



The Tivetshalls Neighbourhood Plan 2022-2042

Adopted version
December 2022

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or in another format please contact
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Parish.Clerk@Tivetshall.org.uk

1. Introduction

- 1.1 The Tivetshalls 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, 2022-2042. It is the first planning document put together by the Tivetshalls. Now the Neighbourhood Plan is 'made', it forms part of the development plan and South Norfolk Council will use it to help to determine planning applications. Tivetshall Parish Council will also use the Neighbourhood Plan to respond to planning applications.
- 1.2 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.¹ 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 Tivetshalls 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.
- 1.3 Commissioned by Tivetshall Parish Council, the Tivetshalls 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 a day-long workshop setting out the process, drafting a set of aims and a vision. Throughout the project, Steering Group members attended some of South Norfolk Council and Broadland Council's training sessions on aspects of community-led planning.

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



Figure 1: Tivetshalls Neighbourhood Plan Steering Group walk round the village, September 2020 workshop.

1.4 The aims for the Neighbourhood Plan are as follows:

By undertaking a Neighbourhood Plan, the Steering Group aim to:

- Enable residents to influence and shape new development.
- Allow the village to develop sensitively, in terms of design, local linear character, heritage, amenities, and the environment.
- Establish what is special about the Tivetshalls.
- Identify community needs for the use of developer contributions and other possible funds.

1.5 The Tivetshalls Neighbourhood Plan is not a means of stopping development; it is there to ensure that any development takes place in an appropriate way for the area. Now adopted, the Plan is a statutory planning policy document, part of the development plan for the Neighbourhood Area (which also include adopted Local Plan documents). 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 any development is anticipated and planned for in the Tivetshalls.

Accompanying supporting documents

1.6 The Tivetshalls Neighbourhood Plan was submitted for independent examination, accompanied by the following documents:

- **The Tivetshalls Design Guidance and Codes** – an addendum document, guidance and codes on how to design the physical environment of Tivetshalls.

- **Basic Conditions Statement** – showing how the Tivetshalls 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 Tivetshalls Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the Neighbourhood Planning General Regulation 2012 have been satisfied.
- **Strategic Environmental Assessment Screening Report** – to determine whether the Tivetshalls 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.

Referendum result

- 1.7 The Referendum on the Neighbourhood Plan was held on 8th December 2002. The Plan passed referendum with 101 'yes' votes and 12 'no' votes. 89 per cent of voters were in favour of the Neighbourhood Plan. There was a turnout of 23 per cent of registered voters.

2. Tivetshalls parish

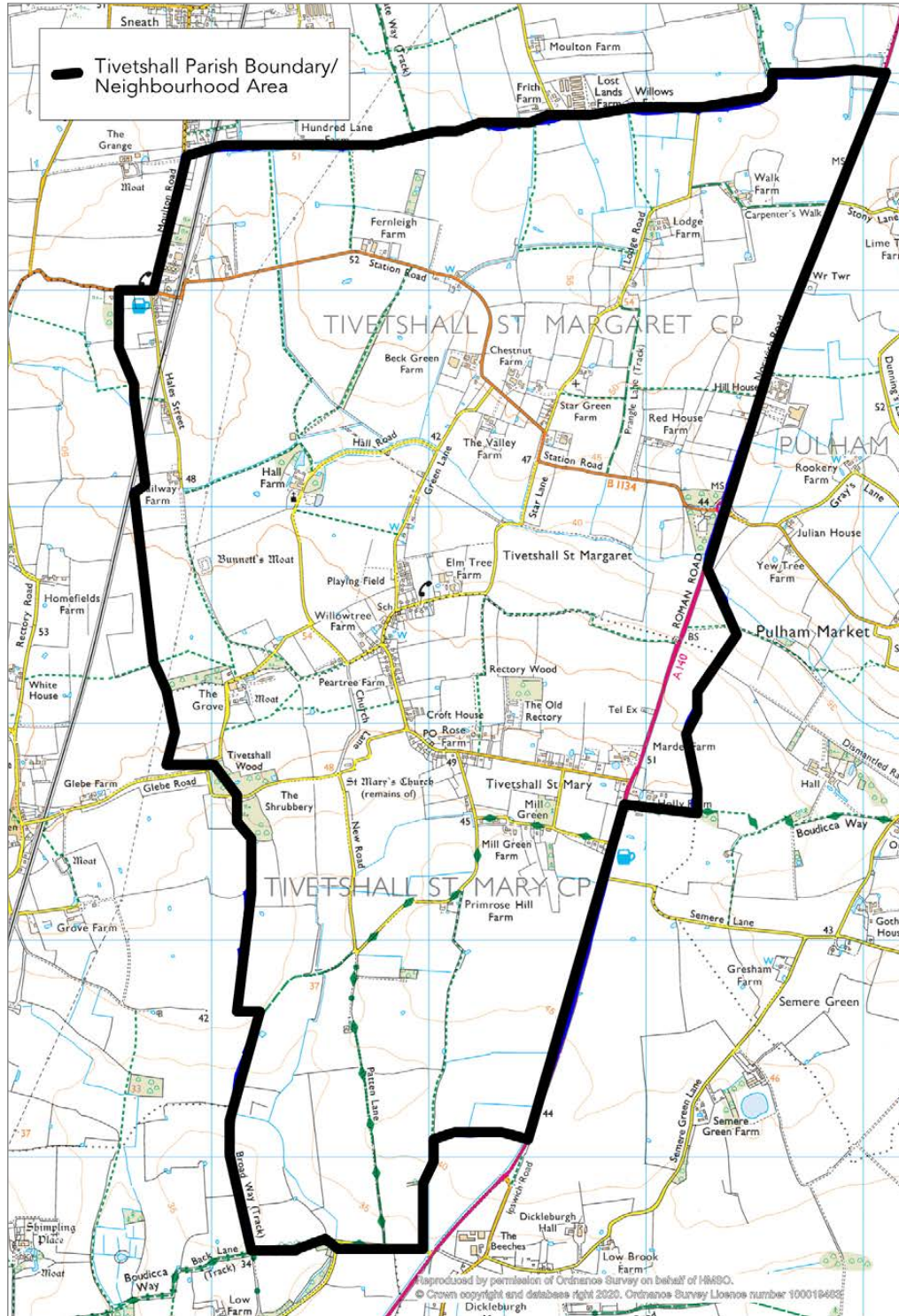


Figure 2: Tivetshalls parish, the Neighbourhood Plan area (source: Parish Online with own annotations). The black line denotes the Neighbourhood Area, which is the same as the parish boundary.

About the Tivetshalls

- 2.1 The name Tivetshall is believed to have been derived from the old English words for 'Lapwings Nook'. It is still a nook for lapwings and people to live in today. The two parishes of Tivetshall St. Mary and Tivetshall St. Margaret are now known collectively as the Tivetshalls. Throughout the village evidence exists of the Iron Age and early Saxon and Roman settlements including the remains of three Roman villa. The Domesday Book identified two churches and a population of 38 households.
- 2.2 There are many historical features still remaining today. The Domesday book mentions two churches. The Tivetshall churches are of medieval origin. The church of St. Mary's is a delightful and photogenic carefully maintained ruin. It was badly damaged around 1947. Its war memorial is honoured at the annual Remembrance Day service. The church of St. Margaret is picturesque with its crowded graveyard and has important historical features. The chancel arch still retains the Tympanum boards, which are one of the earliest sets in England and the rare Elizabethan rood with inscriptions including God save our Queen Elizabeth.
- 2.3 To the west of Tivetshall St. Margaret is a significant area where Tivetshall railway station once stood and it still remains an area of great activity and employment. In 1849 the station was built linking London to Norwich and later a line linking Tivetshall to Beccles with a level crossing, signal box, goods yard, and three water troughs and water cranes, which allowed the steam trains to pick up water without stopping. The Maltings was established in 1872 producing malt and using the railway for transporting goods. Today it is still a thriving business with five roasting drums. During the Second World War new sidings were constructed for the transportation of ammunition and supplies to the nearby airfields. The Railway Hotel was built about 1851 and included a posting house and station refreshment rooms. The building became the Railway Tavern one of the two historic pubs in Tivetshall. The construction of the railway meant that the Tivetshalls gained the lovely feature of the disused railway line with its four distinct crossing properties running from west to east and the A140 crossing point.
- 2.4 A meeting house and burial ground was founded in Lodge Road Tivetshall St. Margaret in 1674 by George Fox of the Religious Society of Friends (Quakers). This was demolished and replaced with the current Friends Meeting House in 1812 and has a historic burial ground that has connections to many, notable Friends including Anna Sewell author of Black Beauty. Quakers were well known for their philanthropic efforts and pacifism. The

meeting House was a very popular place of worship with Quakers coming from all over the country. It was changed to a private dwelling in 1977 after several years of neglect and abandonment. Like the 2 churches of Tivetshall it stands peacefully in lovely open Norfolk countryside.

The chapel in Mill Road was a Wesleyan Methodist chapel formed in the 18th century from religious societies founded by John Wesley. It did not have a graveyard and closed in the 1970s. Both chapels were popular with local people as well as worshippers coming from many miles away. They are now both private homes.

- 2.5 Other historic features remaining are the medieval woods and Bunnett's Moat. The 19th century Old Ram Coaching Inn on the A140 still thrives serving local people and the passing trade. There were two Post Offices dating back to the 1800s one for each village. Just the one Post Office serves the village now and has been loyally run for many years by the Snelling family in The Beeches, Tivetshall St. Mary – providing very much needed and varied services including the service of the distribution of medical supplies from the local doctor's practice and medical prescriptions for residents.



Figure 3: Original Post Office sign.

- 2.6 The Post Windmill was demolished and used as hardcore to build the runway for Tibenham airfield during WWII. The school board for the united parishes of St. Mary and St. Margaret was formed in 1875 and a school built for 100 pupils. It was enlarged in 1886 at a cost of £100 to accommodate 115 children with average attendance of 90 pupils. At the time of writing there were 29 pupils at Tivetshall School. The school is an important asset for the village.

- 2.7 In December 1950 a church building from the American airbase at East Wretham was purchased with money from the government 'Homecoming Fund' and rebuilt in the middle of The Street as the first Village Hall. This served both villages well until a new purpose-built Village Hall was opened in 1997. The Village Hall is run by a Management Committee. The Trustees are all volunteers. The committee run a twice monthly pop-up café and whole day events which brings people in the parish together. It is also used by various clubs and local families for private parties.
- 2.8 Around 1875 the population was similar to today. The occupations within the parishes included shoemaker, blacksmith, wheelwright, miller, a schoolteacher, a postmaster, a shopkeeper, a carpenter and many agricultural trades. Today there are around 50 registered businesses with occupations including artisan food producers, cabinet maker, crafts, dental services, hairdressers, graphic designers, insurance, therapists, garage services, a Post Office which sells a variety of stationery items. There are still several trades connected to agriculture. A significant number of people work from home, in both employment and self-employment. The village is reliant on volunteers who work within the village, for the provision of services to the village, such as Parish Councillors, Village Hall trustees and church wardens.
- 2.9 Throughout the village there are many Public Rights of Way. Many are derived from the need to walk or ride to neighbours, work, and nearby villages.

Spatial and strategic policy context

- 2.10 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 Tivetshalls to add detail specific to the area.
- 2.11 The NPPF was published in March 2012 and revised in July 2021. It sets out the Government's planning policies for England and how these should be applied.
- 2.12 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 Plan 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.

- 2.13 JCS Policy 16 identifies Tivetshall parish as an ‘Other Village’. It has a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.²
- 2.14 The Greater Norwich Local Plan (GNLP) will supersede the JCS, and is anticipated to be adopted in 2022. The Tivetshalls 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. Tivetshalls will also be covered by the ‘South Norfolk Village Clusters Housing Allocations Plan’.

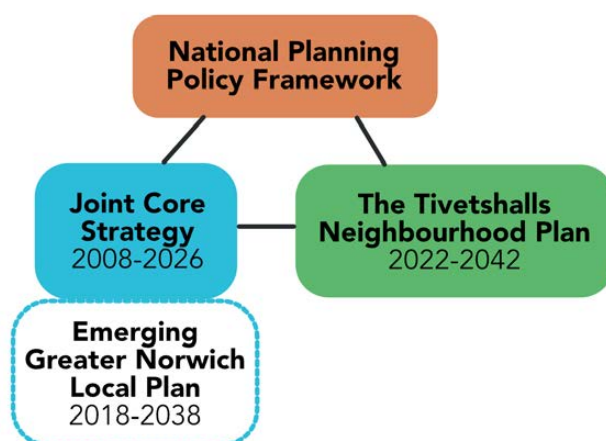


Figure 4: Spatial and strategic policy context: relationship between the NPPF, JCS, emerging GNLP, and the Tivetshalls Neighbourhood Plan. Own diagram.

South Norfolk Village Clusters Housing Allocations Plan

- 2.15 The South Norfolk Village Clusters Housing Allocations will form part of the South Norfolk Local Plan, identifying land for some 1,200 new homes in the villages of South Norfolk district. Tivetshall St. Mary and Tivetshall St. Margaret are a cluster together for housing allocations. Following public consultation and an examination, the village cluster policy is expected to be

² Joint Core Strategy for Broadland, Norwich and South Norfolk.

finalised in 2022, following closely behind the GNLP. At the time of writing, the draft policy for Tivetshalls has the following description:

- **Services and Community Facilities** – There is a limited range of facilities shared by the Tivetshalls; a primary school and Village Hall which are located along the parish boundary between the two settlements. A public house is located away from the built-up areas on the A140 Norwich-Ipswich Road. There are some opportunities for recreation and there is a limited bus service.
- **Settlement Limit and Constraints** – The Settlement Limit has been drawn around the existing built-up area where the two parishes meet. It maintains the physical separation between the two built up areas to the south of The Street to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it. Outlying areas, further from facilities have been excluded from the defined Settlement Limit. No alterations are proposed to the existing Settlement Limit.³

³ South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft), <https://south-norfolk.oc2.uk/document/1/612#d612>. Accessed 07.07.2021.

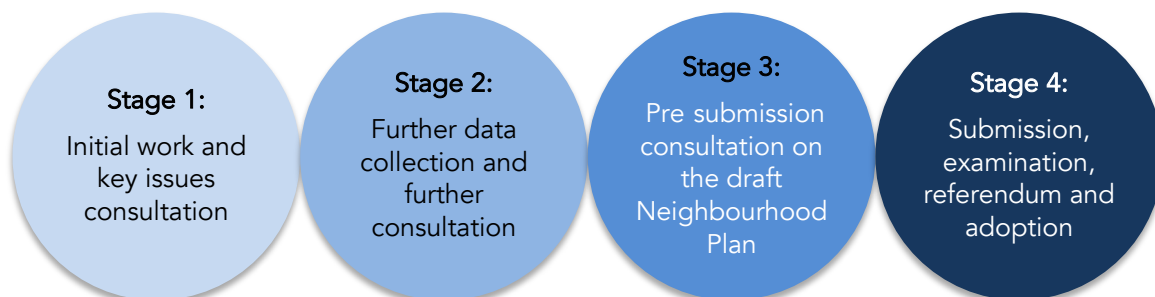


3. How the Plan was prepared

- 3.1 The Neighbourhood Plan Steering Group has prepared the Plan with support from a team of independent consultants. The process started in July 2020 when the Neighbourhood Area was designated.
- 3.2 The Plan has been commissioned by the Tivetshall Parish Council. Most of the funding has come from a central government Locality grant and a South Norfolk Council grant for Neighbourhood Plans.

Community engagement and consultation

- 3.3 The Tivetshalls Neighbourhood Plan has been undertaken with community engagement and consultation. Due to COVID-19 restrictions, the Steering Group had to be innovative in their approach, using an online mapping application, Zoom meetings with stakeholders, a business survey, a household survey, and a display stand at a well-attended Tivetshall Food and Craft Market event to test policy ideas where Steering Group members responded to questions and sought opinions on the policies under development. A face-to-face exhibition launched the pre-submission consultation on the draft Neighbourhood Plan. More details of all the consultation will be outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to South Norfolk Council.
- 3.4 Below is a summary of each of the four community engagement and consultation stages.



Stage 1: Initial work and key issues consultation (Autumn/Winter 2020/21)

- **Steering Group workshop** (September 2020): Neighbourhood Plan aims and vision were drafted based on local knowledge of the Steering Group.
- **Display panels** (Autumn 2020): laminated A1 display boards were moved around the parish every few days, to introduce the concept of Neighbourhood Planning as people went about their daily walks during COVID-19 restrictions.
- **Placecheck** (Autumn/Winter 2020): an online application where the community were invited to put a pin on the map of the parish stating 'things I like', 'things I don't like' and 'things we need to work on' and write a comment. 103 comments were made between October 2020 and March 2021. These were used to inform the objectives of the Plan and themes for the household survey (see below).
- **Stakeholder engagement** (Autumn/Winter 2020): Steering Group meetings on Zoom or on the telephone with local organisations and individuals in the area – Friends of Tivetshall School, Tivetshall Village Hall committee, Tivetshall Parish Council, and attendees of the Tivetshall Tea Junction (pop up café). Themes from the meetings were used to form questions for the household survey and also fed into policy writing.
- **Business survey** (Autumn/Winter 2020): hand delivered survey to businesses in the parish and online. 6 businesses responded. Used to inform policy writing.
- **Data profile for the Tivetshalls** (October 2020): document containing key data for the parish, to inform policy writing.
- **Character appraisal** (Autumn 2020): Steering Group split the built area of the parish into district character areas and described them in detail. The work fed into the Tivetshalls Design Guidance and Code.



Figure 5: Display panels, used around the parish to introduce the concept of Neighbourhood planning.



Data Profile

October 2020

Figure 6: Poster/flyer for Placecheck, used around the parish, in the Cock Crow magazine and on Facebook (left). Data Profile (right).

Stage 2: Further data collection and further consultation (Spring 2021)

- **Housing Needs Assessment** (completed March 2021): an independent assessment of housing needs for the parish, undertaken by AECOM. The report proposed smaller properties and some larger family-sized options. Used to inform policy writing.
- **Household survey delivered** (February/March 2021): 8-page paper survey hand delivered to every household in the parish and available online throughout February and March 2021. There were 106 responses to the survey, which equated to approximately 43 per cent response rate. Key findings:
 - Tivetshall considered a small, quiet, friendly, rural village. Respondents valued the quiet, peace, rural, open nature, school and walks in the parish.
 - The majority of respondents were not in housing need, but some were. The majority are looking to buy on the open market, or self-build/custom build. Most are looking for 2- and 3-bedroom properties, starter homes, larger homes and bungalows.
 - There were a lot of comments about respecting the current character of the parish and building houses that are sympathetic in design, keeping the linear layout, low density and with views. Building no higher than 2 storeys, having trees and shrubs, low carbon/energy efficient design, good sized garden and a variety of housing types, were deemed important. The majority of respondents did not want street lighting, but some did as long as it is sympathetically designed to minimise light pollution.
 - A number of buildings and historic features were identified. As were important local green spaces, views and areas of localised surface water drainage issues. All respondents wanted the playing field to be

- protected.
- There was a lot of support for a village shop, to retain the Post Office and the school, and improve public transport provision. The majority of respondents were not interested in renting an allotment.
- Some businesses have considered moving. Respondents identified the need for better broadband and advertising services locally. Homeworking was to be encouraged, agricultural small holdings, small business units/workshops and tourist accommodation.
- The majority of respondents had 1 or 2 cars. Ideas for slowing down
- **The Tivetshalls Design Guidance and Code** (May 2021): undertaken by AECOM, to support the Neighbourhood Plan policies, a document that outlines (1) preservation of the historic and rural character, the architectural diversity and linear settlement pattern; (2) provides a range of tenure types and housing forms; (3) promotes sustainable development and conversions; (4) improves parking; and (4) preserves green and open spaces and the parish's rural setting.
- **Testing policy ideas** (May 2021): a set of policy ideas were tested with the community on 22nd May 2021 at the Village Craft and Food Fayre, Tivetshall Village Hall. Further ideas were gathered and agreement on the way forward. This was the first in-person consultation possible after Covid-19 restrictions.

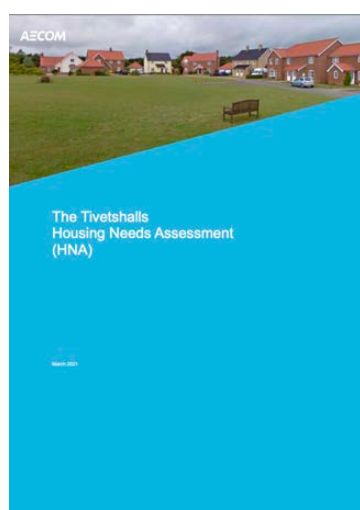


Figure 7: The Tivetshalls Housing Needs Assessment (left) and The Tivetshalls Design Guidance and Codes (right).



