



Horsford

Neighbourhood Plan

2018-2038

**Final version
Adopted July 2018**



Have your say on our future

*The Horsford Neighbourhood Plan is
dedicated to the memory of
Peter Hunnam
8 May 1944 – 4 September 2017.*

*Peter's willingness to take on the Neighbourhood Plan
project and to set up and be the first Chairman of the
Steering Group, will benefit the community of
Horsford for years to come.*

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or in another format please contact
Horsford Parish Council,
horsfordpc@gmail.com, 01603 898621**

1. Introduction

The Horsford Neighbourhood Plan is a community-led document for guiding the future use and development of land over a 20-year period, 2018-2038. It is the first planning document put together by the community of Horsford. Once the Plan is made and adopted, Broadland District Council, Horsford Parish Council and planning applicants will use it.

The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012), giving communities the right to shape future development at a local level. The Horsford Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and desk research.

The Horsford Neighbourhood Plan is not a means of stopping development; it is there to ensure development takes place in an appropriate way. It differs from the 2007 Parish Plan prepared by the Parish Council, as it is solely about the use and development of land, and once adopted, will become a statutory planning policy document. It provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of development is anticipated and planned for.

This is the final adopted version of the Neighbourhood Plan (July 2018). For the six-week period between 14 October and 25 November 2017, local residents, businesses and statutory agencies had an opportunity to comment on the first draft Plan. During December 2017 all comments were considered. The Plan was amended before submission to Broadland District Council. The Plan then went through independent examination and passed referendum.

Commissioned by Horsford Parish Council, the Horsford Neighbourhood Plan has been developed by a Steering Group of local residents (see Appendix A). Early on in the process, the Steering Group established a set of aims to drive the process. These were ratified through consultation with the community.

AIMS OF THE PLAN

By undertaking a Neighbourhood Plan, the community of Horsford aims to:

- Give a voice to residents to shape development.
- Integrate new Horsford developments within the existing village.
- Allow the village to grow sensitively, whilst retaining a village settlement and village feel.
- Retain existing access to locally important countryside for recreational use.
- Identify community needs for the use of developer contributions and other possible funds.

Accompanying supporting documents

The fundamental principle underpinning the planning system in England remains that of achieving sustainable development. Therefore, the Horsford Neighbourhood Plan was supported by a Sustainability Appraisal, a systematic process undertaken during the preparation of the Plan that assesses the environmental, social and economic impacts of the policies. The submission version of the Horsford Neighbourhood Plan was accompanied by the following documents:

- Basic Conditions Statement.
- Consultation Statement.
- Sustainability Appraisal Scoping Report.
- Sustainability Appraisal (with revisions).
- Strategic Environmental Assessment Screening Report.
- Habitat Regulation Screening Report.

Examination and referendum

The Horsford Neighbourhood Plan went through independent examination. Minor modifications were made. At referendum every resident of Horsford, who was entitled to vote in Broadland District Council elections and was 18 years or over, had the opportunity to vote on whether or not they agreed with the Neighbourhood Plan. At referendum residents were asked, *'Do you want Broadland District Council to use the Neighbourhood Plan for Horsford parish to help it decide planning applications in the neighbourhood area?'* 418 people voted yes, and 42 people voted no, 90 per cent support. With at least 50 percent support from those that voted in the referendum, the Plan has been made by Broadland District Council.



Figure 1 left: Members of the Horsford Neighbourhood Plan steering group.

2. Horsford

The parish of Horsford lies within the Norfolk district of Broadland, 10km from Norwich city centre. The B1149 (Holt Road) runs through the middle of the parish and the Northern Distributor Road runs through the south of the parish. The NDR may have a significant impact on the village. Horsford has a range of shops, public houses, a Post Office and a split site primary school. The Horsford Neighbourhood Plan area covers the same area as the Civil Parish of Horsford.

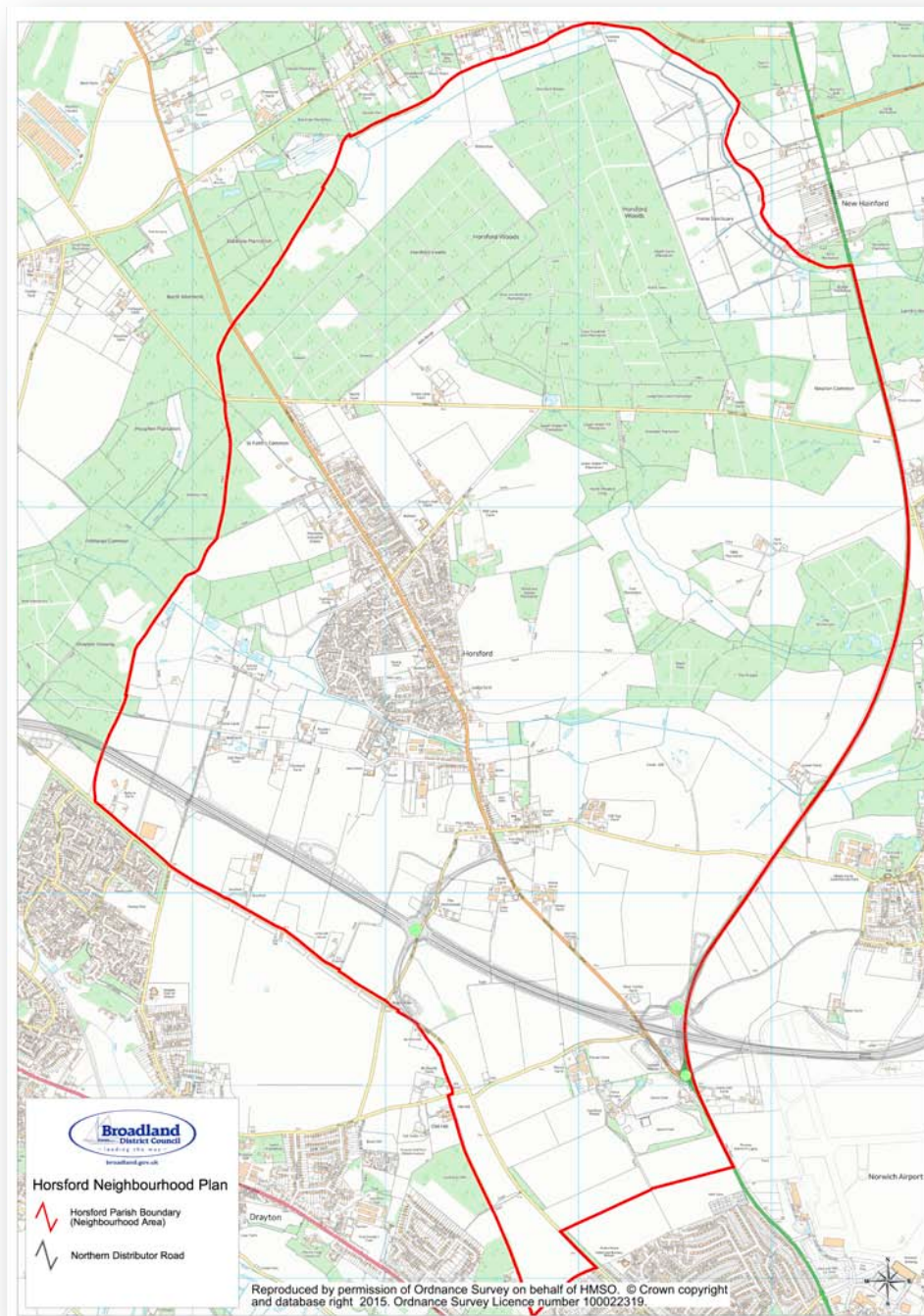


Figure 2 left:
Administrative
boundary of
Horsford
parish (source:
Broadland
District
Council).

Land in Horsford is recorded in the Domesday Book. It is thought that the village of Horsford derives its name from the small stream Hor that flows through the village and can be translated from Old English to mean 'ford over the Hor' or 'Ford for Horses'¹. An alternative suggestion is that it was named after a Saxon by the name of Horsa.

The population of Horsford has seen a steady increase since the Second World War when the population was just 750 in 1945. In the 2011 Census the population of Horsford was recorded as 4163, only a small increase from 3965 in 2001². The mean age of Horsford is 38.7 years old, compared to 42.7 across Norfolk³.

Spatial and strategic policy context

The 'National Planning Policy Framework' (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these should be applied. The Horsford Neighbourhood Plan is believed to be in conformity with the NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The 'Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) is the key planning policy document for the sub-regional Greater Norwich area. It forms part of the Local Plans for the districts of Broadland, Norwich and South Norfolk, setting out the broad vision for the growth of the area and containing strategic policies for the period 2008 to 2026. The Horsford Neighbourhood Plan is also believed to be in conformity with the JCS. The Horsford Neighbourhood Plan goes beyond the plan period for the JCS.



JCS Policy 15 identifies Horsford as a 'service village'. In each service village, land is allocated for small-scale housing development subject to form and character considerations. Small-scale employment or service development appropriate to the scale and needs of the village and its immediate surrounds will be encouraged. Existing local shops and services will be protected. Horsford is also in the Norwich Policy Area, which means it is a settlement that may be considered for additional development, if necessary, to help deliver the 'smaller sites in the Norwich Policy Area' allowance (JCS Policy 9)⁴.

¹ www.heritage.norfolk.gov.uk.

² Office for National Statistics Census data, 2011 and 2001.

³ Rural Services Online, Census 2011.

⁴ Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted March 2011, amendments adopted January 2014.

Other Broadland District Council planning policy documents considered in the preparation of the Neighbourhood Plan included:

- Site Allocations Development Plan Document (DPD) (adopted May 2016) - this identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation etc. It also shows boundary and settlement limits for places where development is expected to take place.
- Development Management DPD (adopted August 2015) – this aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk)⁵.

