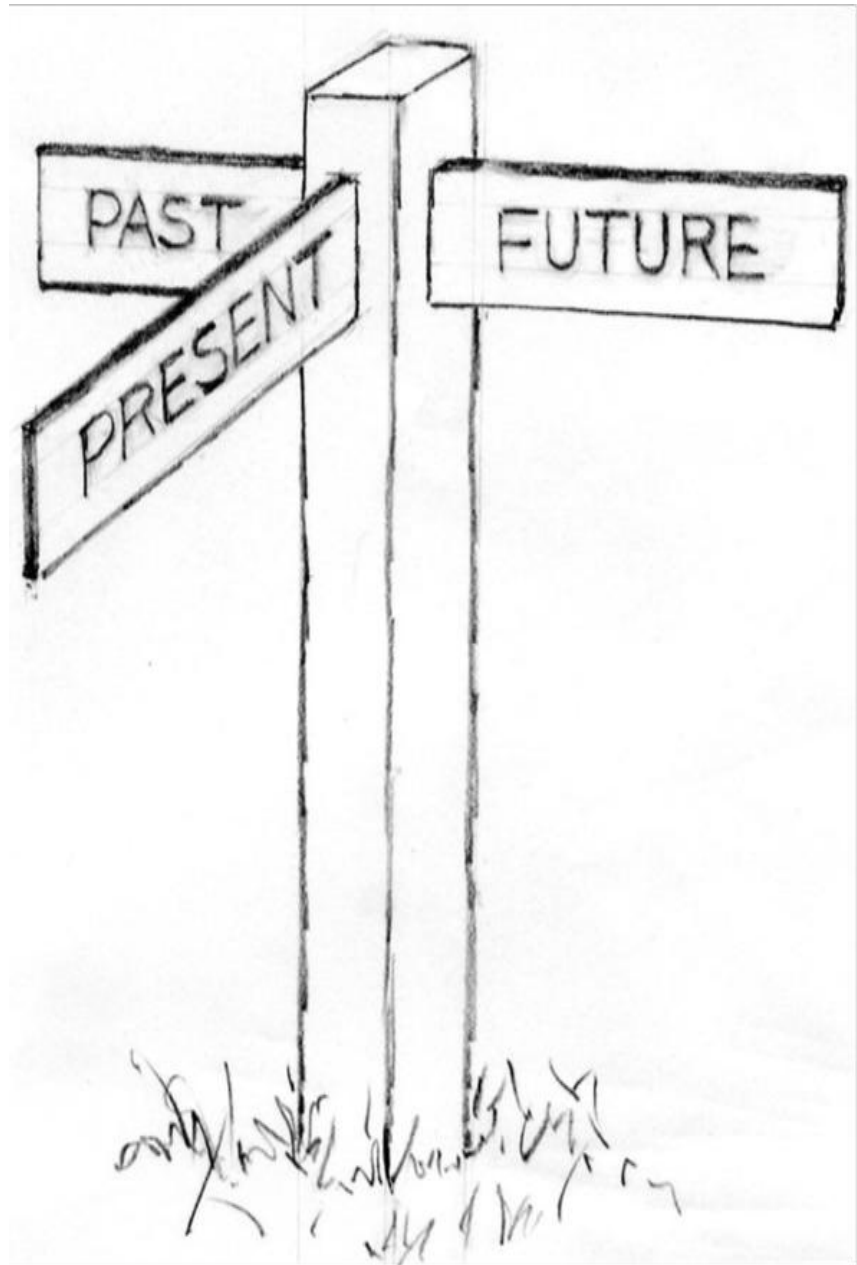


# Great Plumstead, Little Plumstead & Thorpe End Garden Village Neighbourhood Plan 2014 - 2034



Adopted Version  
July 2015

Prepared on behalf of Great & Little Plumstead Parish Council by

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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# Plumsteads Neighbourhood Development Plan

## Foreword

Neighbourhood Development Plans arise from the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Through the aspirations and needs of the local community of Great Plumstead, Little Plumstead and Thorpe End Garden Village (for the purpose of this document this area will be called 'Plumsteads'), matters have been identified which will help to determine how our Parish grows over the coming years.

The Plumsteads Neighbourhood Plan has been developed over the course of 2013 and 2014 and drafted by a Steering Group that includes Parish Council members, Resident Association members, representatives from the local community and landowners. Support has been provided by Broadland District Council, Department for Communities and Local Government through Locality, in association with Royal Town Planning Institute, Planning Aid England, Community Development Foundation and other partners.

To get the Plumsteads Neighbourhood Plan to this point the Steering Group has worked through a number of processes and steps, these are detailed in Section 2.3. Following the pre-submission consultation this document was submitted to Broadland District Council for their consideration before being subject to an independent examination.

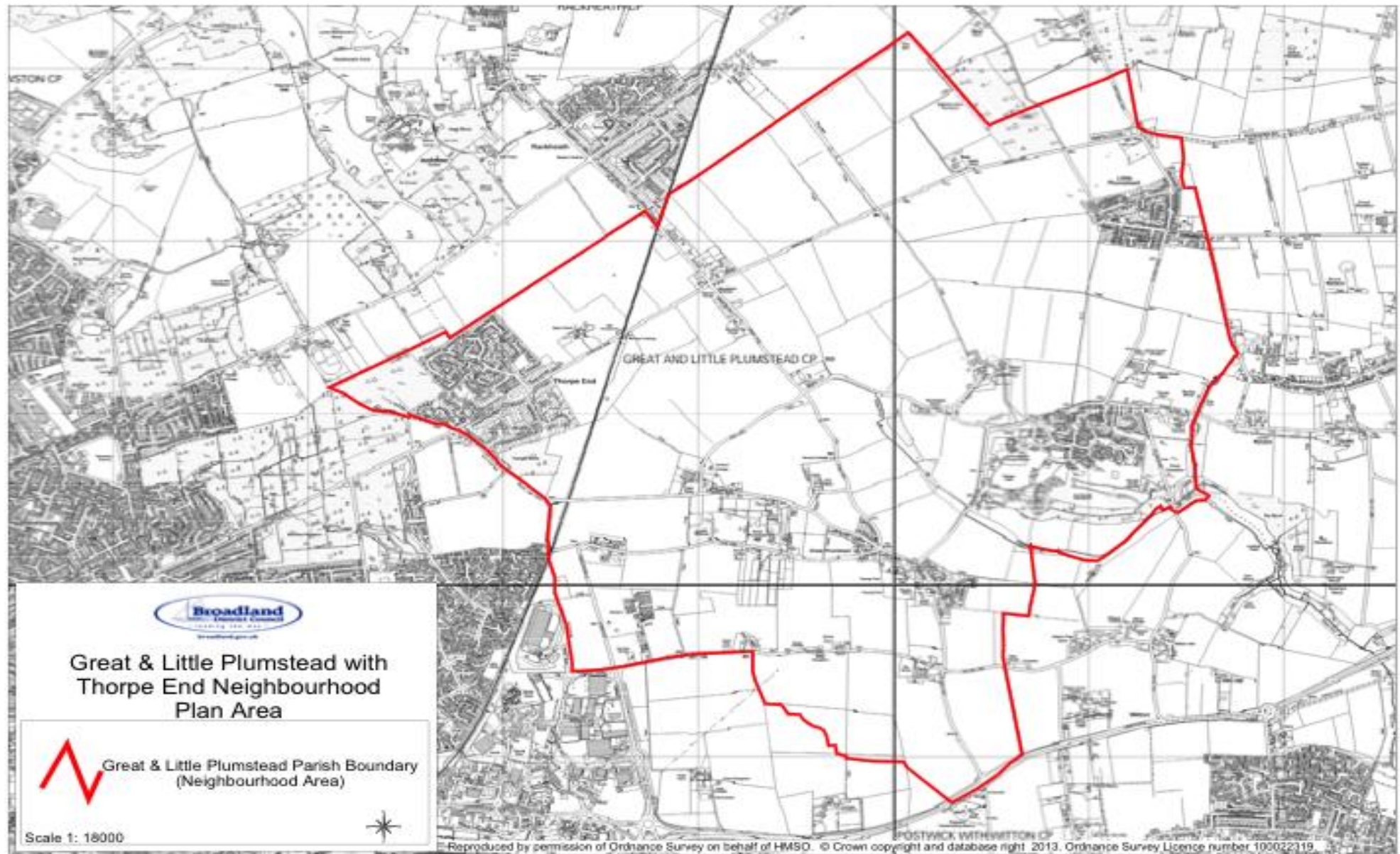
Following a successful examination a local referendum, organised by Broadland District Council, took place on 25 June 2015 where residents of the Parish of Great & Little Plumstead were asked to vote on the Neighbourhood Plan, 95.6% voted in favour of the Plan. It will be 'made' and become an adopted document that will be used by Broadland District Council to determine planning applications in the Parish.

The Neighbourhood Plan will have sufficient status to help make a real difference to the future of the Parish and shape future proposals put forward by developers.

The Parish Council would like to thank all those who have worked hard in the production of this Neighbourhood Plan and the wider community for their engagement and contribution that has shaped and determined the vision, objectives and needs for the future.

Joe Wiley  
Chair  
Great & Little Plumstead Parish Council

Andrew Cawdron  
Chair  
Neighbourhood Plan Steering Group



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# Plumsteads Neighbourhood Development Plan

## 1.0 Executive Summary

There are going to be many changes in the Plumsteads over the next decade. These changes will result from decisions taken that are beyond our control, such as the creation of the proposed Northern Distributor Road (NDR) and the growth of new housing and employment in the area.

This Neighbourhood Plan is not a way to stop those changes. Instead, it is a way to give our communities a voice in shaping how those changes happen, and how we would like these developments to look.

By creating a Neighbourhood Plan we are trying to positively influence the new developments to benefit both existing residents, and our new neighbours.

The Plumsteads Neighbourhood Plan, if approved by local residents, will become part of the local planning framework. This means that the ideas agreed in the Neighbourhood Plan must be taken into account by planners at Broadland District Council as they make planning decisions about our area in the future.

This is a way for local voices to be heard when decisions are taken about houses, traffic, pavements, cycle routes and all the things that affect our daily lives.

This Plan has been written by a team of local volunteers, advised by the local authority and consultants from ABZAG Ltd. Section 2.0 talks about this process. Now that this has been completed and the Independent Examination successfully passed, the local community had the final say in a referendum on 25 June 2015 and 95.6% voted in favour of the Plumsteads Neighbourhood Plan. It will be 'made' and becomes an adopted document that will be used by Broadland District Council to determine planning applications in the Parish. Local voices will now be heard loud and strong to influence future development in the Plumsteads.

The policies detailed here show how we want these developments to respect the way our Parish currently looks and feels. These policies ask that the communities be treated as a collection of individual villages and do not become one large suburb of Norwich.

They ask for new development to be in keeping with the existing landscape and for better facilities to be provided along with 'green spaces' for us all to enjoy. The policies cannot change traffic levels, but they offer solutions to improve the footpaths and cycleways we use.

Overall, the Neighbourhood Plan is important because it gives our community a voice in the complex planning process and a way of shaping future development.

## **2.0 Introduction**

### **2.1 Neighbourhood Plan**

This is the Plumsteads Neighbourhood Plan, covering the Parish of Great Plumstead, Little Plumstead and Thorpe End Garden Village.

Producing a Neighbourhood Plan has enabled the local community to have a say in how the area should change and where development should take place. The policies included in this Plan will be used to inform future planning decisions. There are also a number of policies for specific sites relating to community priorities and aspirations identified during the consultation process.