Figure 8: Survey poster (left) and survey front cover (right).



Figure 9: Photographs of the display material at the Village Craft and Food Fayre, to test policy ideas.

Stage 3: Pre submission consultation on the draft Neighbourhood Plan (regulation 14) (Summer 2021)

- **Draft Neighbourhood Plan** out for pre-submission consultation (from 15th September 2021 until 1st November 2021). Sent to statutory agencies and available for residents to comment.
- **Consultation launched with an exhibition** on 15th and 16th September 2021 at the Tivetshall Village Hall. Residents can also read a copy at the Village Hall (when open to the public, during TTJ Cafes and on the Village Fun Day), St. Margaret's Church, The Old Ram, Julie's egg stall at 1 Moulton Road or outside Friends Meeting House at Lodge Road. The Neighbourhood Plan is also available online www.tivpc.co.uk/neighbourhood-plan. A copy was available for anyone housebound or isolating.



Figure 10: Front and back of poster/flyer for pre-submission consultation on the draft Neighbourhood Plan.



Figure 11: Photographs of the pre-submission consultation exhibition, 15th and 16th September 2021.

Stage 4: Submission, examination, referendum and adoption (Autumn 2021 to Winter 2021/22)

- **Modifications** following pre-submission consultation.
- **Submission** of the Neighbourhood Plan to South Norfolk Council with supporting documents.
- **Examination**, Autumn 2022.
- **Referendum and adoption**, 8th December 2022.

Communication

- 3.5 Communicating with residents and businesses through the development of the Neighbourhood Plan was particularly important during the initial stages of forming an evidence base, as no face-to-face engagement could take place due to COVID-19.
- 3.6 The Parish Council web page www.tivpc.co.uk/neighbourhood-plan was set up to contain information about the developing Plan.
- 3.7 The Cock Crow magazine, which is delivered bi-monthly to every house in the Tivetshalls, has featured regular articles about the Neighbourhood Plan, made requests for feedback and comments at various stages, and has advertised the consultation event and the locations of the venues where a printed copy of the Neighbourhood Plan may be viewed.
- 3.8 Facebook, posters, flyers and A1 laminated posters were used to promote the work of the Neighbourhood Plan. An update for the Parish Council on the Neighbourhood Plan progress was presented at monthly meetings. The household survey was publicised on the local radio station Park Radio.
- 3.9 A summary of the results of the Household survey were made available on the Parish Council website.



VILLAGE HALL
TIVETSHALL
ST MARGARET 1/4

DICKLEBURGH 3

BYWAY TO
GISSING

4. Vision and objectives

- 4.1 The Neighbourhood Plan vision is an overarching statement describing what the Tivetshalls should be like at the end of the Plan period, 2042.
- 4.2 The vision sets out what Tivetshalls 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 Tivetshalls parish now, whilst looking ahead 20 years to what it will be.

VISION

Tivetshall parish will continue to be a rural community with a range of housing types and tenures to suit all ages and incomes, supported by village amenities. Development will be appropriately located, well designed and fit within the linear character of the parish, whilst ensuring the protection of green spaces, the natural environment and local heritage. Tivetshall will remain a peaceful, quiet and friendly place to live, work and visit for current and future generations.

- 4.3 Under the vision sits a series of objectives regarding: Housing and Design; Business and Employment; Access; Environment and Landscape; Community Infrastructure. Each relates back to the vision. Under each objective there is a policy or set of policies, including the Tivetshalls Design Guidance and Codes.

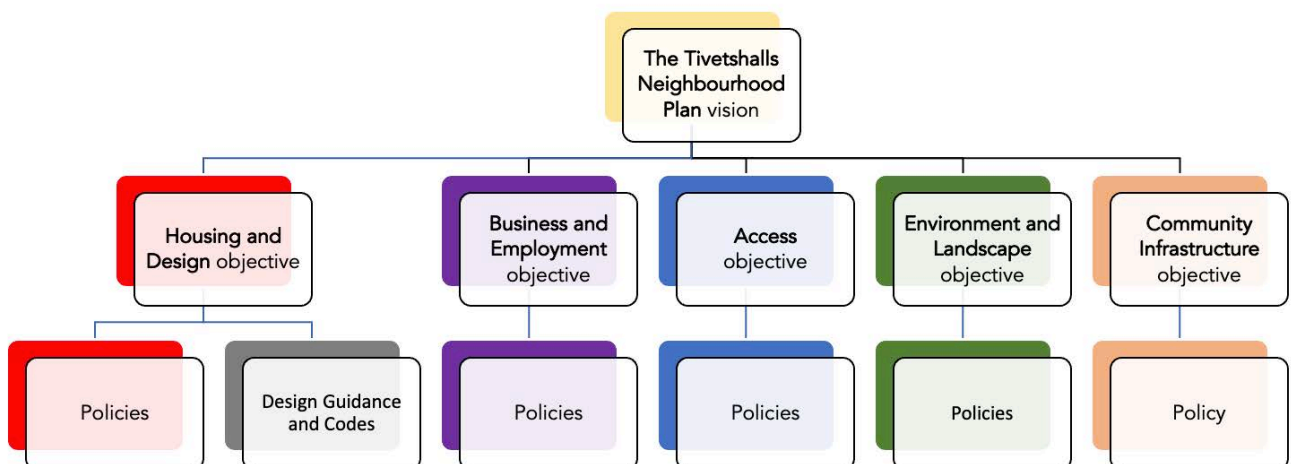


Figure 12: Structure of the Tivetshalls Neighbourhood Plan.

Objectives of the Neighbourhood Plan

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

Housing and Design

Objective 1: To support a range of development that is well-designed and suitably located, which complements the rural character of the Tivetshalls.

Business and Employment

Objective 2: To support new and existing businesses and employment.

Access

Objective 3: To encourage safe and integrated routes throughout the parish, and appropriately designed parking.

Environment and Landscape

Objective 4: To protect and enhance the green and open character of the parish and improve surface water drainage issues.

Community Infrastructure

Objective 5: To enable a range of suitable amenities to benefit all ages in the community.

5. Policies

- 5.1 The vision and objectives provide the framework to develop the policies in the Neighbourhood Plan. Each policy relates back to a particular objective under the following three broad themes: Development and Design; Environment and Landscape; Business and Employment.
- 5.2 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.
- 5.3 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 whole⁴.
- 5.4 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, guidance and reference to strategic plans. This is set out before each of the policies.

Policies in the Neighbourhood Plan

Housing and Design

- Policy TIV1: Pattern and quantity of development
- Policy TIV2: Housing size, type and tenure
- Policy TIV3: Design guideline and codes
- Policy TIV4: Non-designated Heritage Assets

Business and Employment

- Policy TIV5: Employment
- Policy TIV6: Potential employment sites

⁴ Tony Burton, Writing Planning Policies, Locality.

Access

- Policy TIV7: Walking, cycling and horse riding
- Policy TIV8: Traffic and road safety
- Policy TIV9: Parking

Environment and Landscape

- Policy TIV10: Landscape setting and views of community importance
- Policy TIV11: Natural assets
- Policy TIV12: Local Green Space
- Policy TIV13: Dark skies
- Policy TIV14: Surface water drainage

Community Infrastructure

- Policy TIV15: Community infrastructure

Tivetshalls Design Guidance and Codes

- 5.5 The Tivetshalls Design Guidance and Codes report is part of the Tivetshalls Neighbourhood Plan, a key feature of the Development and Design policies. The piece of work was undertaken by AECOM, commissioned by Locality. The document advises on how to design the physical environment to create distinct and lively places integrated within the parish.

Community action projects

- 5.6 As expected, during consultation the local community identified a number of projects that fall outside the remit of planning policy. These are projects that are unlikely to be addressed through development alone but support the aims of this Neighbourhood Plan. These are called 'community action projects' and are found in chapter 7. Community action projects will be taken forward outside the Neighbourhood Plan process. It is not an exhaustive list.



5.1 Housing and Design

Objective 1: To support a range of development that is well-designed and suitably located, which complements the rural character of the Tivetshalls.

5.1.1 Residents of the Tivetshalls were asked in the household survey 'What do you value most about living in the Tivetshalls?'. The wordle below shows that, in particular, respondents valued the quiet, peace, rural, open nature, school and walks.

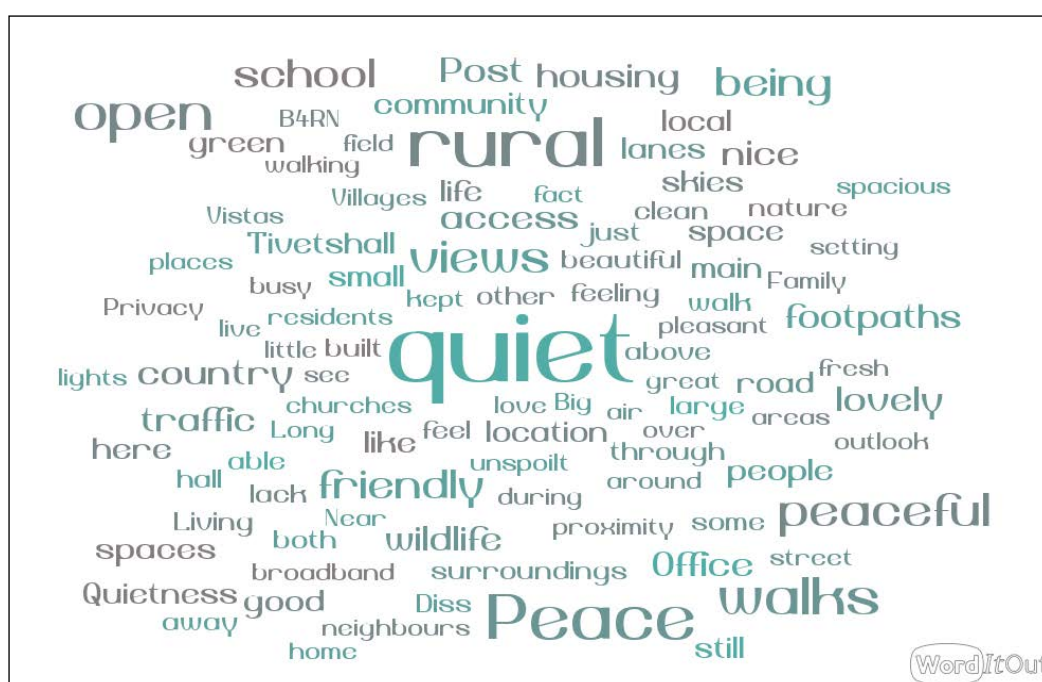


Figure 13: Wordle showing the words used to describe what residents of the Tivetshalls value most about living in the area.

New housing for the Tivetshalls

- 5.1.2 Government guidance advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, including Neighbourhood Plans. In addition, they should support the delivery of strategic policies contained in Local Plans and should shape and direct development that is outside of these strategic policies. Neighbourhood Plans should not promote less development than is set out in the strategic policies for the area or undermine those strategic policies.
- 5.1.3 In terms of rural housing, paragraph 79 of the NPPF states that, 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.' Paragraph 70 also states, 'Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area'.
- 5.1.4 The issue of new housing has been a key determinant in the decision by Tivetshall Parish Council to embark on the production of a Neighbourhood Plan. Local people want some say over the quality, quantity and location of new housing within Tivetshall St. Mary and Tivetshall St. Margaret.
- 5.1.5 The existing adopted strategic policies for the Tivetshalls can be found in the Greater Norwich Joint Core Strategy (JCS), adopted in 2011, the South Norfolk Development Management Policies, adopted in 2015, and the Site-Specific Allocations and Policies Document, adopted in 2015. As referred to above, South Norfolk Council is in the process of replacing these documents with the new Local Plan, the Greater Norwich Local Plan (GNLP).
- 5.1.6 In the JCS, Tivetshall St. Margaret and Tivetshall St. Mary are identified in the settlement hierarchy as 'other villages', with 'defined development boundaries to accommodate infill or small groups of dwellings and small-scale businesses or services, subject to form and character considerations'⁵.

⁵ Joint Core Strategy for Broadland, Norwich and South Norfolk. Adopted March 2011, amendments adopted January 2014. <https://www.gnlp.org.uk/sites/gnlp/files/2021-01/JCS-adopted-doc-2014.pdf>. Accessed 21.07.21

- 5.1.7 At the time of writing, South Norfolk Council is preparing a housing allocations document called the 'South Norfolk Village Clusters Housing Allocations Plan' that will shape development within the district's villages, identifying land for a minimum of 1200 new houses. There are 48 Village Clusters in South Norfolk. Some contain a single parish, whilst others contain multiple parishes. In line with the approach set out in the GNLP, each cluster is centred around a local primary school and should take approximately 25 new houses. The sites within the Village Clusters are split into two categories, (i) new Allocations, these are sites typically proposed for between 12 to 50 dwellings, which will go to meeting the 1,200-dwelling requirement in the GNLP, and (ii) Settlement Limit Extensions, for sites smaller than 12 dwellings, these will not count towards the 1,200 dwelling requirement, but will help ensure that the 'windfall allowance' in the GNLP is achieved.
- 5.1.8 Tivetshall St. Mary and Tivetshall St. Margaret have been included in the emerging Village Clusters Housing Allocations Plan as one cluster. 10 sites were promoted for consideration, of which 2 were identified as preferred allocation sites and 2 were short listed. At the time of writing, based on the assessment undertaken by the South Norfolk Council, the following sites have been identified as one preferred new Allocation and one Settlement Limit Extension. Please note, these are subject to change.
- **Site SN0319, Pear Tree Farm, West of The Street, Tivetshall St. Margaret** – an allocation, preferred for up to 25 dwellings on a site of 1 hectare.
 - **Site SN3002SL, Land south of Green Pastures, west of The Street, Tivetshall St. Margaret** – preferred for a Settlement Limit Extension on a site of 0.18 hectares.
- 5.1.9 On the basis of the assessment undertaken the following sites have also been shortlisted in the emerging policy. Please note, these are also subject to change.
- **Site SN03198, Pear Tree Farm, west of The Street, Tivetshall St. Margaret** – shortlisted for up to 10 dwellings on a site of 0.6 hectares.
 - **Site SN2103, Land north of School Road** – shortlisted for up to 15 dwellings on a site of 0.9 hectares.

Existing development pattern

- 5.1.10 The dividing line between Tivetshall St. Mary and Tivetshall St. Margaret runs along the centre of Mill Road, The Street and School Road. The emerging

Village Clusters Housing Allocations Plan recognises the form and character of the two villages that make up the Tivetshalls parish:

- **Tivetshall St. Mary:** *Development in the parish is concentrated along The Street/Rectory Road in a linear form comprising mainly single plot development. Development is also concentrated around School Road which is [one of the] the dividing lines between the parishes of Tivetshall St. Mary and Tivetshall St. Margaret. Isolated clusters of development are located at Rectory Road, but these are away from the facilities that the Tivetshalls share. Development in the remainder of the parish comprises individual dwellings and farmsteads. The village has an open rural character derived from the tree and hedge planting and views of the surrounding open countryside.*
- **Tivetshall St. Margaret:** *Development is concentrated along Green Lane, School Road and The Street in a linear form characterised by single plot development. This area is contiguous with development lying within the parish of Tivetshall St. Mary and forms a single area of settlement joining both parishes.*

5.1.11 The linear form of both villages (ribbon development) and single plot depth development (mostly detached dwellings), gives the parish its distinct character. The vast majority of dwellings having open aspect views from the rear and are built at low density in a linear form (see figures 14, 15 and 16 below). It is the wish of the parish to respect and retain the open nature of the parish, and plan for housing that is arranged to have open views or views of significant green space.



Figure 14: Aerial photograph showing linear arrangement of houses arranged with open views to the rear of the properties. Source: Steve Lansdell.

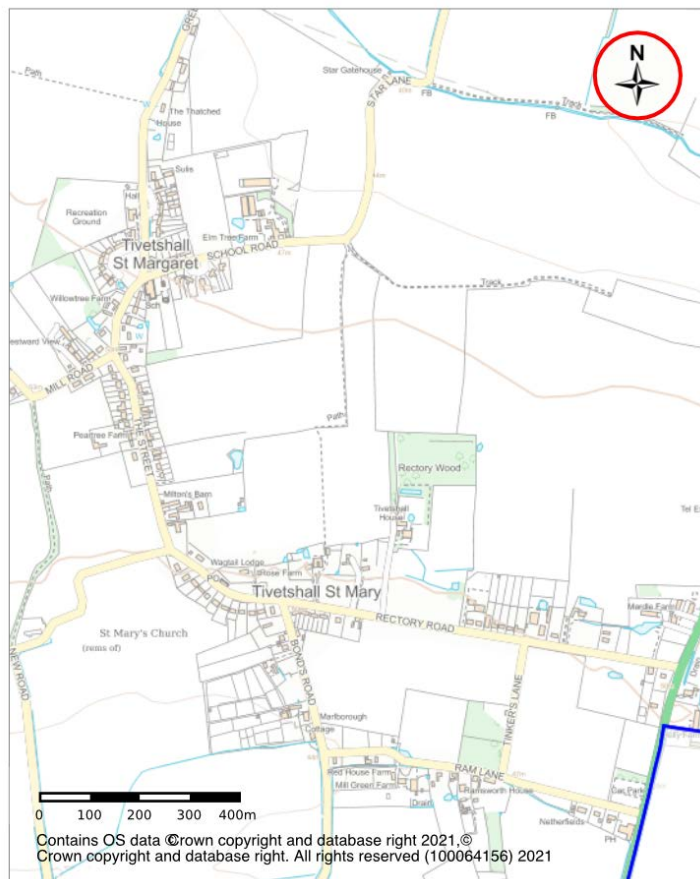


Figure 15: Linear arrangement of dwellings in Tivetshall St. Margaret and Tivetshall St. Mary along the roads (source: Parish Online, with own annotations). Blue line denotes parish boundary.

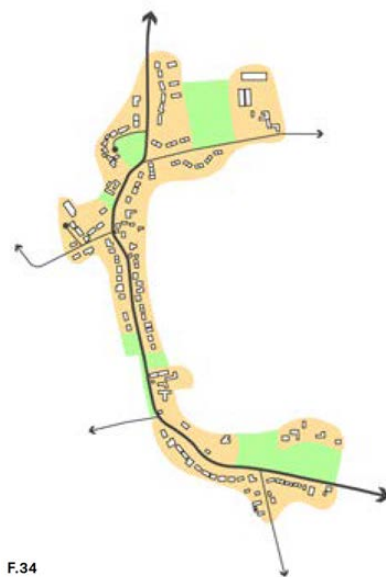


Figure 16: Diagram showing the linear settlement pattern and the green haps between developed areas. Source: figure 34 of the Tivetshalls Design Guidance and Codes.

5.1.12 More recent developments in the village, Thwaites Oak Close and Pear Tree Farm estate on The Street, have both been of 16 dwellings. Thwaites Oak Close has created an attractive village green for the parish which is well regarded locally (or which, 6 are mixed tenure/Affordable Housing). Both developments have been considered appropriate in size, scale and pattern of development for the parish. The preferred new allocation in the emerging Village Cluster Housing Allocation Plan is for single site of 25 dwellings. This

proposed allocation is not considered to be consistent with the pattern and quantity of recently permitted developments, or the established form, character and setting of the parish. Community preference is for the housing requirement (of 25 dwellings) to be delivered over a number of smaller sites that better reflects the overall scale, pattern and character of existing development in the area.

5.1.13 The parish recognises the need for Affordable Housing and therefore developments that trigger Affordable Housing (i.e., 10 dwellings or more, or 0.5ha) are welcomed. See Appendix D for definition of Affordable Housing.

5.1.14 Safe pedestrian access from new development to existing facilities (village hall and school) is a community concern given there are few connecting pavements.

POLICY

TIV1: Pattern and quantity of development

New residential development should respect the form, character and setting of the Neighbourhood Area's established pattern of development, including the open nature and aspects, linear arrangements and style of adjacent housing (see Character Appraisal in the Design Guidance and Codes, for guidance).