Officers from Broadland, Norwich and South Norfolk Council are coordinating the emerging Greater Norwich Local Plan (GNLP). It will eventually replace the current Local Plan for the district. Like the JCS, the GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way that promotes sustainability and the effective functioning of the whole area⁶. The GNLP is expected to be adopted at the end of 2020.

The Northern Distributor Road

The Norwich Northern Distributor Road (NDR) is a 14km dual-carriage way linking the A47 to the east of Norwich city to the north of Norwich and Norwich International Airport. For Horsford it is a significant change to the road infrastructure linking to wider Norwich and potentially affecting traffic on the B1149 (Holt Road).

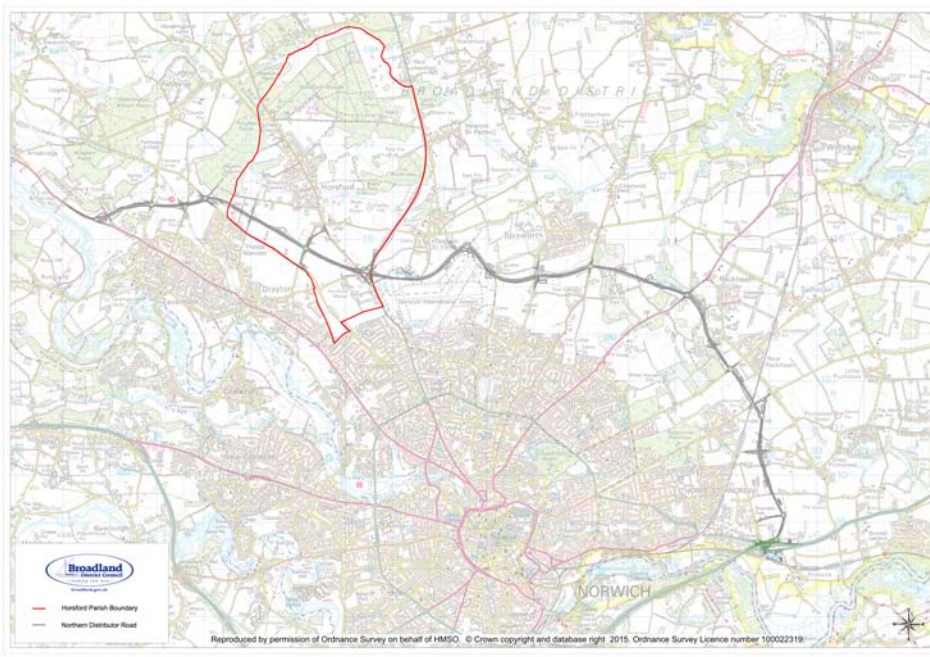


Figure 3 left: NDR route with Horsford parish boundary shown in red (source: Broadland District Council).

⁵ www.broadland.gov.uk/info/200139/policies_for_future_development/247/the_current_local_plan

⁶ <http://www.greaternorwichgrowth.org.uk>

3. How the Plan was prepared

The Neighbourhood Plan Steering Group has prepared the Plan with support from two independent consultants. The process started in early 2016, but in earnest from early 2017.

Funding

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

Community engagement and consultation

The Horsford Neighbourhood Plan has been undertaken with extensive community engagement, consultation and communication. There have been five stages in which the Neighbourhood Plan steering group has actively engaged the community through consultation. More details of all the consultation are outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to Broadland District Council. Full results of all consultation are on the Neighbourhood Plan website. Below is a summary of each of the 5 stages.

Consultation 1: Christmas School Fayre, Horsford

Friday, 9 December and Monday 12 December 2016

Purpose: to develop ideas for the Neighbourhood Plan vision

Parents and children were asked what they love about Horsford.

Community feel, services and the environment were highlighted as particularly important. Full results can be found here:

www.horsfordplan.wordpress.com/community-consultation

Consultation 2: Workshop and Walkabout

10am-3pm on Saturday, 21 January 2017

Purpose: to establish themes and ideas for objectives, and test the draft aims and draft vision for the Neighbourhood Plan. 121 people attended the event. From here a set of questions on the key themes were developed to explore the issues further.

The following issues were highlighted:

- Community – schools, Doctors' surgery, outdoor activities, indoor activities, more information, allotments.
- Housing and the built environment – housing types, sheltered/supported housing, design, size and location of developments.
- Transport and access – traffic, roads and links, the NDR, parking, cycle ways, bus services, crossings, speeding.

- Environment – energy, the Beck, woods, green spaces, footpaths, public realm, rural village.
- Business and employment – local businesses, retail, new businesses.

Full results can be found here: www.horsfordplan.wordpress.com/community-consultation



Figure 4 above: Workshop and walkabout, January 2017.

Consultation 3: Stakeholder input

January – March 2017

Purpose: meetings and correspondence with interested groups and stakeholders to establish detail for policy. The Steering Group met with the following: Bowling Club; Knit Wits group; Visit to Allotments; Horsford coffee morning; Village Hall management committee; County and District councillors; Horsford Women's Institute committee meeting; Horsford Methodist Church; All Saints Parochial Church Council; Football Team committee; Horsford Players; Horsford Medical Centre; Horsford Pharmacy; Horsford Cricket Club; Horsford Preschool; Horsford Primary School Governors; freeholders of land and buildings; developers; Horsford businesses (online survey); Community Sports Foundation; Norfolk Constabulary. Workshops were held with 1st Horsford and St Faith's Scouts and four Horsford Primary School classes (years 5 and 6). Notes of meetings can be found here: www.horsfordplan.wordpress.com/community-consultation



Figure 5 above: Knit Wits group.

Consultation 4: Policy ideas workshops

10am-3pm on Saturday, 20 May 2017 and 5pm-8pm on Wednesday, 24 May 2017.

Also online survey with content of the workshop display material

Purpose: to check emerging policy ideas. 285 respondents (164 at the two events and 121 online). Most ideas were agreed with, with additional comments that helped shape the policy writing further. Full results can be found here:
www.horsfordplan.wordpress.com/community-consultation



Figure 6 above: Policy ideas workshops, May 2017.

Consultation 5: Pre-submission consultation on the draft Neighbourhood Plan

10am-3pm on Saturday, 14 October 2017

Purpose: to present the draft pre-submission Neighbourhood Plan to get comments from residents, included an exhibition of the policies with Consultation Response forms, the draft Plan available in community locations and online (with an online Consultation Response form).

Communication

Communicating with residents and businesses through the development of the Horsford Neighbourhood Plan was particularly important at consultation stages, but also in between as planning and writing took place.

The website www.horsfordplan.wordpress.com was used for describing the Neighbourhood Plan, holding documents as they were produced, details of steering group members, terms of reference, a project plan, meeting dates and agendas, minutes, Parish Council update reports, all details and results of community consultation, contact details, and the latest news on progress.

The Facebook group 'Horsford Life' www.facebook.com/groups/HorsfordLife was a useful communication channel for the Neighbourhood Plan, with over 2000 local members. Posters, updates and videos were posted. The Neighbourhood Plan group also had a Facebook group for communicating consultation events coming up. The Horsford Primary School Newsletter, Horsford News (the quarterly parish magazine), and an email listing of consultation attendees and businesses, was used for updates and links to online surveys. For all community consultation events there were posters around the village, a large banner outside the venues, a flyer through the door of every household (distributed by the Scouts) and an article in the Eastern Daily Press. For the policy ideas workshop Steering Group members stood outside the Co-op supermarket promoting the events. An update for the Parish Council on Neighbourhood Plan progress was presented at every monthly meeting.



Figure 7 above: event posters and flyer distributed to every household in Horsford.

4. The vision: 2038

The vision sets out what the people of Horsford wish their parish to be like in 20 years' time. This was written in response to early consultation sessions with residents, offering their ideas and views on how the village could develop, with considered revisions incorporated after further community engagement. Note, after consultation 4 (the policy ideas workshop) the word 'flourishing' replaced the word 'self contained', and 'within a short distance of Norwich' was added.

The vision underpins the objectives and the policies of the Neighbourhood Plan. All planning applications in Horsford parish should demonstrate how they address the Neighbourhood Plan vision.

VISION	By 2038 Horsford will be a flourishing rural village, within a short distance of Norwich. It will be a place where people can enjoy the surrounding woodland and countryside. It will have a range of high quality homes, and essential public services that meet the growing needs of the community. There will be thriving local businesses, quality modern services and relevant infrastructure. Horsford will be a sustainable place where people want to live and work into the future.
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From the vision flows the different objectives of the Neighbourhood Plan and from there the policies. The diagram below outlines this relationship.

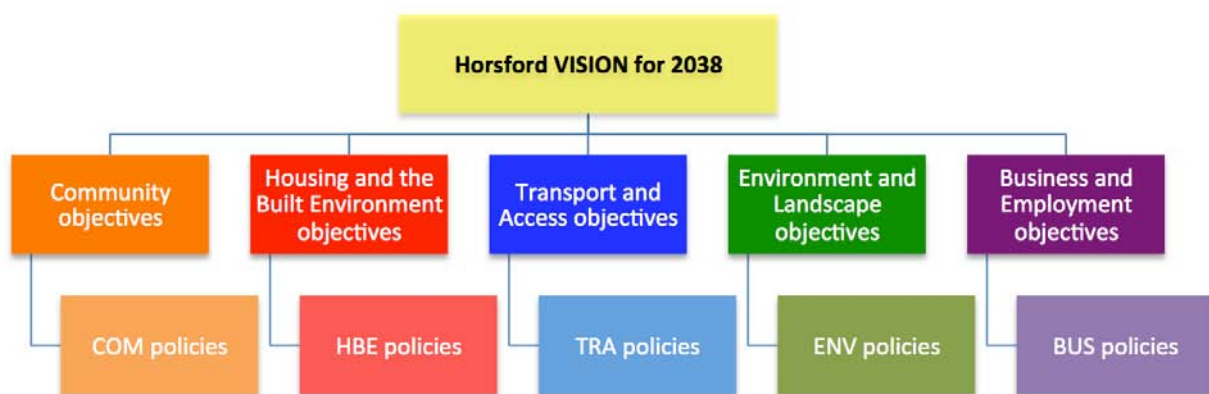


Figure 8 above: structure of the Neighbourhood Plan.

