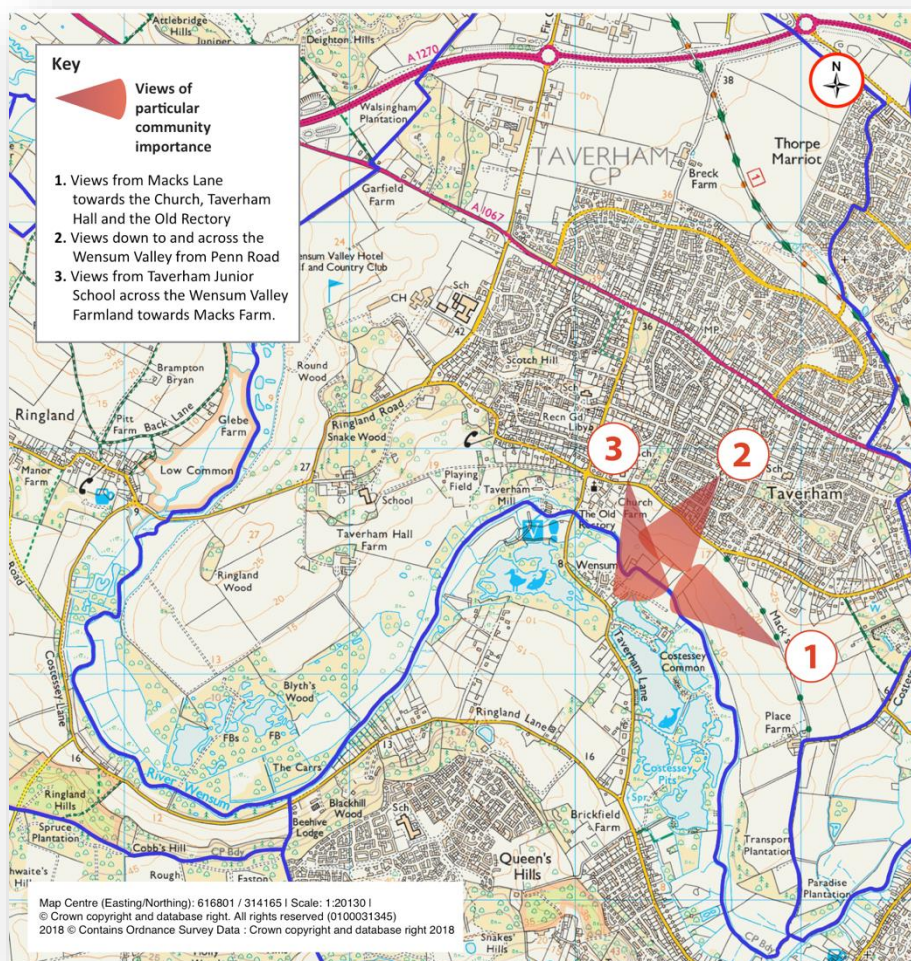


Figure 20 left: Important public local views (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

<sup>22</sup> Broadland Landscape Character Assessment – Supplementary Planning Document produced by Chris Blandford Associates in 2007.



1



1. Views from Macks Lane towards the Church, Taverham Hall and the Old Rectory

2



2. Views down to and across the Wensum Valley from Penn Road

3



3. Views from Taverham Junior School across the Wensum Valley Farmland towards Macks Farm.

Figure 21 left: Photographs of important public local views.

**POLICY TAV10**

**TAV10: Protection of important public local views**

The following views (as shown on figure 20 and figure 21) are identified as important public local views:

1. Views from Macks Lane towards the Church, Taverham Hall and the Old Rectory.
2. Views down to and across the Wensum Valley from Penn Road.
3. Views from Taverham Junior School across the Wensum Valley Farmland towards Macks Farm.

Development proposals, which would adversely affect an important public local view, will not be supported.

## **Objective 7: To improve and provide high quality public spaces in the parish.**

### **Provision of New Open Spaces**

- 6.3.23 With the expected number of new dwellings to be built within the parish up to 2038 ranging from 200-1500 dwellings, there will be a need for new open space to be provided within new developments to meet the recreational, amenity and wellbeing needs of residents.
- 6.3.24 Open space should be fundamental in planning for new development. Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development. It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. Planning policies should aim to achieve healthy, inclusive and safe places, which promote social interaction and opportunities for meetings between people who may not otherwise come into contact with each other.
- 6.3.25 It is acknowledged that smaller developments may generate very little green space and therefore it may not be practicable or desirable for on-site provision to occur; in such cases a contribution towards off-site provision in line with Broadland District Council's adopted open space standards will be made.
- 6.3.26 For larger developments the quantity of open space provided should be sufficient to meet the needs of the intended residents but also the quality of the space is important. New high-quality open spaces should be designed with the end users in mind; they should be easily accessible from all parts of the development they are intended to serve. They should be usable and well-designed spaces with community safety embedded into the design with good natural surveillance and waste facilities. Where spaces are intended for general use, they should be designed for a range of age groups. Other spaces may be required to meet a specific identified need and will be tailored to a specific age group

**TAV11: New open spaces**

Proposals for new residential development should make sufficient provision for open space in accordance with the current adopted standards. Proposals for open space that include each of the following requirements will be supported.

The open space should be:

- a) Located within the development itself; not separate from it. (This would apply to larger developments only)
- b) Designed for a range of age groups, unless specifically intended to meet the needs of a specific age range.
- c) Accessible from all areas of the development and/or in a central location within the development.
- d) Designed with good natural surveillance.
- e) Provided with litter bins.

Social spaces for stopping and sitting should be incorporated within the overall provision of outdoor spaces.

**Community action projects**

- Project to identify what sort of new open spaces will be required in the future taking into account existing provision; identification of any existing areas that require enhancement. Community Infrastructure Levy money generated by new development to assist with this.



## 6.4 Business and Employment

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### Economic Activity

- 6.4.1 In addition to new housing growth in Taverham, future planning policies will need to consider the future employment needs of the parish. As at the 2011 Census, 74 per cent of the Taverham population was economically active with 16 per cent of them working part-time. This compares favorably with 71 per cent and 16 per cent for Broadland and 68 per cent and 15 per cent for Norfolk. Only 15 per cent of the population of Taverham was retired compared with 17 per cent for Norfolk as a whole.
- 6.4.2 The 2011 census showed that 27.6 per cent of households in Taverham had no adults in employment.<sup>23</sup> This compares to 34.1 per cent for Broadland and 37.3 per cent for England and suggests that Taverham residents are strongly economically active when compared to District and County figures.
- 6.4.3 The proportion of people employed in higher paid occupations (professionals, managers and senior officials) was 27.9 per cent, which was higher than Broadland at 23.1 per cent and Norfolk at 23.3 per cent. This when taken together with a low percentage of the population claiming any form of benefits, 9 per cent - painted a picture of a relatively affluent parish.

**Objective 8: To provide enough land, buildings and infrastructure to support local economic development and promote local employment opportunities.**

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<sup>23</sup> Census 2011 [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data extracted 01.05.19



## Employment Sites

- 6.4.4 The NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Weight should be given to the need to support economic growth and productivity taking into account local business needs. In rural areas planning policies should enable the sustainable growth of all types of business both through the conversion of existing buildings and well-designed new buildings. The use of previously developed land and sites that are well related physically to existing settlements should be encouraged.
- 6.4.5 The Broadland Site Allocations Development Plan Document adopted in 2016 makes a specific allocation under Policy TAV1 for approximately 5.6 hectares of land west of Fir Covert Road and south of Taverham Garden centre to be developed. Planning permission was granted under application 2013/1175 for an A1 supermarket, petrol filling station, public house/restaurant and a commercial unit. A subsequent planning application (2017/1782) was granted on 12<sup>th</sup> February 2018, and this included an application for outline planning for the erection of a Class A1 retail unit, a Class A3/A4 public house/restaurant, a Class A3/A5 fast food restaurant, and a Class A1/A3/B1 lifestyle leisure unit. Full planning permission also exists for the construction of a supermarket (Class A1), together with associated access, car parking and landscaping.
- 6.4.6 In addition to the sites referred to above there are 3 other established employment areas in Taverham parish that cater for a range of business needs and are within easy reach of the A1270 Broadland Northway. In addition, on completion of the Broadland Northway western link, all three sites would benefit from improved access to the A47.
- 6.4.7 **Beech Avenue Business Park** is a small modern development of low-rise business units located close to the High School, accommodating a range of small businesses operating in sectors such as financial services, electrical contractors and aerospace.
- 6.4.8 **Longs Business Centre and petrol garage complex**, located off Fakenham Road, is a development of small business units hosting a range of small businesses operating in sectors such as health care, electrical contractors and IT.
- 6.4.9 **Fir Covert Road (South)** is home to a range of businesses; a mix of service industries and retail, including the Taverham Nursery Centre complex, and Taverham Vets.
- 6.4.10 **Fir Covert Road (North)** comprises three separate sites located north of the Broadland Northway and consists of a range of buildings suitable for business and industrial uses, including a farm and country store.

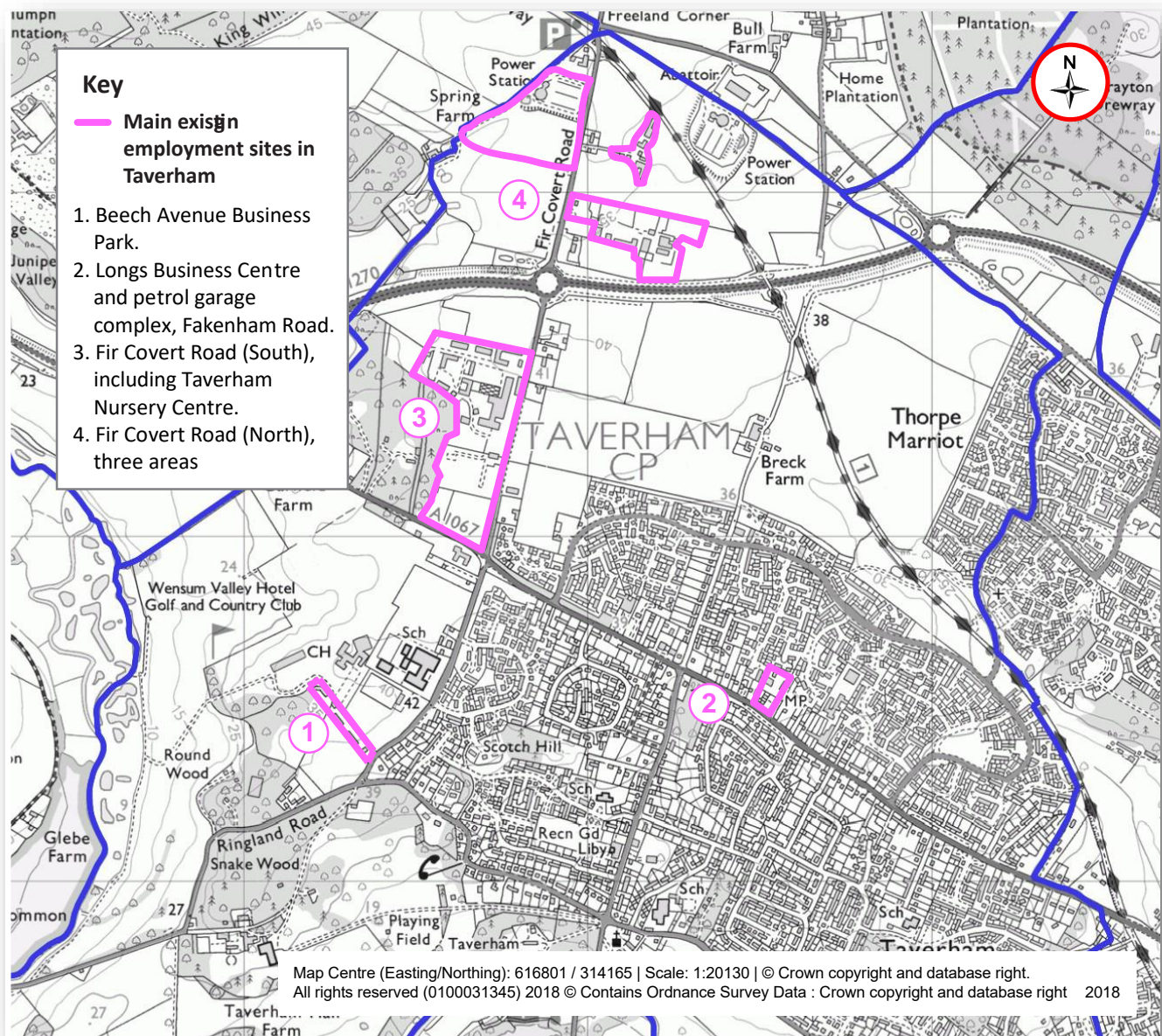


Figure 22 above: Main existing employment sites in Taverham (source: Parish Online mapping with own annotations). Blue line denotes parish boundary. See Appendix for larger scale maps of each employment site.