5.1.15 As well as pattern and quantity of housing, the size, type and tenure of any new housing is a key issue for the Tivetshalls. The Neighbourhood Plan vision starts by stating 'Tivetshall parish will continue to be a rural community with a range of housing types and tenures to suit all ages and incomes'. The specific mix of new housing will have an impact on the demographic mix of people that can move into the parish, in particular age and income. Delivering a wide of range of high-quality homes is essential to support a sustainable, vibrant and mixed community.

5.1.16 Housing in The Tivetshalls is primarily owned, though there are slightly higher rates of social rent and shared ownership than the average for South Norfolk, and less private renting. Since 2011, new development has been predominantly market housing (for purchase and/or rent), and the number of renting households increased by a third between 2001 and 2011. Though less pronounced than the national trend, this is a clear signal of the declining affordability of home ownership, which is confirmed in the house price data. The average home value in The Tivetshalls was 70 per cent higher in 2020 than it was in 2011. The median value currently sits at £245,000. Broadly

speaking, anyone earning between £26,000 and £61,200 can probably afford to rent but not to buy. These households may benefit from affordable home ownership options such as shared ownership, discounted market housing (including the Government's new First Homes product) and rent to buy.⁶

- 5.1.17 The Neighbourhood Plan household survey (February/March 2021) showed that 16.5 per cent of respondents identified themselves to likely be in 'housing need' within the next 5-10 years. The majority of those who self-identified were looking to buy on the open market (63 per cent), and/or followed by self-build/custom-build (59.3 per cent). And most respondents were looking for 2- and 3-bedroom properties, mostly starter homes, larger homes and bungalows.
- 5.1.18 In March 2021 an independent Housing Needs Assessment (HNA) was completed by AECOM (commissioned by Locality) for the Neighbourhood Plan. It made several recommendations for the types of housing that would best meet local needs, whether this comes forward on a larger allocated sites meeting the majority of the parish requirement, or a continuation of the gradual 'windfall' development of smaller infill sites. The key findings have been used to form policy **TIV2**.
- 5.1.19 Evidence from the HNA suggests that most Affordable Housing delivered in the parish should take the form of products providing an affordable route to home ownership, rather than social or affordable rent, which is consistent with the Neighbourhood Plan household survey. The HNA recommended a headline split of 75 per cent routes to ownership and 25 per cent affordable rented tenures. This is justified by the expectation of growing demand for affordable ownership products from the large cohort of local households who can afford to rent but cannot afford to buy, and of minimal current or future need for affordable rented housing.
- 5.1.20 The major affordable ownership options appear able to bring ownership within reach of average and some below average earners. If all these products (First Homes, shared ownership and rent to buy) are available locally, there would be value to seeking equal proportions of them in the mix. The remaining Affordable Housing would provide affordable or social rented homes for those on the lowest incomes with no other options. While this group certainly exists in the parish and has more acute needs, it is not expected to expand in the immediate future.

⁶ The Tivetshalls Housing Needs Assessment, March 2021.

5.1.21 The HNA sets out a hypothetical example as follows: if a single site of 25 new homes came forward in The Tivetshalls, the tenure mix of housing would be as follows:

- 17 units of market housing.
- 8 units of Affordable Housing (33 per cent of 25 units, rounded), of which,
 - units of affordable/social rent and
 - 6 units of affordable routes to home ownership, of which:
 - 2 units of First Homes
 - 2 units of shared ownership (ideally at 40% equity share or below, in order to reach a lower-earning group than the First Homes).
- units of rent to buy.

5.1.22 Policy **TIV2** is not as prescriptive as the above breakdown specifying the exact promotion of each tenure project. The headlines split between affordable renting and ownership were deemed sufficient by the HNA and have therefore been included in policy **TIV2**.

5.1.23 The HNA also puts forward a target size mix of new housing (in terms of the number of bedrooms) to meet the needs of the parish's changing demographics. This mix can be adjusted in light of other findings, namely: the clear affordability challenge (warranting more smaller homes) and the relative lack of larger options for families (corroborating the perceptions of the Steering Group). Considering those factors, a recommended mix is put forward as: 10 per cent 1-bedroom; 30 per cent 2-bedroom; 25 per cent 3-bedroom; and 35 per cent 4+ bedroom properties.

TIV2: Housing size, type and tenure

Major residential development proposals should provide for a housing mix (size, type and tenure) that meets housing needs, with a view to enabling a mixed community.

In line with the findings of the Tivetshall Housing Needs Assessment, major residential development proposals should provide a well-balanced mix of housing sizes, with a similar number of 2-, 3- and 4-bedroom homes, some 1-bedroom homes, and a smaller proportion of larger homes.

In determining the housing mix, major residential development proposals should demonstrate:

- how regard has been had to the provision of the following: Affordable housing mix of 75 per cent routes to ownership and 25 per cent rented housing, with the routes to ownership roughly divided between first homes, shared ownership and rent to buy.
- Smaller properties, such as 2-bedroom terraced homes, maisonettes⁷, and bungalows.
- Homes for downsizing, particularly bungalows (fewer bedrooms, still with equivalent living space and smaller gardens).
- Easily accessible and adaptable dwellings.
- Some larger family sized housing.

In addition to the list above, the following types of housing would also be welcomed: self-build properties, community-led housing and carbon neutral homes.

5.1.24 One of the determinants of whether any new development is deemed successful, is how well it is considered to sit within its surroundings. Design, local character, layout, and scale of development are community concerns. The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals.⁸

⁷ A set of rooms for living in, typically on two storeys of a larger building and having a separate entrance. Source: google dictionary.

⁸ National Design Code, Ministry of Housing, Communities and Local Government 2021.

5.1.25 Residents were asked 'When building new houses, what do you think is the most important aspect of the Tivetshalls' local character that should be considered?'. There were a significant number of comments about respecting the current character of the parish and building houses that are sympathetic in design, keeping the linear layout, low density and with views. Residents were also asked from a list, 'Which features would you like to see included in any new housing development?'. In order of priority, the following were the top 5: built no higher than 2 storeys (86.3 per cent); trees and shrubs (76.5 per cent); low carbon/energy efficient design (74.5 per cent); good size gardens (59.8 per cent); variety of housing types (52 per cent). Given the majority of Tivetshall homes use oil for heating, the best current environmental standards are encouraged for new developments, particularly where there is a move away from the use of fossil fuels.

5.2.26 The Neighbourhood Plan steering group commissioned AECOM to undertake a 'Design Guideline and Codes' report for the Tivetshalls as an opportunity to influence design at a very local level. Views of residents were taken on board.

5.2.27 The Tivetshall Design Guideline and Codes draws on detailed work undertaken by the Neighbourhood Plan Steering Group to describe character areas within the parish. The addendum document sets out four principles that are particularly relevant to the Tivetshalls, these are:

1. **Site layout and open space** – context; patterns and layouts of buildings; and open spaces.
2. **Built form** – housing mix and typology; building scale and massing; building height and roofline; enclosure; building extensions, modifications and plot infills; building line and boundary treatment; architectural details and materials.
3. **Access and movement** – connectivity; and car and cycle parking.
4. **Sustainability** – carbon-neutral homes; sustainable drainage; biodiversity and tree preservation; and servicing.

POLICY

TIV3: Design guideline and codes

All new development in the Neighbourhood Area must demonstrate high quality design, reinforce local character and respect the pattern of development, the rural character and the appearance of the Tivetshalls. Design that fails to have regard to local context or does not preserve or enhance the character and quality of the Tivetshalls will not be supported.

To achieve this, development should demonstrate how it has taken account of the Tivetshalls Design Guidance and Codes.

Development which does not have regard to local context, or which does not respond positively to the character and aesthetic qualities of the Tivetshalls will not be supported.

5.2.28 Historic England lists 34 records for the Tivetshall parish. 16 records are in Tivetshall St. Mary and 18 records are in Tivetshall St. Margaret. The Church of St. Margaret is a Grade I listed building and the remains of the Church of St. Mary is a Grade II* listed building. Below is a list of Listed Buildings in the parish.

- Tivetshall St. Mary War Memorial, Grade II
- Remains of Church of St. Mary, Grade II
- The Laurels, Grade II
- Barn immediately north-east of Mardel Farmhouse, Grade II
- The Cottage, Grade II
- Croft House, Grade II
- Mardel Farm Cottages, Grade II
- Croft Cottage, Grade II
- Hill Farmhouse, Grade II
- Woodlands, Grade II
- Century House, Grade II
- Mill Green Farmhouse, Grade II
- Mardel Farmhouse, Grade II
- Meadow Cottage, Grade II
- Rose Farmhouse, Grade II
- Ram Inn, Grade II, known as The Old Ram
- Tivetshall St. Margaret War Memorial, Grade II
- Church of St. Margaret, Grade I
- Schmetterling House, Grade II (also known as The Thatched Cottage)
- Prangle Farmhouse, Grade II

- Barn Cottage, Grade II
- Beck Green Farmhouse, Grade II
- The Valley Farmhouse, Grade II
- Barn immediately north of Willow Tree Farmhouse, Grade II
- Star Green Farmhouse, Grade II
- Railway Farmhouse, Grade II
- Chestnut Farmhouse, Grade II
- Friends' Meeting House, Grade II
- Aylmer's Hall Walk Farmhouse, Grade II
- Hall Farmhouse, Grade II
- Willow Tree Farmhouse, Grade II
- Barn immediately south-east of Elm Tree Farmhouse, Grade II
- Elm Tree Farmhouse, Grade II
- The Lodge, Grade II

5.1.29 There are no buildings in Tivetshall parish on Historic England's Heritage at Risk Register.⁹

⁹ www.historicengland.co.uk. Accessed 25.09.2020.

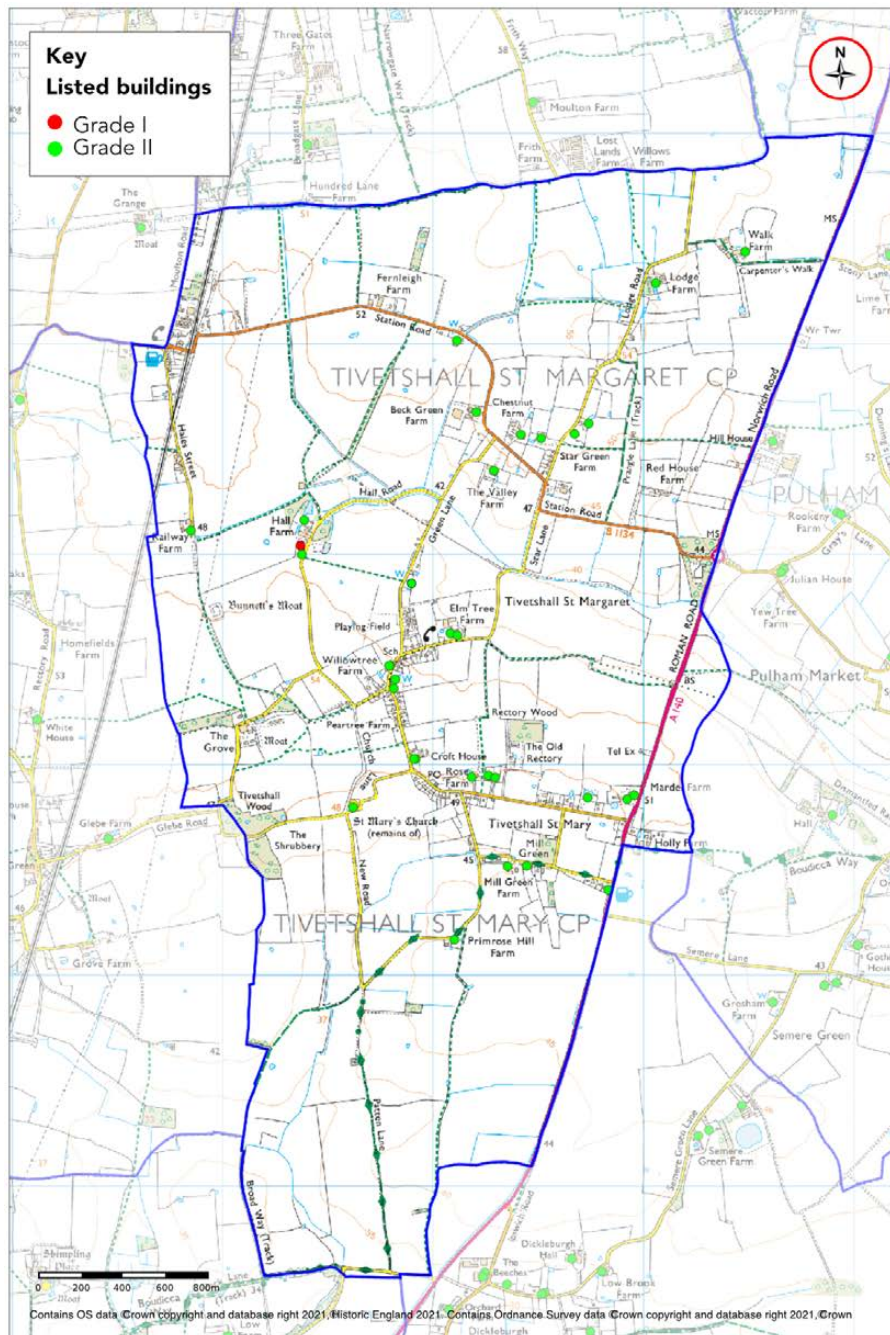


Figure 17: Listed buildings in the parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

5.1.30 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.

5.2.31 Paragraph 203 of the NPPF indicates that the effects of an application on the significance of a Non-designated Heritage Assets should be considered when determining applications. Figure 18 shows those that have been identified for the Tivetshalls. Justification for their inclusion in the Neighbourhood Plan is in Appendix B.

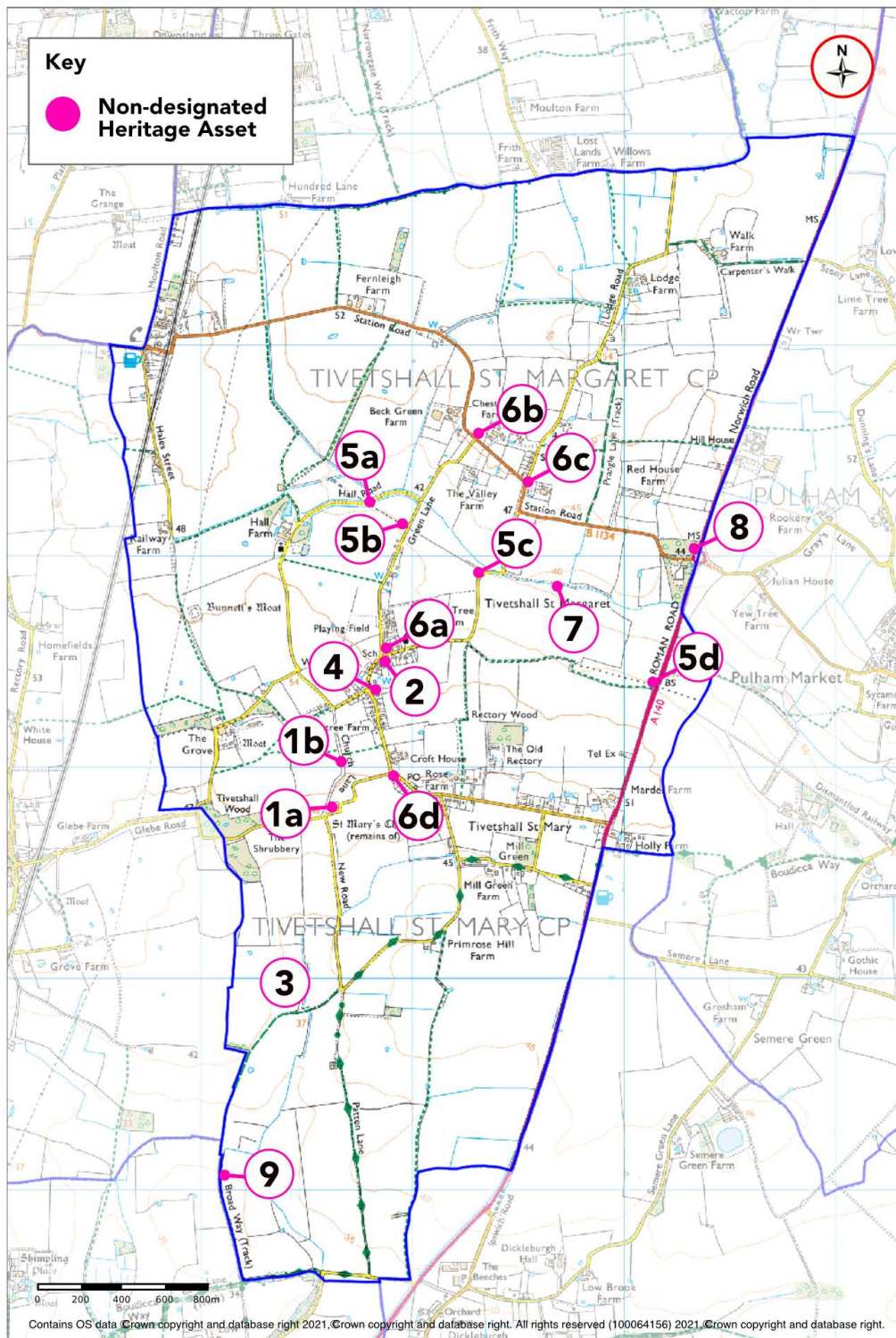


Figure 18: Non-designated Heritage Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.

TIV4: Non-designated Heritage Assets

In addition to Listed Buildings and designated heritage assets, the following buildings or structures (figure 18) are identified as Non-designated Heritage Assets due to their locally important character and historic features:

1. St. Mary's churchyard and Church Lane.
2. Tivetshall Primary School and adjoining schoolhouse.
3. Roman villa (farm).
4. Old Forge.
5. Railway crossing properties.
6. Old style signposts.
7. Historic railway line.
8. Old milestone, Norwich Road.
9. The Broad Way, Tivetshall St. Mary.

Development proposals should conserve these heritage assets in a manner appropriate to their significance. Proposals affecting a Non-designated Heritage Asset should give consideration to:

- the character, distinctiveness and important features of the heritage asset;
- the setting of the heritage asset and its relationship to its immediate surroundings;
- the contribution that the heritage asset makes to the character of the area.



5.2 Business and Employment

Objective 2: To support new and existing businesses and employment.

- 5.2.1 Data from the 2011 Census shows that 76 per cent of all usual residents aged 16 to 74 in Tivetshall St. Margaret and 68 per cent of residents in Tivetshall St. Mary are economically active.
- 5.2.2 At the time of writing there were a number of businesses in the parish, including drainage consultants, farmers, public houses, equipment hire, graphic design and printing, builders etc. The list of businesses, shows the diversity of firms operating in the parish. However, most are not significant employers, and so most residents travel outside the parish for work.
- 5.2.4 When asked what residents thought would help current businesses to thrive in the Tivetshalls (household survey), respondents stated better broadband, advertising services and other further amenities. Whilst some of the responses were beyond the scope of the Neighbourhood Plan, a general support for local employment is felt within the Tivetshalls. Respondents to the household survey gave greatest support for the encouragement of home-working (73 per cent), then agricultural small holders (60.9 per cent), small business units/workshops (55 per cent), tourist accommodation (46 per cent).
- 5.2.5 Over the lifetime of the Plan it is expected that businesses will change, and homeworking may increase. In order to continue to be a vibrant rural parish where people of all ages chose to live, it is important that new businesses and employment opportunities are supported. Policy **TIV6** sets out support that can be given through the planning system.

POLICY

TIV5: Employment

New or expanded business and employment uses will be supported where development proposals have taken account of the Tivetshall Design Guidance and Codes and demonstrated respect for the character of the rural area, residential amenity and highway safety.

New dwellings should provide for high-speed digital connectivity. Development providing space for homeworking, including home offices, will be supported where it has been demonstrated to respect residential amenity and local character.

5.2.6 The NPPF states that planning policies and decisions should help create the conditions in which businesses can expand and invest 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 settlement should be encouraged.

5.2.7 In the past, the old waste site off the A140 has been identified as a potential development site. It has been deemed not suitable for residential development through the Local Plan but has been identified through the Neighbourhood Plan process as having potential for future employment use, particularly for small businesses. The Neighbourhood Plan is not formally allocating the site but recognising its potential.