5. Objectives of the Plan

From the various consultations, a series of objectives were developed to deliver the vision in a sustainable way. The objectives address how to enhance the community, manage change and provided a starting point for the development of policies. It is expected that any future developers within the village will commit to achieving these objectives.

The objectives are set out below.

COMMUNITY objectives

Objective 1: To provide opportunities for all parishioners to access community, cultural, leisure and sports activities within Horsford.

Objective 2: To ensure sufficient provision of school and medical facilities within Horsford.

HOUSING AND THE BUILT ENVIRONMENT objectives

Objective 3: To provide high quality, diverse and affordable housing within Horsford.

Objective 4: To provide appropriate size, scale, density, design and layout of development, which complements existing dwellings and the surrounding environment within Horsford.

TRANSPORT AND ACCESS objectives

Objective 5: To provide and encourage safe walking, cycling and the use of public transport within and beyond Horsford parish.

Objective 6: To provide adequate private and public parking.

ENVIRONMENT AND LANDSCAPE objectives

Objective 7: To protect and enhance access to the countryside, woods and green spaces within Horsford and the surrounding area.

Objective 8: To improve and provide a high quality public realm in the village.

BUSINESS AND EMPLOYMENT objectives

Objective 9: To provide sufficient land and buildings to support local economic development.

Objective 10: To enable an economically attractive and viable village.



Figure 9: Horsford Heath

6. Policies and projects

To deliver the Plan's objectives (Section 5), sets of policies and projects have been developed with the community to ensure Horsford Parish develops in a sustainable way.

Policies

The Neighbourhood Plan is first and foremost a land-use document for planning purposes. Policies in the Neighbourhood Plan are based on a series of consultation events, detailed stakeholder sessions and desk research. Policies seek to achieve the vision and objectives of the Plan and are separated into the same five themes – Community, Housing and the Built Environment, Transport and Access, Environment and Landscape, and Business and Employment.

The Neighbourhood Plan policies follow the government's guidance, they exist to:

- Set out requirements in advance for new development in an area.
- Inform and guide decisions on planning applications.
- Ensure that the multitude of individual decisions add up to something coherent for the area as a whole⁷.

To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans.

Projects

As expected, during consultation events, the local community identified a number of projects that fall outside the remit of the planning system. These appear in boxes below the policies and will be taken forward outside the Neighbourhood Plan process. These are included only for topics where relevant. This is not an exhaustive list. Over the lifetime of the Neighbourhood Plan, the Parish Council will also develop a range of projects as a result of development. See Chapter 7 for more details.

Through the process of producing a Neighbourhood Plan, the village playing field children's play area has been added to and updated in Summer 2017, a project that emerged as a result of the Neighbourhood Plan steering group coming together to work on the Plan.



Figure 10 above: new play equipment.

⁷ Tony Burton, Writing Planning Policies, Locality.



6.1 Community

Horsford residents have the opportunity to enjoy a vibrant community life. There are a range of active community groups, community meeting spaces and a valued primary school. When asked 'What do you love about Horsford?', the sense of community and friendliness came out as top attributes. Maintaining an active, inclusive and safe community is important to residents who have lived in Horsford for many years, and also for those who are newer to the area.

The sense of living in a village, with community activities going on, is of great importance. However, there is concern that with the speed of development, there is a need to keep up with a demand for community services. Community consultation showed unanimous support for further access to community, culture, leisure and sports activities within Horsford. This needs to be planned for as the village develops.

Objective 1: To provide opportunities for all parishioners to access community, cultural, leisure and sports activities within Horsford.

Horsford parish is served by a number of community buildings that play an important role in facilitating a wealth of community activities. These include:

- Horsford Primary School at Mill Lane and Holt Road.
- Horsford Village Hall.
- Horsford Church Room.
- All Saints Church, Horsford.
- Horsford Methodist Church.
- 1st Horsford and St Faith's Scouts Headquarters.
- Horsford Bowls Club.

The map below shows the location of each of the community buildings, plus the Horsford recreation ground, Horsford Surgery and the two allotment sites.

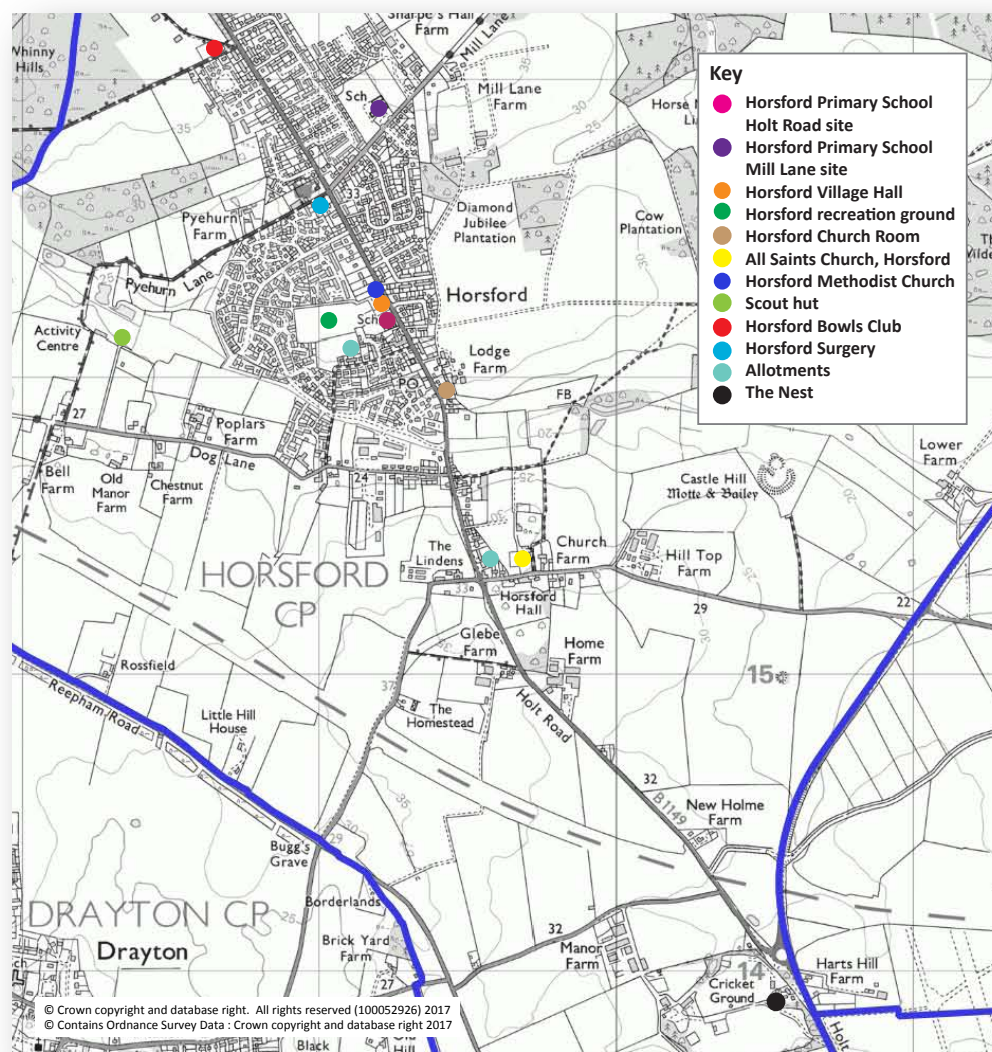


Figure 11 above: Community facilities and amenities in Horsford (source: Parish Online with own annotations). Blue line denotes parish boundary.

Consultation showed support for a 'community hub', a building that would offer more than the existing community buildings are currently able to, and would provide a focal point and strong sense of community identity for Horsford. Practically, this could be addressed by extending an existing building or by developing a new purpose built centre. However, at the time of writing it was not felt that it was appropriate to identify a potential location for a new build. Consultation with residents showed the importance of location, near housing and easily accessible, which the current Village Hall is.

The 1st Horsford and St Faith's Scouts also wish for a new and improved scout hut. This is picked up in the projects. Also, All Saints Church, Horsford, is exploring options to open up the church building for wider community use.

Broadland District Council's Development Management DPD Policy RL1 states, 'Residential development consisting of five dwellings or more will be expected to make adequate provision and subsequent management arrangements for recreation. The provision of formal recreation should equate to at least 1.68 ha per 1,000 population and the provision of children's play space should equate to at least 0.34 ha per 1,000 population'⁸. Observation of formal green spaces on estates in Horsford and elsewhere has shown that community use is encouraged by the provision of simple play equipment, seating, rubbish bins and pathways through. Pinelands is a good example of this.

There should be formal and informal green spaces throughout new development, which incorporate existing features of the landscape, established and new trees, and contribute to a green public realm. Where public green spaces are simply a patch of grass with a barrier round, they tend to be uninviting, underused and provide little amenity value. The green space at Pinelands has an inviting pathway into the area with some children's play equipment. This has been observed on other estates in Norfolk.



Figure 12: Pinelands green space.