As a community, the Plumsteads, has a strong history of getting involved, saying what it thinks and influencing local decision-making. In 2009, these qualities shaped its Community Parish Plan, which set out a stretching Action Plan.

The community can, through neighbourhood planning, have a voice in local decision making, to achieve long-standing goals through the planning system and address the challenges and opportunities facing the future needs of the Parish.

This Neighbourhood Plan, through the framework it provides, aims to make the Plumsteads an even better place. The Plan covers a period of twenty years from 2014 to 2034 with a review every 5 years. While this is not aligned to the Joint Core Strategy (JCS), which only runs to 2026, it is felt that the structure will last the test of time and as a 'living document' the content and direction can remain current through it's review process.

The development and writing of this Neighbourhood Plan has been influenced through local community engagement and is based on extensive research. The aims of the Plumsteads Neighbourhood Plan are to: -

- promote positive change that will benefit the whole community;
- positively influence development to enhance better design for our existing and future communities; and
- deliver additional community benefits.

## 2.2 Location & History

The Plumsteads are located in the Broadland District of Norfolk and is one of the fringe parishes of the City of Norwich. Despite the Plumsteads proximity to Norwich, only 6 kilometres (4 miles) northeast from the city centre, it is predominantly rural and comprises the villages of Great Plumstead, Little Plumstead and Thorpe End Garden Village. See map of the Designated Neighbourhood Area on page 4.

The A47 Southern By-pass and Broadland Business Park border the Parish to the south. The Parish is separated by farmland from Thorpe St. Andrew and Sprowston to the west and to the north and east from Salhouse, Rackheath and Blofield.

The two historic villages of Great and Little Plumstead grew out of settlements at the eastern limits of Mousehold Heath. Great Plumstead was originally an agricultural village, with Smee Lane and Low Road hosting 'smallholdings' supplying Norwich with vegetables, fruit and flowers. Low Road is the site of Great Plumstead Hall, a 19th century Red House and a vernacular cottage of a similar period. It is also the site of an early pre-fabricated bungalow made by Boulton and Paul who achieved worldwide fame for their prefabricated metal public halls. On Smee Lane there are two 18<sup>th</sup> century Farmhouses, both listed as Grade II. Smee House dates from the early 18<sup>th</sup> century, and is built under a thatch roof. It is listed together with the brick and thatch Smee Farm Barn. Grove Farmhouse is built of colourwashed brickwork under a pantiled roof and dates from c1763 and is listed along with a barn, byre and cart shed.

Great Plumstead's historic treasure is St. Mary's Church. It is a Grade II listed medieval church with an 18th century brick tower. Much of the Church's interior was restored in the late 19th century after a devastating fire.



Little Plumstead grew from clusters of cottages housing the workers supporting the brick making industry and the large farms. On its periphery, is a gastro-pub 'The Brick Kilns', a name inherited from the village's brick-making industry, whose products are displayed in the walls of a local family house called 'Brick Works'. Similarly, Sandhole Lane describes its original linkage to the brick making industry, now used as the village playing field and venue for its annual bonfire celebration.

Little Plumstead Hall formed the centre of an early 19th century 'gentleman's' estate that subsequently became an NHS hospital. Whilst the main hospital has since closed there still exists an operational unit called Broadland Clinic. The remainder of the old hospital site is being re-developed as a large housing estate with a new primary school.



The Estate's walled garden survives, which adjoins the churchyard wall of the medieval church of SS. Gervase & Protase. This round-towered Church is a Grade II\* listed building of Saxo-Norman origin with some ancient trees in the churchyard that adjoins an Arts and Crafts Grade II listed clock tower that dates from 1903. Close by is a fine 19th century manor house and rare octagon barn, where the Octagon Business Park has recently been established following a commercial regeneration scheme.



The expansion of Little Plumstead primarily occurred in the 1960's and 1970's with clusters of bungalows in the centre of the village.

As Norfolk's unique descendant of Ebenezer Howard's ideas, Thorpe End Garden Village exemplified the earlier work at Hampstead and Letchworth. During the 1930's the brothers, Percy and Leonard Howes, conceived a new village where individuals developed their own dwellings in conformance with a rural design, preferably with thatched roofs, providing the village's infrastructure and a village green.



The Boulevard, Thorpe End Garden Village

On its southern side, there are traditional hedgerows and avenues lined with chestnut trees; it contains the County's only carriageway separated by a traditional hedgerow. In this way, it is said to represent the best in 1930's planning practice and now forms the basis of the Conservation Area.

The 1935 Jubilee thatched shelter and the facades of the eastern block of shops show the influence of the 'Arts and Crafts' movement.

The northern part of the village, built after the War, has managed to replicate and retain the street scene lined with trees and shrubs together with integrated open spaces. The architecture of the village reflects the changes in house style over the past 70 years and

has evolved a unity, which is embodied in St. David's Church. Built in 1992, it has some beautiful modern stained-glass windows.

## 2.3 Process & Key Steps of the Neighbourhood Plan

The production of the Plumsteads Neighbourhood Plan has been led by the Great & Little Parish Council, although the hard work and effort in guiding it through the processes has been undertaken by a Steering Group, established from members of the local community and stakeholders, with support from consultants from ABZAG Ltd. The key steps taken are summarised below:

### 2.3.1 *Getting Started*

Great & Little Plumstead Parish Council embarked upon its neighbourhood planning journey in July 2013. Initially establishing what benefits it would bring to the local community and the approach to be undertaken.

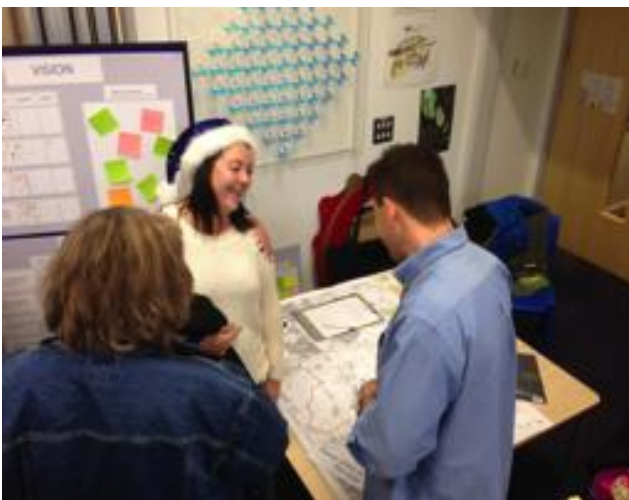
In August 2013 the Parish Council submitted an application for designated area status for the Neighbourhood Plan. Following a six-week consultation, led by Broadland District Council, it was agreed that the designated area would follow the Parish boundary, see map on page 4.

A Neighbourhood Planning Steering Group was formed in October 2013 supported by consultants and an initial Community Workshop was held to launch and introduce neighbourhood planning to the local community.

As part of the consultation event local residents were asked what they liked and what they disliked about the Parish, how they would want to see it change, and what things could improve the area. Views and ideas were shared and community aspirations recorded.

### 2.3.2 *Vision & Objectives*

In November 2013 the Steering Group started the process of engaging with the wider community, understanding what local residents felt was important and gathering the evidence to support the Neighbourhood Plan.



To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, published articles in the local Church & Parish magazine, delivered leaflets to every house in the Parish and setup a website to provide information and encourage feedback.

The Vision and Objectives were drafted and shared at the next Community Workshop.

### **2.3.3 Developing the Plan**

Throughout the period, December 2013 to April 2014, a number of Community Workshops and events were held. Email updates were sent to local residents, stakeholders and interested parties who had registered via the website [www.plumsteads.co.uk](http://www.plumsteads.co.uk), Newsletters were hand-delivered to all households in the Parish.

The emerging policies were discussed, tested and updated with local residents. The Steering Group categorised the policies into seven key themes and drafted the Neighbourhood Plan to align with the desired outcomes to achieve the Vision and Objectives of local residents.



A Sustainability Appraisal Scoping Report was prepared; this holds a range of information and statistics to help identify issues for the Parish. This separate document has been consulted on with the statutory bodies.

### **2.3.4 Consultation and Submission**

The pre-submission consultation was completed June 2014 and the Plumsteads Neighbourhood Plan was updated to incorporate the comments received from local residents and stakeholders.

The Neighbourhood Plan and supporting documents were submitted to Broadland District Council for a six-week publicity period before undergoing an independent examination.



### **2.3.5 Examination**

The role of the independent examiner was to consider whether the proposed Plumsteads Neighbourhood Plan met the 'Basic Conditions' as set out by law (they are not permitted to explore other considerations).

The examiner considered whether the plan:

- has appropriate regard to national policy
- contributes to the achievement of sustainable development
- is in general conformity with the strategic policies in the development plan for the local area
- is compatible with human rights requirements
- is compatible with EU obligations.

The Examiner, Alyson Linnegar, reported in March 2015 that the Plumsteads Neighbourhood Plan met all the requirements.

### **2.3.6 Referendum & Adoption**

As a result of a successful examination outcome the Plan will now proceed to a local referendum where the residents of the Parish will be asked whether they want Broadland District Council to use the Neighbourhood Plan to help it decide planning applications in the Neighbourhood Plan Area.

If a favourable response is received the Neighbourhood Plan will become part of the statutory 'development plan' for the area and, together with the Local Plan, become the starting point for determining planning applications in Great Plumstead, Little Plumstead and Thorpe End Garden Village.

On the 25 June 2015 the local community had the final say in a referendum. 95.6% voted in favour of the Plan.



Comments being made at one of the Community Workshops

### 3.0 Structure of the Plan

The Neighbourhood Plan sets out the:

- Vision & Objectives for the future of the Plumsteads
- Sustainable Development & Growth
- Spatial Context & Strategic Policy Context
- Strategy and Approach to its application
- Policies and aspirations that provide guidance and a framework for new development to contribute to the vision and objectives for the next twenty years.



### 4.0 Our Vision

*Great Plumstead, Little Plumstead and Thorpe End Garden Village are, and will continue to be, great places for our children to grow up and make their homes, with a real sense of community.*

*To preserve and enhance the rural aspect, historic environment, attractive outlook, village atmosphere and unique natural beauty of each, for all the community to enjoy, whilst embracing a prosperous and sustainable future as a place where people choose to live, work and visit.*

## 5.0 Our Objectives .....are to: -

1. Promote appropriate, thoughtful and well-designed development.

Great Plumstead, Little Plumstead and Thorpe End Garden Village welcomes development that enhances the existing settlement areas through growth that enables the old and new communities to seamlessly integrate and is: -

- **appropriate** - meeting the needs of existing and future communities while being of a scale that maintains the identity of our villages, a mix of different sized dwellings for both young and old households;
- **thoughtful** - is mindful and takes into account the way people live, interact and move around the Parish, whilst respecting the character and maintaining the rural feel. Affordable housing should be of a size to meet the local needs and not adversely affect the demographics of our villages; and
- **well designed** - demonstrates the highest standards of design, best practice, reflects local and traditional architectural styles, includes and adjusts for the views and comments expressed through consultation.

2. Improve linkages and access between Great Plumstead, Little Plumstead and Thorpe End Garden Village. Improving conditions for walking and cycling.

3. Protect the countryside and farmland surrounding our villages; promoting green space, woodland and support nature conservation.

4. Reduce the impact (speed, safety and volume) of traffic on all our roads and support enhanced public transport infrastructure.

5. Develop and improve local community facilities; such as medical, educational, leisure and recreational.

6. Enhance the provision of, and protect, the existing small business, retail and farming activities in and around our villages.



Dial House, Thorpe End Garden Village



## 6.0 Sustainable Growth & Development

Sustainable growth and development underpins the National Planning Policy Framework (NPPF) and is about positive growth. This is measured and tested by three dimensions that define 'sustainable' in planning terms.