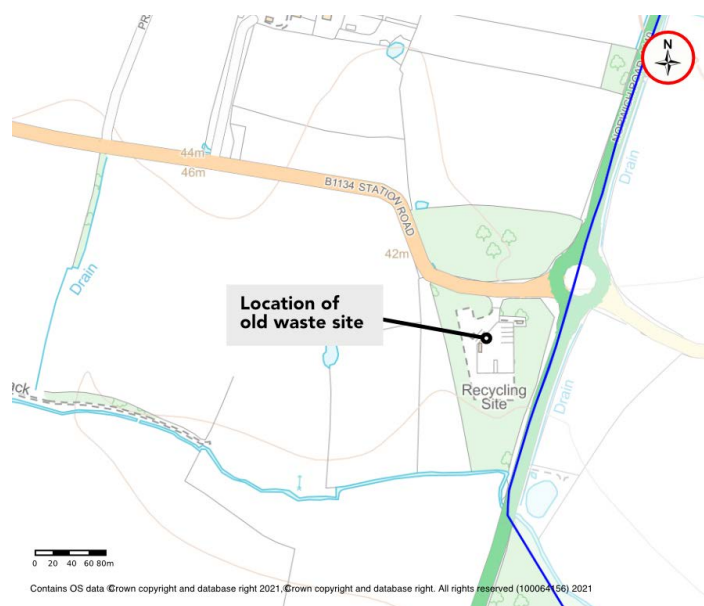


Figure 19: Location of old waste site (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

TIV6: Potential employment sites

The redevelopment of the old waste site off the A140 (identified in figure 19) for business or employment use will be supported.



5.3 Access

Objective 3: To encourage safe and integrated routes throughout the parish, and appropriately designed parking.

Public transport and car ownership

- 5.3.1 At the time of writing, the Konnectbus/Simonds serves the parish. There are four buses a day to Norwich and five buses a day from Norwich, with a much-reduced service on Saturdays. There is a separate Simonds service that services Tivetshall St. Mary, which stops on A140, four buses a day to Norwich and five buses from Norwich a day, and a reduced service on a Saturday. As these bus stops are not close to the main settlement areas a car is needed to get people to the bus stops and pick them up again. The buses are not at convenient times for people who work part-time. Private cars are also needed by residents wishing to use the train service to Norwich or London. The Diss to Norwich railway line passes through the western side of the parish, but the nearest station is in Diss, some 15km from the Tivetshalls.
- 5.3.2 The Tivetshalls has a had community car scheme that operated for residents needing to get to medical appointments who are unable to drive or do not have access to a car. It has been run by volunteers in the parish and needs more to continue running. The Borderhoppa is a minibus dial-a-ride service in the area, available to people who have no access to other forms of transport. Users of the service include young people, the elderly, community groups, the rurally isolated and those with impaired mobility.
- 5.3.3 The 2011 Census shows that car ownership levels in the Tivetshalls is high, with only 4.8 per cent of households in Tivetshall St. Margaret and 5 per cent of households in Tivetshall St. Mary having no car or van. This compares to

11.7 per cent of households across South Norfolk district, and 18.8 per cent of households in Norfolk having no car or van availability.

- 5.3.4 The main mode of travel to work by residents of the parish is by car, with the 17.9 per cent travelling between 10km and 20km to work, and a further 11.1 per cent travelling between 20km and 30km to work.

Public Rights of Way

- 5.3.5 The Tivetshalls are relatively well served by Public Rights of Way (namely footpaths and bridleways), including Boudica's Way running in the south of the parish. Boudica's Way is a waymarked long-distance footpath running from Norwich to Diss and follows close to Roman roads. The route commemorates the warrior queen of the Iceni, Boudica, who rebelled against the early Roman government and military control in the region of what is now South Norfolk. The path is parallel to the old Roman Pye Road, now the A140.
- 5.3.6 In 2006, Tivetshall Parish Council installed village walks boards which detail a circular walk and provide information about the history of the area and the flora and fauna. In addition, Church Lane runs along the west of St. Mary's ruin to Mill Road, and although this is not on the definitive map, it has been used as a public footpath and bridleway for many years. It is believed this lane once joined up with Broad Way and formed part of an ancient droving route. It is currently one of the most used lanes for walking in the village and joins with two footpaths which provide circular walks of the village.
- 5.3.7 Government guidance encourages development proposals to provide for high quality walking and cycling networks, and supporting facilities, such as cycle parking. Such networks should be comprehensive and provide not only for recreation routes but also for meaningful routes that can realistically be used for commuting to work and school. In addition, where possible, new routes should connect to the existing network and be suitable for use by people with physical disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure and attractive, and respond to the character of the area reflecting the Tivetshall Design Guidance and Code.

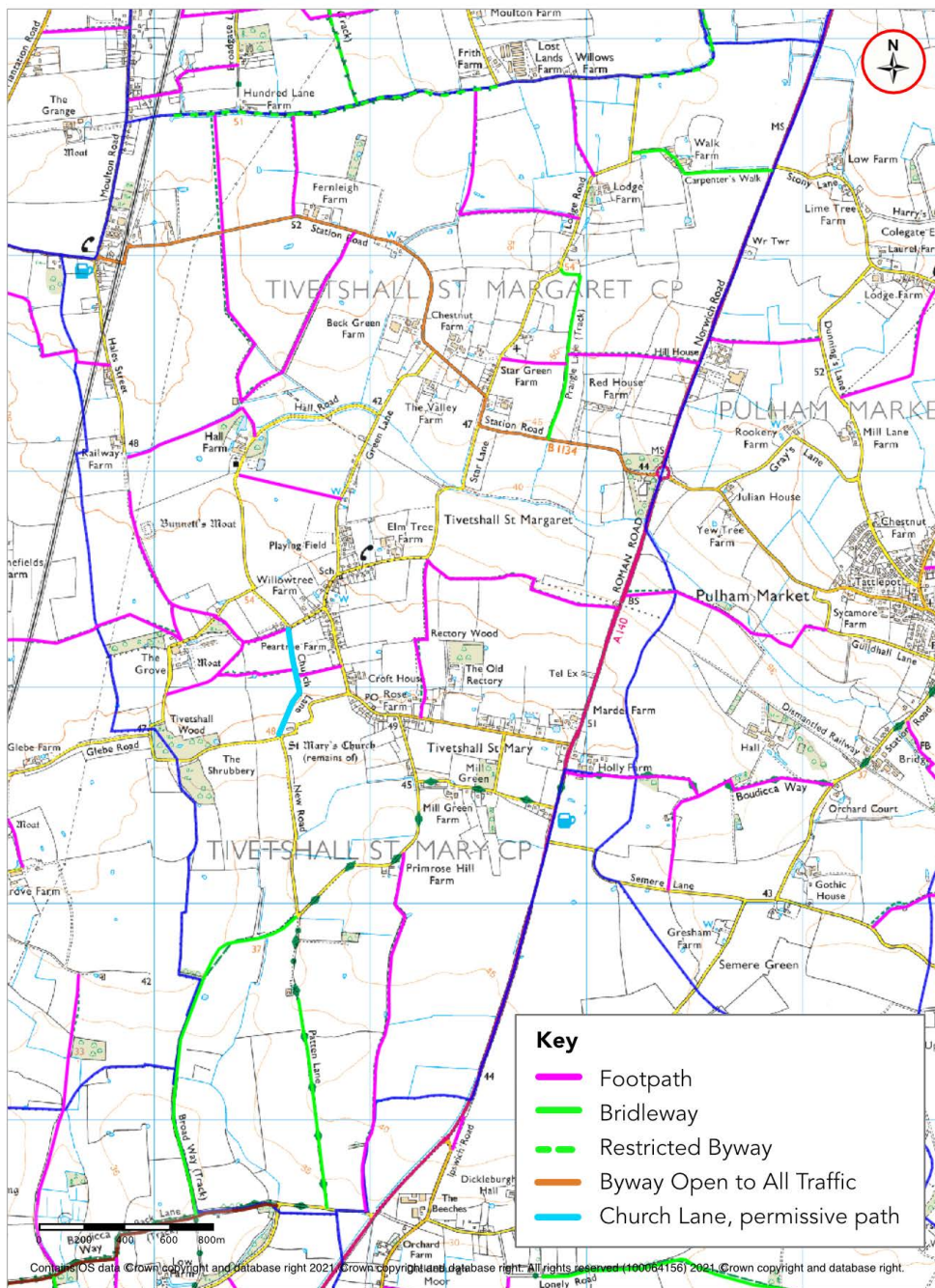


Figure 20: Public Rights of Way and Church Lane (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

TIV7: Walking, cycling and horse riding

The provision of new and/or the enhancement of existing footpaths, cycleways and bridleways will be supported.

5.3.8 The Tivetshalls is mainly made up of small rural roads, some of which are single track. Whilst this is an important part of the rural character of the parish, it can result in road safety issues, particularly when large agricultural vehicles are moving about throughout the year. There are also very few pavements and pavements that join up within the villages. Many of the roads in the parish are designated as Quiet Lanes and used by residents for walking and cycling – Gissing Road, Hall Road, New Road, Primrose Hill, Star Lane and Stoney Road (all are identified by a post with a sign on it). There is concern amongst residents, that the building of more homes will add extra cars to the roads through the villages, and that this could be reduced through the following measures:

- Smaller developments – for a site of 25 new dwellings, this would equate to some 50 new cars coming and going from a single site (assuming an average of 2 cars per household). If smaller sites are developed, this would mean less cars coming and going from one location within the parish and a disbursement of traffic at busier times of the day.
- Pavements – there are very few pavements within the parish and where they do exist, there is not good linkages between them. There is an opportunity through new development to add more. This is particularly important for children's routes to the school.
- Linking footpaths – the Tivetshalls has a good network of footpaths, but not all are linked together. Where a development provides opportunities to link existing footpaths or create new ones, this should be taken.
- Speed reduction – as there is a direct correlation between higher speeds and road safety, there is an opportunity to design new developments which signal to car users that they should be slowing down.

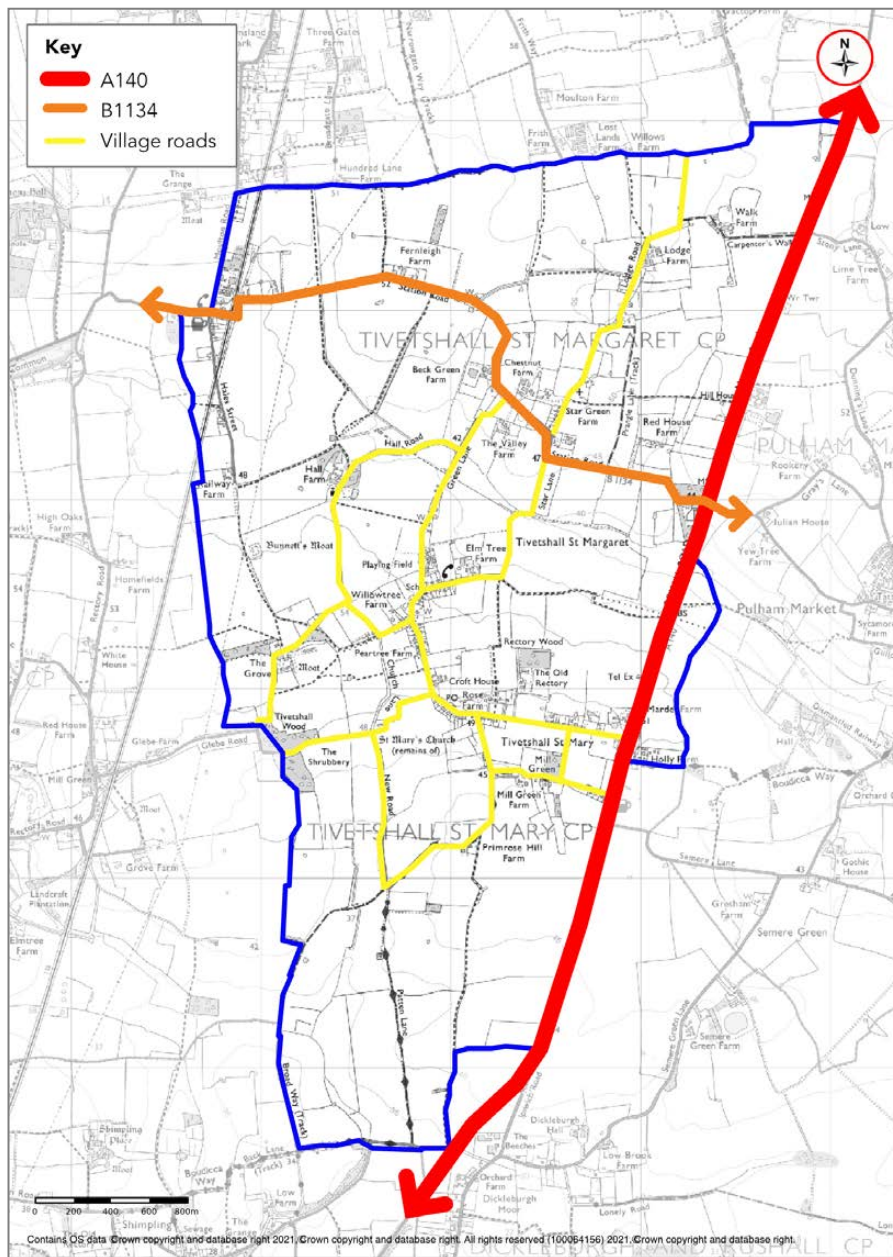


Figure 21: Roads in the parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

TIV8: Traffic and road safety

All development proposals must ensure that they do not result in any unacceptable impact on highway safety.

5.3.9 Government guidance recognises that there continues to be a demand for parking in both residential and non-residential developments. The NPPF

makes it clear that parking standards for residential and non-residential development should only be set where there are clear and compelling reasons for doing so that are necessary to manage the local road network. Parking provision for developments in South Norfolk will be made in order to satisfy the relevant adopted standards of South Norfolk Council as local planning authority.

5.3.10 Adequate parking provision is an important element of any new development, whether it is for a single dwelling, business premises, or a larger residential development. The Neighbourhood Plan encourages sustainable transport options; however, it is also a reality that private cars will be used to access services and employment either within or beyond the parish. The distance to a bus stop on the A140 from the centre of the parish is prohibitive for most residents. Bus stops are at the Pulham roundabout, the Old Ram and Moulton Road.

5.3.11 Given the narrowness of the rural lanes, it is critical that on-street parking is minimised, and allocated parking on new residential sites should discourage indiscriminate and on-kerb parking. This has been identified on the newest development in the village, Thwaites Oak Close, where there has been parking on the grass verge, particularly by visitors and deliveries. Where parking is to be provided, it should be an integral part of the design and layout of the site. More detail is found in the Tivetshall Design Guidance and Code.

5.3.12 As demand for electric vehicles is expected to increase over the Plan period, opportunities should be taken to encourage the installation of electric charging points, both in residential and non-residential developments.

POLICY

TIV9: Parking

Development proposals for on-street parking will not be supported. New development should provide off-road parking through parking bays, drives or garages (large enough for modern cars), and incorporate electric car charging points.

Spaces for visitors and parking or manoeuvring space for service vehicles should be designed into new developments.

Development proposals should have regard to the Tivetshall Design Guidance and Codes.



5.4 Environment and Landscape

Objective 4: To protect and enhance the green and open character of the parish and improve surface water drainage issues.

5.4.1 South Norfolk Councils Landscape Character Assessment identifies Tivetshall parish as Great Moulton Plateau Farmland and Waveney Tributary Farmland.

5.4.2 Key characteristics of the Great Moulton Plateau Farmlands are:

- Flat, elevated plateau landform above the 50m contour with little topographic variation.
- Extensive arable farmland with large-scale fields and notable absence of boundaries.
- A large-scale landscape of openness and exposure.
- Isolated and infrequent blocks of mixed woodland, otherwise woodland is confined to tiny farm copses.
- A number of greens and commons, some with associated pond habitats.
- Expansive skies are a defining feature with distant views and farm buildings visible in the open landscape.
- Hedgerows are sparse with fuller enclosure along roadsides.
- Hedgerow trees are an important feature, marking the lines of former boundaries.
- A140 cuts north-south through the centre of the character area. Otherwise straight rural roads cut through the area.
- Grass verges and occasionally ditches occur along road sides.
- Timber framed houses and moats.
- Large scale farm buildings, water towers, telegraph poles exposed in this open landscape and distinct absence of churches.
- Sparsely settled with scattered farmhouses, some linear settlement with absence of centre/ core.

- Disused airfields are a feature of the plateau at Shelton and Pristow Green.¹⁰

5.4.3 Key characteristics of the Waveney Tributary Farmland are:

- Transitional landscape occupying the mid ground between the upland plateau (Great Moulton Plateau Farmland) and the main river valley (Waveney Valley).
- Undulating landform to the south of the area where it is dissected by tributaries. Land is higher and flatter towards the north of the character area adjoining the Great Moulton Plateau Farmland.
- A large-scale open landscape on the higher ground with some distant views. Pockets of enclosure and intimacy associated with the tributaries.
- Narrow streams, drainage channels (within grass verges) ponds and moats are characteristic. Ditches occur along roadsides and in places divide fields.
- Predominantly arable farmland with a varied field pattern. Fields are small to the south of the character area, larger on the higher plateau areas.
- Mature hedgerow trees are very distinctive especially large mature oaks.
- Hawthorn/ blackthorn hedges divide fields.
- Scattered blocks of woodland with some larger blocks having SSSI designations.
- Pockets of parkland and remnant parkland occur.
- Diversity of ecological assemblages including grassland, wet habitats, woodland, some of which are SSSI.
- Round tower and isolated churches are distinctive landmarks. Moats and earthworks are a feature.
- Settlement occurs throughout the character area. Villages are frequently linear along roads with some villages set around greens.¹¹

5.4.4 More details of the Great Moulton Plateau Farmland and Waveney Tributary Farmland can be found in the South Norfolk Councils Landscape Character Assessment. The Neighbourhood plan recognises the intrinsic value and special qualities of the two landscape types.

5.4.5 Through the household survey, opinions were sought on important views across the parish through a specific question in the household survey. This

¹⁰ South Norfolk Landscape Character Assessment: Great Moulton Plateau Farmland, <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1332/land-use-consultants-2001-rpa-e2-great-moulton-plateau>. Accessed 21.07.21.

¹¹ South Norfolk Landscape Character Assessment: Waveney Tribute Farmland, <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1326/land-use-consultants-2001-rpa-b4-waveney-tributary>. Accessed 21.07.21.

resulted in the list found in policy TIV11.

5.4.6 The following gives further descriptions of each of the views chosen:

1. **From St. Mary's ruin towards Primrose Hill:** This view is from St Mary's churchyard across open agricultural fields, with Primrose Hill Farm in the distance and Sheckford Lane footpath running behind it. To the distance on the right of the view are the mature oaks along New Road and then the trees along The Broadway. Residents can enjoy the panoramic view down into the valley and then the rising land to Primrose Hill and beyond towards Dickleburgh. This view of open farmland and 'big skies' is typical of the parish. It also incorporates a section of the National Trail Boudicca Way and land where Roman artefacts have been found.
2. **From Primrose Hill towards St. Mary's ruin:** This view is from a section of Boudicca Way between Primrose Hill Farm and the junction of Primrose Hill with Patten Lane, looking towards St Mary's ruin and the residential area of Tivetshall St Mary. There are uninterrupted views across open farmland to the group of trees around St Mary's church ruin, the ruin is clearly visible when the trees are not in leaf. The panoramic view also incorporates glimpses of dwellings on The Street and Rectory Road which are close to the junction with Gissing Road. The view is framed by The Shrubbery and Tivetshall Wood to the west, the trees surrounding St Mary's ruin and other mature trees. Again the 'big skies' can be appreciated from this viewpoint, in particular spectacular sunsets.
3. **From Star Lane towards the Pulhams:** A wide valley with far reaching views across to Pulham Market Hall with its smaller sized wind turbines, the Turnpike cottage on the A140 where the gatekeeper lived who opened the gates onto the A140 to allow the steam trains to cross the road and south to the attractive silhouette of Rectory woods. The tributary of the river Waveney and the old railway track run east to west through the valley and footpaths cross in each direction north, south, east and west over this large expanse of farmland giving access to Pulham Market to the east, Lodge Road to the north, Rectory Road to the south, as well as into the centre of the Tivetshalls.
4. **From Stony Road to St. Margaret's Church and Hales Street:** A wide vista of farmland with Public Rights of Way connecting Hale street, Hall Road, Grove Road and Stony Road. The view reaches across to Bennett's Moat, Railway Farm, the automatic railway crossing in Hale Street for the Norwich to Diss trains and to the church of Tivetshall St. Margaret and it's burial ground to the north.
5. **From south side of Station Road towards the Waveney Valley:** This

view from Station Road takes you past the Valley Farmhouse amongst the trees, and down the valley to the clusters of houses, some historic, some new, that leads you into the centre of the Tivetshalls and the Village Hall. To the left your eye is drawn to the lower valley and the Ford in Star Lane.