Consultation with residents also showed that there is a desire for more outdoor amenity space. Comments could be divided into formal and informal recreation space. Formal recreation space ideas came in the form of a skate park; play areas; outdoor gym equipment; football pitches; swimming pool; netball; cricket; hockey; rugby and dedicated cycle ways. The most popular of these have been addressed in policy COM2. Informal recreation space was mostly addressed in consultation by comments about access to Horsford's surrounding woodland. This is addressed in policy ENV1.

Horsford has a range of sports clubs, including the Bowls Club, Cricket Club and Football Clubs. At the time of writing, Horsford Football Club is one of the largest village clubs in Norfolk with some 27 teams needing more facilities for people of all ages. The Football Club has boys and girls from aged 4, all the way through to veterans football. The club train during the winter months outside of the village at 7 different venues, and are short of space to host matches on a weekend; with 3 teams playing outside of Horsford. It is the desire of local sports clubs to use 'the Nest', the Manor Park site, run by the Norfolk Community Sports Foundation, although this is not believed to be able to accommodate all local Horsford needs.

At the time of writing the Horsford allotments have a small waiting list. With a growing population there is recognition that further allotment provision may be

⁸ Broadland District Council Development Management DPD, adopted 2015.

needed, thus contributing to Horsford being a flourishing attractive rural village. This is encouraged by the Parish Council.

POLICY

COM1: Community meeting space

The extension of a current community building or the provision of a new community centre is supported. Any new community meeting space should have pedestrian access, be linked to cycle ways, have good public parking provision and complement existing provision (shown in figure 11).

POLICY

COM2: New outdoor recreation space

All large developments⁹ should make generous provision for further formal and informal outdoor recreation space in Horsford, as follows:

- Informal, open, high quality green spaces which are linked to the wider natural environment, with a range of trees and plants, and which are accessible to the public.
- New landscaped areas with a range of play, exercise and leisure equipment for different age groups, seating, rubbish bins and pathways through.
- New outdoor sports facilities. There is particular support for a skate park and an outdoor gym.
- New football facility.

Formal recreation space should be located within a reasonable distance of main link roads, cycle and footpaths and public transport, as well as providing sufficient parking. There should also be good natural surveillance to ensure community safety.

POLICY

COM3: Allotments

Major developments should make available the provision of land and services for further allotments.

Projects

- Investigate the potential and implications of building a new community centre in Horsford. Also investigate the potential for extending one of the existing community buildings, and the provision of a café.

⁹ Large scale major development is one where the number of residential units to be constructed is 200 or more, <https://data.gov.uk/dataset/planning-applications-decisions-major-and-minor-developments-england-district-by-outcome>

- Identify land and support for a potential new Scout Headquarters for Horsford.
- Consider the need and potential for new recreation ground space.
- Establish a coherent maintenance programme through a framework agreement for formal outdoor recreation space in Horsford.
- Provide more seating on existing outdoor recreation space.
- Investigate the potential for providing public toilets adjacent to the recreation ground.
- Aim to work with 'the Nest' (the Manor Park site run by the Norfolk Community Sports Foundation), to reach a beneficial outcome reflecting the needs of the residents of Horsford.
- Identify potential allotment sites within Horsford parish. Seek to secure sufficient allotment sites for the long term.
- Develop a 'welcome to Horsford village' pack to be distributed to every new dwelling.
- Work with relevant bodies to enhance green infrastructure provision.

Objective 2: To ensure sufficient provision of school and medical facilities within Horsford.

The Neighbourhood Plan seeks to safeguard the provision for further primary school places, to ensure local children can attend their local school, meeting the needs of a growing population. Community consultation showed that the school is well loved but some improvements are needed. Should appropriate land be needed, or additional education facilities on existing school sites be required, these will be supported subject to compliance with other Development Plan policies.

Horsford Primary School is a split-site school, located on Holt Road and Mill Lane. Reception, Year 1 and Year 2 are based on Holt Road and Years 3, 4, 5 and 6 are based on Mill Lane. Merging the two sites is a long-standing community priority. Should the opportunity arise, it will be supported by the Neighbourhood Plan.

Most secondary school aged children go to Hellesdon High School. Access to the high school is limited to bus and private transport, as current routes are deemed too dangerous for most cyclists. Policy TRA1 supports improvements.

At the time of writing Horsford residents were concerned that Horsford Medical Centre (under Drayton Medical Practice) would soon be unable to meet demand, with a larger building and more staff required. Consultation responses made reference to long waiting times for appointments, too few doctors and inadequate parking. As the Neighbourhood Plan is concerned with the use and development of land, physical expansion of the property is dealt with and the projects list picks up the need for more medical staff.

POLICY

COM4: Primary school

The provision of additional education facilities, new or expanded, is supported, with appropriate parking.

The merging of the two sites of Horsford Primary School onto one site will also be supported (see figure 11 showing the two sites).

POLICY

COM5: Primary health care provision

A planning application that seeks to expand primary health care provision will be supported. Expanded parking provision should be part of any application. There should also be improved cycle access and cycle storage.

Please note, at the time of writing, a planning application for the extension of the surgery has been submitted to Broadland District Council, but not determined.

Projects

- Work with Norfolk County Council (Local Education Authority), Diocesan Board of Education, Horsford Primary School, and other interested parties to consider the potential for the unused school building and site should policy COM4 be realised.
- Work with the Clinical Commissioning Group and deliverers of Primary Health Care to consider provision of sufficient health care to meet the needs of the current and growing population of Horsford.



Figure 13: Recreation ground looking towards the play area and Village Hall.



6.2 Housing and the built environment

It is the desire of Horsford residents that housing is well designed and constructed, ensuring any new development enables residents to feel a part of one cohesive village community, attractive in its built form.

There are 1617 dwellings in Horsford parish according to the 2011 census¹⁰. There are 1,592 households. 80.8 per cent of households own their accommodation, 6.5 per cent live in socially rented accommodation and 11.4 per cent of households live in privately rented accommodation.

98.9 per cent of households in Horsford parish live in houses or bungalows. 49.6 per cent of households live in detached houses or bungalows, 40.8 per cent live in semi-detached houses or bungalows and 8.5 per cent live in terraced houses or bungalows. A total of 0.8 per cent of households live in flats, maisonettes or apartments.

Since the 2011 Census, further developments have been constructed. Significant developments include Pinelands of 73 dwellings and Butterfly Mill Phase I (Sharps Hall Farm site of 125 dwellings). Other sites recently receiving full planning permission are land East of Holt Road 259 dwellings, Mill Lane 8 dwellings and outline planning permission for 84 dwellings at Crown Hill. Currently under consideration are an unknown number of dwellings proposed by Wellington Homes on land off the Holt Road towards the Southern end of the village. Please note, none of the above developments appear on Ordnance Survey Maps at the time of writing.

¹⁰ www.nomisweb.co.uk.

There is currently no sheltered housing or housing with care provided in Horsford¹¹ and feedback from the consultations with residents indicate a desire for further provision of this type of housing. There are two residential care homes in Horsford. New Dawn situated on Dog Lane is a care home for twenty adult residents with learning disabilities, physical disabilities and sensory impairment. Grenville Court on Horsbeck Way has 64 rooms for adults aged over 65.

Objective 3: To provide high quality, diverse and affordable housing within Horsford.

The consultation exercises showed little support for further housing in Horsford. 'Enough is enough' was one comment. However, there was a recognition that it is inevitable that Horsford will grow. Should housing be built, a wide choice of high quality homes is essential to support a sustainable, mixed and inclusive community. HBE1 reflects the desire of the community for a mix of housing as Horsford grows. Those listed are types of housing that arose through consultation with the community.

Many consultation comments referred to the rurality of the parish, and that flats are therefore inappropriate, unless built to look like houses (such as those built as part of the Pinelands development in Horsford and on the Holt Road near Brooks Road).

It is important to address the local need for older persons' housing. This can occur through the provision of bungalows, smaller homes, specialist housing or housing that can be adapted for different stages of life, all suggested through consultation with the community.



Figure 14 above: Pinelands flats.

¹¹ A guide to sheltered housing and housing with care in the Broadland District Council area.

HBE1: Mixed housing

Across Horsford there should be the provision of mixed type and tenure of housing to meet the needs of the community. The following should be included:

- Starter homes (small home intended as the first step on the housing ladder for young people).
- Family homes, with a range of garden sizes.
- Affordable housing, including social housing.
- Housing for older people and the disabled, suitable for independent living, preferably located near village amenities.
- Homes suitable for downsizing.
- Supported housing (a range of housing types for people with support needs).
- Bungalows.

The provision of housing specifically for the elderly or disabled will be particularly supported where there is access to village amenities.

Objective 4: To provide appropriate size, scale, density, design and layout, including mixed-use developments, which complement the character of Horsford.

Horsford is an eclectic mix of different ages of houses and estate development. It has distinct character areas that have been identified by the Neighbourhood Plan steering group through a Character Assessment process. This is found in Appendix B. Stefan Kruczkowski, of Nottingham Trent University states that, 'with so few large housebuilders now, the same houses are built all over the country to the point where every new community is starting to look the same. As a result, the distinctiveness of places gets forgotten and communities lose their identity. With a bit of encouragement, many housebuilders can tailor houses to better reflect local characteristics.'¹² Horsford residents are keen that the village doesn't grow to look like 'just anywhere else' in the country.

Horsford is a distinct village, surrounded by woodland and agricultural land. It is separate from suburban greater Norwich, and residents are keen to maintain this separation, whilst being within a short distance of Norwich. Overall Horsford has a 'village character' rather than an urban grain, mostly as low-density housing that relates to its surrounding environment.

¹² www.theguardian.com/housing-network/gallery/2014/dec/17/new-housing-development-problems-pictures.