6.4.11 At the policy ideas workshops, a specific question about retaining existing sites in employment uses was posed. There was support from the community for this concept as well as a recognition that new employment/business should be encouraged to ensure that Taverham did not become a dormitory village.

**TAV12: Promoting employment**

The following main existing employment sites (as shown in figure 22 and on the accompanying larger scale inset maps) will be retained in current employment use:

1. Beech Avenue Business Park.
2. Longs Business Centre and petrol garage complex, Fakenham Road.
3. Fir Covert Road (South).
4. Fir Covert Road (North).

Proposals for larger new businesses/employment generating uses will be directed to these existing employment sites, where there is good access to the Broadland Northway.

Proposals for the expansion of existing businesses including small scale extensions in the above areas will be supported provided they do not have a significant adverse impact upon the character of the area, or the amenity of local residents, either through their built form, proposed use or traffic generated.

Proposals for the development of new employment uses, including as part of mixed-use developments, will be supported at sustainable locations within the Plan area where there are no adverse impacts on local amenities, in order to encourage new local employment opportunities.

**Community action projects**

- Review the impact that the major retail development being completed within the parish will have on the existing employment sites and establish future development and employment needs.





## 6.5 Community Infrastructure

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### Vibrant and Healthy Communities

- 6.5.1 The overarching social objective of the planning system as set out in the NPPF is to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, with accessible services and open spaces that reflect current and future needs and support the health, social and cultural well-being of communities.
- 6.5.2 In order to achieve this, planning of new development must go hand in hand with planning for the community services and facilities that need to be in place to support development and meet the needs of residents. This includes transport, education, library provision, green infrastructure, sports facilities, local shops, footways and cycleways, allotments, fire hydrant provision, health services and a range of cultural facilities. These together are described as ‘community infrastructure’. Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.
- 6.5.3 Presently Taverham is relatively well served by community infrastructure. There are primary and secondary schools, a doctors’ surgery, library, dentists, local shops, garages, pubs, takeaway restaurants, a village hall, community centres, places of worship, day care facilities, play areas, tennis courts, sports pitches and a scout hall. However, as the population of Taverham parish has continued to increase a number of these services are either at or nearing capacity. Therefore, with between 200 and 1500 new houses expected in the parish up to 2038 there may be a need for new, improved, or reconfigured facilities.



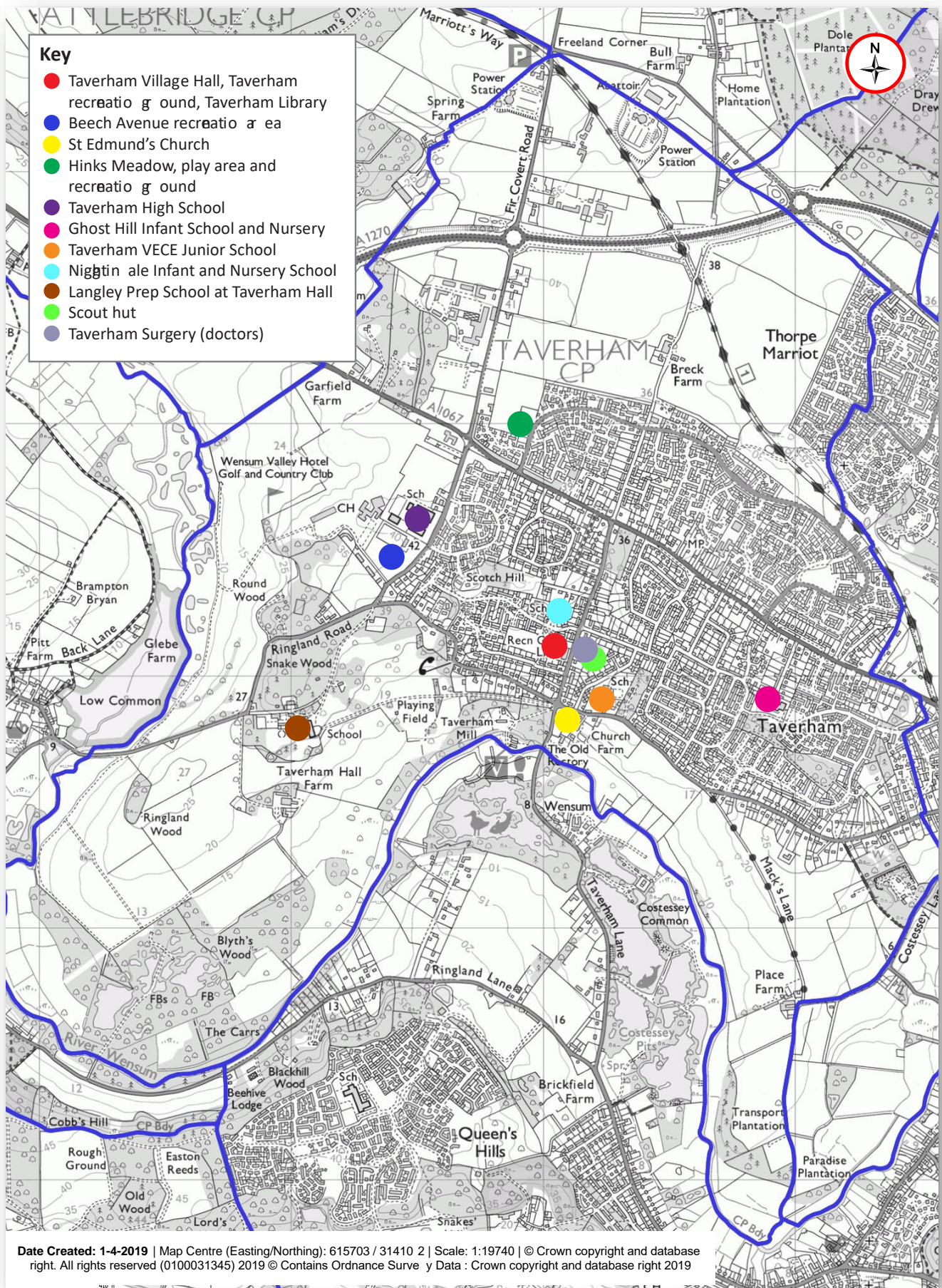


Figure 23 above: Current community infrastructure (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

**Objective 9: To ensure enough school and medical facilities exist within Taverham to meet community requirements.**

- 6.5.4 Whenever the prospect of housing growth is discussed, it is inevitable that there will be concerns expressed about how the vital community infrastructure needed to support a viable community will keep pace with the expected population growth. It is essential that thought is given to community infrastructure at an early stage and that the needs of the current community, the capacity of existing services and the anticipated needs of new residents are taken into account.
- 6.5.5. At an early stage of the Neighbourhood Plan process, the Steering Group undertook to consult with service providers about what they considered to be the impact of new housing growth in Taverham on services. Specific meetings were held in respect of health and education with the doctors' surgery and the schools.
- 6.5.6 In terms of **medical provision**, it is acknowledged that it is a complex subject as there are multiple factors to take into account including the demographics of the new patients, the remuneration these patients will bring, the ability to recruit appropriately qualified staff and the development and implementation of new models of care in Norwich. These factors can increase and reduce demand on resources and the timescales for any new development to be agreed and built out would mean that new models of care are likely to already be having an impact on how demand is satisfied. The Norwich Clinical Commissioning Group is looking at the impact of proposed increases in demand across Norwich as a whole.
- 6.5.7 With regard to **education**, and secondary school provision in particular, additional provision will already be required after 2021 in the form of more specialist rooms. The school would also be less likely to be able to accommodate pupils from outside its immediate catchment area. The NPPF advises that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. A proactive, positive and collaborative approach to meeting this requirement should be taken to development that will widen choice in education. Great weight should be given to the need to create, expand or alter schools through Plan preparation and decision making.
- 6.5.8 During the community consultation exercises the potential impacts of new dwellings on education and medical provision within Taverham was the most frequently voiced concern. There was some support for new models of medical provision and for a new facility similar to that recently completed at Roundwell in Costessey, in particular. Respondents continually stressed, through the different stages of consultation, the need for such facilities to be



well timed with new development, rather than for the housing to be in place first followed by the necessary infrastructure improvements.

- 6.5.9 The precise detail of community infrastructure provision will be determined through the Local Plan process together with the overall housing figure. The current Local Plan policy requires some specific infrastructure from development (e.g. recreation) and developers then pay Community Infrastructure Levy (CIL) to cover other infrastructure requirements. It is rare for the developer to provide the infrastructure themselves. On larger developments the developer would usually make land available for the relevant infrastructure provider.
- 6.5.10 The Neighbourhood Plan is able to influence provision and there is community support for shared spaces and shared facilities in order to maximise access. Community Infrastructure provision that provides for usable and adaptable spaces that would suit the needs of a range of potential services providers will be supported. In addition, existing community services will be protected. It is accepted that the needs of service users may change over time and therefore some existing services may no longer be viable later in the Plan period, in their current form. Policy TAV12 does not seek to protect unviable services in perpetuity but requires that the lack of viability be demonstrated and for alternative configurations of provision to be investigated before alternative proposals are approved.

**POLICY TAV13**

**TAV13: Community infrastructure**

Proposals that provide for community space(s), that support health and social care services, new or improved school provision, meeting spaces, community cafés and other community infrastructure will be supported.

New development will be expected to provide for necessary community infrastructure commensurate with the scale of the proposed development. Where appropriate, these facilities should be clustered together to enable opportunities for shared spaces and to promote accessibility.

**Existing community facilities**

Proposals that would result in the loss of an existing community building or facility as shown on figure 23 will not be supported unless:

- a. It can be demonstrated that the need for the building or facility no longer exists or it is no longer viable;
- b. It can be demonstrated that suitable alternative provision exists in an equally accessible location elsewhere within the parish and this would avoid a duplication of facilities;
- c. Suitable alternative provision will be delivered by new development.

**Objective 10: To provide opportunities for all residents to access community, cultural, leisure and sports activities within Taverham.**

**Sport and Leisure**

- 6.5.11 Access to a high-quality network of open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Planning policies should be based on up to date and robust assessments of the need for sport and recreation facilities (including quantitative and qualitative deficits or surpluses) and opportunities for new provision. Information gained from these assessments should be used to determine what sport and recreational provision is needed.
- 6.5.12 The NPPF advises at paragraph 96 that existing sport and recreational buildings and land including playing fields should not be built on unless it can be demonstrated that it is surplus to requirements, it can be replaced by equivalent or better provision or the proposed development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.
- 6.5.13 Community consultation highlighted support for new or improved sports provision. There are a number of active sports-based clubs and societies in the parish. The football club expressed interest in new football pitches due to some issues with their current playing surface adjacent to Hinks Meadow.
- 6.5.14 There was also support for new facilities that would enable a use for a range of sports and therefore a wider range of users rather than just the traditional sports. These included Multi Use Games Areas (MUGA) which include courts and pitches for basketball, netball, tennis amongst others. It is important that any new provision meets the needs of the intended users and that appropriate changing facilities, storage for equipment and parking is available. New sports provision should be easily accessible to all users whether arriving on foot, by bicycle, public transport or the private car.



**TAV14: New and improved sports provision**

Proposals for new or improved sports and leisure facilities in Taverham, such as new sports pitch provision and multi-use all weather games areas, will be supported. Particular support will be given to proposals that provide facilities for:

- Football pitches;
- Multi-purpose courts that can be used for a range of sports including, tennis, basketball and netball;
- Changing facilities.

New sports and leisure facilities should be centrally located in close proximity to, and within easy access of, the community that they serve. Such facilities should be accessible by pedestrians, cyclists and public transport as well as providing for sufficient car parking.

**Community action projects**

- Investigate the potential for further recreational facilities for young people.