6. **Between the railway crossing properties:** These open panoramic views interspersed with the old crossing properties are of significant historical importance to the parish, enjoyed by residents whilst out walking.
- a. Shows the view to the West across open arable farmland from the crossing property on Green Lane towards the property on Hall Road and beyond the electricity lines follow the approximate route of the old railway line to Hales Street. To the left are farm buildings and trees surrounding Hall Farm, where a footpath leads to Hales Street.
 - b. Shows the view to the East across open arable farmland from the crossing property on Green Lane towards the property on Star Lane. Although the property on Star Lane is behind a tall conifer hedge the view demonstrates the open nature of the land and how these properties form landmarks within the parish. This view also shows the tributary to the River Waveney running through the field towards The Ford on Star Lane, adjacent to the crossing property. The land gently dips and then rises to the section of Star Lane between The Ford and the junction with the B1134.
 - c. Shows the view to the west from the crossing properties on Star Lane towards the property on Green Lane, the land dips down to the beck which crosses the field between the two properties and is a tributary of the River Waveney. Beyond the property on Green Lane part of the property on Hall Road is visible as the land gently rises. Again this view shows how the old crossing properties form landmarks in the line of vision and form visible links to the heritage of the old railway line to the parish. From this viewpoint all four crossing properties can be seen, by turning 180 degrees from East to West.
 - d. Shows the view to the east from the crossing property on Star Lane toward the Turnpike Cottage on the A140, the roofline of the Turnpike Cottage can be seen through the trees surrounding it. The rural open arable farmland rises gently towards the parish boundary on the A140. In the foreground of this view the beck flows from The Ford eastwards towards the A140.

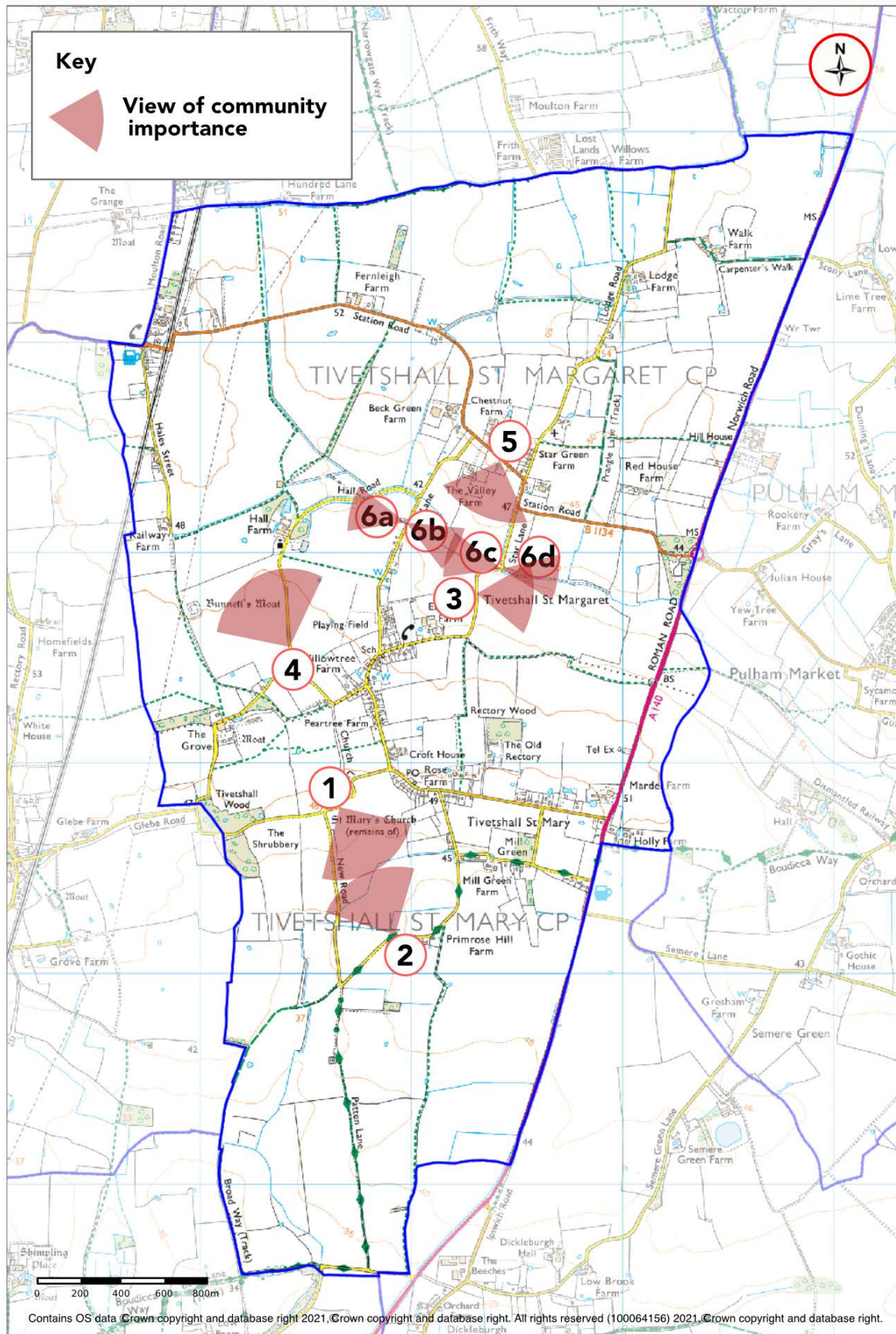


Figure 22: Views of community importance (source: Parish Online, with own annotations). Blue line denotes parish boundary.

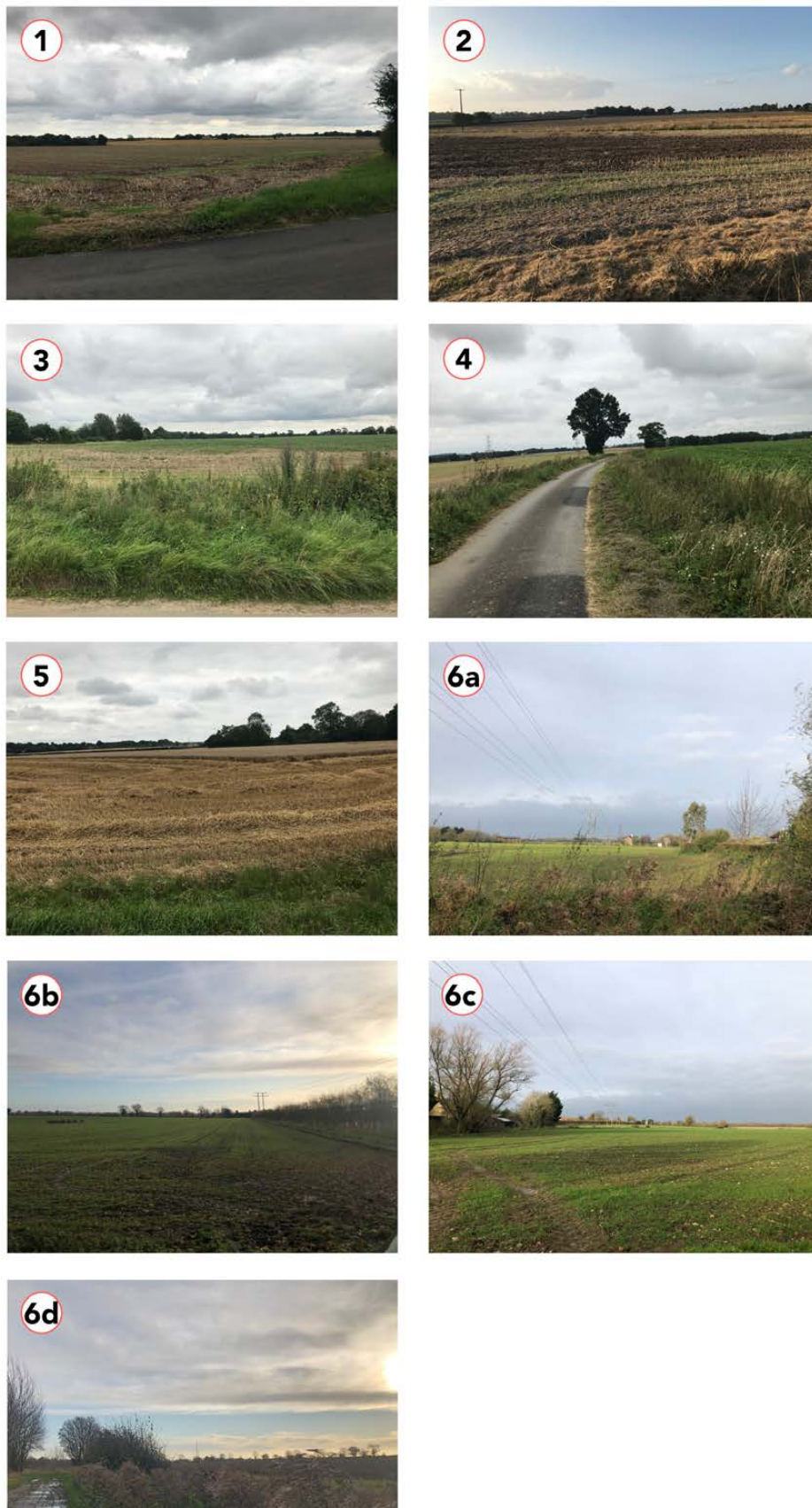


Figure 23: Views of community importance.

POLICY

TIV10: Landscape setting and views of community importance

Development proposals must respect their landscape setting including any identified important public views within which they are located, or which they affect.

The uninterrupted views of St. Mary's Church and St. Margaret's Church are a significant part of the character of the parish. In addition the following views are identified as important public views (figure 22 and 23):

1. From St. Mary's ruin towards Primrose Hill.
2. From Primrose Hill towards St. Mary's ruin.
3. From Star Lane towards the Pulhams.
4. From Stony Road to St. Margaret's Church and Hales Street.
5. From south side of Station Road towards the Waveney Valley.
6. Between the railway crossing properties.

Development proposals within or affecting an important view must demonstrate how they have taken account of the view concerned.

5.4.7 A search by the Norfolk Biodiversity Information Service in October 2020, found protected species in Tivetshall parish and the surrounding 5km. Since the establishment of Dickleburgh Moor Nature Reserve to the south of the village there has been an anecdotal increase in the bird species and numbers seen in the south of the village, in particular buzzards, red kites, golden plover and lapwing.

5.4.8 There are two County Wildlife Sites in Tivetshalls. County Wildlife Sites are non-statutory designations but recognise the high value of a site for wildlife. These are:

- **CWS40 The Shrubbery:** an area of ancient coppice-with-standards woodland, separated from CWS41 by a narrow lane.
- **CWS41 Brickiln Wood:** an area of ancient woodland with a well-developed coppice layer. The wood contains at least five shallow ponds.

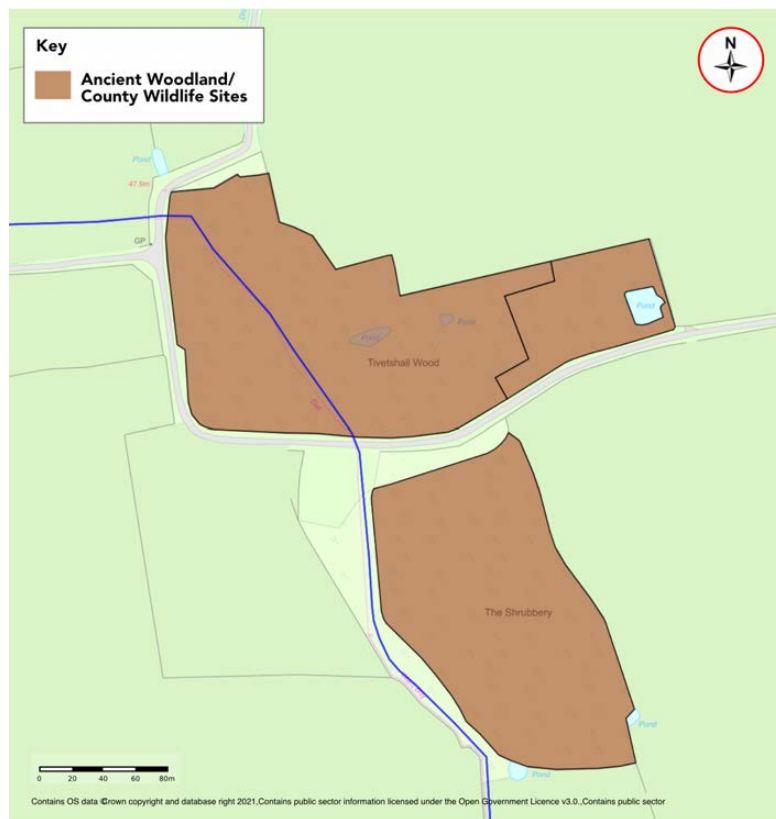


Figure 24: Ancient Woodland/County Wildlife Sites (source: Parish Online, with own annotations). Blue line denotes parish boundary.

5.4.9 Through consultation with the community the following natural assets have been recognised due to their landscape and biodiversity value in policy **TIV11** and should be retained.

5.4.10 Biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. This is calculated using the difference between the pre-development and post development habitat data.

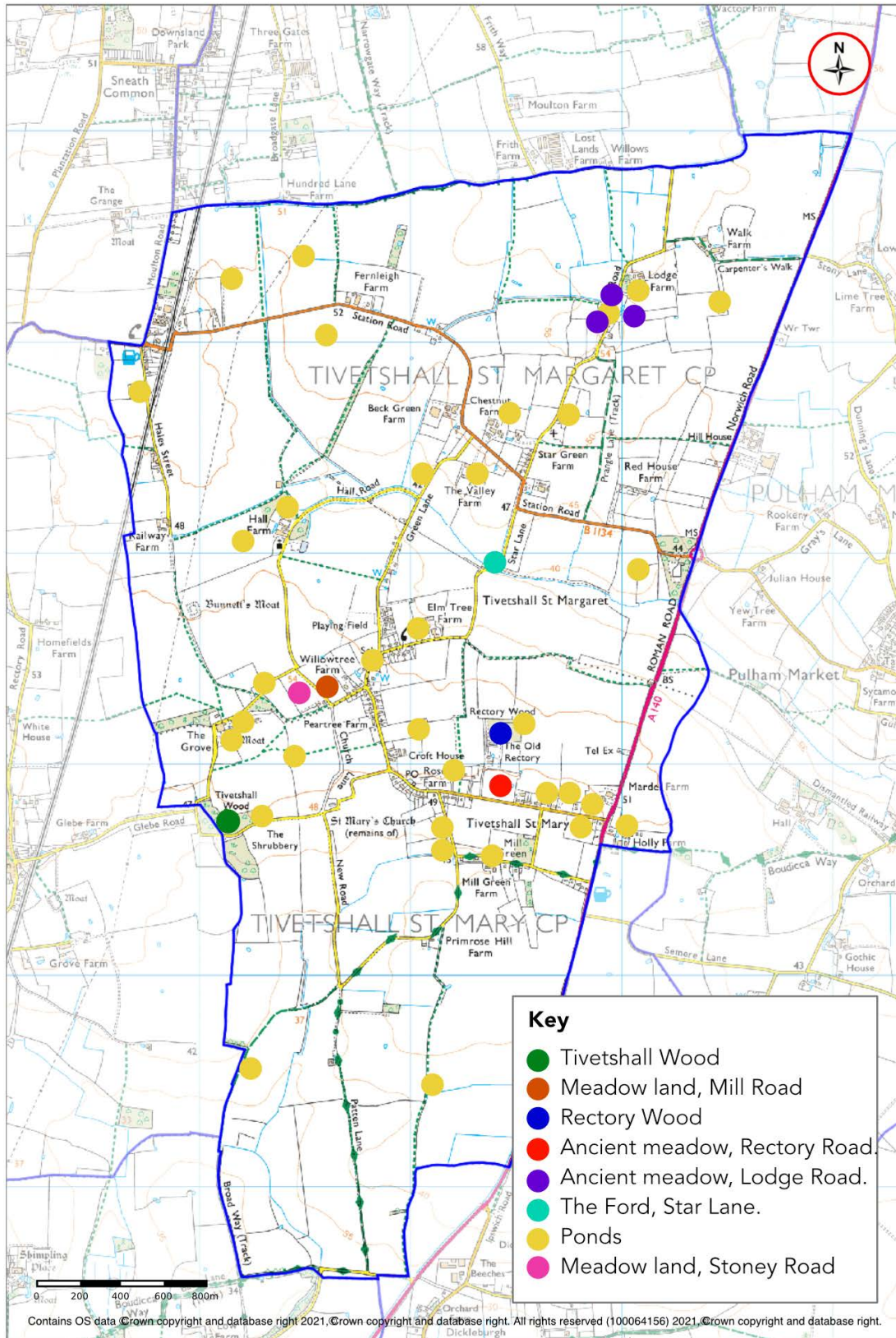


Figure 25: Natural assets of the Tivetshalls (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

TIV11: Natural assets

The following are recognised as important natural assets of the parish due to their landscape and biodiversity value (see figure 25). The conservation and/or enhancement of the landscape and biodiversity value of these assets will be supported.

1. Tivetshall Wood.
2. Meadow land, Mill Road.
3. Rectory Wood.
4. Ancient meadow, Rectory Road.
5. Ancient meadow, Lodge Road.
6. The Ford, Star Lane.
7. Ponds.
8. Ancient hedgerows and trees.

For large developments (10 or more dwellings, or commercial sites), biodiversity net gain should be achieved through one or more of the following and have a method statement for the ongoing care and maintenance:

- the creation of new natural habitats, in particular through native species
- the creation of a community woodland
- natural buffers between new and existing development
- the planting of additional trees and hedgerows
- restoring and repairing fragmented biodiversity networks.

Development proposals should have regard to the Tivetshall Design Guidance and Codes.

5.4.11 Paragraph 101 of the NPPF states that ‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period’.

5.4.12 Paragraph 102 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in policy **TIV12** meet the criteria, as follows, ‘The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land’.

5.4.13 Paragraph 103 states, ‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts’ and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each are valuable to the community. A justification for each Local Green Space can be found in Appendix C.

5.4.14 The playing field is used daily by different groups – school children before and after school, adults for daily exercise, individual football, and golf practice and for gathering. The household survey asked ‘Through the Neighbourhood Plan we can protect green areas of particular community importance. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect?’. The list in policy **TIV13** has been derived from the answers given. There was a subsequent question ‘Do you think we should try to protect the playing field (at the Village Hall)?’. Of the 101 respondents to the question, 100 per cent replied ‘yes’.





Figure 27: Village green and pond (source: Parish Online, with own annotations).

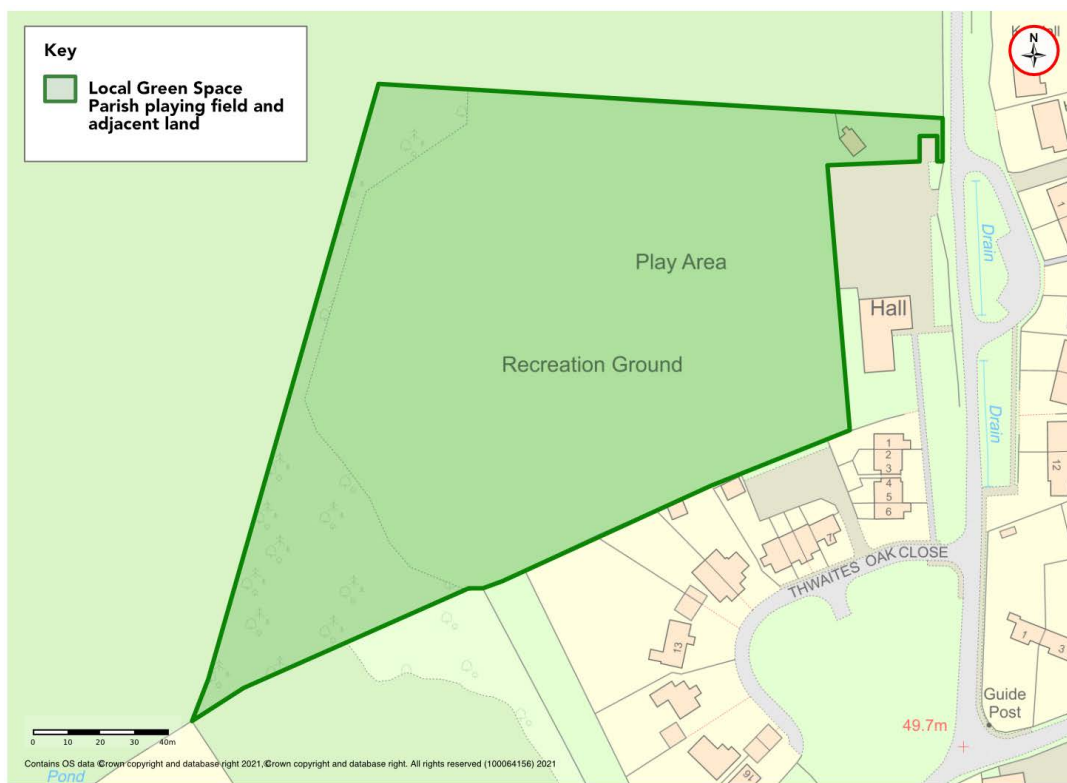


Figure 28: Parish playing field and adjacent land (source: Parish Online, with own annotations).