The Neighbourhood Plan seeks to maintain and enhance the rural image of the parish, respecting the current character of the local area. Appendix B: Character Assessment should be referred to. Horsford residents wish to see new development that positively contributes to the rural image through sympathetic and visually attractive design. The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (paragraph 58). Whilst the main focus of HBE3 is residential development, the policy is also intended to apply to commercial development.

Stefan Kruczkowski, also states that, 'housing developments can often be insular with just one way in and one way out. Without good roads and paths to other areas, getting around can take an unnecessarily long time – making it harder to encourage people to walk and cycle. Clean, linear streets, are easy to navigate and promote healthier lifestyles.'¹³ Residents are keen that any new developments feel a part of Horsford village, and not developed as separate estates which could produce a 'them and us' feeling. Connectivity is key to achieving this, enabling residents to freely move between developments on foot, bicycle and by car. Desire lines through developments and into other parts of Horsford should be followed, avoiding detours and inconvenience which means residents are more likely to use private cars.

Developments should be navigable and link with essential public services, in particular the village centre (especially shops and village amenities on the Holt Road) and the primary school sites. A single route into an estate is discouraged.

POLICY

HBE2: Connectivity

Where possible, all developments should be laid out in a way that is simple to navigate and have good connectivity to other parts of Horsford. Main routes through developments and residential cul-de-sacs should incorporate efficient vehicle, cycle and pedestrian connections.

Routes must follow desire lines and clearly link potential destinations. Road crossings and changes in level must be kept to a minimum.

¹³ www.theguardian.com/housing-network/gallery/2014/dec/17/new-housing-development-problems-pictures.

POLICY

HBE3: High quality design

Throughout the parish, all development proposals should be of high quality design and should seek to demonstrate how they will respect and enhance the character of the local area (see Appendix B: character assessment). Regard should be given to the density, footprint and separation of buildings in the locality.

All new development should respect the character, height and massing of surrounding properties. Wherever possible, development should deliver enhancements to the landscape character.

Large areas of uniform type and style of housing will not be supported. To avoid estate development that is uniform in look, a range of surface coatings and colours is encouraged across an estate.

Note, massing is the ‘the combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk’¹⁴.



Figure 15: Butterfly Mill looking from Horsford Primary School, Mill Lane.

¹⁴ Cowan R. (2005), 'The Dictionary of Urbanism', Streetwise Press Limited.



6.3 Transport and access

As Horsford grows, the community is concerned about the impact that more houses will have on local traffic and transport infrastructure. The volume and speed of traffic through the village (particularly on the Holt Road) is a key issue that has arisen through consultation with residents and businesses. Whilst this is not an issue that can be directly addressed through the Neighbourhood Plan, the policies that follow go some way to making the parish a safer environment for pedestrians and cyclists. It is yet to be seen how the Northern Distributor Road will impact on traffic volume and speed.

As a rural parish, there is high dependency on the car. Car ownership is high compared to the data for Broadland and Norfolk, with only 5.5 per cent of households having no car or van. 40.7 per cent of households have one car or van, 41.1 per cent of households have two, 8.6 per cent have three and 4.1 per cent have four or more cars or vans per household.

The policies that follow are designed to ensure that new and existing residents in the parish are not reliant on the private car to the same extent, but have realistic sustainable transport options. Cycle ways and safe walking routes are a key component of this. However, there is also recognition that new developments need good parking provision for those who are car dependent, particularly for work.

Objective 5: To provide and encourage safe walking, cycling and the use of public transport within and beyond Horsford parish.

The Neighbourhood Plan encourages development that addresses the impact of climate change by reducing the reliance on the private car, particularly within the parish, for accessing local amenities. Development that is not located near to public transport provision, or with safe walking and cycling access, will not be supported.

It is an aspiration of Horsford residents, particularly young people, that Horsford becomes a walkable and bikeable community. Horsford seeks to advance in building and designing infrastructure for pedestrians and cyclists through the provision of new routes around the village. New development provides an opportunity to do this. A link to the Marriot's Way is desirable for recreational walking and cycling, as well as a potential route through to Norwich for accessing work and education.

At the time of writing the bus services are considered only adequate, with no evening service and limited weekend services. Current bus services do not meet the needs of the whole community, in particular for those working irregular working hours and travelling into Norwich in the evenings. Therefore there is, and always will be, a requirement for privately owned transport within Horsford. Future bus service provision should take account of potential increased population in the village. There are no taxi companies based in Horsford but there are taxi companies based in nearby Drayton and Hellesdon. There is no demand responsive community transport provision (dial-a-ride or community car schemes).

In order to ensure good traffic flow, proposals for large developments that incorporate bus routes should include bus-stopping lay-bys. The Neighbourhood Plan will support proposals to improve and extend existing commercial bus services and facilities. As bus services are not a land use issue, this has been picked up in the projects list.

POLICY

TRA1: Walkable and bikeable community

Where appropriate, developments should contribute to an enhanced and joined-up network of high quality footpaths, rights of way and cycle ways to improve access to village amenities and the countryside, including to the Marriot's Way. This should also include:

- New footpaths, opening up local connections between housing and following natural desire lines between amenities.
- Footways within developments that are wide enough to accommodate wheelchairs and pushchairs, in line with regulations.
- The provision of adequate crossing points (particularly on the Holt Road).
- New cycle paths within the village, providing access to schools, businesses, key services and facilities, and for commuting to Norwich city. The loss of existing footpaths and cycle paths will be resisted.
- Secure cycle storage on new developments, businesses and at village amenities.

Planning applications for large developments should identify the level of additional traffic that is likely to be generated, and the impact of this traffic on pedestrians, cyclists, road safety, and private and public parking within the parish. Measures to mitigate any impacts should be demonstrated.

TRA2: Public transport

The infrastructure of significant developments¹⁵ should be built to accommodate a bus route, through the provision of sufficiently wide roads, bus-stopping lay-bys and designated private parking that does not affect the flow of traffic.

Projects

- With neighbouring parishes, work with the bus operators to encourage the provision of an evening bus service.
- Investigate the potential for providing a demand responsive community transport service (dial-a-ride bus or community car scheme).
- Work with the relevant transport authorities to review the impact of the NDR on the traffic in Horsford, particularly the Holt Road.
- Review the effectiveness of the speed limit warning signs, and improve the safety for pedestrians crossing the Holt Road.

Objective 6: To provide adequate private and public parking.

On-street parking can cause problems on estate roads and affect the street scene. It is therefore necessary to incorporate parking into the overall design of the local environment, minimising the visual impact of the car and allowing free flowing traffic. 'Modern streets are crammed with parked cars, which is not only unsightly but blocks pavements, makes streets more dangerous for children and is also often the source of argument with neighbours'¹⁶.

Community parking is also an important consideration in the development of a well functioning place, in particular for easy access to shops, schools and community facilities, particularly for those who are unable to walk or cycle. Whilst the Neighbourhood Plan encourages sustainable transport options, it is also a reality that private cars will be used within Horsford, a large village. If local shops are to be supported, there needs to be adequate community parking for cars and bicycles. This is linked to policies BUS1, BUS2 and BUS3.

¹⁵ Large scale major development is one where the number of residential units to be constructed is 200 or more, <https://data.gov.uk/dataset/planning-applications-decisions-major-and-minor-developments-england-district-by-outcome>

¹⁶ www.theguardian.com/housing-network/gallery/2014/dec/17/new-housing-development-problems-pictures.

POLICY

TRA3: Private parking

New housing developments should be designed to minimise the visual impact and dangerous obstruction of cars parking on the streets. They should provide sufficient off road parking through parking bays, drives and garages.

Visitor parking spaces should also be designed into all developments.

POLICY

TRA4: Public parking for non-residential use

Schemes to improve public parking for cars and bicycles within the village will be supported.

Provision must be made for sufficient off-road parking for non-residential uses, including adjacent to schools, community facilities, amenities, shops and industrial units.



Figure 16: Green Lane.



6.4 Environment and landscape

The natural environment is very important to the residents of Horsford, who recognise the privilege it is to have accessible woodland on the edge of the village, where it is already permitted. It is the countryside surrounding the village that gives the parish its rural rather than suburban or urban feel. It also gives the feeling of being distinct as a settlement, but still within a short distance of Norwich.

It is the overwhelming view of residents that the parish should only grow in an environmentally sustainable way, providing places for people to live that are considerate of the natural environment and address antisocial behaviour (particularly trespassing on private land, litter, fly tipping, dog fouling and motorbikes). The conservation, enhancement and creation of wildlife habitats have an important role to play in the achievement of Horsford being a sustainable place. The prospect of further development in Horsford provides an opportunity not only to conserve the precious environmental assets, but also to enhance what is already there and to create new areas.

Broadland District Council's Landscape Character Assessment identifies Horsford as 'Woodland Heath Mosaic'¹⁷, where the overall strategy for management should be to conserve and enhance the mature blocks of woodland and patches of remnant heathland, which have strong biodiversity value and are recognisable landscape features.

There are no international or national designations falling within Horsford parish. There are however, eight County Wildlife Sites in the parish, most of which are in private ownership. County Wildlife Sites (CWS) are 'areas of land rich in wildlife: a tract of heath, a meadow, a copse or a village pond. CWSs can be found throughout Norfolk and outside of the nationally protected areas (such as Sites of Special

¹⁷ Landscape Character Assessment Supplementary Planning Document (SPD) September 2013.