# 7. Implementation and Review

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## **Delivery of policies and projects**

- 7.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Within Broadland district new development that creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. 15 per cent is passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is in place, Taverham Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Taverham.
- 7.2 Where appropriate, Taverham Parish Council will work with agencies and neighbouring Parish Councils to deliver policies and projects.

## **Monitoring the use of the Neighbourhood Plan**

- 7.3 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2020-2040. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. It will be the role of the District Council to determine planning applications in accordance with the Neighbourhood Plan and for the Parish Council to use it in responding to applications that it is consulted on.

## **Review of the Neighbourhood Plan**

- 7.4 The Neighbourhood Plan covers the period from 2020 to 2040. The emerging Greater Norwich Local Plan (GNLP) is expected to replace the adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk during 2022, and it is likely to be necessary to review the Neighbourhood Plan to maintain its conformity with the strategic policies in the GNLP. It will be the role of the Parish Council to review and update the Neighbourhood Plan at an appropriate time.







# Appendix

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## Appendix A: Neighbourhood Plan Steering Group members

### Taverham Neighbourhood Plan Steering Group

- **Brenda Clarke**, Parish Councillor (Steering Group secretary)
- **Johnathan Cox**, Parish Councillor
- **Margaret Garwood**, Parishioner
- **Glenis Langley**, Parishioner
- **Roger Morriss**, Previous Parish Councillor (co-chair of Neighbourhood Plan Steering Group)
- **John Pennells**, Chair of Parish Council
- **Judy Tyler**, Parish Councillor
- **Janice Whiting**, Parishioner
- **Chris Wilson-Town**, Parish Councillor (co-chair of Neighbourhood Plan Steering Group)

Thanks too for the earlier involvement of Susie Elmes, Iain Husband, Nigel Langley and Lesley Mooney. It is with great sadness that we also thank David Wilson who passed away in May 2019.

### Supported by

- **Tracy Jones** – Taverham Parish Council administrator
- **Rachel Leggett** – Project Manager, principal independent consultant for the Neighbourhood Plan
- **Andrea Long** – Independent consultant for planning policies
- **Emma Harrison** – Independent consultant for the Sustainability Appraisal



## Appendix B: Taverham village character assessment

Below is a map and a description of distinct character areas within Taverham, undertaken and written up by the Taverham Neighbourhood Plan steering group.

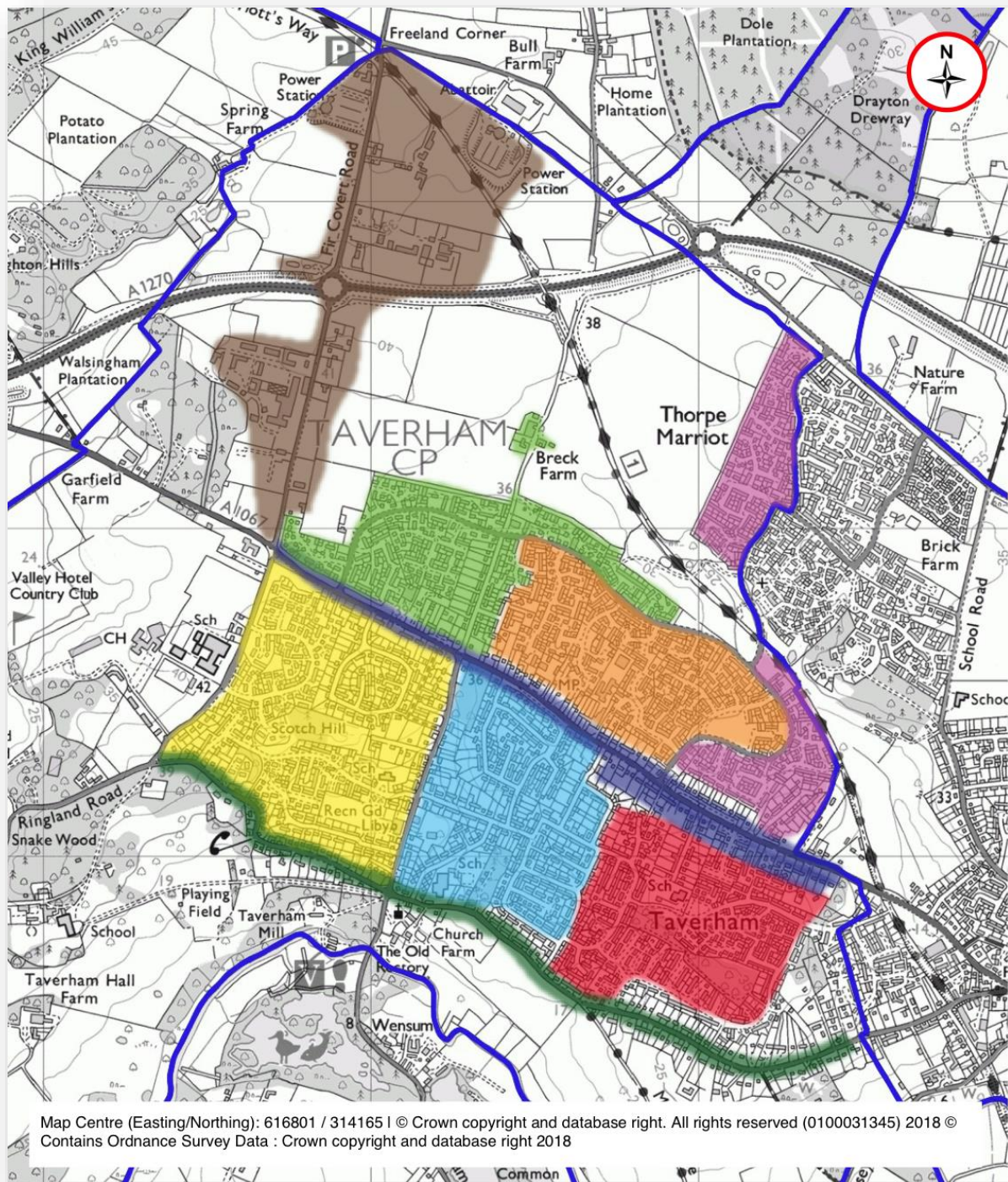


Figure 24 above: Character areas. Colours refer to table below (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

### Area 1 (pink area): Thorpe Marriott North and East

With Broadland Greenway and Thorpe Marriott Green along with more varied housing styles, the area doesn't present itself as an enclosed estate and has a rural feeling.



- The northern part of Taverham Parish is linked to the rest of the parish by the Broadland Greenway and Thorpe Marriott Green. The boundary line of Taverham is down the middle of Drewray Drive, Felsham Way and Pendlesham Rise.
- By the junction of Reepham Road and Drewray Drive are twin gates, either side of the road, that are the access points for the Broadland Greenway (**Local Green Space 1**). The Broadland Greenway forms a tree belt and western border to properties from Reepham Road to the junction of Ganners Hill and Marriott's Way. Beyond the Broadland Greenway is open farmland.
- Houses on Drewray Drive, Felsham Way and Kingswood Avenue are predominately large two-storey detached. More varied housing styles are found on the roads and closes off these roads.
- These styles include smaller two or three bedroom houses, two bedroom terraced houses, semi-detached houses and two-storey blocks of flats. Affordable housing is located within these closes.
- In general, there is good off-street parking though, as many households have more than two cars, parking does take place on the grass verge. This is most noticeable on Pendlesham Rise where less than adequate parking provision means that there is significant on-street parking, which reduces the road width and can cause traffic flow problems. Blocks of flats have communal parking to the front and side.
- At the centre of this area is Thorpe Marriott Green (**Local Green Space 3**), an open area with clumps of trees and old hedgerows. This space is used for



recreation and includes and is managed by Taverham Parish Council. This is crossed by Marriott's Way (**Local Green Space 2**). A Heritage Trail of local and national significance, this 26-mile footpath, bridleway and cycle route is on the former Norwich to Aylsham railway line. Where Marriott's Way crosses Pendlesham Rise is the Marriott's Way sign and site of the time capsule (**Non-designated Heritage Asset 6**).

- Additional features of this area are the numbers of trees, either in gardens or on footpaths, forming backdrops to the properties, connecting pathways providing safe pedestrian and cycle route, and pleasant views such as from Becks Fur over the Green and from Seton Road over the valley separating Taverham from Drayton (**Local Green Space 37**).

### Area 2 (orange): Thorpe Marriott Central

With many established trees and the inclusion of several green spaces, there is a separation of housing. The feeling is not of an estate but more rural.



- Kingswood Avenue is the main road through the Thorpe Marriott estate. It is noticeably wide with grass verges so that many of the properties are set back. This, together with the road's curved shape gives it a very open aspect. Marriott's Way and Thorpe Marriott Green are north of the road. There are several side roads off Kingswood Avenue, which are then further split into closes.
- The types of properties spread across the estate vary depending on the builder involved. As a result, the differences in style, such as large detached and smaller terrace type houses, contribute to some pleasing characteristics. A small two-storey block of flats in Mont Cross is in a dip and does not impose on the surrounding area.
- Many established trees were left in place helping to break up the landscape. The inclusion of several green spaces, such as Ashdown/Spring Wood and Gardyn Croft (**Local Green Spaces 4 and 5**) provides the separation of areas of housing and allows residents to walk in and through spaces that feel part of the countryside.

- Although many of the roads are closes, there are walk ways connecting through to other areas allowing safe and easy access to green spaces, to Kingswood Avenue, Fakenham Road and Marriott's Way.
- The road layout, once off Kingswood Avenue, limits the amount of through traffic and further reduces the feeling of living in a busy location. Most properties have off-street parking; there is some communal and detached parking. However, much appears insufficient for the number of cars in a household and as a result many roads have on-street parking, which reduces the road width to a single carriageway.

### **Area 3 (light green): Thorpe Marriott West**

A community hall and recreation ground along with the expanse of farmland give an open feel. With a large variety of house styles and sizes this is an estate without the estate feel.





- Kingswood Avenue is a wide road, edged with a grass verge and pavements with detached properties standing back from the road with driveways and garages for parking.
- Hinks Meadow Community Hall and recreation ground are owned by Taverham Parish Council and was built to serve Thorpe Marriott housing estate 20 -25 years ago. The Hall is well used by a variety of local groups with adequate car parking. The recreation ground (**Local Green Space 9**) includes football pitches, multi-use hard surfaced caged sports pitch, a newly refurbished children's safe play area.
- The variety of housing sizes and styles is in common with other areas of Taverham North and the Thorpe Marriott estate. There are detached, semi-detached and terraced houses. Some of the properties are in the ownership of a Housing Association.
- Roads off Kingswood Avenue are narrower as are footpaths. Whilst there is off-street parking and some defined parking areas, it appears insufficient for the neighbourhood's needs and cars are frequently parked on the roadside or partly on the pavements, making it difficult for pedestrians or other vehicles to have safe passage.
- To the north of this area is open farmland and there is permitted access from Broom Close to a pathway running along the field edge to Breck Farm Lane. There is a notable belt of predominately pine trees forming the backdrop to properties on Kingswood Avenue, Broom Close and Hinks Close (**Local Green Spaces 6, 7 and 8**).
- Breck Farm Lane running north from Kingswood Avenue is well used by walkers and cyclists. The building of the Broadland Northway (A1270) closed this road to through traffic. Marriott's Way, a bridleway and designated long distance trail, crosses the A1270 by bridge at the northern- most part of this area. Breck Farm is linked to the National Cycle Network.
- South from Kingswood Avenue, Breck Farm Lane connects with Fakenham Road. Properties on Breck Farm Lane reflect the older style of property in Taverham South. Most are detached bungalows with long gardens.