- **Economic** – contribute to building a strong, responsive and competitive economy.
- **Environmental** – contribute to protecting and enhancing our natural, built and historic environment.
- **Social** - supporting strong, vibrant and healthy communities.

To achieve this, a more 'joined up' approach will be adopted. Working positively with landowners and developers to understand how the Plumsteads will change for the benefit of the whole community.

This is the approach outlined in the Neighbourhood Plan. On this basis, the Plumsteads will look to positively engage with the statutory planning process to guide future development.

The Plumsteads is a great place to live, people living here appreciate the special qualities the villages have and want to protect them. Accepting that growth will come, local residents want to minimise the impact of development on the Plumsteads and have a voice to say where and how that development takes place.

The Neighbourhood Plan is not anti-development and the community understands the need to accommodate housing growth. It is accepted development will come and with it new people and businesses.

There is great concern, though, that new development in the Plumsteads could erode the very qualities that make the villages special, if it is not carefully managed in terms of its scale and design.

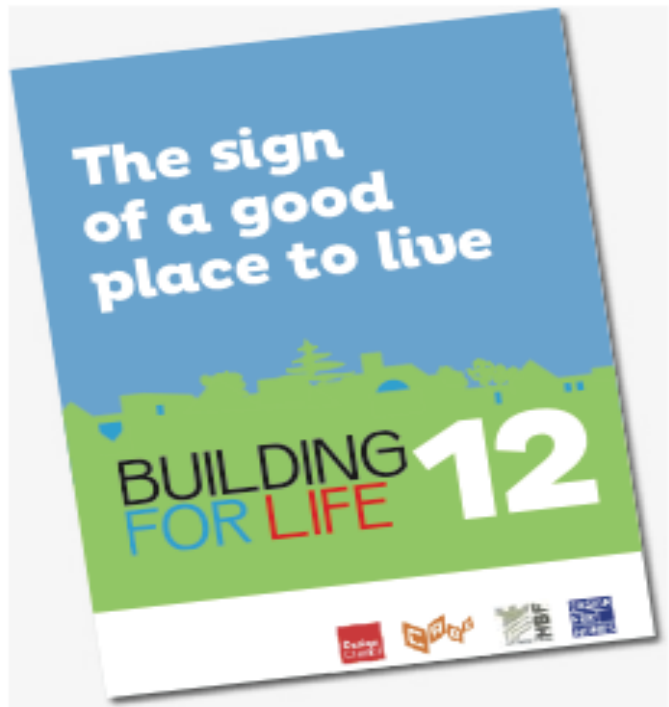
As growth comes it must create developments of quality that contribute to the character of the villages and provide additional local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the rural fringes of our villages and open countryside.

Our aim, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the villages and wider parish.

Building for Life is the industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government (Building for Life Partnership, 2012).

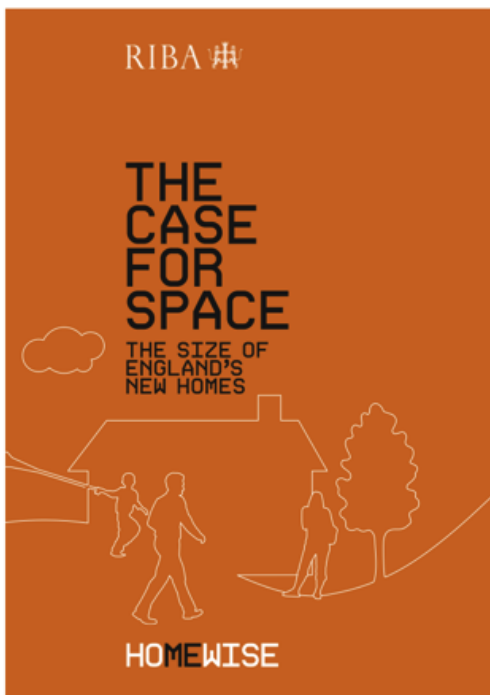
Defining criteria, under 12-points, to measure the quality of any new development. Schemes are scored on a traffic light system of:

- **Red** - unacceptable and not of planning approval quality;
- **Amber** (partial success with room for improvement or mitigating circumstances); and
- **Green** – excellent / exemplary.



An explanation of how Developers will be expected to use this in relation to the Plumsteads is set out in Appendix 1.

When choosing a home, space is an important factor but many feel that newly built homes aren't big enough. The Royal Institute of British Architects (RIBA) have stated a lack of space has been shown to impact on the basic lifestyle needs that many people take for granted, such as having enough space to store possessions or even to entertain family and friends. In more extreme cases, lack of adequate space for a household has also been shown to have significant impacts on health, educational attainment and family relationships.



The amount of space needed in a home depends upon basic lifestyle needs and the number of people living there. People and their lifestyles change over time and homes need to be able to change with them.

Recent efforts have been made in London to ensure homes have enough space, with the introduction of minimum space standards. The standards are based on guidance about how much space is needed in the average household for basic furnishing and activities. Whilst there is a need for more detailed research into how the contemporary household lives and how they use the space in their homes, the RIBA believes that the London space standards provide the best available benchmark to support healthy communities.

## **7.0 Wider Spatial Context & Strategic Policy Context**

The adopted Local Plan for the Plumsteads Neighbourhood Area comprises :

- Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 amendments adopted January 2014).
- Saved Policies from Broadland District Local Plan (Replacement) 2006.

### **7.1 Joint Core Strategy (JCS)**

To meet the growth challenges for Norwich City and the surrounding areas, the councils of Broadland, Norwich and South Norfolk, supported by Norfolk County Council have prepared a single plan covering the entire area. The key deliveries of the JCS (amended January 2014) are 37,000 additional homes and 27,000 new jobs by 2026.

Through the assessment undertaken by the Councils it was identified that the most appropriate location in Broadland for growth outside of the urban area was the area to the northeast of Norwich. This area is known as the Growth Triangle (GT) and allows a scale of new development to deliver new supporting infrastructure and to maximise the use of existing infrastructure.

Whilst part of the Plumsteads, Thorpe End Garden Village and the surrounding area, fall within the GT (see map on page 23), the Neighbourhood Plan does not seek to set out growth details within the GT. Broadland District Council, through the Area Action Plan (AAP), will undertake this exercise. Instead, the Neighbourhood Plan will focus on aspects of character, design and integration of new and existing communities.

A key element to the delivery of the JCS and the growth in the GT is the implementation of the Norwich Area Transportation Strategy (NATS); this is underpinned by the construction of the proposed Northern Distributor Road (NDR) to improve access and distribution of vehicles around the northern areas of Norwich.

The NDR, as a Nationally Significant Infrastructure Project, will be subject to examination and development consent in its own right. For the purpose of the Plumsteads Neighbourhood Plan the proposed NDR is outside the scope of this Plan and will be treated as a 'given', whether as an opportunity or a constraint, until it is shelved or built.

### **7.2 Broadland District Local Plan (Replacement) 2006**

The policies of the adopted JCS superseded some of the policies of the Broadland District Local Plan (Replacement) 2006. The remaining policies have been saved under transitional arrangements as outlined in the Secretary of State's Direction. These 'saved' policies will be replaced by the new Development Plan Documents, once finalized and adopted.

### 7.3 Spatial Vision

Spatial Planning Objectives provide the framework to monitor the success of the plan. The objectives contained in the JCS are set out below and have been considered in relationship to the Plumsteads.

<b>JCS – Spatial Vision</b> Communities will be safer, healthier, more prosperous, sustainable & Inclusive. High quality homes will meet people's needs & aspirations in attractive & sustainable places. People will have access to good quality jobs & essential services & community facilities, with less need to use the car.	
<b>Objective 1</b> To minimise the contributors to climate change & address its impact	To adapt to the impact of climate change and reduce the output of 'greenhouse' gases the Plumsteads will only support designs of the highest standards, promoting zero and low carbon developments that utilize water efficiency measures and have a sustainable approach.
<b>Objective 2</b> To allocate enough land for housing, & affordable housing, in the most sustainable settlements	Local housing needs for the Plumsteads area have been identified through the Local Housing Needs Survey and will provide a guide to mix, size, type and tenure (including affordable housing) to meet those needs.
<b>Objective 3</b> To promote economic growth & diversity & provide a wide range of jobs	Economic growth is supported within the Plumsteads; having seen regeneration and business growth on the local Octagon Business Park. Linkages will be encouraged to the surrounding business parks at Broadland, Thorpe St.Andrew, Rackheath and Sprowston, especially footpaths and cycleways.
<b>Objective 4</b> To promote regeneration & reduce deprivation	Enhancing local facilities will be a key outcome for the Plumsteads from any new development both for the existing and new communities. The ongoing regeneration of the old hospital site will continue to bring benefit to the local area and create a safe, healthy and sustainable community.
<b>Objective 5</b> To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population	A new school has been built at Little Plumstead and further growth of the school is likely. Within the JCS the need to improve, expand and enhance the provision of educational facilities has been identified to develop local skills to create additional employment opportunities, improving prosperity and wellbeing.
<b>Objective 6</b> To make sure people have ready access to services	The support for local facilities, services and retail will continue across the Plumsteads, as does the desire for improved public transport services. Investment in improving facilities for recreational use, for all age groups, will continue. Improving broadband speeds and mobile connectivity will improve access to services.

<p><b>Objective 7</b> To enhance transport provision to meet the needs of existing &amp; future populations while reducing travel need &amp; impact</p>	<p>Better footpaths, cycle networks and public transport will encourage greater use of sustainable transport modes. The proposed NDR will bring additional traffic to parts of the Plumsteads and any new development should optimise how it makes use of the NDR to take traffic away from the villages.</p>
<p><b>Objective 8</b> To positively protect &amp; enhance the individual character &amp; culture of the area</p>	<p>The rural setting of the Plumsteads should be maintained and the key characters of Great Plumstead, Little Plumstead and Thorpe End Garden Village supported in new developments. The countryside and open views should be retained while recreational space and facilities are promoted.</p>
<p><b>Objective 9</b> To protect, manage &amp; enhance the natural, built &amp; historic environment, including key landscapes, natural resources &amp; areas of natural conservation value</p>	<p>People choose to live in the Plumsteads because of the village setting, historic environment which contains 14 listed buildings or structures, mainly Grade II, but with one at Grade II*, a conservation area and rural countryside. These special qualities need protecting, as this is why the local community chose to live here. New developments will be expected to respect the setting of these listed buildings and preserve or enhance the character and appearance of the Thorpe End Garden Village conservation area whilst enhancing the green infrastructure with linkages between habitats.</p>
<p><b>Objective 10</b> To be a place where people feel safe</p>	<p>The Plumsteads has a real sense of community and belonging, with people looking out for each other. Design concepts will be encouraged that make roads, cycleways, footpaths and new developments safer.</p>
<p><b>Objective 11</b> To encourage the development of healthy &amp; active lifestyles</p>	<p>Protecting the countryside and improving the recreational and sports facilities for all age groups will promote wellbeing while assisting with the integration between new and existing communities. Enhancing the facilities at Great Plumstead Playing Field will widen its appeal and stimulate greater usage across the community.</p>
<p><b>Objective 12</b> To involve as many people as possible in new planning policy</p>	<p>The local residents of the Plumsteads have been encouraged to 'have their say' and express their own vision of the future through the Neighbourhood Plan process and consultation events. More of the local community have engaged in the planning process and continue to do so.</p>

## 8.0 Strategy & Approach

Growth is expected, as highlighted in the JCS, in the Plumsteads. **Policy 1** outlines how it should respect its three distinct villages and prevent the coming together of Thorpe End Garden Village and development related to surrounding settlements.