Scientific Interest and National Nature Reserves) they are the best areas for wildlife in the County'¹⁸. In Horsford these are:

- Horsford Woods – two connected blocks of mature pine plantation to the north of Horsford, with an area of open, maintained heath.
- Whinny Hills and Commons (part of) – a large area of common land supporting mature acid woodland and patches of heathland.
- Pyehurn Lane Woodland – most of the site is broad-leaved semi-natural woodland.
- The Wilderness – a dense neglected area of young scrub, with trees, occupying a shallow depression with several shallow pools. The northern end of the site is mature oak.
- Black Park and The Thicket – a large area of oak dominated woodland with varied ground flora. The eastern end of the site has several ponds.
- Horsford Heath – a mixture of moderately diverse, neutral or slightly acid grassland on sandy soils and thick tall scrub of Scot's pine and oak.
- Horsford Rifle Range – a mosaic of dry dwarf-shrub heath and acidic grassland adjacent to Horsford Woods. The site is privately owned and is used as a shooting range, leased to Smallburgh Rifle and Pistol Club.
- Botany Bay Farm – a mosaic of marshy grassland and remnant heath-acidic grassland with scrub and scattered trees. There is a history of grazing on the site, which is currently horse grazed from May to October¹⁹.

¹⁸ www.norfolkwildlifetrust.org.uk/documents/cws/cws-info-sheet-2016.

¹⁹ www.norfolkbiobiodiversity.org



Figure 17 left: Woodland within Horsford (source: Parish Online). Blue line denotes parish boundary. Please note, not all land has public access.

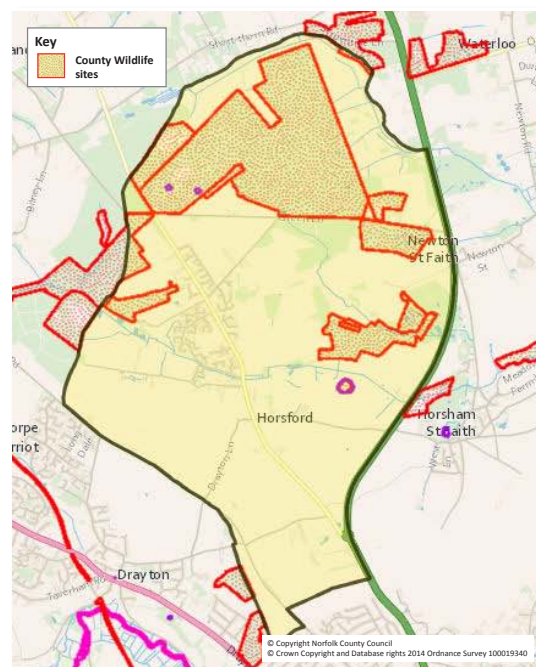


Figure 18 above: County Wildlife sites (source: Norfolk County Council). Yellow shading and green line denotes parish boundary. Please note, not all land has public access.

The rare silver-studded blue butterfly has a colony in Horsford Woods and Horsford Rifle Range. And a population of the turtledove bird, in decline, is found in Horsford²⁰. There are five different species of deer found within Horsford.

Objective 7: To protect and enhance access to the countryside, woods and green spaces within Horsford and the surrounding area.

There is more that could be done to open up community access and enjoyment, but overwhelming community consultation showed the need to ensure the woods are kept for future generations.

²⁰ www.magic.gov.uk.

A written comment from a resident at the May consultation event said, ‘Definitely preserve the woodland. We are lucky to have beautiful woods on our doorstep. They must be preserved at all cost’, and another comment, ‘Horsford is a village with a country feel, keep it that way. I live in Horsford because of access to so many lovely walks with my dogs, don’t take them away’. There is concern about how close development may be built up to the edge of the woodland. The Sussex Wildlife Trust recommends landscape buffer strips for the protection of trees, woods and other wildlife habitats, so as development does not cause (either directly or indirectly) the continuing loss of environmental assets²¹. A buffer zone would be a means of mitigating the effects of development on woodland²².

The emerging West Broadland Green Infrastructure Plan will inform and identify potential projects in the parish, including the creation of a new circular footpath. The Neighbourhood Plan supports this Plan. At the time of writing footpaths in Horsford are largely unconnected. Of importance, is acknowledgement of Horsford’s heritage assets and making them accessible via a linked footpath. The following heritage assets have been identified as having particular local importance (shown in figure 19):

1. Horsford Castle (on private land).
2. Two round Barrows in Horsford Woods, Bronze Age burial grounds (on private land).
3. All Saints Church, Horsford.
4. St Helena Mill (on private land).
5. The War Memorial, Horsford churchyard.
6. The Horsford village sign.

There are eight Grade II listed buildings in Horsford. These are St Helena Mill, Horsford Hall, Little Orchard, Lower Farm House and attached Barn, Poplars Farm House, The Dog Public House, The Lindens and Horsford War Memorial. There is one Grade II* listed building, which is the Parish Church of All Saints²³. These listed buildings do not appear on Historic England’s Buildings at Risk Register. Horsford Castle and two round barrows on Horsford Heath are scheduled ancient monuments, nationally important archaeological site – these scheduled ancient monuments are on private land.

²¹ <https://assets.sussexwildlifetrust.org.uk//Files/buffers-leaflet-final.pdf>.

²² ‘Impact of nearby development on ancient woodland’, The Woodland Trust, December 2012.

²³ www.britishlistedbuildings.co.uk

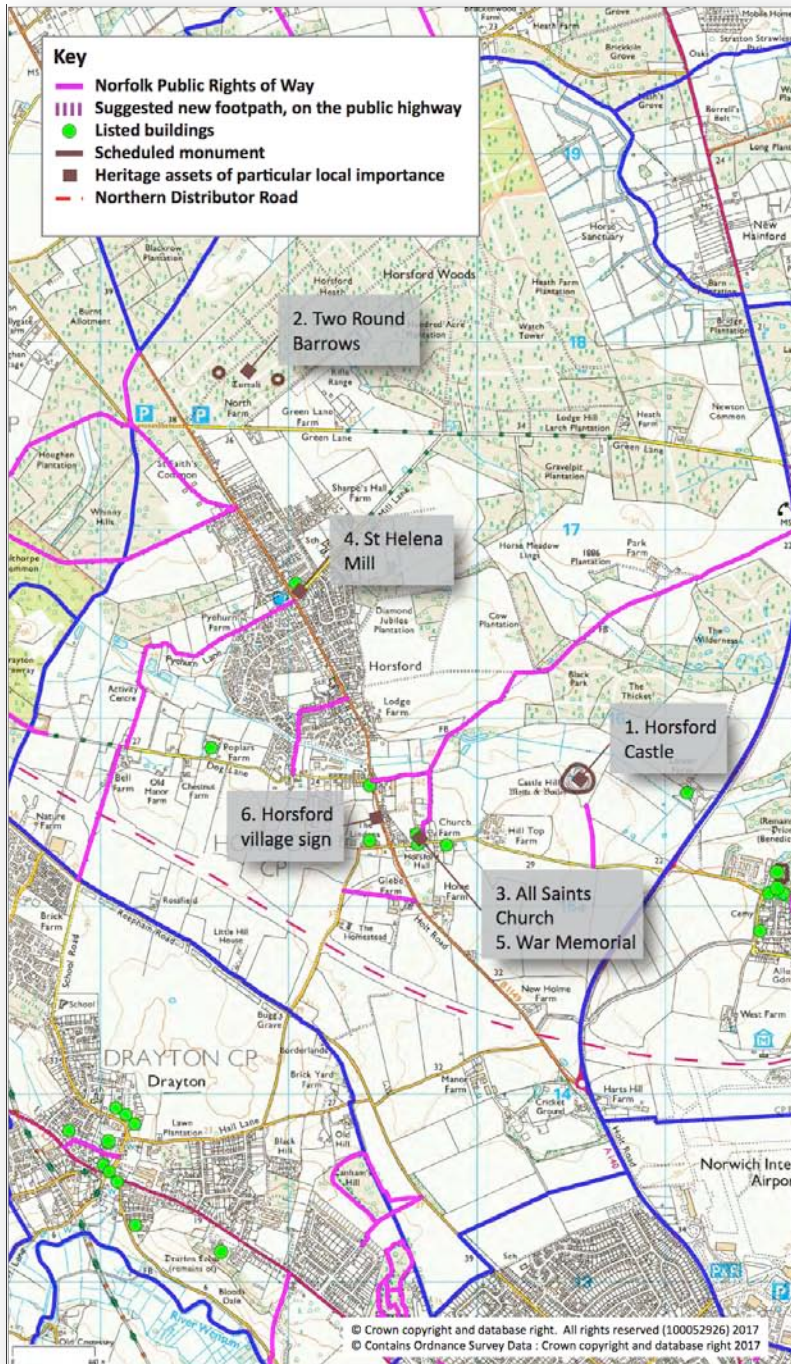


Figure 19 left: Public Rights of Way, proposed new footpath, Listed buildings, scheduled monument and heritage assets of particular local importance (source: Parish Online with own annotations). Blue line denotes parish boundary.

The Neighbourhood Plan has the opportunity to designate areas as Local Green Space for special protection (i.e. where the community is able to rule out new development other than in very special circumstances, for example, for reasonable expansion of the existing facilities to meet growing needs). The list in ENV3 has come through community consultation and is in conformity with the National Planning Policy Framework (paragraph 77), where designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic

- significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land²⁴.

By designating these areas, there is an attempt to keep Horsford an attractive rural village. The Watering Pit on Green Lane is of particular local and historical importance. Since 1997 the pits have been leased by Horsford Parish Council who have undertaken to manage and maintain them as havens for wildlife and as amenity areas for the parishioners of Horsford.

There are a number of views across the parish that are of particular community significance. To contribute to the rural village feel, residents need to maintain a connection with the countryside within the parish and beyond.