#### Area 4 (dark blue area): Fakenham Road

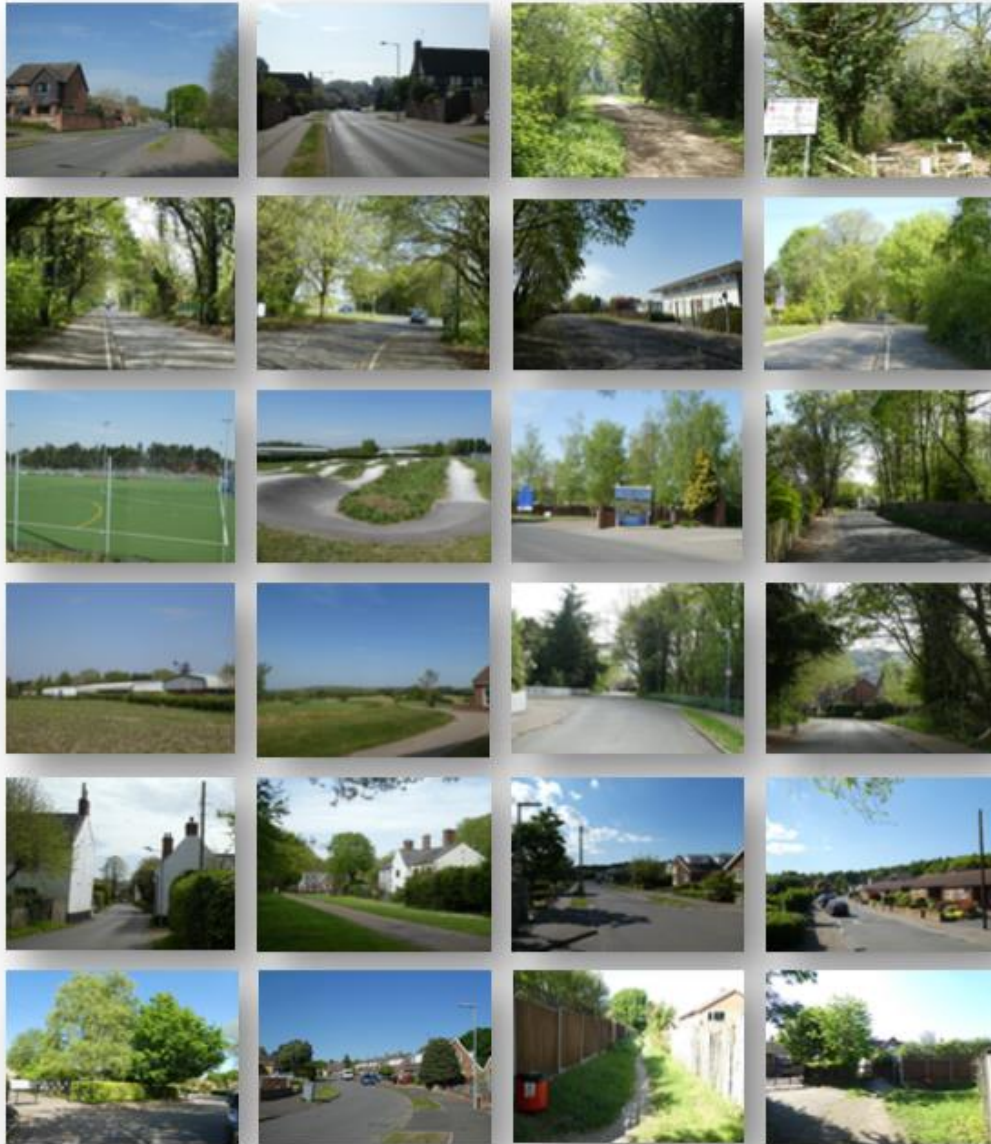
Linking Norwich with Fakenham and passing through the centre of Taverham parish. With nursing homes and other care facilities. A major traffic route very busy at peak times.



- Fakenham Road is part of the main road A1067, linking Norwich with Fakenham. Passing through the centre of Taverham Parish, this predominately tree-lined road bisects it into North and South Wards. Fakenham Road is a major bus route and has a 30 mile per hour speed limit for most of its length through the parish.
- According to village records there were only two houses on Fakenham Road in 1918. Therefore properties have been constructed over many years and, as infilling has also taken place, this is reflected in a great variety of property styles and sizes, including bungalows, chalet bungalows and two-storey detached houses.
- In addition, along its length there are three nursing homes, a Neurological rehabilitation unit, and some houses for adults with learning difficulties.
- Particular features of Fakenham Road are well-established trees and tree belts. Many of these are oak trees which were planted as “relief work” by workers formerly employed at the Taverham Paper Mill when it closed circa 1900 (**Local Green Space 11**). One notable oak tree, recorded as the biggest and oldest tree in Taverham, stands at the top of Sandy Lane, close to the Parish sign and two benches. (**Non-designated Heritage Asset 17**). There is also public access from Fakenham Road into Spring Plantation, an area of woodland owned and maintained by Broadland District Council for recreational use. (**Local Green Space 28**).
- There are many roads leading off Fakenham Road; some are closes, whilst others provide access to larger estates. As a result, access onto Fakenham Road at peak times can be difficult. The Sandy Lane/Breck Farm Lane and Beech Avenue / Fir Covert Road crossroads with Fakenham Road are points of significant traffic use and congestion.
- Fakenham Road has some of Taverham’s business, shopping and service areas, as well as the village’s only public house, The Silver Fox. The Longs Business Centre, located behind the petrol station, has a small number of local businesses. The retail outlets, including the small supermarket and village's only pharmacy, are well used and at busy times, there is often insufficient parking.
- The final parish section of the Fakenham Road is bordered on the south by Lady Charlotte’s Plantation and the Wensum Valley golf course. On the north side there are a small number of detached properties, including Lady Charlotte’s Cottage set among trees and woodland. Notable are Walsingham Plantation, a county wildlife site, and Foxwood, the site of the silver fox farm (**Local Green Space 10**). These wooded spaces provide a pleasing entrance to the village from the north-west.

**Area 5 (yellow area): Taverham West, south of Fakenham Road**

Taverham High School along with the Taverham Hall Farm estate and the Wensum Valley Golf Club provide big open spaces. With many garden trees and shrubs the estate has an open feel.



- Built on the site of the former First World War army camp, the Lloyd Road estate of bungalows and chalet bungalows, either detached or semi-detached, epitomises much of Taverham's 1960s housing. There is only one two-storey detached house. Gardens are generous and houses on the southern edge back onto Scotch Hill Wood. One property is a 'care in the community' residence. Having only one access, exiting Lloyd Road onto Fakenham Road can be difficult.
- Beech Avenue connects Fakenham Road to Ringland Road and is a very busy road, partly because of the houses, school and other amenities accessed from it

and partly because it, like Sandy Lane, provides a way through to the A47 major trunk road. The absence of a major link road from the Broadland Northway to the A47 has exacerbated through-traffic levels on both these residential roads, despite traffic calming measures.

- The original avenue of beech trees which named Beech Avenue, have been largely replaced. There are some mature trees at the corner with Fakenham Road in a small woodland (**Local Green Space 12**) and alongside the school playing fields (**Local Green Space 14**). Whilst there is a pavement on the east side of Beech Avenue for all its length, the only pavement on the west side is in front of Taverham High School.
- Maple Drive is a crescent road, which provides access from Beech Avenue to an estate built in two stages during the 1970s and 1980s. The estate has a range of styles of residential properties from large two-storey detached houses with good sized gardens to smaller terraced homes. The many garden trees and shrubs give the estate an open feel. The small area of woodland on Firethorn Close, owned by Broadland District Council (**Local Green Space 13**) provides additional character. There is a designated pedestrian thoroughfare crossing Juniper Way and Mulberry Court which links to the pedestrian crossing on Fakenham Road provides safe access to and from Taverham High School, particularly for students living on Kingswood Avenue and beyond.
- Taverham High School has over 1100 students aged 11- 18. Substantially redeveloped in 2007, its design imposes on Beech Avenue. Adjacent to, and accessed through the school grounds, is Taverham Recreational Facilities (TRF) with two full-sized hockey pitches and a club house. The land (**Local Green Space 15**) is leased by Taverham Parish Council to TRF on a peppercorn rent, in partnership with the school. This partnership has recently celebrated 25 years.
- Adjoining and also accessed from the west side of Beech Avenue are; the Parish Council's BMX track (**Local Green Space 15**), the entrance to Wensum Valley Golf Club with some of the finest views of the Wensum Valley, and the Beech Avenue Business Park, with its variety of small businesses and services.
- Beech Avenue's junction with Ringland Road is marked by a small triangle of grass with a single tree opposite one of the entrances to Taverham Hall, now part of Langley School. Ringland Road, heading south west, skirts the wall of Taverham Hall and Park and its ancient woodland, Snake Wood (**Local Green Space 17**) going steeply downhill to the River Wensum with a bridge to Ringland Village, weight limit 7.5 tons. The wall, with its notable escutcheons, and the east and west lodges are of significant character and historical importance to Taverham (**Non-designated Heritage Asset 1**). On the west side of Ringland Road are some large detached properties and the Roundwood Bowls Club, all backed or surrounded by Round Wood (**Local Green Space 16**). Closer to the River Wensum, the road is bounded by the Taverham Hall Farm estate and the Wensum Valley Golf Club.
- Ringland Road heading east joins The Street, close to Beavers Wood, a privately owned part of the historic Taverham Hall woodland (**Local Green Space 18**).
- The Street marks the historic centre of Taverham. Significantly narrower than the most of Taverham's arterial roads and with a sharp bend, The Street does



not have a pavement. Pedestrian access along The Street to important buildings such as St Edmund's Church and Taverham Junior School is difficult. There is a speed limit of 20 mph on The Street.

- The Street has the highest proportion of the village's non-designated heritage assets; a recognition that many of the buildings date back to the Victorian era and to the village's major industry, the Paper Mill, a national supplier of paper which closed circa 1900. These buildings (**Non-designated Heritage Assets 5 to 15**) have not significantly changed since they were built. The infilling which has taken place does not detract from the area and the Red Telephone box, given to the Taverham History Society by the Parish Council as a mini-information centre, helps to present a rural village scene.
- There are remains of the Paper Mill within the Taverham Mill Nature Reserve, owned by Anglian Water (**Local Green Space 19**) as well as private houses. Opposite, on the corner of The Street and Sandy Lane, is a small grassed area with the original Norfolk County Council Taverham village sign (**Local Green Space 20**).
- North of The Street, the land rises towards Fakenham Road and at the heart of this area is Scotch Hill Wood (**Local Green Spaces 25 and 25**). The pine trees are visible from many points in Taverham. The housing, the majority of which was built in the early 1980s, is a mixture a chalet bungalows, especially Laburnum Avenue, and detached two-storey houses, Nightingale Drive. At the western end of Nightingale Drive is the remnant of an oak plantation, which provided wood for the Paper Mill (**Local Green Space 23**). There are two blocks of two-storey flats on Nightingale Drive as well as four rows of houses which can only be accessed by footpath. Vehicle access for these properties is behind the dwellings, accessed from Nightingale Drive.
- Nightingale Infant School and its playing field (**Local Green Space 26**) abuts Scotch Hill Road providing a backdrop of woodland and mature hedgerows.
- Between Laburnum Avenue and Nightingale Drive and accessed from Sandy Lane, is the Sandy Lane Recreation Ground (**Local Green Space 21**). Together with the Village Hall, library and other facilities this is the centre of Taverham South and provides a base for many of the village's activities.
- Properties on the west side of Sandy Lane reflect Taverham's diversity of style and size, including large detached houses, bungalows and semi-detached former council houses. Camp Road, an unadopted road, provides a designated safe route to school from Lloyd Road and forms the northern boundary to an area of private woodland (**Local Green Space 27**).

### Area 6 (light blue): Taverham Central

Along with the Junior School, the village hall, library, doctor's and Scout Hut there are some small retail outlets. Properties reflect the mixture of styles and sizes seen in Taverham. At peak times, traffic is heavy.



- Sandy Lane is a busy straight and relatively steep road that connects Fakenham Road (A1067) to the crossroads of Taverham Road and The Street. The road continues over the crossroads as Costessey Road, passing St. Edmund's Church, the Old Rectory and Taverham Mill Nature Reserve to the bridge over the River Wensum. The bridge and road have a weight limit of 7.5 tons; the river is the parish boundary. Sandy Lane is the main arterial road through the village to Costessey and the A47 trunk road. It carries a significant volume of traffic and has traffic calming measures installed, not least because it is used and crossed by children going to and from the local schools.
- Key village amenities; the village hall, library and doctor's surgery are located on Sandy Lane. The Scout Hut and grounds are a former lime kiln and pit, and are surrounded by trees. Properties on Sandy Lane reflect the mixture of styles and sizes seen in Taverham, with the result that the road despite its busyness maintains an open semi-rural feel. This is highlighted by 72 Sandy Lane, the gamekeeper's cottage to the Taverham Hall estate (**Non-designated Heritage Asset 16**).
- Land to the east of Sandy Lane rises quite steeply to the plateau of Victoria Road. Houses in this area were built during the 1960s and therefore are mainly brick and tile constructed bungalows with gardens front and rear, drives and garages. Some have been converted to chalet style. Spring Plantation (**Local Green Space 28**) originally extended onto this plateau and many of the properties on St Edmund's Road and Springfield Road have large mature trees as a backdrop and within their gardens. A particular feature of Springfield Road and Roedich is the grass verge to the pavement.
- Victoria Road has six retail outlets, including the village's only post office counter in a convenience store, with flats above. There is private parking to the rear and public parking at the front, which is insufficient at many times of the day. As a result, there is a substantial level of on-street / on-pavement parking,

causing pedestrian obstruction and difficulties for through traffic, including the village bus service.