A number of small-scale dispersed developments can be accommodated throughout the Parish. These could provide new affordable housing for those setting up home for the first time and homes to meet the changing needs of existing residents while meeting the housing numbers required for the JCS.

Development is expected to be sensitive to the existing character. **Policy 2** sets out key design factors that will need to be taken into account by development.

The ability of people to safely access the local area and the impact of increasing traffic in a growth area are highlighted in **Policies 3 and 4** respectively.

With development will come the 'green spaces' and recreational areas. **Policy 5** seeks improved biodiversity and connectivity with **Policy 6** seeking to address the need for a sustainable approach to the future of these areas.

A thriving local economy is important and support is given to appropriate small-scale employment uses through **Policy 7**, whilst **Policy 8** promotes 'superfast broadband'.



Octagon Business Park



## 9.0 The Neighbourhood Plan Policies

In order to achieve the vision, objectives and strategy of the Neighbourhood Plan the following suite of policies has been written, designed to ensure that new development enhances the setting and character of the villages, promotes a sense of community and provides for the social and economic needs of the residents. Decision-makers and applicants must read the policies as a **whole** when judging if a proposal would be acceptable.

In line with the results of the consultation during the Neighbourhood Plan's preparation and evidence of local issues and characteristics, the policies are separated into seven Themes:

- 1 - Growth
- 2 - Design
- 3 - Transport
- 4 - Environment & Landscape
- 5 - Local Economy
- 6 – Community Aspirational
- 7 – Development Proposals in the Parish

To aid interpretation, each policy is supported by contextual narrative for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach.

All policies have been framed in the context of the National Planning Policy Framework (NPPF) and Joint Core Strategy (JCS) for Broadland.

Whilst the Neighbourhood Plan is first and foremost a land-use document, as expected, the local community identified a number of issues falling outside the remit of the planning system during consultation events. These have been logged within the Implementation Plan and will be taken forward outside of the Neighbourhood Plan process.

Alongside its core policies the Plan, therefore, includes a number of aspirations to encourage interventions by wider stakeholders. These are included within the 'Community Aspirational Policies' in Theme 6, in addition, Theme 7 sets out the local community's and Parish Council's stance on specific development proposals.

Theme 1

## Growth

### Justification and Evidence

There are currently 1,259 dwellings in the parish of Great & Little Plumstead. These are mainly located within the three villages of Great Plumstead, Little Plumstead and Thorpe End Garden Village.

The Joint Core Strategy (JCS) and Broadland Local Plan set the agenda for housing numbers and growth within the Plumsteads area.

The Plumsteads is located within the Norwich Policy Area (NPA) and is identified within the JCS as a **‘Service Village’**. This is defined as suitable for small-housing developments (10 to 20 dwellings) subject to form and character considerations.

As part of the NPA, the Plumsteads may also be considered for additional development, to help deliver the smaller sites in the NPA allowance.

In addition, part of the Plumsteads is located within the area identified as the Growth Triangle (GT). The GT is to deliver 7,000 new dwellings by 2026.

The Plumsteads is looking to positively plan to meet the local housing requirement. Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities.

New homes must be realised in accordance with the distinctive features, scale and character of the local area whilst maintaining the distinct villages and avoiding coalescence with the surrounding parishes.

A key housing issue for the Plumsteads is affordability with average house prices

too high for those on average incomes resulting in an affordability ratio of nearly seven to one.

There is a requirement within the JCS to provide between 20% and 33% affordable dwellings with any new development. The Parish Council, through the ‘local lettings policy’, support individuals in housing need with a local connection to access these dwellings.

The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building, providing community facilities and providing much needed affordable homes. Such proposals will be supported in accordance with this policy and the Neighbourhood Plan.

### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- Demonstrate how growth and new development integrates and enhances existing villages and communities – 100% agree
- Join Plumsteads with Thorpe St. Andrew and/or Sprowston – 97% disagree



Farm at Thorpe End Garden Village

## POLICY 1

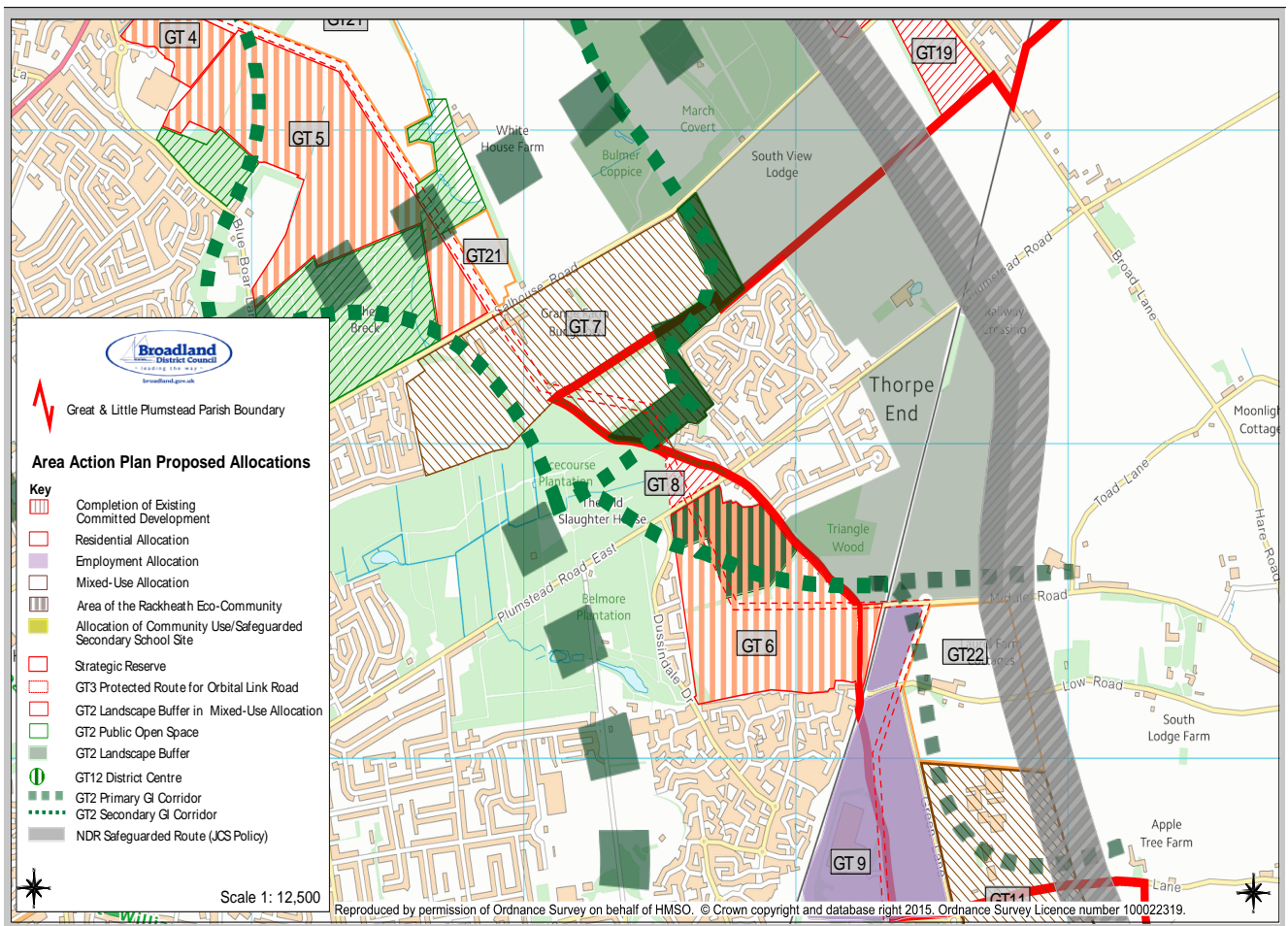
**New development will respect and retain the integrity of Great Plumstead, Little Plumstead and Thorpe End Garden Village as distinct settlements, protecting their character as individual villages and, in particular, it is important that coalescence is avoided between Thorpe End Garden Village and development related to the surrounding settlements, ensuring that Thorpe End Garden Village retains the appearance and character of a separate "garden village".**

Contributes and supports Spatial Planning Objectives 2, 6, 8 and 9 and Neighbourhood Plan Objectives 1 and 3.

**The following plans, documents and strategies support Policy 1:**

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (Amended January 2014)
- Plumsteads Neighbourhood Plan Sustainability Appraisal Scoping Report

Extract below from Proposed Growth Triangle Area Action Plan (February 2015) with the Parish Boundary highlighted.



Theme 2

## Design

### Justification and Evidence

Whilst agriculture remains the principal land use in the Plumsteads the built form also defines the character of the local landscape.

The villages of Great Plumstead, Little Plumstead and Thorpe End Garden Village are seen as attractive and rural in setting. A large part of Thorpe End Garden Village is designated as a Conservation Area.

There is concern locally about the loss of character that new development could have on each village and the wider community. There is a desire to keep the 'rural' feel, and for any development to be in keeping with the existing built form, preserve the open and green character of the Parish and protect the Conservation Area, whilst maintaining the individual styles and mix seen across the Plumsteads.

Housing mix, within developments, is important to the Parish to meet local housing needs. The Strategic Housing Market Assessment, undertaken by Broadland District Council, highlights the increasing need for homes suitable for first time buyers.

Local residents have expressed, through the consultation events, difficulty in finding homes when wanting to downsize and to be able to stay within the local community.

Self-build is an alternative way of delivering the housing supply to meet local needs. Self-build rates in the UK are around 10%, which is far fewer than other countries where rates of self-build often exceed 40%.

Self-build was one of the fundamental principles used in the creation of Thorpe End Garden Village. As part of the community feedback local residents expressed both keenness to self-build and concern in finding local land to facilitate this.

On the 'Self-Build' consultation run by Broadland District Council, between August and November 2013, just under 23% of the respondents expressing an interest in self-build were from the Plumsteads.

Within new development it is becoming an increasing factor that more 'unadopted' roads are being included within designs. This is seen as a 'cost reduction' measure. Unadopted road areas create concerns with future maintenance for the road surfaces and drainage, usable road widths, lack of footpaths and street lighting. They may be easily obstructed for refuse and emergency vehicles.

Unadopted roads are discouraged from new developments in the Parish and, where absolutely necessary, should be designed to avoid the identified problems.

It is essential that all communities take action in their local area wherever possible to tackle the national and global issue of climate change. In this context it is therefore essential that steps be taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.

In the Plumsteads there are examples of very good design principles being employed, a few examples are: Bauhaus style noted for its refined functionalist approach to architecture and industrial design on Beechbank Drive; 'Arts & Crafts' style on Plumstead Road; a new school in Little Plumstead and the regeneration of Octagon Business Park.



Sadly, there are a number of equally bad examples within the Plumsteads. Many residents of a recent major development in the Plumsteads have raised concerns with room sizes, lack of internal and external storage space and overlooking.

Proposals for new development in the Plumsteads should be the very best, attractive and sustainable. Building for Life 12, a Government-backed industry standard for well designed homes and neighbourhoods, can help ensure that this is the case.

Building for Life 12 sets out twelve criteria to assess the quality of a development scheme. Proposals coming forward in the Plumsteads should be exemplary, ideally scoring twelve out of twelve greens when assessed against the Building for Life 12 criteria.

Car parking has become an issue on more recent developments in the Parish and inadequate provision for cars has led to high levels of on-street parking on narrow estate roads. Due to inadequate public transport, the Parish has a very high dependency on the motor vehicle. 97% of households have at least one motor vehicle with 60% having two or more, compared to the Broadland averages of 88% and 44% respectively.