POLICY

ENV1: Woodland and heathland

Development proposals that protect or enhance the natural environment will be supported. Of particular significance is St Faith's Common and the County Wildlife sites. Any new development proposal located near woodland should demonstrate how it would protect, and where possible, enhance the current natural environment (increasing biodiversity and recreational opportunities).

New dwellings should be built at a sufficient distance from woodland so that the biodiversity and amenity value of the area is not adversely impacted.

POLICY

ENV2: New circular footpath

Development proposals should seek to maintain and enhance the connectivity of all green corridors wherever possible to enable walking and cycling within the parish.

Improvement to the existing network of public rights of way will be supported by the creation of appropriate links. The Neighbourhood Plan supports the provision of a new circular footpath that joins up other footpaths within the parish. Of particular importance is access to heritage assets, open spaces, shops and community facilities within the village.

²⁴ National Planning Policy Framework (adopted March 2012).

ENV3: Local Green Space

Existing recreational space, including school playing fields and land used for outdoor sport and recreation should not be built on, except for buildings that would enhance education, sporting or recreational activities on the land. Proposals for the development of such buildings will be supported provided that their scale and design would be in keeping with the character of the location and that the impact on the amenity of surrounding properties would be acceptable.

The following areas are designated as Local Green Space for special protection:

1. Horsford Recreation Ground (behind Horsford Village Hall).
2. The Butterfly Mill green.
3. The Pinelands green.
4. That part of the strip of land that has the village sign on it (a green gateway to the village) and lies to the north of the access permitted by planning permission 20170409 and west of the footway envisaged by that application.
5. The Horsford Pits
 - i. Green Lane
 - ii. Pyehurn Lane
 - iii. Dog Lane.

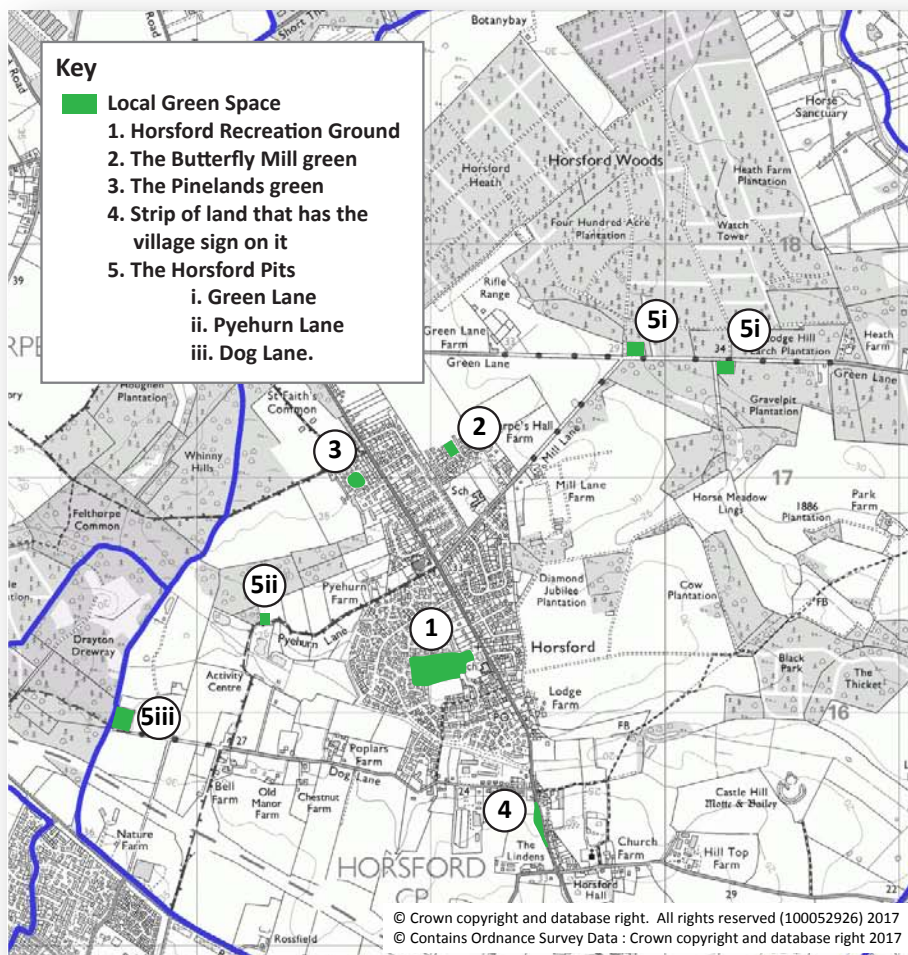
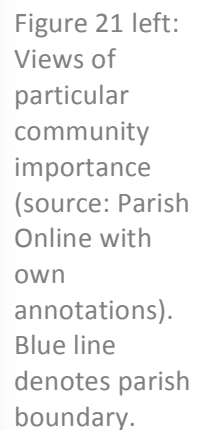


Figure 20 left:
Local Green
Spaces (source:
Parish Online with
own annotations).
Blue line denotes
parish boundary.

1. Green Lane Watering Pit towards the Cromer Road.
2. Green Lane looking northeast towards the rifle range and Horsford Woods.

Views and vistas along streets and/or open spaces to the surrounding countryside should be created or kept within new developments, to ensure the rural feel and connection with the countryside is maintained.



Projects

- Develop a set of recreation walks.
- Further tree planting.
- Signage for locally important heritage assets, that are accessible and not on private land’.

Objective 8: To improve and provide a high quality public realm in the village.

The public realm is ‘the parts of a village... (whether publicly or privately owned) that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks; all land to which everyone has ready, free and legal access 24 hours a day²⁵’. The public realm should be of the highest quality within Horsford.

A key contributor to the ‘rural village’ feel is the quantity of trees within the village settlement. Where new development is being planned, mature trees should be maintained and a significant number of new trees planted, giving a softness and rural feel to the public realm. The Forestry Commission’s document ‘The Case for Trees’²⁶ outlines how important trees are in transforming the built environment, environmentally, economically and socially. To improve the entrances to the village, particularly on the Holt Road, any new development located here should improve the aesthetic feel of the village with new tree, shrub and flower planting.

In accordance with the National Planning Policy Framework (paragraph 125) any new developments should limit impact on dark skies. There are mixed views on the need for street lighting within the village. On the one hand residents want to limit the impact on dark skies. However, there was also concern for safety, and so a compromise has been reached to have street lighting on main roads and low-level lighting for safety on side roads. It was also felt critical that no street lighting has an impact on woodland, so as not to impact the biodiversity and amenity value of the woods.

²⁵ Cowan R. (2005), ‘The Dictionary of Urbanism’, Streetwise Press Limited.

²⁶ www.forestry.gov.uk/pdf/eng-casefortrees.pdf/%24file/eng-casefortrees.pdf

POLICY

ENV5: Trees and site boundaries

Development proposals should seek to retain mature or significant trees, groups of trees or woodland, where appropriate. New developments should incorporate significant tree planting to retain the rural feel, improve biodiversity, extend amenity value and soak up rainwater.

Where site boundaries and entrances are adjacent to the countryside or near woodland, they should be soft, using trees and native hedgerows, giving a rural character to the development edge. New developments located at the village entrances should be enhanced with trees, shrubs and flower planting.

POLICY

ENV6: Street lighting

Street lighting should be restricted to main roads only. Side roads should only have low-level lighting for safety of residents. Developments that provide intelligent or adaptive street lighting will be supported. There should be no street lighting adjacent to woodland which may impact the biodiversity and amenity value of the woods.

Projects

- Develop a maintenance programme for additional planting.
- More seating around the village and on formal green spaces.



Figure 22: Pit on Green Lane.



6.5 Business and employment

Of the Horsford population aged 16–74 years old, 77 per cent fall into the ‘economically active category’, of which 41 per cent are in full-time employment, 18 per cent are in part-time employment, 12 per cent are self-employed. 3 per cent are unemployed and 3 per cent are students. Horsford has a higher proportion of the population who are economically active, 77 per cent, compared to Broadland’s 71.1 per cent and Norfolk’s 68.1 per cent²⁷.

The main employment areas are Horsbeck Way Industrial Estate and Holt Road Industrial Estate. There are other businesses in their individual premises. There are also a growing number of businesses which operate from people’s homes.

According to the Joint Core Strategy, ‘research suggests that the local economy has the potential to provide sufficient jobs to support the level of housing growth proposed’ (within Broadland, Norwich and South Norfolk district). ‘Jobs and employment potential should be a key priority when considering any form of development, especially rural development’²⁸. The Neighbourhood Plan is positive about new business and employment, provided it is on a scale appropriate to a growing rural village. The more job opportunities there are locally, the greater the chances of Horsford being a flourishing and attractive rural village. The Northern Distributor Road has the potential to open up economic opportunities for Horsford.

²⁷ Office for National Statistics Census data, 2011.

²⁸ Joint Core Strategy for Broadland, Norwich and South Norfolk.

Objective 9: To provide sufficient land and buildings to support local economic development.

There is overwhelming support from the community for more shops and cafés within Horsford. Young people, in particular, want more within the village. This would contribute to the vision for Horsford, continuing to be a flourishing attractive rural village. New retail units need to have good pedestrian and cycle access, be near a bus stop and have good parking provision if they are going to be the first choice for shopping by local residents.

As the parish grows, sufficient space within new dwellings and technological requirements must be considered in the planning of new developments and business units, in line with the government's aim for universal broadband across the country. It is recognised that technology has provided greater opportunities for home working than ever before – child minding, hair dressers, chiropody, buying and selling for example. Within Horsford broadband speeds and mobile phone reception needs improvement.

Through community consultation, local residents expressed concern that the existing supermarket and convenience stores are not adequate in size for meeting the needs of the current population, and a new or expanded supermarket is needed as Horsford grows. A new supermarket should not be overly dominant in size, and so needs to be in proportion to the service area of Horsford. The Post Office is an important asset within the community and should be retained.