Figure 29: Junction of Primrose Hill and Patten Lane (source: Parish Online, with own annotations).

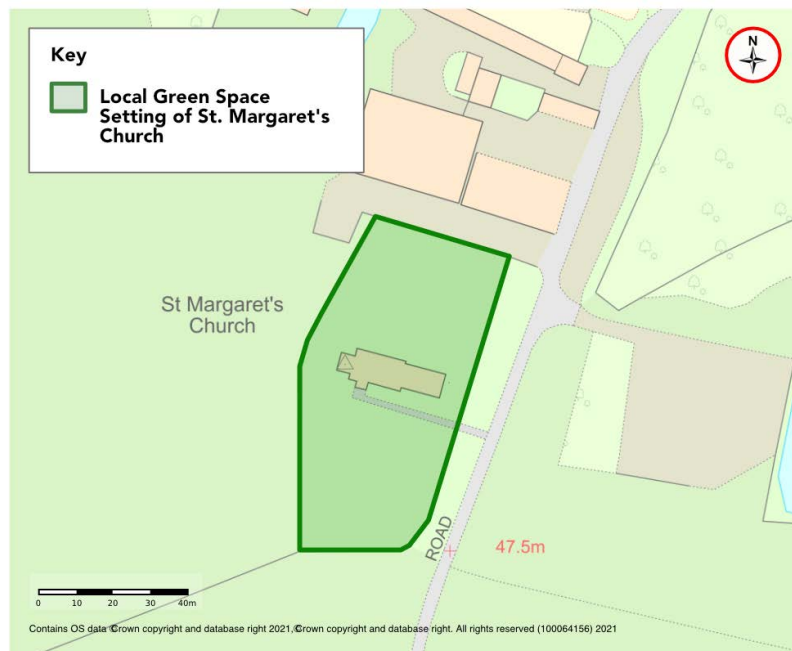


Figure 30: Setting on St. Margaret's Church (source: Parish Online, with own annotations).



Figure 31: Setting on St. Mary's Church (source: Parish Online, with own annotations).



Figure 32: Church Lane (By-way) (source: Parish Online, with own annotations).

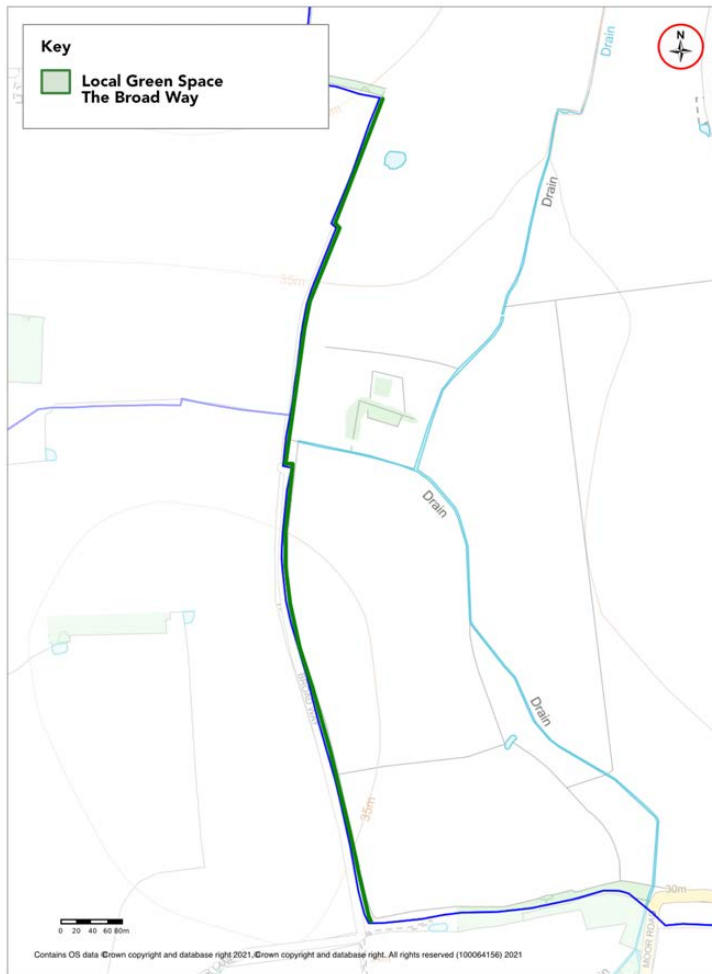


Figure 33: The Broad Way (source: Parish Online, with own annotations).

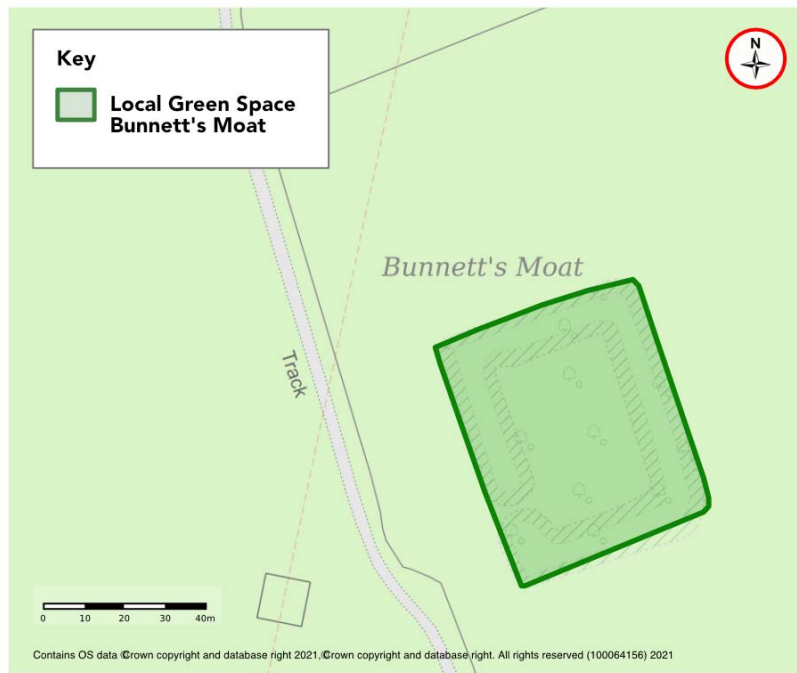


Figure 34: Bunnett's Moat (source: Parish Online, with own annotations).



Figure 35: Location of Thwaite's Oak (source: Parish Online, with own annotations).

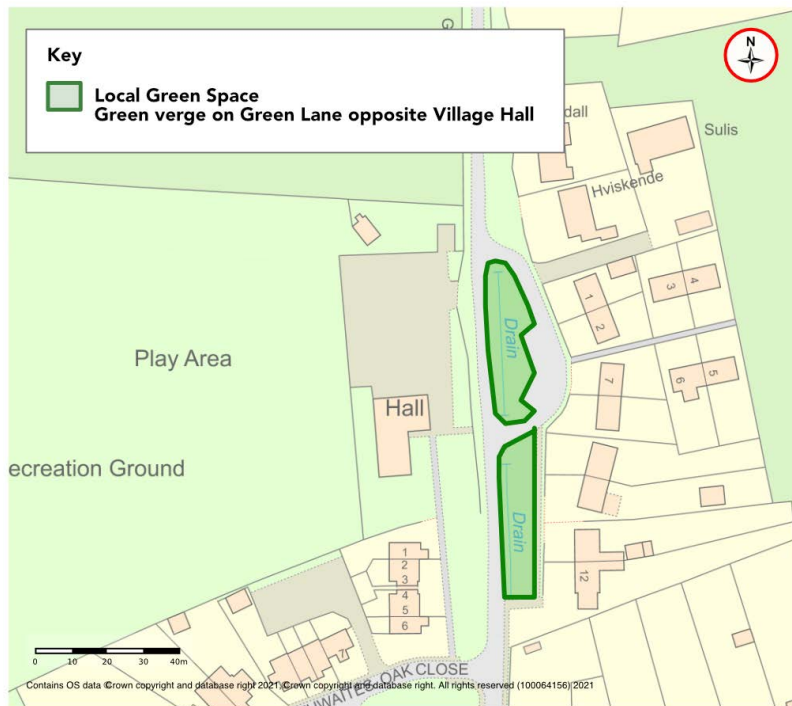


Figure 36: Green verge on Green Lane opposite Village Hall (source: Parish Online, with own annotations).

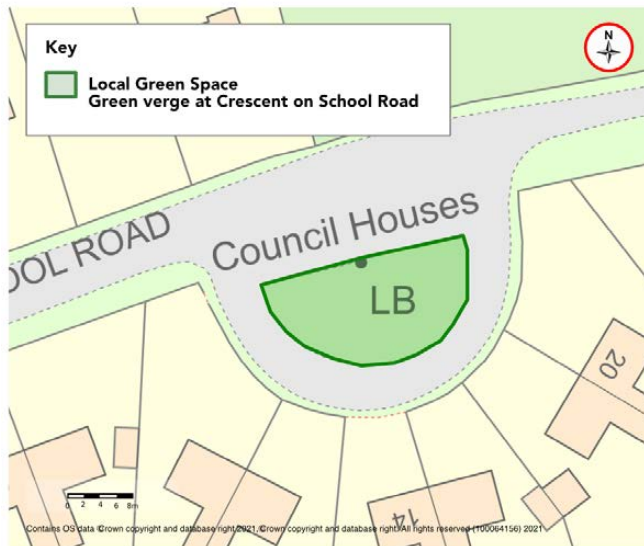


Figure 37: Green verge at Crescent on School Road (source: Parish Online, with own annotations).



Figure 38: Hales Street nature reserve UK Power Networks Tivetshall Primary substation (source: Parish Online, with own annotations).

POLICY

TIV12: Local Green Space

The following areas are designated as Local Green Space for special protection (figure 26 and related plans):

1. Village green and pond.
2. Parish playing field and adjacent land.
3. Junction of Primrose Hill and Patten Lane ('the triangle').
4. Setting of St. Margaret's Church.
5. Setting of St. Mary's Church.
6. Church Lane (By-way).
7. The Broad Way.
8. Bunnett's Moat.
9. Location of Thwaite's Oak.
10. Green verge on Green Lane opposite Village Hall.
11. Green verge at Crescent on School Road.
12. Hales Street nature reserve UK Power Networks Tivetshall Primary substation.

The management of development within areas of Local Green Space will be consistent with that for development within Green Belts as set out in national policy.

5.4.15 The Neighbourhood Plan steering group were keen to explore the issue of street lighting with the community, given the Tivetshall's rural setting and dark skies at night. The household survey asked 'Should new housing have streetlights?'. Of the 106 responses to the question, 73.6 per cent ticked 'no, to preserve dark skies', 24 per cent ticked 'yes, but sympathetically designed to minimise light pollution', and only 1.9 per cent ticked 'yes'.

5.4.16 There are only two streetlights in the parish at the time of writing. Paragraph 185(c) of the NPPF states that planning policies and decisions should 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. Dark skies are valued within the Tivetshalls and residents are used to not having street lighting, however it is recognised that there may be a case on security or safety grounds to have the exceptional new light on a development, but this should be done in a sensitive way.

POLICY

TIV13: Dark skies

Development proposals must take account of the area's dark skies. New street lighting should not be located at the edge of the settlement. In new developments, lighting necessary for security or safety should be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting and restricting hours of lighting.

Proposals including prominent lighting visible from the surrounding landscape will not be supported, unless it can be demonstrated that such lighting is required in the interests of safety and security. Proposals including lighting likely to cause disturbance or risk to wildlife should seek to mitigate such disturbance or risk.

5.4.17 Figure 39 shows the area at risk of flooding from rivers within the parish and figure 40 shows the extent of flooding from surface water in the Tivetshalls.

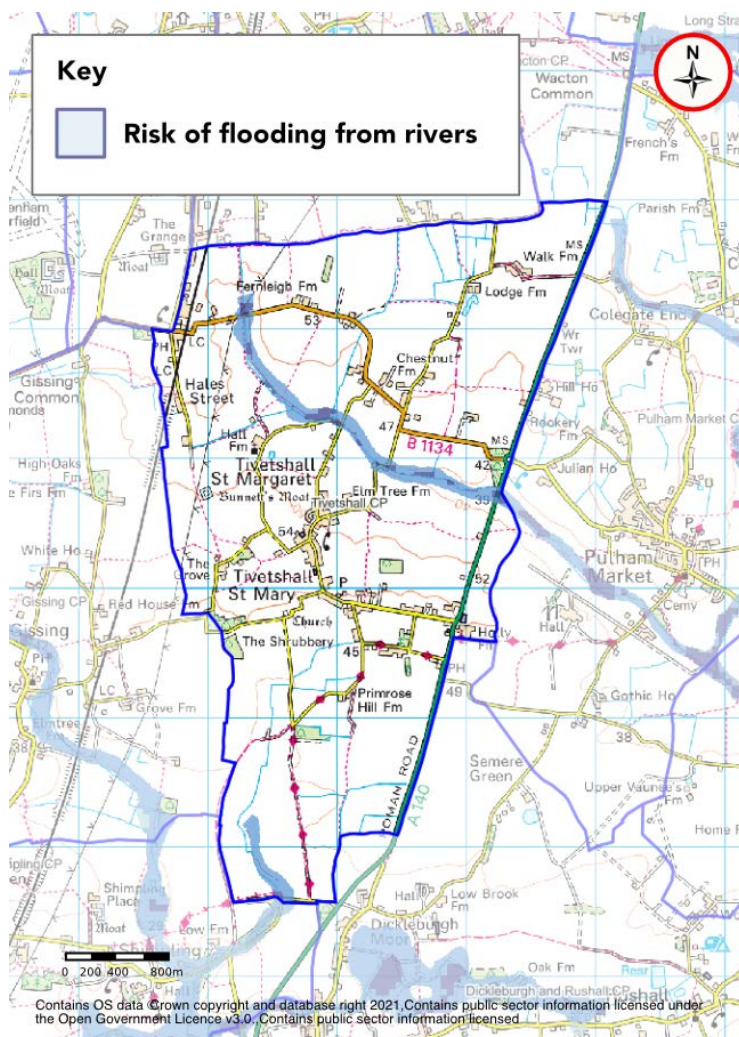


Figure 39: Risk of flooding from rivers (source: Parish Online, with own annotations). Blue line denotes parish boundary.

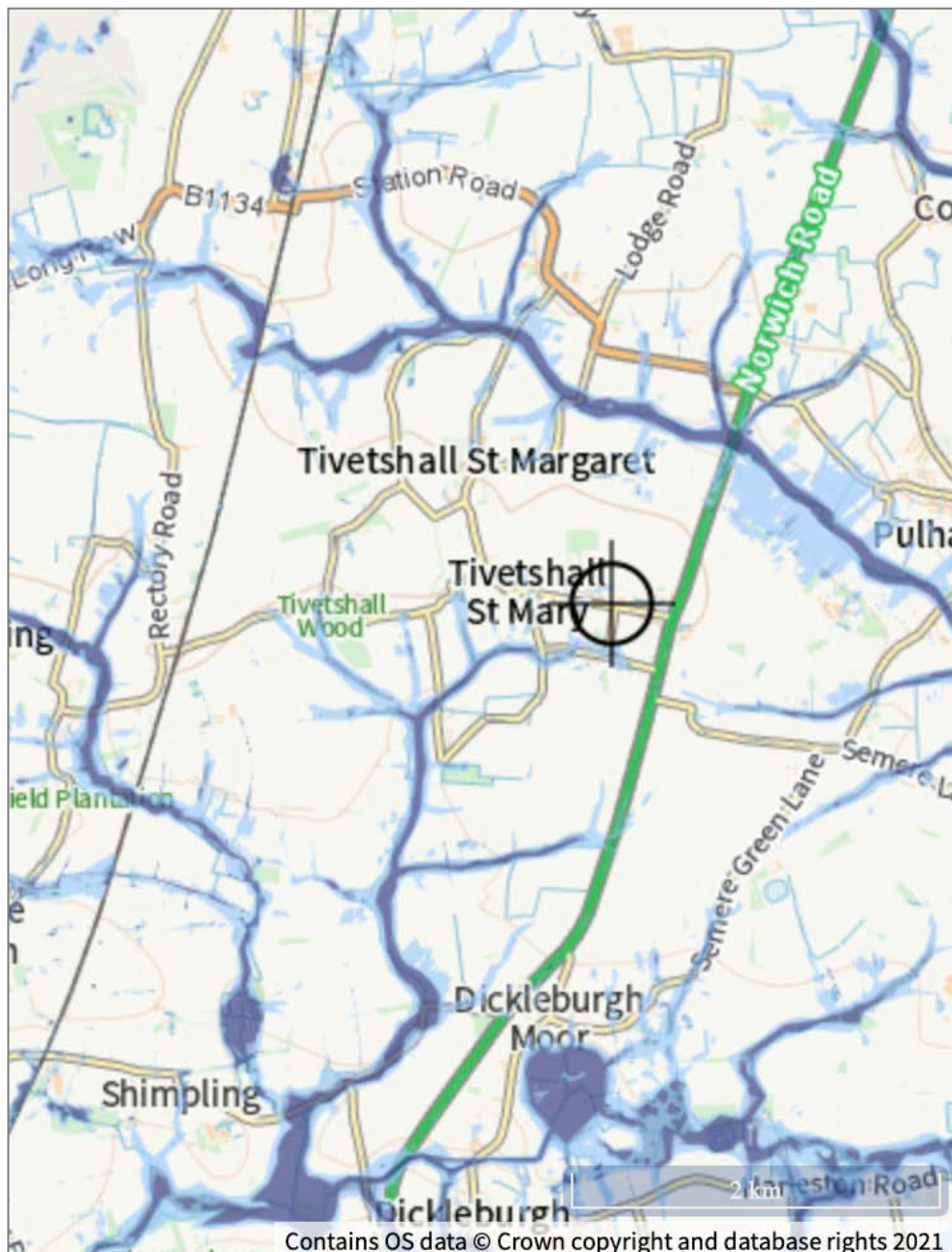


Figure 40: Extent of flooding from surface water (source: Flood risk service GOV.UK¹²)

5.4.18 The period of the Tivetshalls Neighbourhood Plan looks ahead to 2042 and should therefore consider Climate Changes and the likely increase in localised flooding. During the preparation of the Neighbourhood Plan, there were areas of the parish that experienced significant flooding and surface water drainage issues, where private properties were damaged. Residents were

¹² <https://check-long-term-flood-risk.service.gov.uk/map?easting=617591&northing=285816&map=SurfaceWater>. Accessed 09.12.21.

asked in the household survey 'What areas of localised flooding should the Neighbourhood Plan identify?'. 75 households responded which generated a list for the Steering Group to review and have since been shortlisted to appear in policy TIV14.

5.4.19 It is important to ensure that the occurrence of new development does not exacerbate existing surface water drainage problems or lead to new ones either through surface water run off or displacement.

5.4.20 The use of Sustainable Urban Drainage Systems (SUDs) is now commonly promoted by Norfolk County Council as the Local Lead Flood Authority, believed to be of benefit, not only to flood relief, but also in preventing pollution and their potential benefits to wildlife.