- As one of the village's high points, there are wide views from many roads in this area. The view west takes in Scotch Hill Wood and adjoining woodland; the view south, the hedgerows and trees of and beyond the Wensum Valley. The whole area has a very open and semi-rural feel.
- Within this area and fronting onto Taverham Road is Taverham VC CE Junior School, which has over 400 children attending. In common with all the other local schools, its location in a residential area has a noticeable impact at school start and finish times, when neighbouring roads are used for parental parking.
- Forming the background to the bungalows on the east side of St Edmund's Rise and the school building and playground is Victoria Plantation (**Local Green Space 31**). Originally this woodland connected to Spring Plantation and it stretches to Taverham Road.

### Area 7 (dark green): Taverham Road

One of the parish's arterial routes and carries high levels of traffic, especially at school start and finish times. A tree lined route with many large houses. South views onto the hedgerows and fields of the Wensum Valley.



- Taverham Road runs east from the crossroads with Sandy Lane, The Street and Costessey Road, and connects with the A1067 Fakenham Road in Drayton. It is one of the village's arterial routes and carries high levels of traffic, especially at school start and finish times. Traffic calming pinch points have helped reduced traffic speeds on a relatively narrow road with a pavement only on one side.
- Taverham Road is tree lined for much of its length, providing a very attractive canopy at many points. There are a significant number of established trees and numerous Tree Protection Orders in force. Many properties, from its junction with Macks Lane to the parish boundary at Orchard Bank and Sylvan Way, are substantial detached houses with large gardens front and rear, and drives, bordered by mature trees. On the south side of Taverham Road, these

properties have far reaching views across open farmland and the lower Wensum Valley.

- Macks Lane is an unmade public highway bisecting farmland and leading to Place Farm and the south-eastern part of the parish on Costessey Lane. As well as agricultural traffic, it is well used by walkers. Place Farm is where the parish council allotments are located. There are rural views from Macks Lane towards St Edmund's Church, the Old Rectory and Taverham Hall.
- From Macks Lane to the Sandy Lane crossroads, the properties are 'typically Taverham', mainly bungalows, built on the north side only so that they face south onto the hedgerows and fields of the Wensum Valley. The open aspect reinforces the semi-rural dimension to this area of the village.
- St Edmund's Church, Grade 1 listed, with its Norman octagonal tower, is the visible focal point of the village. It can be seen from Sandy Lane and from Taverham Road.
- The setting of the Church and cemetery, The Glebe (**Local green Space 29**), the Old Rectory and coach house (**Non-designated Heritage Asset 2**), the Victorian Old School and adjoining school house (**non-designated asset 1**) and the Church Farm barns (**Non-designated Heritage Asset 3**) are very clearly part of a well-established rural village.
- The Junior School's playing field (**Local Green Space 30**) is on the south side of Taverham Road, adjacent to the Church Farm barns. From here, there is an unobstructed view of the lower Wensum Valley with its expanse of wetland leading down to the river.



### Area 8 (red): Penn Road to Shakespeare Way

1960s to 1990s housing of varied build styles and sizes. Front gardens, garages and driveways are prevalent. At the heart of this area are Eastfield and Ghost Hill Woods.



- The area consists of properties built from the 1960s -1990s and are of brick and tile construction, though there are variations of style with the use of wood or cladding. Those properties in the Penn Road and St Walstan's Road area were built in the 1960s and are 'typically Taverham', mostly well-spaced detached bungalows with good sized front gardens and drives for off-street parking. One section of Penn Road is a very steep hill, and as with St Walstan's Road, provides panoramic views across the Wensum Valley towards Costessey. Within walking distance of the Victoria Road shops, this is a quiet area.
- The southern part of this area links through to Shakespeare Way, and there is a greater variety of styles, with more detached two-storey houses becoming evident. Front gardens, garages and driveways are prevalent, helping to maintain an open aspect to the estate.
- Binyon Gardens is unusual with detached houses lining a very attractive wooded area and walkway, which in effect replaces the estate road. Garage and parking access is to the rear of the houses and from neighbouring roads.
- From the individually designed detached properties at the southern end to large detached houses of a similar design with generous front gardens and ample parking, Shakespeare Way and its closes provides an attractive and open estate.

- At the heart of this area are Eastfield and Ghost Hill Woods (**Local Green Space 33**). Woodland and open space originally part of the Taverham Hall estate, these areas are maintained by the Parish Council and very well-used by residents. Additionally, the woodland provides a backdrop to many properties off Shakespeare Way and there is also access from some of the roads and closes. The whole area exudes tranquility with little traffic.
- The detached properties on the eastern side of Shakespeare Way have many mature trees and a backdrop from woodlands owned by Broadland District Council and by the Woodland Trust, accessed from Sylvan Way off Taverham Road (**Local Green Space 36**). Another small area of woodland known as Poll Tax Plantation is at the junction of Shakespeare Way and Orchard bank (**Local Green Space 35**). This is owned by Broadland District Council and is part of a slightly larger woodland extending through to Fakenham Road, forming part of the parish boundary with Drayton.
- The houses bordering the northern edge of Ghost Hill Wood date from the late 1980s and early 1990s. There is a greater mix of styles, design and sizes of housing with detached and semi-detached properties predominating. There is also greater variation in road width, particularly in some of the closes off Shakespeare Way and Cameron Green. Most, but not all properties have front gardens and drives, but these tend to be small and off road parking is limited, in contrast to elsewhere in this area and within Taverham generally. As a result, there is a noticeable increase in on-street parking.
- As a further emphasis to the 'green dimension' of Taverham, there is an open grass area fringed by trees at the junction of Cameron Green, Trimming Walk and Eastfield, which is well used by local residents (**Local Green Space 34**)
- Ghost Hill Infant School adjoins this green space and its playing field fringed with hedges and trees (**Local Green Space 33**) provides the backdrop to properties accessed from Fakenham Road. Opposite Ghost Hill Infant School is the steep slope into Eastfield and then Ghost Hill Wood. As a relative high point for the area, there are broad views from in front of the Infant School over the wood and houses towards Costessey.

### Area 9 (broad): Fir Covert Road

A heavy vehicle route split in two by the Broadland Northway. A mixture of professional, retail and agricultural businesses.



- Fir Covert Road, which marks the western edge of this area, is classified as a heavy vehicle route and runs north from Fakenham Road to Reepham Road. The Broadland Northway has divided the road into two sections, south and north.
- The southern section includes Taverham Nursery Centre with a range of retail outlets behind and adjacent to the Centre, Taverham Veterinary Hospital, children's nurseries and a children's party venue, independent garage services and some detached residential properties.
- The southern section has a high volume of traffic, accessing not only the above but also the Broadland Northway. As a result, the road junction with Fakenham Road and Beech Avenue can become very congested.
- The northern section includes large areas of farmland, a Biomass Plant, a builders merchant, a business specialising in non-mechanical farming equipment, an area for light industry and a variety of detached houses.
- Freeland Corner, where Fir Covert Road joins Reepham Road, marks the northern tip of the parish boundary and where Marriotts Way crosses the parish boundary.

## Appendix C: Non-designated heritage assets justification

The table below outlines the justification for the inclusion of important character buildings and historic features. The criteria are based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

Non-designated heritage assets	Age	Rarity	Aesthetic interest	Group value	Archeological interest	Archival interest	Historical association	Designed landscape interest	Landmark status	Social and communal value
<b>1. Old school and adjoining house</b> Victorian building, large gothic window. Former school and schoolhouse.	1851		*	*		*	*	*	*	
<b>2. Old rectory and coach house</b> Victorian, 6 bedroom house, part of the well established cluster of buildings close to the Church	1851		*	*		*	*		*	
<b>3. Church Farm barns</b> Converted stables and farm buildings. Reroofed in 2010.	1851		*	*			*	*		
<b>4. Forge Cottage, 1 Sandy Lane</b> Smithy used by paper mill. Forms part of the historic centre of Taverham.	1840s		*			*	*			



**Non-designated  
heritage assets**

	Age	Rarity	Aesthetic interest	Group value	Archeological interest	Archival interest	Historical association	Designed landscape interest	Landmark status	Social and communal value
<b>5. Park Cottages, 1, 3 and 5 The Street</b> Three connected cottages. Forms part of the historic centre of Taverham.	1856		*	*		*	*			
<b>6. School Cottages, 2-12 The Street</b> Semi-detached. Chimney same as Park Cottages. Forms part of the historic centre of Taverham.	1850s		*	*		*	*			
<b>7. Park Wall Cottage, 27 The Street</b> End on to the Street. Clay lump construction. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>8. Lilac Cottage, 33 The Street</b> Alongside Dory's Cottage. Clay lump construction. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>9. Dory's Cottage, 35 The Street</b> End on to the road. Clay lump construction. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			

**Non-designated  
heritage assets**

	Age	Rarity	Aesthetic interest	Group value	Archeological interest	Archival interest	Historical association	Designed landscape interest	Landmark status	Social and communal value
<b>10. 41 The Street</b> Terraced cottage, end on to The Street at original entrance to Taverham Hall. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>11. Greenway, 43 The Street</b> End on to The Street at original entrance to Taverham Hall. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>12. Well Cottage, 40 The Street</b> Alongside original pub. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>13. Leighside, 42 The Street</b> Originally Paper Makers Arms. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			
<b>14. Hill Cottage, 44 The Street</b> Originally village shop. Forms part of the historic centre of Taverham.	Shown on 1841 map		*	*		*	*			

**Non-designated  
heritage assets**

	Age	Rarity	Aesthetic interest	Group value	Archeological interest	Archival interest	Historical association	Designed landscape interest	Landmark status	Social and communal value
<b>15. Village sign, Taverham Road</b> Metal road sign, corner of Sandy Lane, opposite Church. Original village road sign was (until February 2006) on Ringland Road. Resited to Taverham Road in September 2009 after restoration by Rackham Engineering, Hellesdon. The sign still has its original post, made by The Royal Label Factory, Stratford upon Avon.	1970	*	*			*	*		*	
<b>16. 72 Sandy Lane, former Game Keeper's Cottage</b> Red brick construction. Connection with Taverham Hall estate.	1870s		*			*	*			
<b>17. Lady Charlotte's Cottage</b> Part of original Taverham Hall Estate.	1830		*	*		*	*			

## Appendix D: Local Green Space justification

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 100 of the National Planning Policy Framework (July 2018).

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
<b>1. Thorpe Marriott Greenway</b> Tree belt bordering residential development in Taverham north and open farmland. At the time of writing, being developed by Broadland District Council for walking. Links to Thorpe Marriott Green. Protected as Green Space in the existing Development Management DPD (2015).	Yes, west of Thorpe Marriott.	Recreational value for local residents. Trees either side.	Pathway through woods, not an extensive tract of land.
<b>2. Marriott's Way</b> Designated national trail, linking Taverham to Norwich to south-east, and other villages to north-west, running to Alysham, following the routes of two disused railway lines. Heavily used locally.	Yes, goes through the parish.	Locally and nationally important. Used to be the old Norwich to Aylsham Railway. Local trees and a important part of the character of Taverham.	Pathway along old railway track.
<b>3. Thorpe Marriott Green</b> Open green space with clumps of trees and old hedgerow, used for recreation. Includes a skate park, children's play area and ball court. Marriott's Way goes through the middle of the open space. Tree	Yes, between Taverham and Thorpe Marriott.	Forms part of the character of the Thorpe Marriott area of Taverham, with access from Kingswood Avenue.	Recreational space, not an extensive tract of land. Green lung for the area.



Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
preservation orders on trees along the southern edge of the area.			
<b>4. Ashdown/Spring Wood</b> Original woodland, administered by Broadland District Council. Open and surrounded by housing. Used for recreation. Protected as Green Space in the existing Development Management DPD (2015).	Yes, surrounded by housing.	Original woodland, in heart of residential area. Supports wildlife and it is dense woodland. Refer to Character Appraisal (Area 2)	Not an extensive tract of land, open access.
<b>5. Gardyn Croft</b> Small area of original woodland, used for walking. Protected as Green Space in the existing Development Management DPD (2015).	Yes, surrounded by housing.	Original woodland, in heart of residential area. Refer to Character Appraisal (Area 2).	Not extensive tract of land, open access.
<b>6. Breck Farm tree belt</b> Strip of woodland with path through, linked to tree belt at rear of Broom Close. Owned by Breck Farm. Used for walking.	Yes, access from Broom Close and paths from Broadland Northway.	Original woodland, on agricultural land. Forms natural barrier between fields.	Not extensive tract of land, open access.
<b>7. Hinks Meadow</b> Recreation ground, managed by Taverham Parish Council and Taverham Football Club. Includes children's play area. North end contains line of fir trees. Protected as Green Space in the existing Development Management DPD (2015).	Yes, access from Kingswood Avenue.	Used by local community for recreation.	Not extensive tract of land, recreation use.

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
<b>8. Walsingham Plantation</b> County Wildlife Site 1351 Private land. No public access is implied by inclusion in this list. Tree Preservation Orders on trees near property.	Provides a view coming from Fakenham into the village.	Wildlife and view of trees. Historical significance, as it was the site of the Silver Fox Farm established in 1925 in Walsingham Plantation.	Not extensive tract of land, small woodland.
<b>9. Beech Avenue Woodland</b> Small L-shaped woodland on corner of Beech Avenue and Fakenham Road. Open access, used as short cut to Taverham High School. Houses back onto it. Owned Broadland District Council. Protected as Green Space in the existing Development Management DPD (2015). Tree Preservation Orders adjacent to Local Green Space.	Yes, used to walk through.	Start of the beech trees for Beech Avenue, planted approximately 200 years ago. Important through way.	Not extensive tract of land.
<b>10. Firethorn Close Woodland</b> Clump of trees in open area, surrounded by housing. Owned Broadland District Council.	Yes, surrounded by housing.	Part of the character of the area. Provides a separation for areas of housing, with a feeling of countryside in the village, and connectivity for wildlife and with other green spaces.	Not extensive tract of land.
<b>11. Beech Avenue Recreation Area</b>	Yes, for recreation use.	Sports provision for community.	Not extensive tract of land.

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
Hockey pitches and BMX track (open access). Owned by Taverham Parish Council.			
<b>12. Round Wood</b> Heavily wooded area of broad leaf and pine trees. Used to be called Hanging Wood. Private land. No public access is implied by inclusion in this list.	Yes, alongside Ringland Road.	Of historical significance, shown on an 1826 map of Taverham. Part of the original Taverham Hall Estate.	Not extensive tract of land.
<b>13. Snake Wood</b> Significant area of ancient woodland, owned by Langley School at Taverham Hall. Private land.	Yes, within close proximity of Taverham village.	Part of the historical parkland of Taverham Hall, an important part of the character of Taverham. Mentioned in James Grigor's Easter Arboretum published in 1841.	Not extensive tract of land.
<b>14. Beavers Wood</b> Small densely wooded area within Taverham Hall estate wall. Private land. No public access is implied by inclusion in this list. Protected as Green Space in the existing Development Management DPD (2015).	Yes, within close proximity of Taverham village.	Part of the historical parkland. Now in private ownership rather than owned by Taverham Hall.	Not extensive tract of land.
<b>15. Land at Taverham Mill</b> Nature Reserve, fishing and walking area with nature	Yes, south of Taverham Village.	Remains of historic paper mill and the sluices.	Not extensive land.

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
trail. Open to public, owned by Anglian Water.			
<b>16. Land hosting Village Sign at junction of Sandy Lane and The Street</b> Corner of Sandy Lane and The Street. Small grass area containing one of the village signs with a bench.	Yes, opposite St Edmund's Church.	Sign marks the historical centre of Taverham.	Not extensive land, small strip of land.
<b>17. Sandy Lane Recreation Ground</b> Open access recreation ground, children's play area, and tennis courts. Adjacent to Library and Village Hall. Owned by Taverham Parish Council. Protected as Green Space in the existing Development Management DPD (2015).	Yes, considered the centre of the village.	Informal recreation ground, used extensively by community. Also used for Taverham Fayre.	Not extensive land, recreation ground.
<b>18. Land adjacent Taverham Scouts/Day Care Centre, Sandy Lane</b> Green area surrounding the Scout Hut. Land owned by Norwich Area Scout Trustees and cannot be sold or otherwise for development. Protected as Green Space in the existing Development Management DPD (2015).	Yes, surrounded by houses.	Was previously chalk pit, surrounded by tall trees. Used for activities.	Not extensive land.
<b>19. Wooded area on south side of Nightingale Drive</b> Remains of an oak plantation, now small L-shaped woodland. Private land. No public access is implied by inclusion in this	Yes, surrounded by houses.	Oak plantation did feed the Taverham Paper Mill. Part of the character of the area.	Not extensive land.



Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
list. Protected as Green Space in the existing Development Management DPD (2015). Tree Preservation Orders at southern end of Local Green Space.			
<b>20. Scotch Hill Wood</b> Strip of land north of Nightingale Drive, leading onto a large wooded area. Owned by Broadland District Council, open access from surrounding roads. Used for walking. Some wheelchair access. Protected as Green Space in the existing Development Management DPD (2015). Tree Preservation Orders adjacent to Local Green Space.	Yes, surrounded by houses.	Features on estate map of 1919. Looking west from Victoria Road shops, forms part of the wooded landscape of the area.	Not extensive land.
<b>21. Continuation of Scotch Hill Wood</b> Continuation of predominantly pine trees. Private ownership. Buffer between Lloyd Road estate and Nightingale Drive. Private land. No public access or public right of way is implied by inclusion in this list. Protected as Green Space in the existing Development Management DPD (2015).	Yes, surrounded by houses.	Features on estate map of 1919. Looking west from Victoria Road shops, forms part of the wooded landscape of the area.	Not extensive land.
<b>22. Spring Plantation</b> Wooded area for recreation use. Owned by Broadland	Yes, off Taverham Road	Taverham Hall map of 1919 shows Spring	Not extensive tract of land.

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
District Council. Protected as Green Space in the existing Development Management DPD (2015). Tree Preservation Orders on north-west side of Local Green Space.	and surrounded by housing.	Plantation as extensive area of woodland, most of which has been consumed by development. Some trees have been kept in development.	
<b>23. The Glebe</b> Open area of grassland in front of old school. Owned by St Edmund's Church. Used for church activities. Open access. Forms part of the heart of old Taverham	Yes.	Was the old playing field for the school. Now part of the character of the area.	Not extensive tract of land.
<b>24. Victoria Plantation</b> Densely wooded area, no public access. Private ownership. Buffer for Victoria Road. Private land. No public access is implied by inclusion in this list. Protected as Green Space in the existing Development Management DPD (2015).	Yes, surrounded by houses.	Was a continuation of Spring Plantation. Important for wildlife.	Not extensive tract of land.
<b>25. Eastfield and Ghost Hill Wood</b> Woodland and open space used for walking. Owned by Taverham Parish Council. Wheelchair access.	Yes, surrounded by houses.	Ancient tree. Original woodland. Used locally. Features on estate map of 1919.	Not extensive tract of land, large woodland.
<b>26. Cameron Green</b> Triangular piece of hedged open land. Open access for community use. Owned by Broadland District Council.	Yes, surrounded by houses.	Locally used for informal recreation. Open space planned into development.	Not extensive tract of land.

Name of Local Green Space and brief description	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community and holds a particular local significance	Green area concerned is local in character and is not an extensive tract of land.
<b>27. Poll Tax Plantation</b> Small woodland off Shakespeare Way. Open public access. Owned by Broadland District Council.	Yes, surrounded by houses.	Woodland area for walking. Wildlife and bluebells.	Not extensive tract of land.
<b>28. Ridgewood</b> Small woodland owned by Broadland District Council and Woodland Trust. Tree Preservation Orders adjacent to Local Green Space.	Yes, surrounded by houses.	Area gifted by local individual for conservation.	Not extensive tract of land.
<b>29. Woodland backing onto Seton Road</b> Small wooded area forming part of the parish boundary. Private land. No public access is implied by inclusion in this list.	Yes, adjacent to houses.	Marks the boundary between Taverham and Drayton.	Not extensive tract of land.

## Appendix E: Local Green Space, large scale maps

The maps below show the boundaries of the Local Green Spaces at a larger scale. Numbers correspond with figure 19 and the table above.

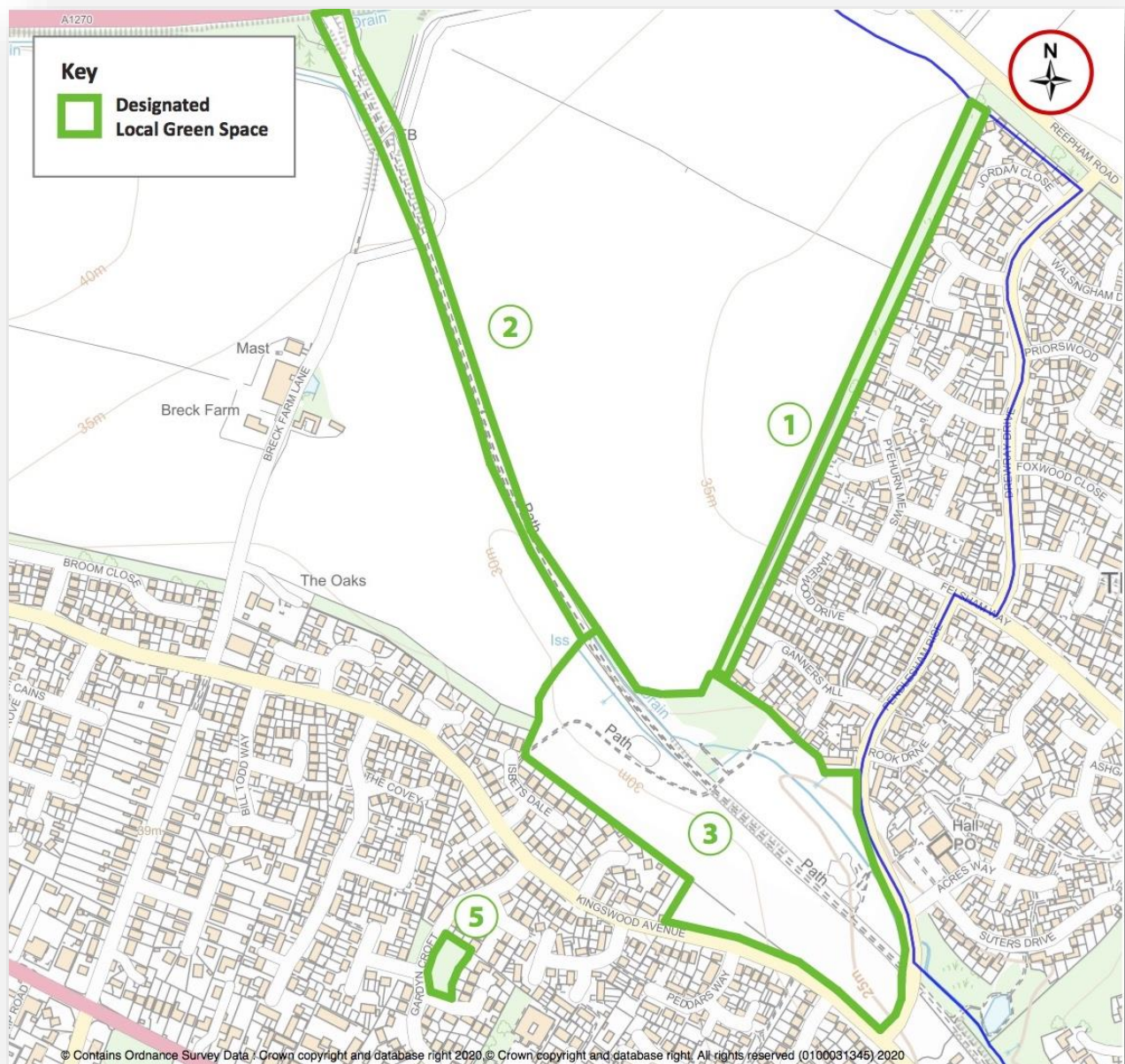


Figure 25 above: Local Green Spaces (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