Future development in the Parish must provide adequate off-street parking for residents, employees and visitors.

### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that this policy seeks to address:

- Demonstrate how growth and new development integrates and enhances existing villages and communities – 100% agree
- Limit housing density – 100% agree
- No unadopted roads on new developments – 96% agree
- Encourage Sheltered Care – 91% agree
- Build to a size and design that enable wellbeing and a good lifestyle – 100% agree
- New houses to have front and rear gardens – 93% agree
- Minimum of 2 car parking spaces – 92% agree

### The following plans, documents and strategies support Policy 2:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (Amended January 2014)
- Broadland Local Plan – Saved Policy H6
- Broadland Strategic Housing Market Assessment
- Plumstead Housing Needs Survey
- Development Management DPD Proposed Submission (June 2014) – TS4 Parking Guidelines
- Parking Standards SPD (June 2007)
- Plumsteads Neighbourhood Plan Sustainability Appraisal Scoping Report
- Building for Life 12
- Thorpe End Garden Village Conservation Area Appraisal
- Self-build / Custom-build Housing in Broadland Report

## POLICY 2

**New development should deliver high quality design and should:-**

- **demonstrate how they will integrate into and enhance the existing villages and communities;**
- **be of an appropriate scale and density to the wider Parish context;**
- **respect and be sensitive to the local character and natural assets of the surrounding area, taking every opportunity through design and materials to reinforce a strong sense of place through individuality and local distinctiveness;**
- **provide a mix of housing types to meet local needs to include one and two bedroom dwellings for first time buyers and local residents seeking to downsize;**
- **provide roads that meet the requirements of the Highway Authority;**
- **provide a garage for each dwelling of a minimum size as set out in the Broadlands Parking Standards SPD with garages within dwelling house curtilages being the preferred option;**
- **provide, where feasible and practical, car parking for each new dwelling based on the standards in the table below;**

Bedrooms	Minimum Number of Car Parking Spaces to be Provided
1	2
2	2
3	3
4 (& more)	4

- **provide adequate external storage space for refuse, composting and recycling; and**
- **encourage the provision of at least 5% of land as self-build plots on developments of 20 or more dwellings.**

Contributes and supports Spatial Planning Objectives 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11 and Neighbourhood Plan Objectives 1, 2 and 3.



## Theme 3

## Transport

**Justification and Evidence**

The Plumsteads is a rural Parish and has no major roads within it. The A47 is on its southern most boundary. The Parish is used as the link through to the Norfolk Broads and North Norfolk. Despite the weight limits on the village roads the large HGV lorries are regularly exceeding these limits and cutting through to Rackheath Business Park.

The Plumstead Road C874 runs through the centre of the Parish and directly into the City of Norwich. It has no accompanying or connecting cycleway or complete footpath through the Parish and on to Norwich through, Thorpe St. Andrew woods. This is the route used by Thorpe End Garden Village students who attend Thorpe High School.

Norfolk County Council is proposing to build the Northern Distributor Road (NDR). This will cut directly through the Parish and result in the separation of Thorpe End Garden Village from Great Plumstead and Little Plumstead. The Parish Council object to this scheme.

Through the consequential minor road closures, there is opportunity for the Parish to gain an improved network of cycleways and footways between the villages and beyond.

These proposals are currently being determined through the Nationally Significant Infrastructure Projects (NSIP) process. An outcome is expected by mid 2015.

Provision of public transport in the Parish is poor, especially in Great Plumstead and Little Plumstead. Thorpe End Garden Village has a half-hourly daytime service to Norwich and Wroxham, but Great and

Little Plumstead have no comparable service. With no inter-village service and very few local facilities this dictates the very high car dependency, even for some of the shortest of journeys.

The lack of connectivity between the three main villages, through separate cycleways and footpaths, is another reason for the dependency on the car. There is no safe crossing for the Parish within the NDR proposals (see SITE 3, page 46).

Norfolk County Council is developing proposals for a new cycleway, called 'Broadland Way'. Running from Wroxham railway station to Whitlingham Country Park, which will run through the heart of Plumstead alongside the railway track of the Bittern Line to Middle Road, in Great Plumstead, and onwards to Broadland Business Park.

**Community Feedback**

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Improve village linkages – 100% agree
- Demonstrate how development will make existing roads safer – 100% agree
- Connectivity improvements to pedestrian and cycleways – 93% agree
- Plumstead Road should have pedestrian paths and cycleways – 96% agree



**The following plans, documents and strategies support Policies 3 and 4:**

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (Amended January 2014)
- Plumsteads Neighbourhood Plan Sustainability Appraisal Scoping Report
- Community Parish Plan

#### **POLICY 3**

**All new development should maximise opportunities to walk and cycle between Great Plumstead, Little Plumstead and Thorpe End Garden Village.**

Contributes and supports Spatial Planning Objectives 1, 2, 3, 6, 7 10 and 11 and Neighbourhood Plan Objectives 2 and 3.

#### **POLICY 4**

**New development proposals, where appropriate, will be expected to quantify the level of traffic they are likely to generate and its accumulative effect with other developments in the Parish and surrounding parishes. They will also be expected to assess the potential impact of this traffic on road safety, pedestrians, cyclists, parking and congestion within the Parish and including measures to mitigate any negative impacts.**

Contributes and supports Spatial Planning Objectives 1, 2, 3, 6, 7, 8, 9, 10 and 11 and Neighbourhood Plan Objectives 2 and 4.



Theme 4

## Environment & Landscape

### Justification and Evidence

The Plumsteads is a rural Parish. The area is characterised by wooded estate-lands in the north and west, with farmlands in the east and south. The rural aspect of the three villages is a key character, with each of the villages separated from the next and from Thorpe St. Andrew, Blofield and Rackheath by open fields.

Whilst the main villages have seen development over recent decades it still retains a feel of the countryside. It is frequently emphasised, by the local community, these are rural communities and people wish to live here because of that. There is great concern over infilling of every green and agricultural space. Development should be restricted and the rural nature and wildlife habitats preserved.

There are a number of open spaces, green areas plus the built and historic environment that contribute to the character enjoyed by the existing community and provide opportunities for formal and informal recreation.

In accordance with national planning guidance the community wishes to see these spaces and the historic built environment protected for future generations.

Accordingly they will be afforded protection from new development unless associated or ancillary to the current usage and seen of community benefit. Or where exceptional circumstances demonstrate that proposals should go ahead.

The settlements and wider countryside of the Parish contain features that add to the

wildlife value. Hedgerows form important corridors for all types of wildlife, with small woodland areas also providing important habitats.

To enable a greater appreciation of the Parish's landscape features and interaction with the wildlife, more access to the countryside is desired by the community through more footpath and cycleways.

The Parish only has allotments in Great Plumstead. Further sites for allotments would be welcomed, especially in Thorpe End Garden Village and Little Plumstead.



### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- Develop footpaths and cycleways to link Great Plumstead and Thorpe End Garden Village - 97% agreed
- Maintain, enhance and create new wildlife corridors – 91% agreed
- Support refurbishment of Hospital Garden – 100% agree
- Enhance Hospital Lake for community use – 100% agree
- Demonstrate how 'open space' areas will be managed and maintained in a sustainable way – 100% agree
- Allotments in Thorpe End Garden Village and Little Plumstead – 69% agree.





**The following plans, documents and strategies support Policies 5 and 6:**

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (Amended January 2014)
- Plumsteads Neighbourhood Plan Sustainability Appraisal Scoping Report
- Plumstead Community Parish Plan
- Thorpe End Garden Village Conservation Area Appraisal

#### **POLICY 5**

**Where green infrastructure is provided as part of development it should aim to improve biodiversity and connections with existing green spaces in and around the villages.**

Contributes and supports Spatial Planning Objectives 1, 8, 9 and 11 and Neighbourhood Plan Objective 2, 3 and 5.

#### **POLICY 6**

**Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) the Developer will be required to demonstrate an effective and sustainable management programme for them by having:**

- a) an effective transition to the Local Authority ownership; or
- b) an effective transition to the Parish Council ownership with suitable funding grant to cover projected future upkeep costs for at least the next twenty years; or
- c) management by an established management company with a viable business case and operating model to cover projected costs for at least the next twenty years, this will be legally underwritten through the provision of a bond by the Developer.

Contributes and supports Spatial Planning Objectives 1, 8, 9 and 11 and Neighbourhood Plan Objective 5.

Theme 5

## The Local Economy

### Justification and Evidence

The Parish has a diverse range of business activities that have emerged over time.

Historically, and in keeping with the Plumsteads rural setting, farming and associated industries have been the main employment areas. Whilst it is still the main activity and has the largest land usage, modern farming methods have significantly reduced the needs for 'manpower'.

The brick works of the late 19<sup>th</sup> century has long since closed leaving only associated names of buildings.

A new bespoke kitchen business has a new factory alongside an existing warehouse used for recycling.

Focus is mainly on service industries; garage and repair centre, hairdressers, village shops and post office, an Aga shop, a Bathroom shop, estate agent, builder, painter and decorator, a hand-bag retail café and osteopath, a gastro-pub 'The Brick Kilns' and Farm Shop.

Access to employment is important for the community. However, employment uses should not be planned in places where they will cause a nuisance to neighbouring properties.

There is scope for limited employment development in the parish, for example, the ongoing regeneration and conversion of existing old agriculture buildings at the Octagon Business Park, in Little Plumstead, is supported by the local community. A number of specialist businesses, ranging from acoustics to IT and software have established themselves at Octagon Business Park.

The consultation in December 2013 also concluded that opportunities for development of small businesses should be taken provided any such development is appropriate to a rural area (such as agriculture, tourism, crafts and home-working) and that it does not require heavy lorries or create fumes.

In the surrounding area to the Plumsteads, are large Business Parks; predominantly an industrial focus at Rackheath, while service and financial sectors are the focus at Broadland Business Park, which has proposals for further growth.

As the City of Norwich has grown over the past fifty years rural settlements, like the Plumsteads, have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the city, leading to a significant population growth in the Parish.

The Neighbourhood Plan sets out to maintain and encourage the Parish's thriving local economy to support the on-going sustainability of the community.

It will support the small scale sustainable growth of appropriate types of businesses and enterprise in the Parish, rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.



Broadband internet connections are slow for the majority of the Parish, although improvements have been made this year in Thorpe End Garden Village. Mobile connections are very poor and large parts of the Parish have no signal coverage.

This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area. High-speed broadband will help to address these issues and brings with it a range of new opportunities, such as better home working and access to more on-line services. This may also result in less car usage.

In a time when the internet and digital media is continuing to grow as an important means of communication, the provision of fast broadband is a key asset to attract new businesses into the Parish and improve the wellbeing of its residents.

The ultimate goal would be the delivery of broadband to every home and business by fibre optic to achieve 80 Mbps. This is not realistic, as the existing infrastructure from the exchanges is not fibre optic.

Norfolk County Council is leading on a project to bring 'superfast broadband' – 24Mbps – to c90% of homes in Norfolk. Thorpe End Garden Village was included in one of the early phases and it is expected that Great Plumstead and Little Plumstead will be connected, via fibre optic, over the next few years.

### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policies seek to address:

- Employment and apprenticeships for local people should be encourage – 97% agreed

- Support local business and small business initiatives – 98% agree

### The following plans, documents and strategies support Policies 7 and 8:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (Amended January 2014)
- Plumsteads Neighbourhood Plan Sustainability Appraisal Scoping Report

#### POLICY 7

**Outside the area covered by the Growth Triangle Area Action Plan small-scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not negatively impact on the character of the area or the amenity of residents.**

Contributes and supports Spatial Planning Objectives 1, 3, 4, 6 and 9 and Neighbourhood Plan Objective 6.