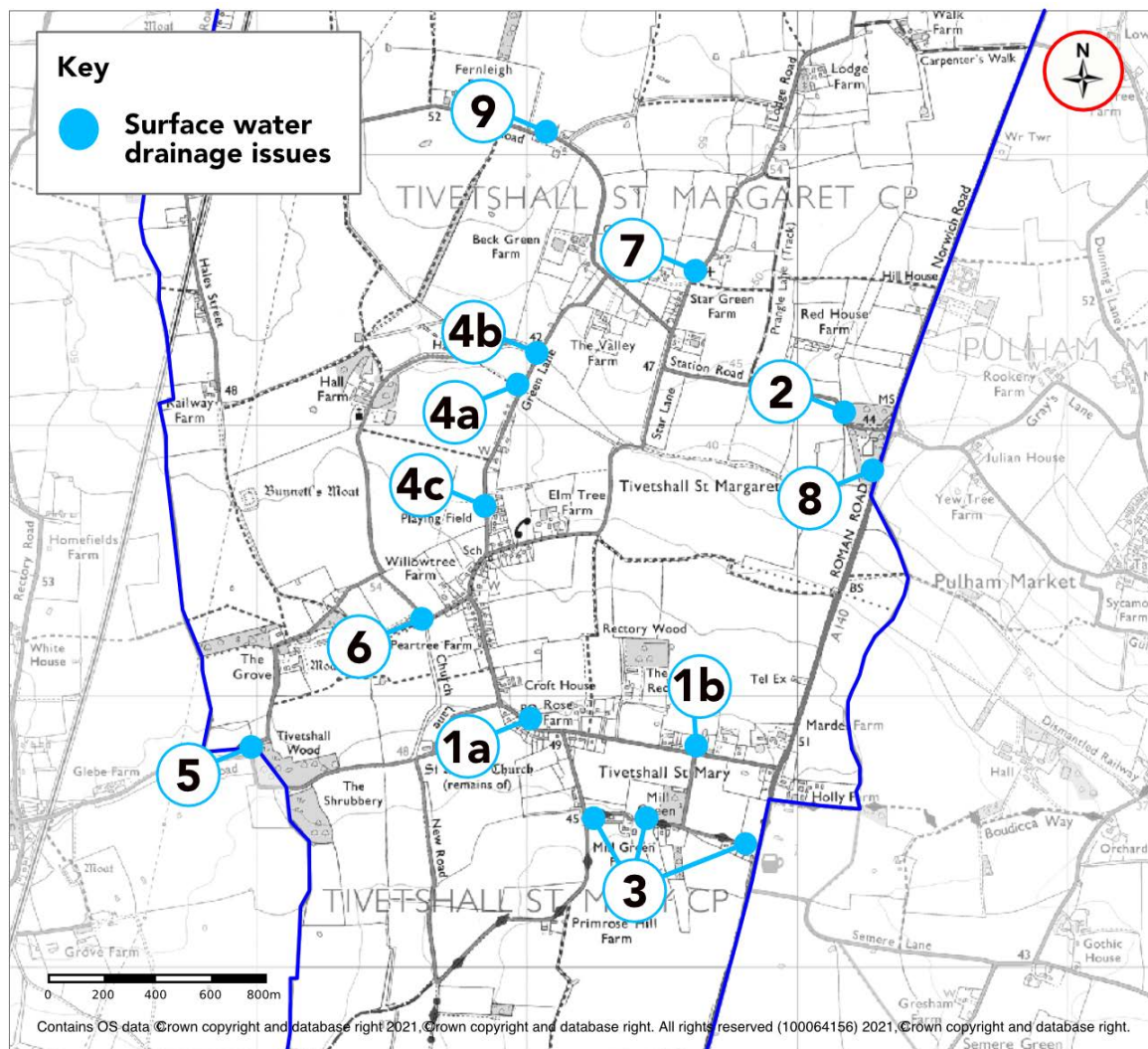


Figure 41: Surface water drainage issues (source: Parish Online, with own annotations). Blue line denotes parish boundary.

TIV14: Surface water drainage

Development proposals within the immediate locality of the areas identified below as having surface water drainage issues, should take account of all relevant evidence of flooding. Development must not cause or contribute to new flooding or drainage issues and should mitigate its own flooding and drainage impacts.

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 41) are identified:

1. Rectory Road.
 - a. By Post Office.
 - b. Tinker's Lane end.
2. Station Road bend near A140 roundabout.
3. Ram Lane (3 locations).
4. Green Lane.
 - a. Crossing House.
 - b. Junction of Hall Road.
 - c. Opposite Village Hall.
5. Junction of Grove Road and Glebe Road.
6. Corner of Mill Road and Stoney Road.
7. Lodge Road.
8. Dip on A140.
9. Station Road.



5.5 Community Infrastructure

Objective 5: To enable a range of suitable amenities to benefit all ages in the community.

Current community infrastructure

- 5.5.1 Within the parish of Tivetshall there is a Post Office and two public houses, which are The Old Ram in Tivetshall St. Mary and The Railway Tavern in Tivetshall St. Margaret. The Railway Tavern was registered as an Asset of Community Value in 2018 but is currently not trading. Tivetshall Primary School takes children aged 4 – 11 years and is on School Road in Tivetshall St. Mary. The primary school had 14 pupils on roll in January 2020 with 7 planned admissions in 2020/2021 and 7 planned admissions 2021/22.¹³ Tivetshall Primary School feeds to Diss High School. The primary school is part of Sapientia Trust.
- 5.5.2 There is no medical practice in the Tivetshalls. The nearest Doctors surgery is in Pulham Market which includes a dispensary. The surgery will deliver prescriptions direct to patients in the Tivetshalls where there is a need. There are also surgeries in Long Stratton and Diss.
- 5.5.3 The parish has a modern Village Hall in Tivetshall St. Margaret with a playing field, play equipment for children and football goals. The capacity of the Village Hall is 150 seated and 200 standing. At the time of writing, there are four weekly bookings, which are pilates, indoor bowls, art group and line dancing. The Area Scouts committee hold quarterly meetings at the Village Hall and other bookings include adult and children's celebration parties, psychic evenings, the annual school play, craft fairs, a twice monthly pop-up cafe, village fetes and funeral wakes. There is availability for further group bookings.

¹³ www.norfolk.gov.uk/schoolfinder data obtained 05.10.2020.

- 5.5.4 The Village Hall committee have recently altered the stage to create much more storage as requested by groups wanting to book the hall. The committee asked via Facebook what improvements residents would like and have successfully applied for grants. Combined with funds raised from the pop-up café, the committee have reconfigured and installed a new kitchen and bar area, and a large screen and projector. The Village Hall benefits from free internet (1,000Mbps) through B4RN. There are longer term intentions for a garden room extension overlooking the playing field. The playing field and play equipment is very well used. Parents use the Village Hall car park for a safe alternative to street parking for school drop off and collection of children.
- 5.5.5 St. Margaret's Church holds church services and flower festivals, and remembrance service and wreath laying by village groups. The St. Marys Church ruins holds a service and wreath laying on 11 November or nearest school day, which the school children are involved in. It is still used for the internment of ashes and also for photo shoots including wedding pictures.
- 5.5.6 Land owned by the Parish Council includes the Village Hall, car park and the surrounding land from the boundary with Green Lane to the football goal posts on the playing field. The Parish Council owns the village green between Green Lane and Thwaites Oak Close, which was a S106 purchase from development of Thwaites Oak Close.
- 5.5.7 Suitable broadband provision has been a long-standing problem in Tivetshall parish. B4RN is a professionally designed fibre optic broadband network, registered as a non-profit community benefit society, and run by a dedicated local team with the support of landowners and volunteers. B4RN offers hyper fast (1,000Mbps) Fibre To The Home broadband to every property in the coverage areas, costing households £30 per month. Every customer gets a router with a 1000M connection to the internet – both upload and download. Tivetshall was one of the first communities in East Anglia to decide to get good broadband and start work.¹⁴ The team have now connected most homes, and the rest should be connected this year. There is broadband provision near the potential GNLP site allocations, so any new development can be connected to the B4RN network.

¹⁴ www.b4sn.co.uk. Accessed 08.10.2020.

Improvements and new community infrastructure

- 5.5.8 As the community of the Tivetshalls grows, the need for better or more community infrastructure is needed. Residents were asked in the household survey 'What services do we need as the village grows?' There were a range of answers, some of which fall outside of the planning system. There was significant support for a village shop, to retain the Post Office and the school, and to improve public transport provision.
- 5.5.9 The social objective on 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; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'. The Steering Group have therefore reflected this in listing community infrastructure provision where there is potential for improvements and where their removal would be resisted.
- 5.5.10 The Parish Council discussed a formal application in September 2020 from a group of residents for provision of a site for allotments. The Village Hall was built on the site of the former allotments 23 years ago. A site near the Village Hall would be ideal but the Parish Council do not own any suitable land. The idea of the Parish Council providing an allotment site was explored through the household survey. Of the 103 responses to the question 'Are you interested in renting an allotment?', only 10 households said they were interested. Whilst this could be explored further in the future, the Steering Group decided it did not warrant finding land and a policy within the Neighbourhood Plan.
- 5.5.11 The provision of a village shop, convenience shop, local shop, corner shop, community shop came up multiple times through the household survey. Through the COVID-19 lockdown, residents have been acutely aware that to get daily essentials, a car journey out of the village or a delivery into the village is needed. This desire for a village shop has been recognised in policy **TIV15**, but would require a business to want to locate in the village, or a group of community volunteers to establish a service.

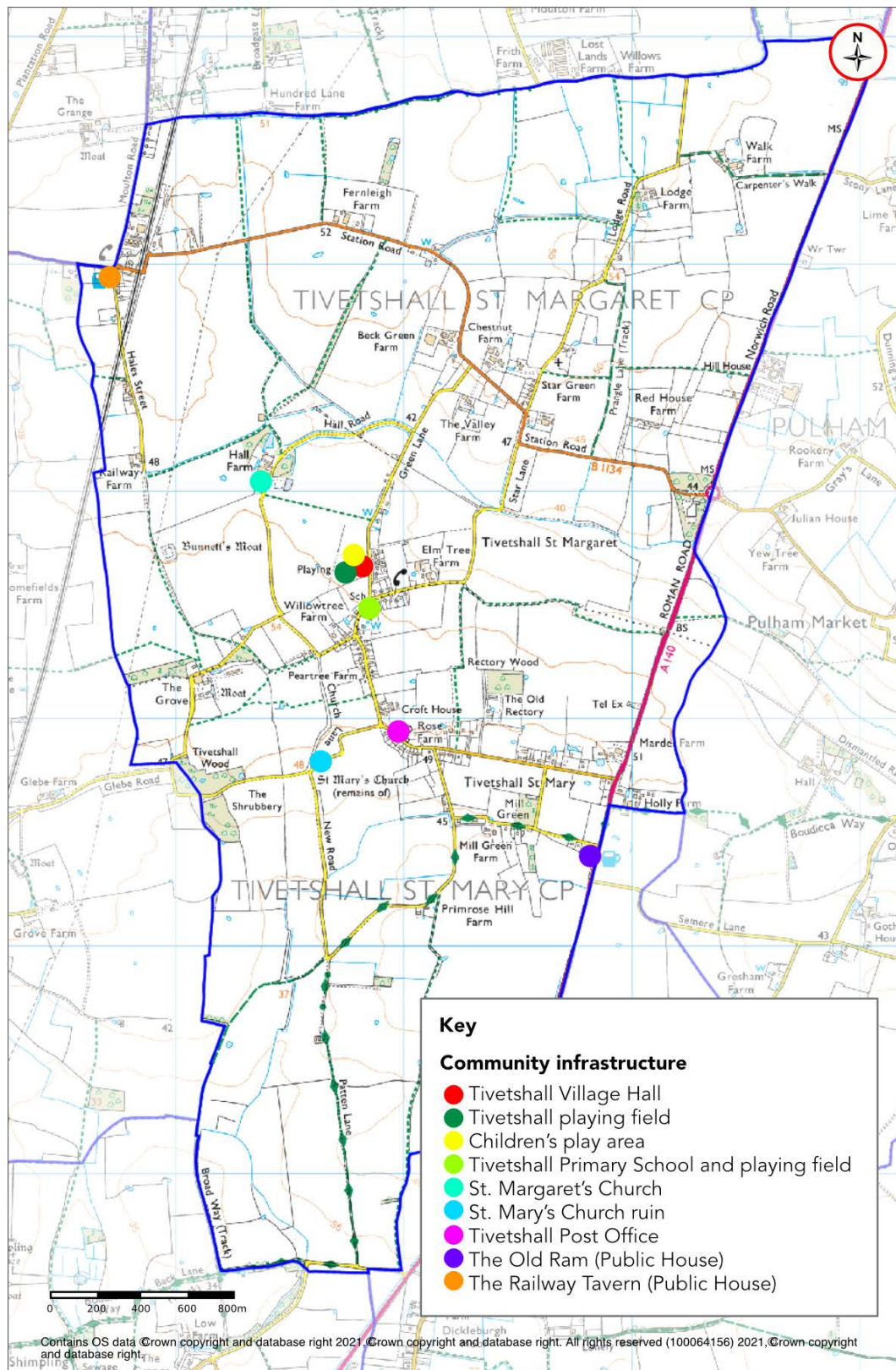


Figure 42: Current community infrastructure in the parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

TIV15: Community infrastructure

The Tivetshalls have the following community infrastructure (figure 42):

1. Tivetshall Village Hall.
2. Tivetshall playing field.
3. Children's play area.
4. Tivetshall Primary School and playing field.
5. St. Margaret's Church.
6. St. Mary's Church ruin.
7. Tivetshall Post Office.
8. The Old Ram (Public House).
9. The Railway Tavern (Public House).

Improvements to existing community infrastructure will be supported. Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where an improved or equivalent facility can be located elsewhere in the parish, or where there is no reasonable prospect of continued viable use.

Village shop

An application for the development of a convenience/small shop will be encouraged, to meet the day to day needs of the parish, and to reduce additional journeys out of the parish. This could be as a stand-alone building or an extension to an existing community asset (as above). A new convenience/small shop should be located within walking distance of most homes in the parish.

6. Community action projects

- 6.1 Through the community engagement activities undertaken as part of the Tivetshalls Neighbourhood Plan, the local community identified a number of projects that fall outside the remit of planning policy. These have been listed as 'community action projects'.
- 6.2 Community action projects will be addressed outside the Neighbourhood Plan process. Projects are only included here for topics that are relevant to the Neighbourhood Plan and should not be considered an exhaustive list. Over the lifetime of the Neighbourhood Plan, Tivetshalls Parish Council may also develop a range of projects as a result of, and independent of, new development.

Community action projects

Investigate the potential for the following:

- A community woodland, within easy reach of the village centre.
- Accessible children's play equipment.
- An extension to the Village Hall.
- Safer improved design of the pond at the village green.
- Secure long-term use of the playing field.
- Traffic calming measures.
- More community activities within the parish.
- Improve public transport through the parish.
- Enhance the parish's Public Rights of Way network.

7. Implementation

Delivery of policies and projects

- 7.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to ensure that when land is developed, it comes with the necessary infrastructure to support it, such as schools, public transport and leisure facilities. CIL allows South Norfolk Council to raise funds from developers and individuals who are undertaking building projects to support growth in the area.
- 7.2 Within South Norfolk district the following types of development are liable for CIL:
- All development of 100sqm or more of new build, or extensions to existing buildings.
 - All development regardless of size that results in the creation of a new dwelling.
 - Agricultural buildings and storage warehouses that people enter into.
 - The conversion of a building that is no longer in lawful use.¹⁵
- 7.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is in place, Tivetshalls Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Tivetshalls.
- 7.4 Where appropriate and possible, Tivetshalls Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

Monitoring the use of the Neighbourhood Plan

- 7.5 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2022-2042. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand.

¹⁵ <https://www.south-norfolk.gov.uk/residents/planning-and-building/community-infrastructure-levy>, 08.07.19

Tivetshalls Parish Council will promote and monitor the use of the Neighbourhood Plan for planning applications.

Updates to the Neighbourhood Plan

- 7.6 The Neighbourhood Plan spans a period of 20 years. It is likely to need reviewing within that timeframe. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time. At the time of writing, many of the first Neighbourhood Plans in the country are starting to be revisited.

Producing the Plan

Initial consultation to establish key themes

- Boards around the parish
- Stakeholder meetings
- Data profile of the Tivetshalls
- Housing Needs Assessment

Further consultation to establish policy ideas

- Household survey
- Business survey
- Character appraisal
- Develop Tivetshall Design Code

Drafting the Neighbourhood Plan

We are here

- Checking ideas with the community
- Steering group develop a draft Neighbourhood Plan

Statutory consultation on the Tivetshalls draft Neighbourhood Plan (6 weeks)

Modifications

Submission to South Norfolk Council

Independent examination

Modifications

Local referendum

Bring the Neighbourhood Plan into force

We can't stop development, but we can shape it

The Tivetshalls Neighbourhood planning policy document, community to guide future in the area over the next

What do you think of the draft's policy ideas?

Appendix

Appendix A: Neighbourhood Plan Steering Group members

The Tivetshalls Neighbourhood Plan Steering Group has included the following members:

- **Rob Alleguen-Porter** – Chair of Parish Council and resident.
- **Julie Brown** – Parish Councillor and resident.
- **Suzanne Clark** – resident.
- **Ros Hill** – resident.
- **Rita Land** – former Chair of Parish Council and resident.
- **John Powell** – former resident.
- **Alyson Read** – Chair of the Neighbourhood Plan Steering Group, parish councillor and resident.
- **John Tully** – resident.

Supported by

- **Alan Arber** – Parish Clerk.
- **Rosie Riches** – former Parish Clerk.

Rachel Leggett & associates

- **Rachel Leggett** – Project Manager, principal independent consultant for the Neighbourhood Plan.
- **Andrea Long** – independent consultant, policy advice.
- **Emma Harrison** – Independent consultant, data profile and environmental screenings.

Appendix B: Justification for Non-designated Heritage Assets

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

1. St. Mary's churchyard (1a) and Church Lane (1b)

Age	12th/13th Century
Rarity	The setting of St. Mary's churchyard and Church Lane provides a tranquil link to the heritage of Tivetshall St. Mary.
Aesthetic interest	Year-round interest from mature trees and flora and fauna in the churchyard. The adjacent Church Lane is flanked by mature trees and hedgerow, a lovely lane to walk through. A habitat for wildlife, including barn owls regularly using the owl box and hedgehog feeding station.
Group value	The War memorial and St. Mary's Church Ruins combined with St. Mary's churchyard and Church Lane are a key historic feature of Tivetshall St. Mary.
Archaeological interest	Burial site of residents and Rectors past, various styles of gravestones. Evidence of past inhabitants.
Archival interest	N/A
Historical association	Many residents have ancestors or family members buried in the churchyard. The visitors book in the churchyard demonstrates that many visitors come in search of ancestors. Church Lane is an historic lane which would have connected St. Mary's and St. Margaret's churches and been used by parishioners to get from one parish to another.
Designed landscape interest	N/A
Landmark status	The churchyard along with St. Mary's ruin are a key landmark, clearly visible from the south-east edge of the parish on the A140, Patten Lane and The Street.
Social and communal value	High. Annual Remembrance Service takes place in the churchyard, this is attended by members of The Royal British Legion, children from Tivetshall Primary School, Tivetshall Parish Council and parishioners. The churchyard and Church Lane are well maintained by volunteers. This site is used by artists and photographers due to its unique position, uninterrupted views towards the Waveney Valley and

peaceful ambience. Residents use the site for quiet contemplation. Church Lane is flanked by mature trees and hedgerows and is used daily by walkers and links Mill Road to Gissing Road, providing safe off-road walking. The visitor book in the old porch provides evidence of visitors from far and wide.



Figure 43, all: St. Mary's churchyard.



Figure 44: Church Lane.

2. Tivetshall Primary School and adjoining schoolhouse

Age	Established 1876.
Rarity	Very few remaining Victorian schools with the adjoining schoolhouse still exist in Norfolk.
Aesthetic interest	Fine example of a Victorian school and schoolhouse, occupying a central location in the village.
Group value	Very few remaining Victorian schools with the adjoining schoolhouse still exist in Norfolk.
Archaeological interest	Demonstrates the history of schooling within the village over the past 150 years.
Archival interest	N/A

Historical association	High, plus connection to Burston School Strike 1914-39 through partnership. There has been a school on this site since Victorian times and many residents have attended the school as children. The main building and outbuildings show how the school has evolved over time.
Designed landscape interest	N/A
Landmark status	The school occupies a central location in the village on the border between St. Mary and St. Margaret, at the junction of The Street, Green Lane and School Road.
Social and communal value	High. The school is a valuable asset to the residents of The Tivetshalls and surrounding villages.



Figure 45: Tivetshall Primary School.