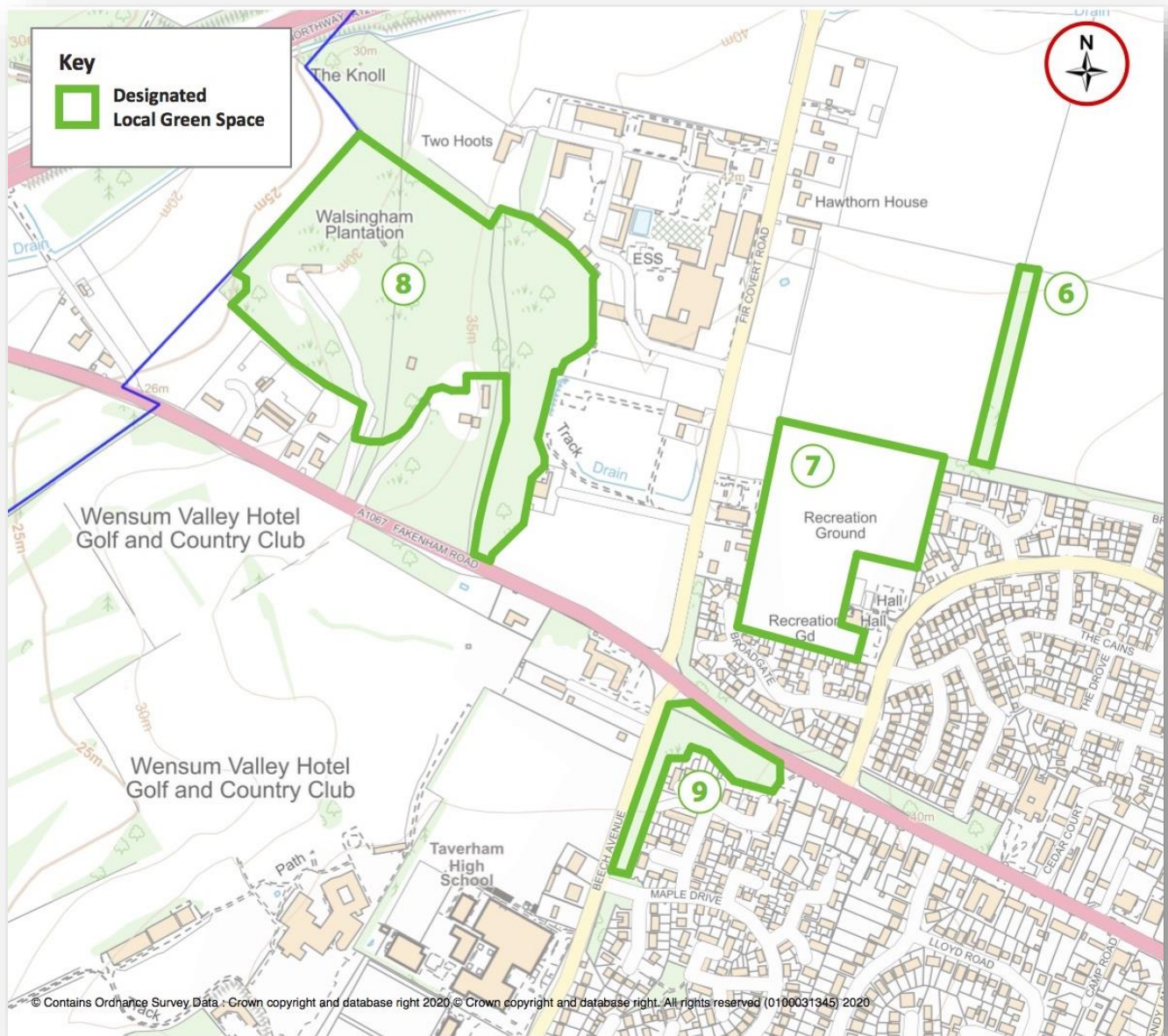


Figure 26 above: Local Green Spaces (source: Parish Online mapping with own annotations).  
Blue line denotes parish boundary.



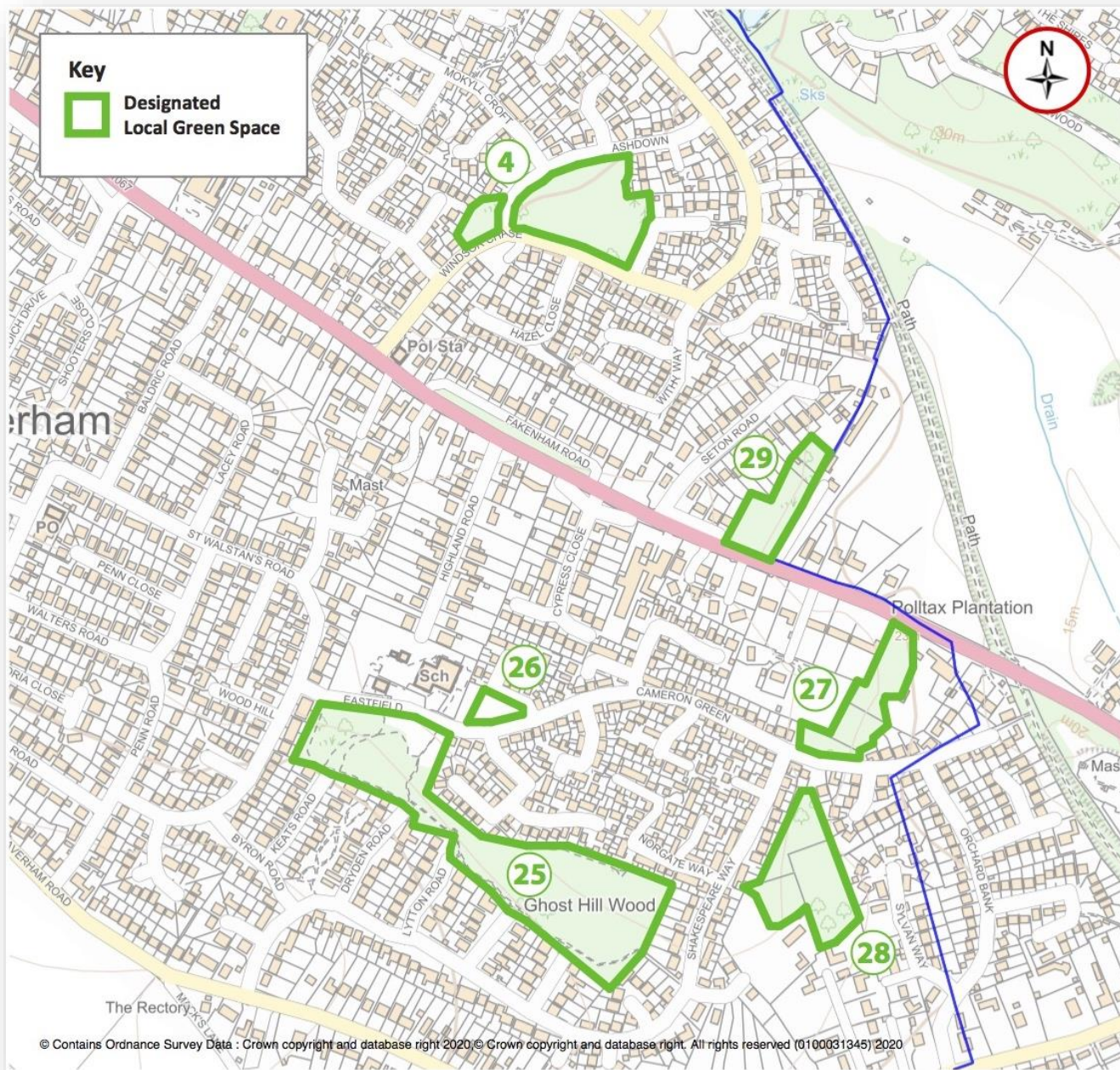
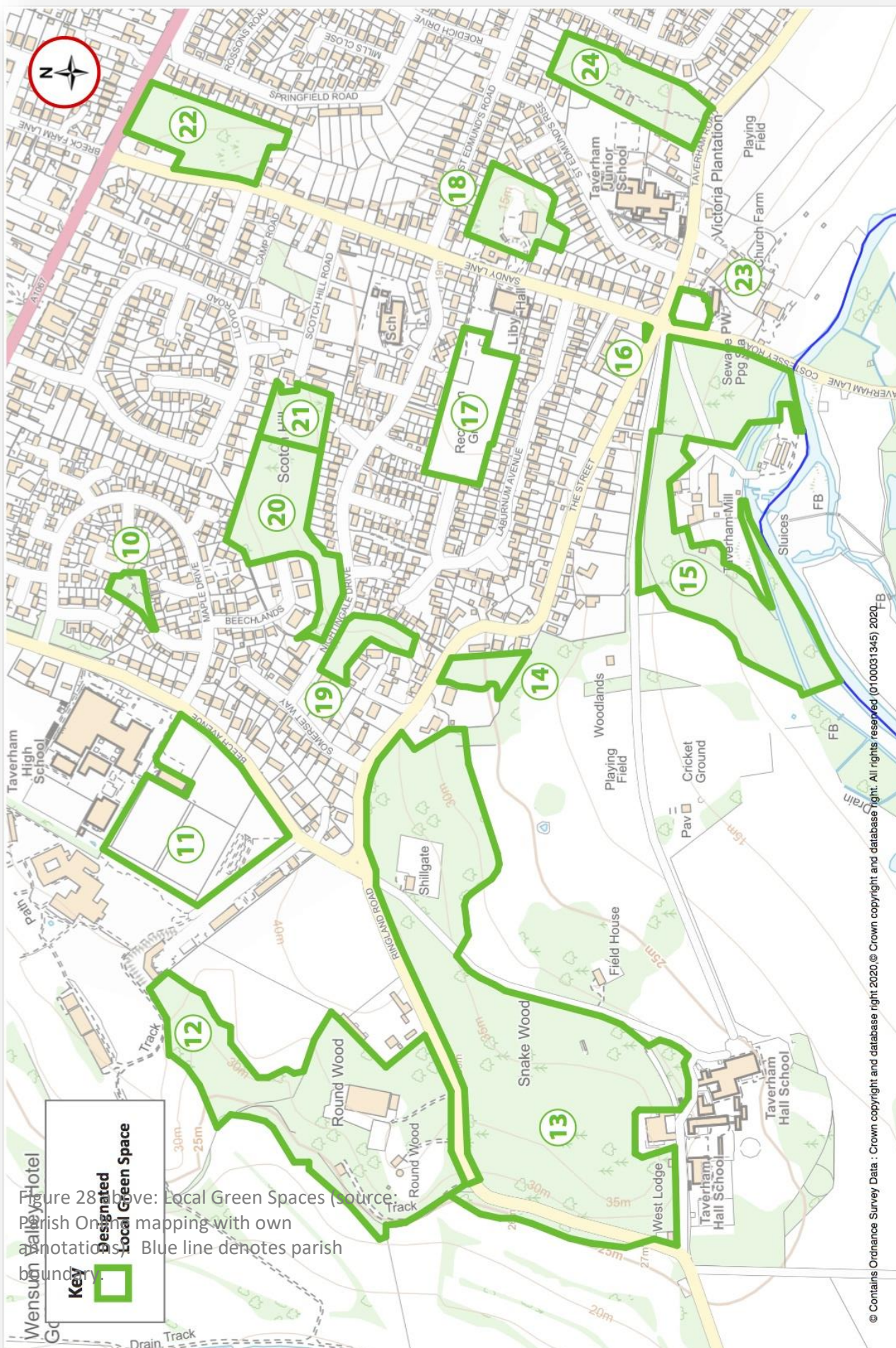


Figure 27 above: Local Green Spaces (source: Parish Online mapping with own annotations).  
Blue line denotes parish boundary.







## Appendix F: Main existing employment sites, large scale maps

The maps below show the boundaries of the main existing employment sites at a larger scale. Numbers correspond with figure 22.