#### POLICY 8

**Development of new 'superfast broadband' infrastructure that serves the Parish will be supported.**

Contributes and supports Spatial Planning Objectives 1, 3, 4, 5, 6, 7 and 11 and Neighbourhood Plan Objective 6.



## Community Aspirational Policies

### COMMUNITY ASPIRATIONAL POLICIES

The local community has identified a number of very specific land uses as important. These have been evaluated through the consultation process and included within the Neighbourhood Plan.

The location of each of the Community Aspirational Policies is identified on the map on the following page. The justification, supporting evidence and community feedback has been aligned to each of the Community Aspirational Policies.

Each of the aspirational site-specific policies is designed to address a specific identified need that the local community has raised through the consultation events and workshops. Seeking an outcome that fits with the Vision and Objectives set out in this document.

**COMMUNITY ASPIRATIONAL POLICY 1:     Changing Room Facilities at Playing Field**

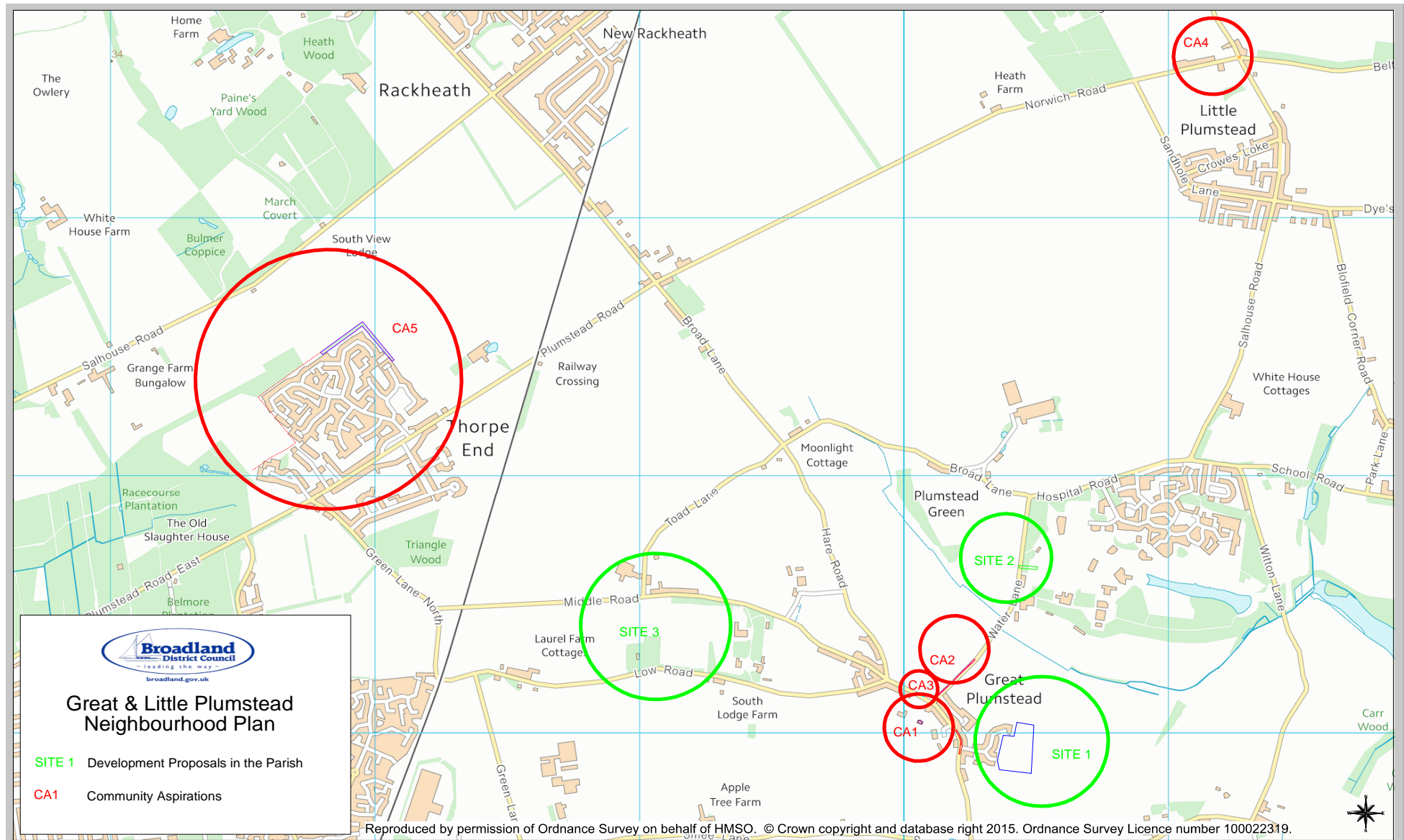
**COMMUNITY ASPIRATIONAL POLICY 2:     Footpath Improvements**

**COMMUNITY ASPIRATIONAL POLICY 3:     Provision of New Bus Stop**

**COMMUNITY ASPIRATIONAL POLICY 4:     Junction Improvement at Brick Kilns Public House**

**COMMUNITY ASPIRATIONAL POLICY 5:     Woodland Walk Extension**

# Map of the Plumsteads Identifying Location of Community Aspirational Policies and Development Proposal Sites



## COMMUNITY ASPIRATIONAL POLICY 1

### Changing Room Facilities at Playing Field

**Support the building of changing room facilities at Great Plumstead Playing Field through either new build or extension of the existing Village Hall.**

Contributes and supports Spatial Planning Objectives 4, 6, 7, 10 and 11 and Neighbourhood Plan Objective 5.

#### Justification and Evidence

The playing fields at Great Plumstead are the main recreational space for the three villages.

Use of the field and Village Hall has increased with the creation of two football pitches, which are used regularly by a local football club.

Investment has been made by the Parish Council by improving the playing field, play equipment and provision of additional allotments.

Progression of the football club and further usage is being limited by the lack of facilities at the Village Hall, especially, changing rooms.

This is an opportunity to make use of the funding the local community receives through CIL to deliver the changing room

facilities. Having these facilities may also create fund raising opportunities for the local clubs, through the Football Association and Sport England, to further improve community facilities.

#### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Need for changing rooms at the playing field - 79% agreed, 14% unsure and 7% disagree.



## COMMUNITY ASPIRATIONAL POLICY 2 Footpath Improvement

### Improvement of the footpath as it enters Great Plumstead from Water Lane by:

- 1) widening the existing footpath to the same width as the rest of the footpath; and
- 2) continue the cycleway, linked to the footpath, to match the remainder of the cycleway on Water Lane.

Contributes and supports Spatial Planning Objectives 1, 3, 6, 7, 9, 10 and 11 and Neighbourhood Plan Objectives 2 and 4.

### Justification and Evidence

The installation of the footpath and cycleway between Great Plumstead and Little Plumstead has been very successful, with the local communities making good use of the facility.

Concern has, though, been raised by the local community at the narrowing of the footpath and the loss of the cycleway on the last stretch of the pathway.

The fear expressed by local residents is that vehicles using Water Lane may accidentally mount the narrow path or the wing mirrors of larger vehicles may hit pedestrians walking on the pathway. Whilst thankfully this has not happened, the fear exists.

With parents stating that they will not allow their children on this stretch of pathway on their own due to the perceived danger.

While the Parish Council will lead on this improvement, other stakeholders, including the local landowner and Highways Authority, will have a part to play. The Parish is expected to be able to source CIL funding to contribute to overall costs, in order to deliver to for the local community the benefit of a safer and better linkage between Great and Little Plumstead.



### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Footpath link between Little & Great Plumstead to be made safer by moving narrow section behind hedge - 90% agreed.



**COMMUNITY ASPIRATIONAL POLICY 3**  
**Provision of a new**  
**Bus Stop**

**Proposals to install a hard standing area for the existing bus stop in Great Plumstead opposite the bus shelter will be supported.**

Contributes and supports Spatial Planning Objectives 1, 6, 7, 10 and 11 and Neighbourhood Plan Objective 4.

**Justification and Evidence**

The Parish has a very high dependency on the car. With poor public transport services to areas of the Parish it will be difficult to change this dependency.

Furthermore, the local community has raised concern that the passengers leaving the bus, at Great Plumstead, are expected to exit on to an inclined soft grass verge.

This is dangerous due to the proximity of a drainage ditch, the uncertainty of footing and the speed of motor vehicles on this stretch of road.

By improving the facility of the bus stop it would enable better access and encourage more people to safely use public transport.

The removal of the inherent dangers will also improve road safety through Great Plumstead.

Great & Little Plumstead Parish Council are committed to working with Highway Authority and bus companies to create an improved 'hard standing' bus stop. Funding for this could be sourced through CIL and other grants, see the Plumsteads Implementation Plan.

**Community Feedback**

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Improve bus stop opposite Great Plumstead Village Hall - 73% agreed, 27% unsure and no-one disagreeing.





#### COMMUNITY ASPIRATIONAL POLICY 4

### Junction Improvement at Brick Kilns Public House

**Proposals to improve the junction at the Brick Kilns Public House intersection of Norwich Road, Salhouse Road, Belt Road and Honeycombe Road will be supported.**

Contributes and supports Spatial Planning Objectives 3, 7 and 10 and Neighbourhood Plan Objective 4.

#### Justification and Evidence

The junction has for sometime been identified as dangerous. There have been a number of accidents recorded at the junction as a result of excessive speed and poor visibility.

This was identified and recorded in the Community Parish Plan and Action Plan of 2009. Whilst most accidents have been noted as 'minor', one of significance involved a Police car crashing into the main wall of the Public House and ending up inside the bar.

With the support of the local community, the Parish Council, District and County Councillors have campaigned for improvements for a number of years. However, lack of funding and priority of other schemes has meant that this junction has yet to be improved.

It is recognised that the junction is still dangerous despite speed reduction measures having been introduced. With the speed limit initially being reduced to 40mph and, more recently to 30mph.

A local resident has removed a large hedge and replaced it with a fence set further back to provide some improvement to visibility.

However, with the increase in traffic flows, as forecast by the proposed NDR, this junction will become busier and more dangerous. The installation of a small roundabout on land that is owned by the Local Authority and Highway Authority will improve road safety.



Funding for this could be sourced through CIL and other grants, see Plumsteads Implementation Plan.

## COMMUNITY ASPIRATIONAL POLICY 5

### Woodland Walk Extension

**To extend the existing woodland footpath along the northern boundary and western boundary of Thorpe End Garden Village.**

Contributes and supports Spatial Planning Objectives 4, 6, 7, 8, 9 and 11 and Neighbourhood Plan Objectives 2, 3 and 5.

#### Justification and Evidence

Residents of Thorpe End Garden Village have said they want more access to amenity space and have raised this as an issue through the consultations and public meetings.

During the 1990's as part of the expansion and development of the northern area of the Garden Village a short woodland walk was created and has proved to be very popular.

The existing woodland walk is situated at the northernmost corner of the village behind housing mainly along Padgate.

It runs a length of approximately 360 metres, with gated access at Broadmead Green and Hallgate.



The woodland walk varies between 13 and 18 metres in width with a diverse and established variety of tree.



As a community amenity, used by dog walkers and casual ramblers alike, local residents have commented on its 'natural' presentation and attractive rural setting with five-bar latched entrance gates.



The area is well maintained with conscientious residents ensuring that there is very little dog fouling or litter.



The woodland walk provides natural screening from the adjoining areas and its expansion could be used as a buffer to help with the separation of future development.

9 Broadmead Green back garden  
Straight onto adjoining fields

Apex of 8 Broadmead Green  
Shielded by the Woodland Walk foliage



The above picture shows a marked difference between the house, on the right hand side with the woodland walk, is obscured from view; whilst without, the house on the left hand side is clearly visible.