3. Roman villa (farm)

Age	AD 43-409.
Rarity	There are very few sites with evidence of Roman remains.
Aesthetic interest	The Roman remains are not visible as these are under arable fields adjacent to Patten Lane.
Group value	The Roman Villa is in the vicinity of Boudicca Way part of a minor Roman Road from the Roman settlement in Scole and the settlement at Caister St. Edmund. Finds have indicated the possibility of another two Roman villas and settlement.
Archaeological interest	Numerous Roman objects have been recovered including large numbers of coins, personal adornments and toilet articles as well as evidence of a hypocaust and mosaic surface. Several finds from the Iron Age to the Middle Saxon period have also been retrieved along with evidence of Roman or Early Saxon pits and ditches.

Archival interest	N/A
Historical association	Site discovered by ploughing; was not granted designated status in 2011 as did not meet criteria. The site is of valuable local and national historic importance and should be preserved for future generations.
Designed landscape interest	N/A
Landmark status	High – as part of Boudicca Way.
Social and communal value	Boudicca Way is a historical walking route linking Norwich to Diss. Older residents can recall the discovery of artefacts during the 1950s and 60s.

4. Old Forge, The Street, Tivetshall St. Mary (part of Century House-Listed Building)

Age	17th century.
Rarity	Whilst forges and blacksmiths were once a common sight in villages, very few examples of old forges still remain.
Aesthetic interest	A single storey building with pantile roof, which is situated end on to the road in the centre of the village.
Group value	The old Forge is part of the 17th century listed property called Century House and is nestled among other historical buildings in the village.
Archaeological interest	A fine example of an old single storey building.
Archival interest	N/A
Historical association	Links to the recent past of the village when the building would have been used to shoe the local farmers' horses, playing a crucial role in the agricultural history of the parish.
Designed landscape interest	N/A
Landmark status	The building is an interesting landmark within the centre of the village, on the border between St. Mary and St. Margaret.
Social and communal value	The Old Forge was also used as the Village Post Office and stores during the late 1950s and 1960s and therefore it has significant links to the community's recent and more distant

	social history.
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Figure 46: Old Forge.

5. Railway crossing properties on Hall Road (6a), Green Lane (6b), Star Lane (6c), A140 (6d)

Age	<i>Circa 1850s</i>
Rarity	N/A
Aesthetic interest	The four cottages all have a distinct style and each cottage can be seen from at least one of the other cottages.
Group value	Tivetshall Railway Crossing,
Archaeological interest	N/A
Archival interest	N/A
Historical association	<p>Links to the historic importance of Tivetshall Junction as the starting point of the Waveney Valley Railway Line, as shown on the 1883 Ordnance Survey map. The cottages are the remaining evidence of the railway which once connected Tivetshall to Harleston and Beccles and the importance of the railways to the heritage of the village.</p> <p>The cottages still retain some features from the railway, for example the cottage on Hall Road (6a) still has the original railings from the railway beside the cottage and the Crossing House on Green Lane (6b) still has the original red post box in one of the walls and a level crossing sign on the wall.</p>
Designed landscape interest	The railway crossing properties form a visual link across arable farmland, clearly indicating where the Waveney Line once was.
Landmark	Each cottage identifies where the Waveney Valley Line

status	crossed roadways in the village.
Social and communal value	The crossing properties are an important aspect of the social history of the village.



Figure 47: Railway crossing properties.

6. Old style signposts (School Road (7a), Green Lane (7b), Lodge Road (7c), Rectory Road (7d))

Age	Circa 1940s.
Rarity	Once common place there are now very few of the old-style signposts remaining.
Aesthetic interest	The visual impact of the black and white signposts with their distinctive finger arms and circular top gives character to the village.
Group value	The signposts are integral to the setting within which they are situated and as a group they are of importance.
Archaeological interest	N/A
Archival interest	N/A
Historical association	The signposts are typical of those seen in all villages during the 1940s and 1950s and form a historical link to the post war era.
Designed landscape interest	N/A
Landmark status	The signposts are located at key junctions in the village and are easily recognisable.
Social and communal value	N/A



Figure 48: Old style signposts.

7. Historic Railway Line

Age	1865-1965. Can be seen on OS map of 1883.
Rarity	N/A
Aesthetic interest	The railway line identifies the route of the Waveney Valley Line through the village.
Group value	The four railway crossing properties are an integral part of the disused railway line.
Archaeological interest	N/A
Archival interest	N/A
Historical association	Links to the historic importance of Tivetshall Junction as the starting point of the Waveney Valley Railway Line, as shown on the 1883 Ordnance Survey map. The railway line once connected Tivetshall to Harleston and Beccles. The importance of the railways to the heritage of the village.
Designed landscape interest	N/A
Landmark status	N/A
Social and communal value	Parts of the disused railway line are used by walkers, either as a designated footpath or permissive use. The railway line is an important aspect of the social history of the village.

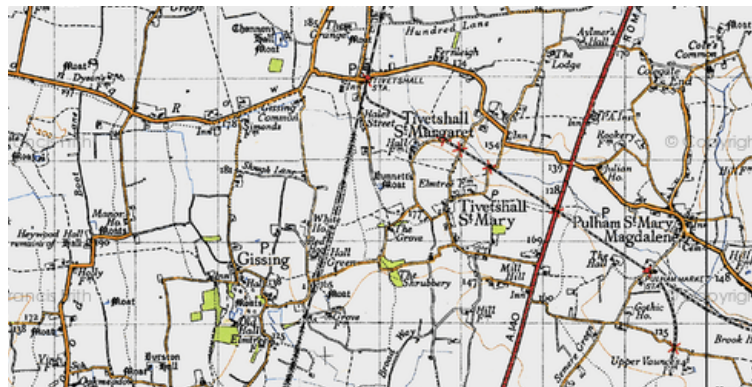
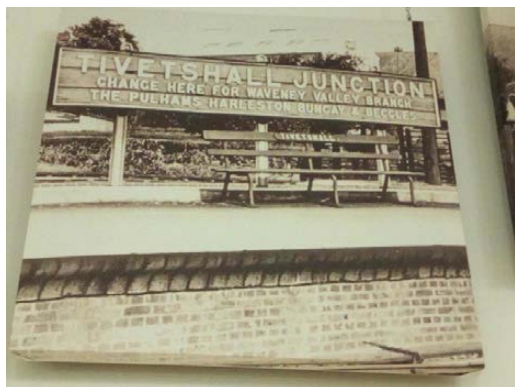


Figure 49 left: Tivetshall former platform.

Figure 50 right: OS map of 1883 showing position of the line. Source: Francis Frith.



Figure 51 left: View from crossing cottage towards Tivetshall crossing (line roughly where electricity lines are).

Figure 52 right: How the road crowns just before crossing cottage which would have been where the crossing was located.

8. Old Milestone, Norwich Road (A140), Tivetshall St. Margaret

Age	Unknown.
Rarity	Only a few now remain as many were lost as roads were improved.
Aesthetic interest	The stretch of road from Scole to Norwich was punctuated with old milestones, a few still remain and are an interesting feature.
Group value	N/A
Archaeological interest	N/A
Archival interest	N/A
Historical association	The toll road that ran from St Stevens gate in Norwich to Scole Bridge had many turnpikes along its length

	with milestones marking the distances. The turnpikes were erected by the Norwich to Scole Trust in 1768 and disturnpiked in 1874. The Pike originally being the stick that blocked passage along the road until the toll was paid. The toll charges went to the repair and maintenance of the road. There were once three milestones along the stretch of the A140 through Tivetshall but only one remains.
Designed landscape interest	The milestones are an interesting feature in the landscape and form a link with the past.
Landmark status	N/A
Social and communal value	The milestone was rediscovered in 2009 when the Pulham roundabout was built and marks 14 miles to Norwich, 29 miles to Ipswich



Figure 53 left and right: Old milestone, Norwich Road.

9. Broad Way, Tivetshall St. Mary

Age	Dates back to Anglo Saxon and Roman times.
Rarity	Unique to this area.
Aesthetic interest	A quiet rural lane edged with historic hedgerows and mature native trees.
Group value	Link to Roman villas
Archaeological interest	Area of archaeological interest due to finds of Roman and Anglo-Saxon artifacts, as yet un-excavated.
Archival interest	N/A
Historical association	Old Roman road. Saxon drovers way and Roman route. Across land in vicinity of roman settlement from Moor

	Road on the southern border of Tivetshall St. Mary to New Road. One of only two Bridlepaths in Tivetshall St. Mary.
Designed landscape interest	N/A
Landmark status	Features on historic maps and is today marked by footpath and bridle path signs.
Social and communal value	Used by residents for walking and horse riding as well as walking groups visiting the area. It has important links to the heritage of the village.



Figure 54: The Broad Way.

Appendix C: Justification for Local Green Spaces

The tables and maps below outline the justification for the inclusion of each Local Green Space identified. The criteria area based on paragraphs 99, 100 and 101 of the National Planning Policy Framework.

1. Village green and pond

In reasonably close proximity to the community it serves	<ul style="list-style-type: none"> • Central to the main part of the Village. • Wildflowers including Bee orchids are beautiful and are known to flower on The Green. They are protected as are all wildflowers. • The Pond is the only space created for residents in the village centre which focuses on wildlife. • The photograph shows the proximity of the area to the Primary School.
Demonstrably special to a local community and holds a particular local significance	<ul style="list-style-type: none"> • The Green is the siting of the village sign. Its design is indicative of the major aspects of our village's history – a railway and agriculture. In addition there is an oak tree planted surrounded by a circular bench. • A bench seat, a village walks diagram board and a fir tree. • The Pond itself has newts, fish, frogs. With surrounding hedging it provides a feeding location for many birds and other wildlife.
Local in character and is not an extensive tract of land	Yes



Figure 55 left: Village Pond.

Figure 56 right: Village green.

2. Parish playing field and adjacent land

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	Being central to the village with the Village Hall also on site, the field and its play equipment is the main focus point for all activities within the village. Sufficiently large enough for a Fete or Village Fun Day, Craft/Food Fayre, football or golf practice, a safe area for children riding bicycles, playing on the swings, climbing frames etc. or just a kick about with friends and family. It is used daily.
Local in character and is not an extensive tract of land	Yes



Figure 57 left and right: Parish playing field and adjacent land.

3. Junction of Primrose Hill and Patten Lane ('the triangle')

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	The junction of the Primrose Hill; Patten Lane (both forming part of Boudicca Way; the Broad Way and New Road (a former drovers way). A triangle of grassland approx. 4m x 4m x 4m signposted. Patten Lane and The Broad Way are farm tracks and foot/bridle paths. Of historic relevance. On a regular walking route for residents.

Local in character and is not an extensive tract of land	Yes
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Figure 58 left and right: Junction of Primrose Hill and Patten Lane ('the triangle').

4. Setting of St. Margaret's Church

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	<ul style="list-style-type: none"> Burial ground of medieval church. Annual Armistice service held at the WW1 memorial. Graveyard is still open to new graves. Regular visitors bring flowers to family graves. Trees and hedging encompass the area from the neighbouring open arable fields. Creates an environment of seclusion and solitude, peacefulness and thought. Most often with only the sight and sounds of nature – pheasants, rabbits, deer, buzzards, hares. A wide tract of land with a pond, old and younger trees. The early 14th c church and Listed Hall Farm complete an environment from the past.
Local in character and is not an extensive tract of land	Yes



Figure 59 all above: Setting of St. Margaret's Church.

5. Setting of St. Mary's Church

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	<ul style="list-style-type: none"> 12th century Church. Contains 123 graves of 176 persons. The grounds are tidied by volunteers from the village. During spring the northern side is a carpet of snowdrops. There is a well-used wooden seat and a village walks noticeboard. A war memorial is located on south side. An Armistice service attended by the school children and villagers takes place each year on 11th November. Many large, aged trees form the boundary of the churchyard. There is also an owl box which is often used by nesting barn owls.
Local in character and is not an extensive tract of land	Yes



Figure 60 all: Setting of St. Mary's Church.

6. Church Lane (By-way)

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	A former byway from 12th century. A very popular route for residents of the village and ramblers. Connects New Road across Gissing Road to Mill Lane. Formerly a drovers way. Part way adjacent to the St. Mary's church ruin and graveyard. Village children set up a wildlife feeding/watering station 2 years ago in hot summer which has continued.
Local in character and is not an extensive tract of land	Yes



Figure 61 left and right: Church Lane (By-way).

7. The Broad Way

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	Old Saxon drovers way and Roman road. According to metal detectorists Roman artefacts have been located on 3 areas indicating more than one villa previously existed. One of two Bridlepaths in Tivetshall St. Mary. Home to many wildlife species including fallow deer and many large birds.
Local in character and is not an extensive tract of land	Yes



Figure 62 left and right: The Broad Way.

8. Bunnett's Moat

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	Medieval moated site. Measures approximately 60m north to south and 52m east to west and is 2m deep. Masked by thick scrub and mature trees and surround by trimmed hedge.
Local in character and is not an extensive tract of land	Yes

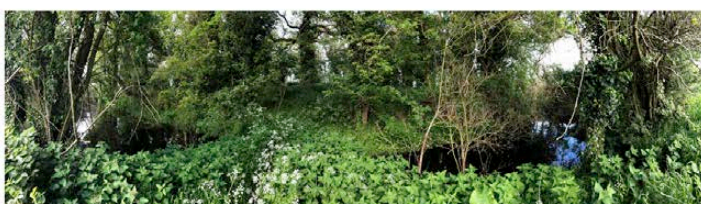
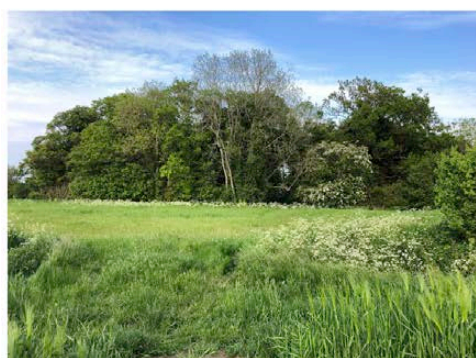
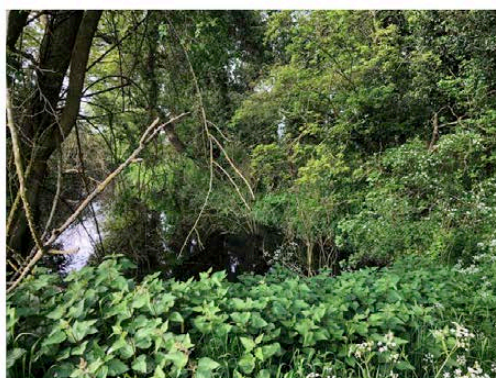
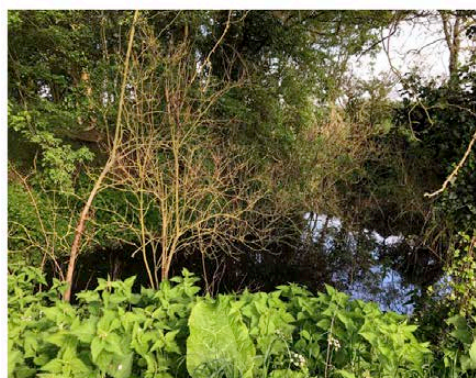


Figure 63 all: Bunnett's Moat.

9. Location of Thwaite's Oak

In reasonably close proximity to the community it serves	Yes
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<p>Demonstrably special to a local community and holds a particular local significance</p>	<ul style="list-style-type: none"> • The site of one of the largest Oak trees in the village before being taken down in the 1900s. • Site of a named tree, recorded as Big Oak, known locally as Thwaite's Oak. Believed to have been at least 500 years old (modern research may suggest a much greater age) when felled in 1901 on the orders of Jonathon Boyce, a local man who had made his fortune in the American goldfields and returned to buy up most of the parish. Legend suggests that he had been driven out of the village and used this as a way of getting his revenge. Fragments were made into furniture as curios throughout the area. As late as the 1990s it was reported that the land on which the tree had once stood still contained 18 inches of leaf mould. A replacement tree was planted in 2006 and is registered as a heritage tree.
<p>Local in character and is not an extensive tract of land</p>	<p>Yes</p>



Figure 64: Location on Thwaite's Oak.

10. Green verge on Green Lane opposite Village Hall

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	Creates a natural division between Green Lane roadway and the service road for the former local authority bungalows. Edged by several large trees, and the ditching provides for surface water holding and drainage.
Local in character and is not an extensive tract of land	Yes

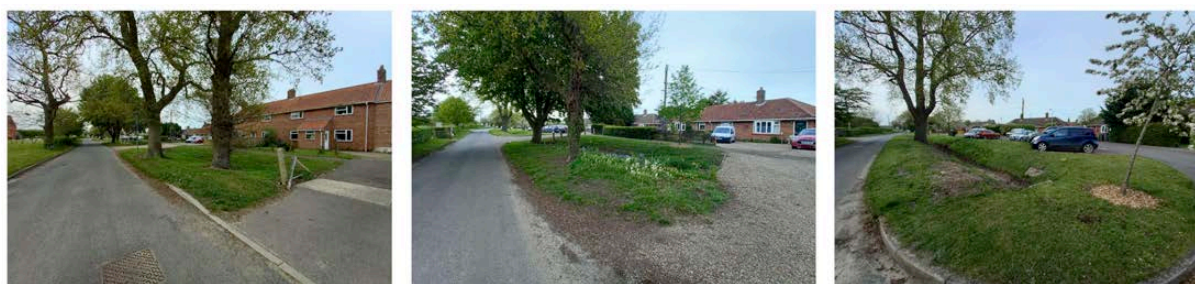


Figure 65: Green verge on Green Lane opposite Village Hall.

11. Green verge at Crescent on School Road

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	Prevents through traffic of School Road passing directly in front of family sized former and current social housing. Children play on the grass in full view of their homes. Contains trees and during springtime many primroses. Location of post-box.
Local in character and is not an extensive tract of land	Yes



Figure 66: Green verge at Crescent on School Road.

12. Hales Street nature reserve UK Power Networks Tivetshall Primary substation

In reasonably close proximity to the community it serves	Yes
Demonstrably special to a local community and holds a particular local significance	<ul style="list-style-type: none"> In 2019 UK Power Networks introduced its Green Action Plan (GAP); one element of which is to enhance the biodiversity potential of 100 sites by up to 30 per cent. Tivetshall Primary substation was selected having previously been part of a smaller scale project in the 1990s when the substation was operated by Eastern Electricity. For Tivetshall the recommendations include limiting the spread of scrub and coppicing some woody shrubs to prevent these overwhelming the natural grassland. Changes will be implemented in a phased way across all sites using a variety of delivery methods including changes to routine grounds maintenance and one-off projects which can be done by staff working parties.
Local in character and is not an extensive tract of land	Yes

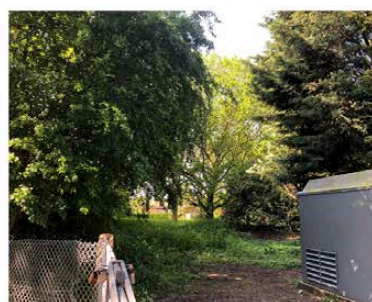


Figure 67 all: Hales Street nature reserve UK Power Networks Tivetshall Primary substation.

Appendix D: Glossary

Glossary of terms used and/or relevant to the Tivetshalls Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework July 2018, page 64, unless 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 20per cent 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 20per cent 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 20per cent 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.

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.

Building for a Healthy Life: the latest edition of – and new name for – Building for Life 12. Building for a Healthy Life (BHL) updates England’s most widely known and most widely used design tool for creating places that are better for people and nature. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL.¹⁶

Build to Rent: Purpose built housing that is typically 100 per cent 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.

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

Dark skies: denoting or located in a place where the darkness of the night sky is relatively free of interference from artificial light (Oxford English Dictionary).

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

¹⁶ <https://www.designforhomes.org/project/building-for-life/>

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.

Lifetime homes: The concept of Lifetime Homes was developed to ensure that homes are accessible and inclusive. It was developed in the early 1990s by the Helen Hamlyn Foundation, Habinteg Housing Association and the Joseph Rowntree Foundation. The Lifetime Homes standard incorporates 16 design criteria that can be universally applied to new homes and had the flexibility to be adapted to meet the changing needs of individuals and families at different stages of life (Paragraph 6 of 'Raising accessibility standards for new homes - A consultation paper', September 2020).

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 1,000m² 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.

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.

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.

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.

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.

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 development: can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Paragraph 9, National Planning Policy Framework).

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.