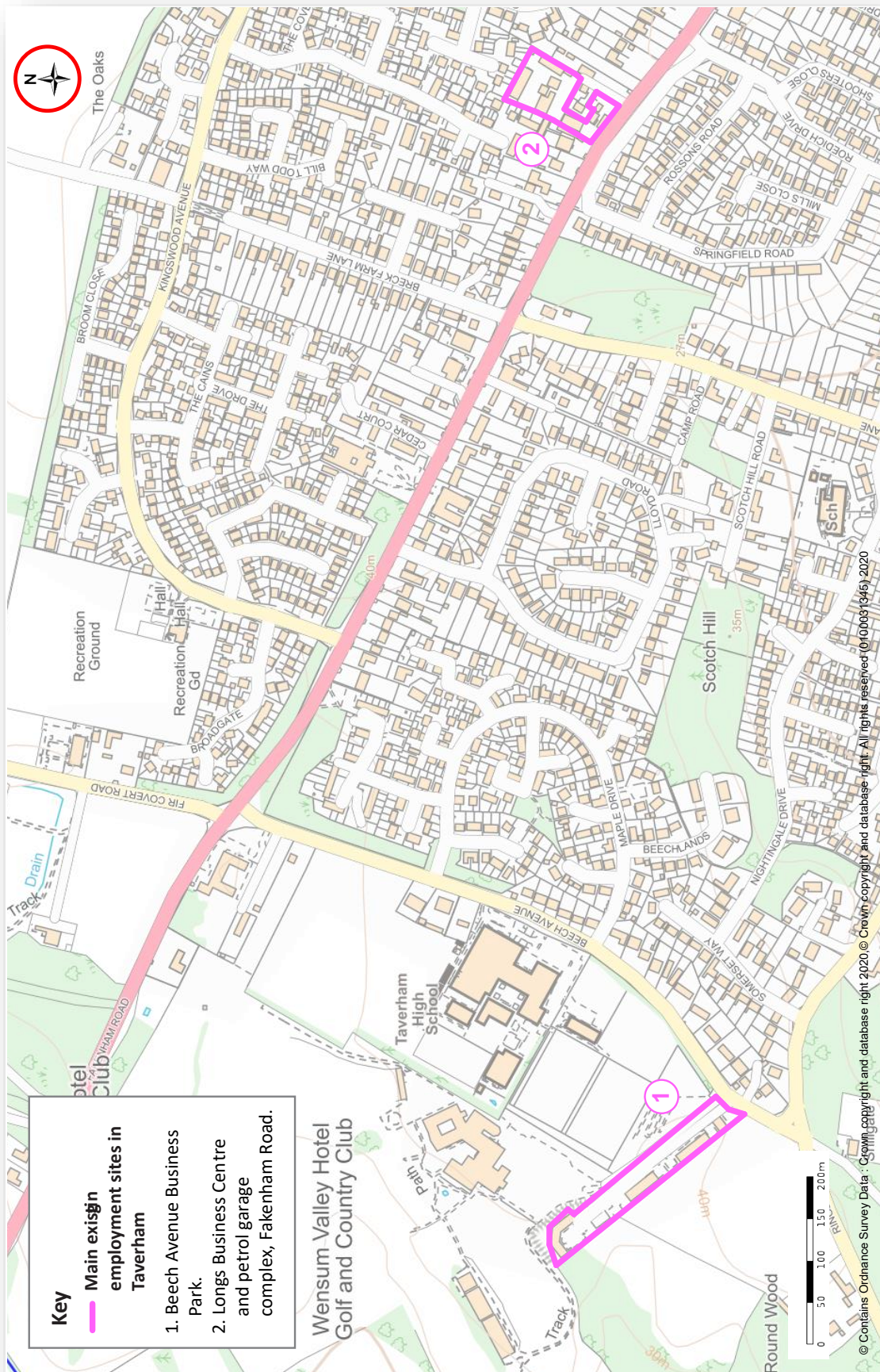


Figure 29 above: Main existing employment sites (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



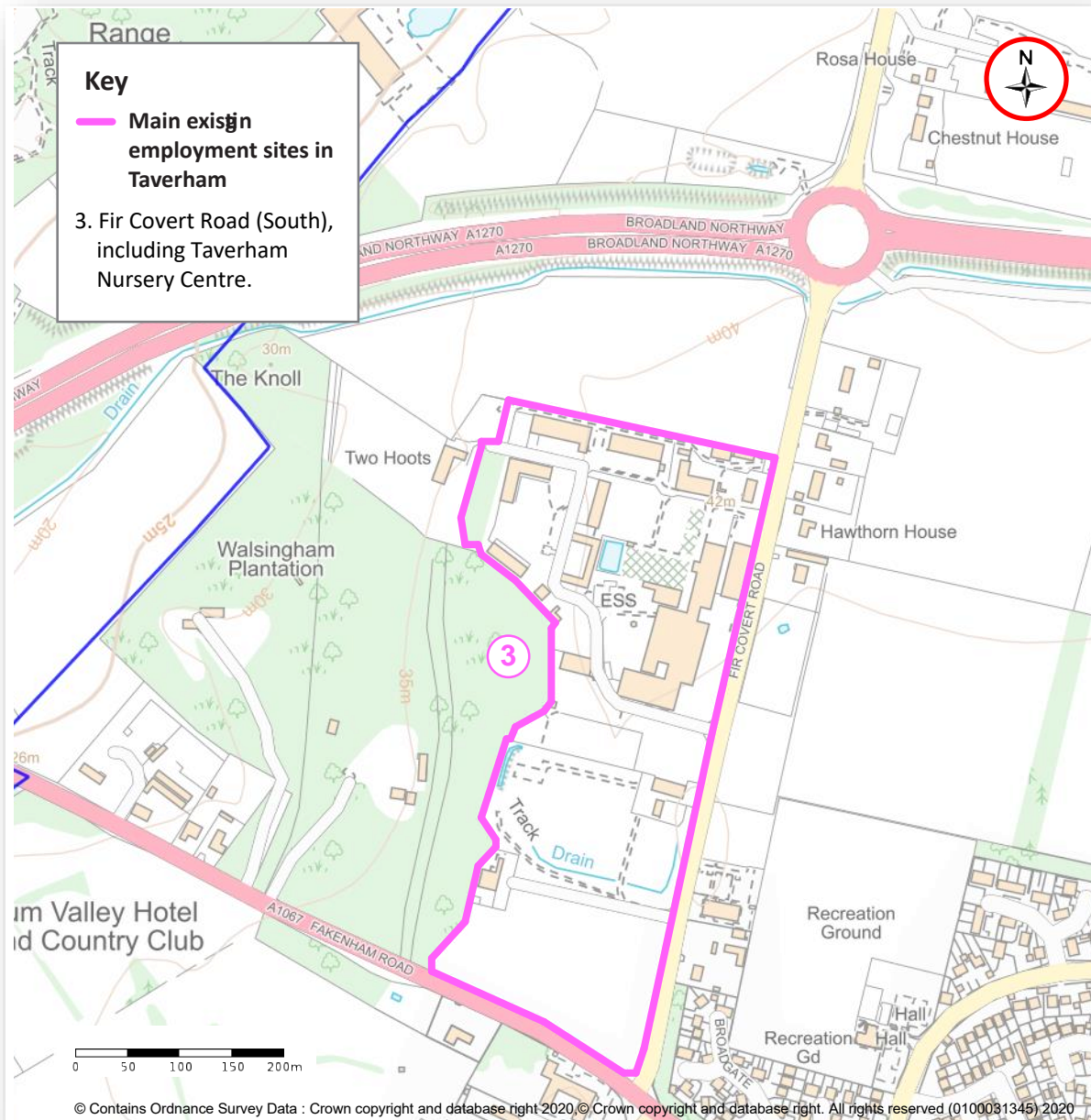


Figure 30 above: Main existing employment sites (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

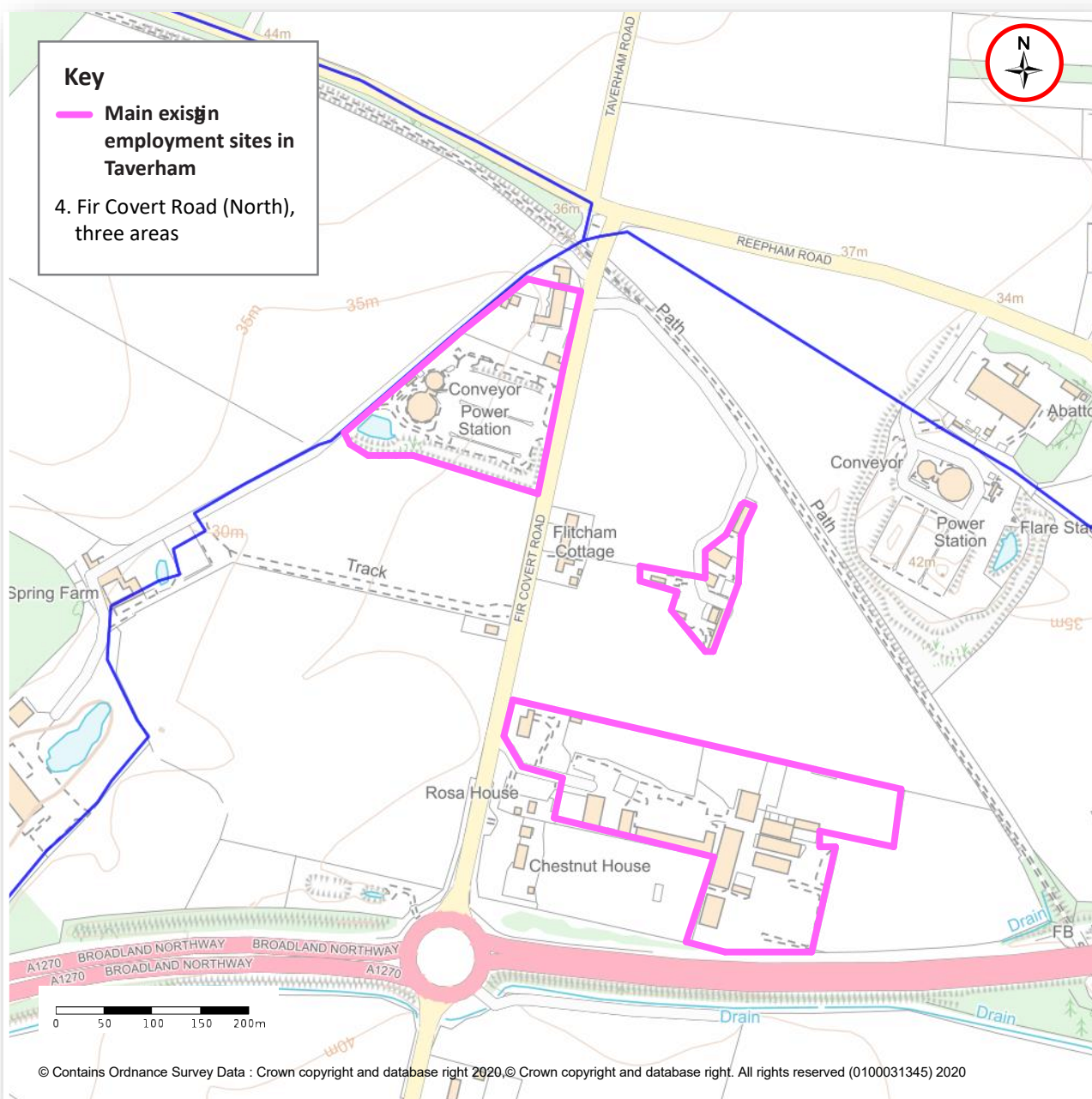


Figure 31 above: Main existing employment sites (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

## Appendix G: Glossary

**Glossary of terms used and/or relevant to the Taverham Neighbourhood Plan and supporting submission documents.** Definitions are taken directly from the glossary of the National Planning Policy Framework July 2018, page 64, except where stated.

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of Plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Build to Rent:** Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

**Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal change management area:** An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.



**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Major hazard sites, installations and pipelines:** Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Non-designated heritage asset:** Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.  
(Definition from <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>)

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Primary shopping area:** Defined area where retail development is concentrated.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's

physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic policies:** Policies and site allocations, which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

**Wildlife corridor:** Areas of habitat connecting wildlife populations. **Windfall sites:** Sites not specifically identified in the development plan.





TAVERHAM