Extending the woodland walk will provide a useful community facility, with a natural environmental boundary, encouraging wildlife and linkage for 'green corridors'. Provision of the extended woodland walk can be linked to the likely new developments in these areas of Thorpe End Garden Village.

### Community Feedback

Adopted Version – 1.1

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Extend existing 'dog walk' along the northern and western boundaries of Thorpe End Garden Village - 93% agreed, 7% unsure and no-one disagreeing.



## Development Proposals in the Parish

### Development Proposals in the Parish

This section sets out the local community's and Parish Council's stance on certain and possible development proposals in the Parish. These have been evaluated through the consultation process and included within the Plumsteads Neighbourhood Plan.

The stance taken is designed to address a specific identified need that the local community has raised through the consultation events and workshops. Seeking an outcome that fits with the Vision and Objectives set out in this document.

The location of each of the development sites is identified on the map on page 34. The justification, supporting evidence and community feedback has been aligned to each of the proposals.

**SITE 1:      Rosebery Road Exception Site**

**SITE 2:      New Access Road Old Hospital Site**

**SITE 3:      Cycle & Footbridge for Low Road**

SITE 1

## Rosebery Road Exception Site

**The development of an ‘exception site’ to deliver Affordable Housing with some market housing on land at Rosebery Road will be supported where it:**

- 1) satisfies an identified local need for Affordable Housing;
- 2) identifies a sustainable use for the remainder of the site; and
- 3) identifies and includes mitigation measures for road safety at the junction of Church Road and Rosebery Road.

Contributes and supports Spatial Planning Objectives 1, 2, 3, 4, 6, 9, and 10 and Neighbourhood Plan Objectives 1 and 5.

### Justification and Evidence

The affordability of houses in the Plumsteads is an issue with the level of average house prices resulting in an affordability ratio of almost 7:1. An Affordable Housing Survey, undertaken by

Broadland District Council in 2013, identified a need for additional housing in the area for people with a local connection.

To date, 24 affordable houses have been built in the Parish over the last two years. These are located on the Hopkins Development at the Hospital Site.

Further affordable homes, c33, could be built as part of the third phase of the Hospital Site development proposed by Barton Wilmore.





In addition, c200 affordable dwellings will be delivered as part of the Brook Farm development and other developments located within the Growth Triangle but just outside the Parish boundary.

Therefore, the 'need' justification will require careful understanding as the large number of affordable homes that will be delivered in and around the area as part of the growth agenda may more than satisfy any local need.

The Rosebery Road site has been proposed by its owners, Broadland District Council, as an 'exception' site with a mix of affordable and market housing.

There are issues with this proposed site. Firstly, it is understood that part of the site cannot be developed due to the siting of the mains gas pipeline across the site delivering mains gas from the Bacton Terminal to the City of Norwich. Local residents have suggested allotments and community orchard for beekeepers as possible uses.

Secondly, Church Road is a busy link road taking traffic, including oversized HGV's, from the A47 through Great Plumstead and into the wider area. Local concerns have been raised regarding traffic and road safety issues at the junction of Rosebery Road with Church Road. It is recognised as a dangerous junction due to the narrowing road and blind bend. Further housing in the area is likely to increase the levels of traffic and further exacerbate the problem.

## Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the position statement seeks to address:

- Exception site for Affordable Housing on Rosebery Road – 31% agree, 13% unsure and 57% against.
- Provide site for 'self build' – 27% agree, 33% unsure and 40% against.



SITE 2

## New Access Road for the Old Hospital Site

**A new vehicular access is supported to the west of Little Plumstead Hospital Development leading from Water Lane that:**

- 1) enables vehicles, pedestrians and cycles to access the proposed new development;
- 2) whilst accepting some trees will need to be felled, this should be avoided where possible, and where necessary replacement trees planted within the site.

Contributes and supports Spatial Planning Objectives 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11 and Neighbourhood Plan Objectives 1 and 4.

### Justification and Evidence

The redevelopment of the Hospital site has been 'piece-meal', disjointed and disadvantaged by the lack of an overall 'Master Plan'.

When the regeneration of the old hospital site was first planned, in the early 2000's, the entire NHS hospital site was scheduled for closure. Subsequently, it was decided that the secure units (known as the 'Broadland Clinic') part of the hospital would remain operational. As a result, vehicles wanting to access the secure units of Broadland Clinic have no alternative but to travel through the residential development.

Whilst the next phase, Phase III, of the redevelopment is welcomed, as it will bring back into use the main Hall building and remove derelict and unsightly buildings, the local community is keen to see better design applied to this phase.

The Developer has submitted a planning application that does not include a new access. Representation has been made to the Developer, who is revisiting their plans, layouts and costings. The Highway Authority does appreciate how this could enhance the redevelopment and has stated it has '**no objections**' to such an additional access. The Developer has now submitted an amended planning application that now includes a second access.

This demonstrates the local Community's wishes and support for the second access to enhance the proposed redevelopment.

The benefit to the local community through having a new access from Water Lane is:

- improved road safety within the existing development, as the vehicles from c100 new homes would not have to

negotiate and travel through the rest of the site or pass in front of the school

- proposal to double the school size will enable options to be developed for the school travel plan to manage the impact for the local community
- improved road safety on Water Lane, as an appropriate junction and access would reduce traffic speeds, making it safer for pedestrians and cyclists
- create alternative options for access the Broadland Clinic Hospital and reduce impact on residential areas
- potential to further improve road safety by extending the speed restriction areas
- closer linkage and access to Great Plumstead, via foot and cycle paths

This will result in the loss of a number of large trees. On balance this is seen by the community as acceptable to improve the development and well-being of the existing and new communities.

The site is very large with open spaces where new trees can be planted to replace those sadly lost.



### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the position statement seeks to address:

- New vehicle access off Water Lane – 73% strongly agreed, 7% agreed, 20% unsure and no one against.

## SITE 3

## Cycle & Footbridge for Low Road

**Support the installation of a safe link with cycleway and footbridge access across the proposed Northern Distributer Road, linking Low Road to the footpaths and cycleways on Broadland Business Park and beyond.**

Contributes and supports Spatial Planning Objectives 1, 3, 6, 7, 9, 10 and 11 and Neighbourhood Plan Objective 2.

### Justification and Evidence

The proposed construction of the Northern Distributer Road (NDR) by Norfolk County Council (NCC) will result in the closure of Low Road and Smee Lane.

Most of the local community does not support the construction of a NDR, which would dissect the Parish resulting in local road closures, increased traffic and the segregation of Thorpe End Garden Village from Great Plumstead and Little Plumstead.

The local community is seeking ways to reduce the negative impact that the proposed NDR will have on their day-to-day lives and access to the wider open countryside.

At the early stages of the NDR consultation, it was proposed by NCC to have a 'safe link' cycle and footbridge over the new NDR road. This proposal was dropped despite local community support for the bridge.

Having a safe link over the NDR is seen by the local community as a way of maintaining and improving their access to open space. Through the consultation events local residents have felt very strongly that there should be a safe crossing of the NDR for pedestrians and cyclists.

In addition, this safe link could be used by the wider community as it will continue the linkages for pedestrians and cyclists making use of the proposed new cycleway 'Broadland Way' from Wroxham rail-station to Whitlingham Country Park, alongside the Bittern Railway Line to Middle Road, Great Plumstead and onwards to Broadland Business Park.

Great & Little Plumstead Parish Council are committed to working with NCC to provide a safe pedestrian crossing point. This has been included within the Statement of Common Ground that both Councils have signed up to. NCC has been asked to reinstate this cycle and footbridge as part of the NDR project.

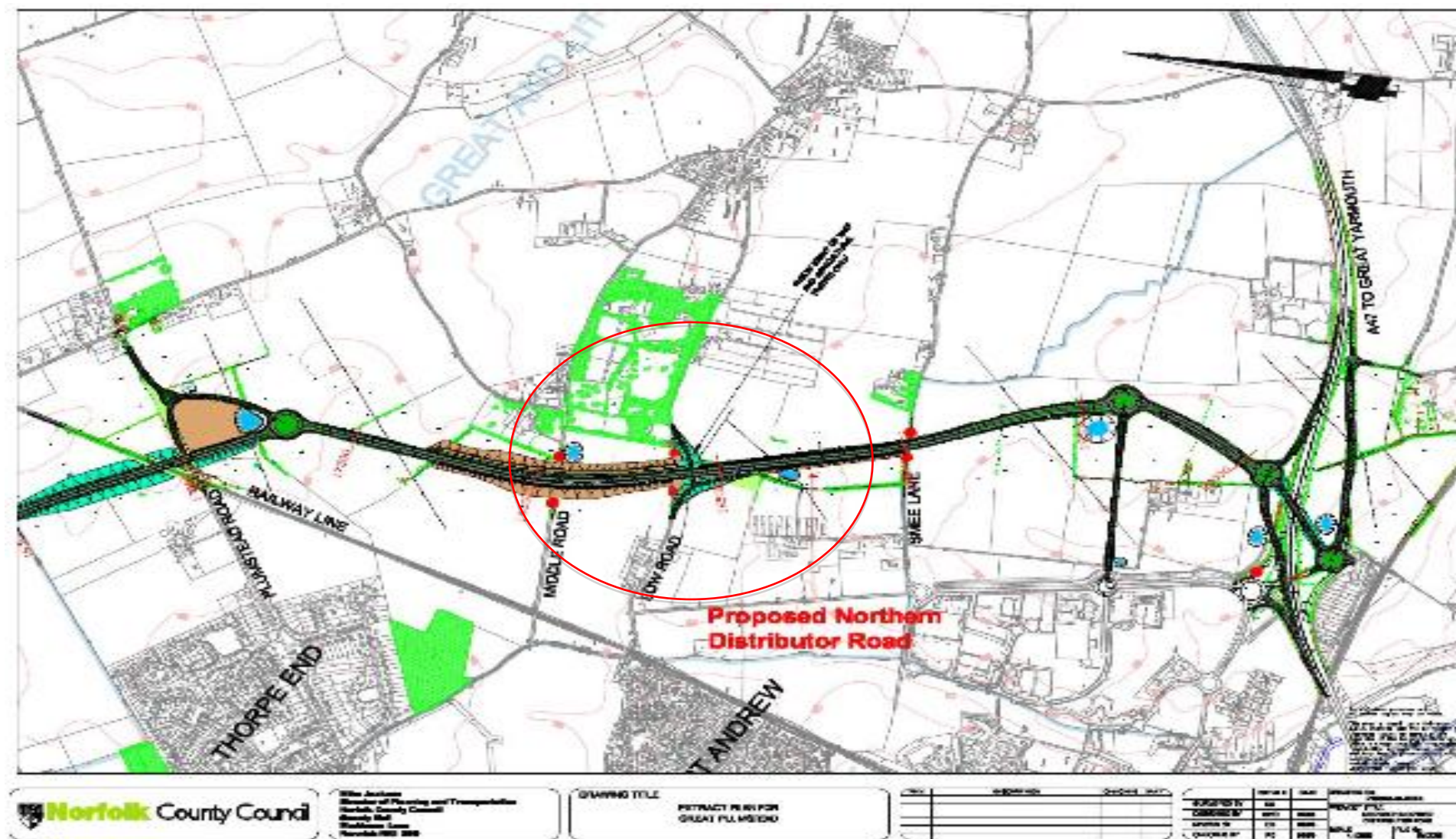
### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the position statement seeks to address:

- Designate a safe link across NDR at Low Road - 80% agreed, 20% unsure and no-one disagreeing.



Proposed Northern Distributor Road Extract Plan for Great Plumstead (as at 2009) – this illustrates the position of the proposed cycle and footbridge across the proposed NDR enabling access directly into the Broadland Business Park and surrounding areas.



## 10.0 Delivery, Implementation & Monitoring

The Neighbourhood Development Plan covers the period 2014 to 2034. It will be delivered and implemented over a long period and by different stakeholders and partners.

Implementation of this Neighbourhood Plan will depend on the co-ordinated activities of a number of agencies.

It provides direction for change, through its vision, objectives and strategy. There will be a need for flexibility as new challenges and opportunities arise over the plan period. In this respect the Neighbourhood Plan will be reviewed every 5 years and where appropriate updated and revised.

Development will take place during this time, both in the Parish and surrounding area, that will have an impact on the community as well as on the physical fabric of each village.

Each new development will influence what happens next and where. It is important that developments in the Plumsteads and surrounding areas are monitored and reviewed against the Plan's objectives and against the policies designed to implement them.

The success of this Neighbourhood Plan will depend on the coordinated activities of a number of statutory bodies and agencies. It is essential that necessary infrastructure be provided in a timely manner related to the needs of new development and the areas growth.

Broadland District Council will determine planning applications in the Neighbourhood Development Area and is responsible for monitoring delivery of the policies and proposals.

The Parish Council will also monitor the delivery of the policies in this Neighbourhood Plan, and work to ensure that the objectives of gaining the benefits for the community of the Plumsteads are achieved.

In terms of the key areas of action the following summarises the Parish Council's approach to delivery and implementation; it will:

**Growth:** Work with developers and the Local Authority to support the delivery of incremental growth that meets the community needs.

**Design:** Seek appropriate locations, mix, types and innovation to maintain a rural feel. Make practical solutions to deliver better housing and communities for people to live in.

**Transport:** Work to find ways to improve road safety and support moves towards high speed Broadband across the Parish.

**Environment & Landscape:** Act to ensure that wildlife and the countryside surrounding the Plumsteads is protected.

**Local Economy:** Will encourage new and existing businesses to improve local employment opportunities.

**Community Aspirational:** Work with key stakeholders to guide delivery and achieve successful outcomes.

**Development Proposals:** Proactively work with landowners and developers to address the identified need.

Funding to support the delivery of the Neighbourhood Plan will be sought from Broadland District Council, through a combination of money from the Community Infrastructure Levy and planning obligations, and from other sources as may be available.

Other funding streams might include the New Homes Bonus, precept funding, grants and loans (eg. Public Works Loan Board).

## 11.0 Glossary

Term	Description
<b>Affordable Housing</b>	Housing provided for sale, rent or shared equity at prices permanently below the current market rate, which people in housing need are able to afford. Usually provided to meet a specific housing need, which cannot be met by the housing available on the open market.
<b>Allocated</b>	Land, which has been identified on the Local Plan and the Proposals Map (or Inset Map) for a specific form of development. It can also be identified in the Site Allocations Development Document.
<b>Amenity</b>	Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
<b>Area Action Plan (AAP)</b>	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
<b>Biodiversity</b>	The variety of life on earth or any given part of it.
<b>Broadband</b>	Levels defined through speed achieved, these are:- <ul style="list-style-type: none"> <li>• Basic Broadband - speed of 2Mbps to 24Mbps</li> <li>• Superfast Broadband - speed of over 24Mbps</li> <li>• Next Generation Access (NGA) broadband infrastructure - is a 'wired' technology consisting wholly or partially of fibre optic elements</li> </ul>
<b>'Brownfield Land' or Previously Developed Land</b>	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. Often called 'Brownfield land'.
<b>Built Environment</b>	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Community</b>	(As used in this context) All of those living and working in the Parish of Great & Little Plumstead. This includes the general public, parish council, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
<b>Community Facilities</b>	Services available to residents in the immediate area to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
<b>Community Infrastructure Levy (CIL)</b>	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, like roads and education. The amount charged is set locally, so varies according to local land values, and works in

Term	Description
	conjunction with fewer Section 106 obligations being paid by the developer. Broadland has been operating a CIL charging schedule since 2013.
<b>Community Parish Plan (CPP)</b>	Parish Council led the production of the Community Parish Plan in 2009. The Action Plan was updated in January 2013.
<b>Density</b>	<p>Wording as defined in paragraph 4.30 of Policy H6 in Broadland District Local Plan (saved policies).</p> <p>The net site area is calculated by taking the total site area and subtracting from it the area used for major distributor roads, open spaces serving a wider area and significant landscape buffer strips. The net site area will include access roads within the sites, private garden space, car parking, incidental open space and landscaping and children's play areas."</p> <p>School sites, landscape buffer (strategic gap) and playing fields are subtracted from the net site area in the density calculation detailed above.</p>
<b>Development</b>	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
<b>Development Plan</b>	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
<b>Development Plan Documents (DPD)</b>	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.
<b>Dwelling</b>	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
<b>Examination</b>	The independent examination will test whether the Neighbourhood Plan is in accordance with the strategic policies in the District Council's Core Strategy. A suitably qualified person who is independent of the process will undertake it. If the examiner agrees that the plan is in line with strategic objectives, then a referendum will be held.
<b>Green Infrastructure</b>	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).
<b>Greenfield Land</b>	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.



Term	Description
<b>Growth Triangle</b>	Location identified to deliver large-scale growth. Lies north east of the city of Norwich in an area between Old Catton, Sprowston, Rackheath and Thorpe St. Andrew. It stretches from Norwich International Airport in the west to the A47 Postwick Interchange in the east, and includes a significant area of land north of Rackheath Village.
<b>Infrastructure</b>	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
<b>Joint Core Strategy (JSC)</b>	This strategy sets out the key elements of the planning framework for Broadland, Norwich and South Norfolk. It comprises a long-term spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. A development plan document, and one with which all other development plans documents must conform.
<b>Listed Building</b>	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
<b>Material Consideration</b>	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
<b>National Planning Policy Framework (NPPF)</b>	Published in March 2012, the new document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decision.
<b>Nationally Significant Infrastructure Project (NSIP)</b>	The administrative and legal process set-up by Central Government for determining planning applications to major infrastructure schemes, like roads, ports, and power stations.
<b>Neighbourhood Plan</b>	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect the area. It is a legal planning document against which planning applications in the Parish will be determined.
<b>Northern Distributor Road (NDR)</b>	A dual-carriageway road proposed to the north of Norwich, linking the A47 at the southeast of the City with the A1067 (Fakenham Road) to the northwest of Norwich.
<b>Norwich Policy Area (NPA)</b>	Part of the County, which is centered on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes – including Great & Little Plumstead - comprising the fringe and first ring of villages around the city of Norwich.
<b>Norwich Urban Fringe</b>	An area next to the city of Norwich. For Broadland District this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St. Andrew.
<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields,

Term	Description
	parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Permitted Development</b>	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
<b>Plumstead Affordable Housing Needs Survey</b>	Undertaken February to April 2013 to identify the local housing needs, current and predicted, for the Parish.
<b>Referendum</b>	(As used in this context) A local referendum, organized by Broadland District Council, where residents of the Parish of Great & Little Plumstead will be asked to vote on the Neighbourhood Plan.
<b>Renewable Energy</b>	In its widest definition, energy generated from sources, which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
<b>Stakeholder</b>	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of the Parish of Great & Little Plumstead.
<b>Statutory Body</b>	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.
<b>Strategic Housing Market Assessment</b>	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries.
<b>Sustainability Appraisal (SA)</b>	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
<b>Supplementary Planning Document (SPD)</b>	Supplementary Planning Document: A Local Development Document, which is intended to expand on policies set out in a DPD or provide additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
<b>Thorpe End Garden Village Conservation Area</b>	Refers to the Garden Village status of Thorpe End, giving additional planning controls to the demolition and alteration of buildings.

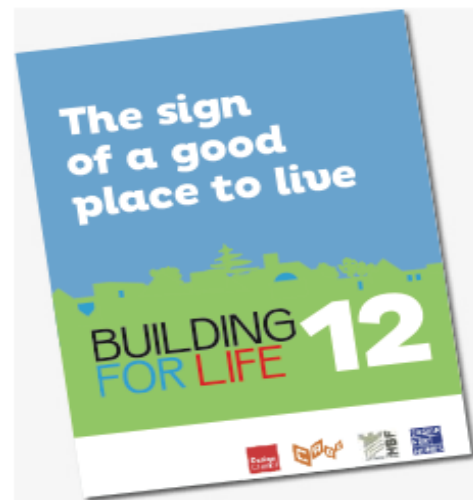
## APPENDIX 1

**Building for Life**

The Plumsteads Neighbourhood Plan expects Developers to use Building for Life 12.

This will drive good design and enable Developers to demonstrate the quality of their schemes, through full and thorough assessment. Development in Plumstead should be exemplary and should ideally secure 12 out of 12 Greens.

It will be necessary to be guided by the Local Planning Authority, the Planning Department at Broadland District Council to ensure appropriate professional design support, will review developers submissions in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.



1

**Connections** - Does the scheme integrate into surroundings by reinforcing existing connections & creating new ones?

2

**Facilities & Services** - Does the development provide (or is close to) community facilities?

3

**Public transport** - Does the scheme have good accessibility to public transport?

4

**Meeting local housing needs** - Does the development have a mix of housing types and tenures that suit local requirements?

5

**Character** - Does the scheme create a place with locally inspired distinctive character?

6

**Working with the site & its context** - Does the scheme take advantage of topography, features, habitats, existing buildings, site orientation & microclimates?

7

**Creating well-defined streets & spaces** - Are buildings positioned to define & enhance streets & spaces while able to turn street corners well?

8

**Easy to find your way around** - Is the scheme designed to make it easy to find your way around?

9

**Streets for all** - Are streets designed to encourage low vehicle speeds & allow them to function as social spaces?

10

**Car Parking** - Is resident and visitor parking sufficient and well integrated?

11


**Public & private spaces** - Will public and private areas be clearly defined, attractive, well managed & safe?

12

**External storage & amenity** - Is there adequate external storage for bins & recycling as well as vehicles & cycles?

## Pre-Submission Consultation Response Form

## APPENDIX 2

Neighbourhood Plan for the Plumsteads & Thorpe End Pre-Submission Consultation Response Form		
<i>Thank you for your comments. Please return to Mrs Jane Jones Plumstead Parish Clerk at Hall Farm, Great Plumstead, Norwich NR13 5EF or email to plumstead2@btinternet.com</i> <b>TO BE RETURNED BY 30<sup>th</sup> JUNE 2014</b>		
Contact Name:	Email address:	
Address (including postcode):		
Policy Theme 1: <b>GROWTH</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 2: <b>HOUSING</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 3: <b>DESIGN</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 4: <b>TRANSPORT &amp; COMMUNICATION</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 5: <b>ENVIRONMENT &amp; LANDSCAPE</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 6: <b>THE LOCAL ECONOMY</b>	Do you agree with the draft policies	<b>YES / NO</b>
Policy Theme 7: <b>SITE SPECIFIC</b>	Do you agree with the draft policies	<b>YES / NO</b>
Please state fully and clearly your comments and concerns – continue on a separate sheet as necessary		
Please indicate what change(s) or alternative approach would resolve your concerns		
In your view are there any omissions from the draft Plan (Please specify)		
DATA PROTECTION NOTICE: Information given on this form will be used to help prepare the Submission Draft Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.		
Signature:		
Date:		



# Plumsteads Neighbourhood Plan

Great & Little Plumstead Parish Council  
Hall Farm, Middle Road, Great Plumstead. NR13 5EF

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