The following list of businesses relate to the areas on the map overleaf:

1. Church Street: includes Spice of India, Nick Arnull, Church Farm Guest House.
2. Holt Road/Dog Lane junction and Dog Lane: Dog Pub, Hats Franchise, Aerographics, Pronto Joinery, CL Caravan site, Bramley Lakes, Bell Farm Livery, Scott Sheds, Superior Products, Jerry March Funerals.
3. Horsbeck Way: Norfolk China, Aquatics Express, Impact Handling, Warnes Freight, Rubberizeit UK, 3 x Motor Engineers, Anglia Sign Casting, Hong Kong Chinese, Harry Hydro, Exocetus Marine Ltd, Grenville Court, Becklands.
4. Holt Road: Holt Road Garage, Naga Indian TA, Kebab and Pizza, Dental practice.
5. Holt Road: Sargents Store, Coop supermarket, Post Office, Fairview Nursery, Keelers Butchers, Serenity Beauty, Kellys Bakery, Launderette, Fish and Chip shop, Social Club.
6. Holt Road: Pledgers Pharmacy, Brickmakers Public House.
7. Pinelands and nearby businesses: B&H Windows, Norfolk Drywall, Norfolk Precision Engineering, DPD Local, M. Holdings Motor Engineer, Sergeants Auto Trim, ECS Power and Control.
8. Holt Road: All Creatures Healthcare, RPI Engineering.

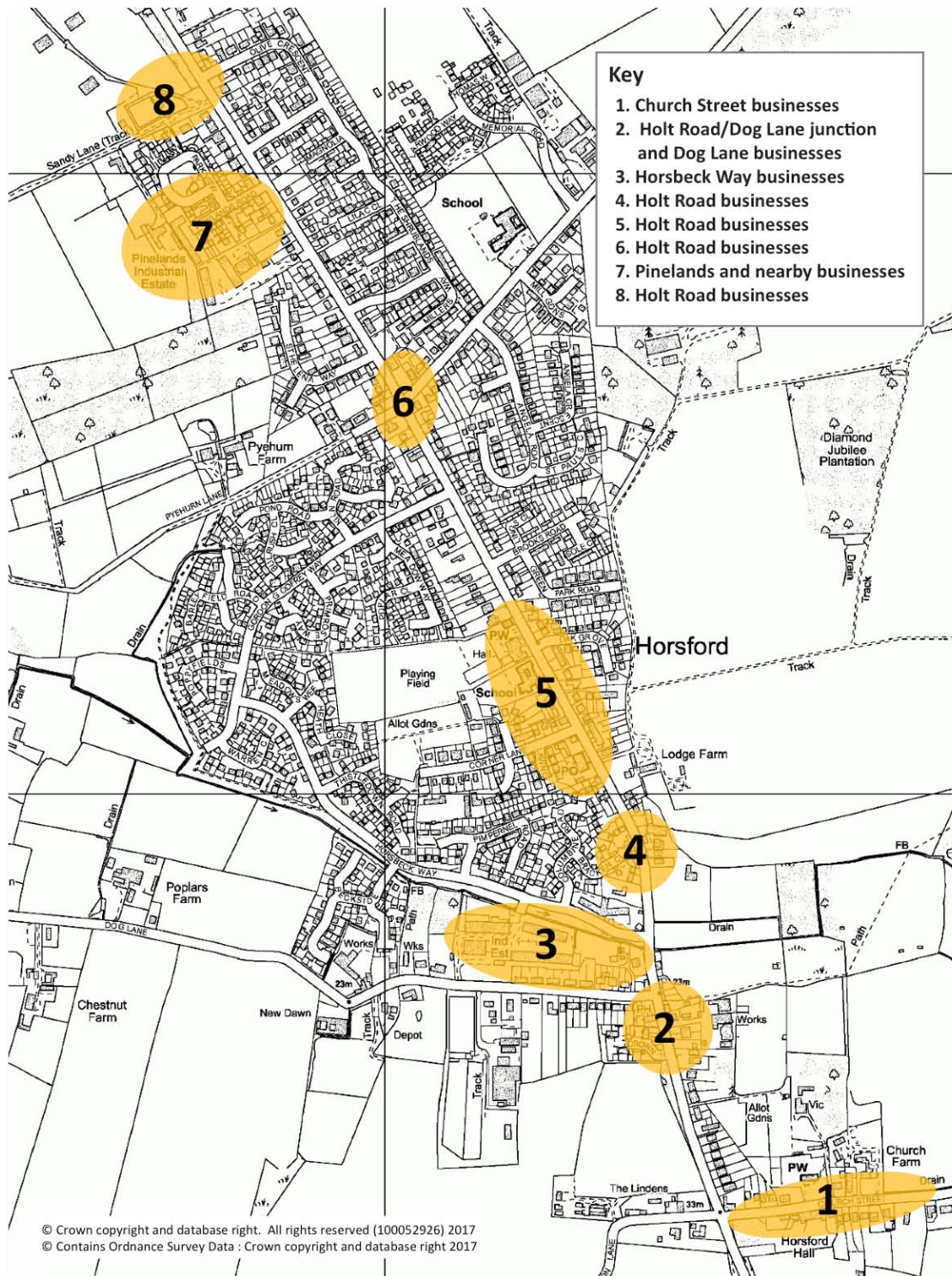


Figure 23 above: Horsford business areas (source: Parish Online with own annotations).

POLICY**BUS1: New businesses**

The Neighbourhood Plan supports planning applications for new businesses and employment that fit within the surroundings and which are appropriate both in scale and environmental impact. The provision of land for new starter units will be encouraged, enabling local employment. Any new business units should enhance pedestrian access, and be linked to cycle ways, be near a bus stop and have good parking provision.

Planning permission for development that enables home working will be encouraged, where it does not conflict with other Development Plan policies. Technology infrastructure (fast broadband and car charging points) should be incorporated into the design of residential developments and business units.

Proposals that seek to retain commercial premises in the parish will be supported. The loss of existing retail premises on Holt Road will be resisted, unless the current use is demonstrably no longer viable. More shops (particularly class A1)²⁹ and more cafés (class A3)³⁰ will be encouraged to locate within the parish, within easy access of housing and employment.

POLICY**BUS2: New or expanded supermarket**

The provision of a new or expanded supermarket or convenience store is encouraged to meet the needs of the parish, and to reduce additional journeys out of the village. This should be in an accessible location for walking and cycling, provide sufficient parking provision, and take advantage of the existing public transport routes.

Objective 10: To enable an economically attractive and viable village.

Townscape is the 'urban form and its visual appearance; the appearance of streets, including the way the components of a street combine in a way that is distinctive to a particular locality'³¹. In the case of Horsford, more could be done to make it a more visually attractive village, along what appears from the Holt Road to be a ribbon development that has grown organically. The Norfolk market towns of Aylsham, Watton and Holt have enhanced the aesthetic qualities of the retail outlets, which have made a difference to regenerating the town centres. Horsford needs to be a shopping destination of choice for residents of the parish and beyond

²⁹ Class A1 is shops and retail outlets.

³⁰ Class A3 is food and drink.

³¹ Cowan R. (2005), 'The Dictionary of Urbanism', Streetwise Press Limited

if it is going to be a sustainable place where people want to live and work into the future.

POLICY

BUS3: Attractive village

Development proposals that respond positively to creating an attractive local townscape and enhance the village's aesthetic qualities will be supported.

Project

- Develop a programme of activity to improve the aesthetic qualities of the village, particularly for the public realm on Holt Road, and existing and new retail units, where possible enhancing the rural feel of the village.



Figure 24: Retail units on Holt Road.

7. Implementation

Delivery of policies and projects

As part of the preparation of a Neighbourhood Plan, Horsford Parish Council and a group of local residents are developing a five-year plan. This will set out how policies are to be addressed and how projects, identified through community consultation, can be delivered locally. This will require the coordinated input of the wider community, the Parish Council and other agencies.

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. New development that creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. 15 per cent is passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is in place, Horsford Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Horsford.



Monitoring the use of the Neighbourhood Plan

It is important to note that further development is likely to take place during the Neighbourhood Plan period 2018-2038. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. It will be the role of the Parish Council to promote and monitor the use of the Neighbourhood Plan for all planning applications.

Updates to the Neighbourhood Plan

The Neighbourhood Plan spans a period of 20 years. It is likely to need reviewing within that timeframe. It will be the role of the Parish Council to update the Neighbourhood Plan.

Appendix

Appendix A: Neighbourhood Plan Steering Group members

- **Kathryn Clarke** – Horsford resident and Parish Councillor.
 - **Peter Hunnam** – Horsford resident and Parish Councillor.
 - **Katrina Johnson** – Horsford resident.
 - **Angela Makinson** – Horsford resident.
 - **Revd Margaret McPhee** – Horsford resident and Rector of All Saints Church Horsford.
 - **Neil Medler** – Horsford resident and Parish Councillor.
 - **Sharon Richardson** – Horsford resident and Horsford Primary School Secretary (Holt Road site).
 - **Adrian Scott (Chair)** – Horsford resident and business owner.
 - **Virginia Sokalsky (Secretary)** – Horsford resident and Parish Councillor.
 - **Dennis Woodcock** – Horsford resident.
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- **Rachel Leggett** – Principal independent consultant for the Neighbourhood Plan.
 - **Emma Harrison** – Independent consultant for the Sustainability Appraisal.
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Appendix B: Horsford Character assessment

Horsford parish character areas, as defined through consultation and by Steering Group members

Horsford parish character areas of development

1. Pinelands

- 2000s residential, mixture of detached and semi-detached, soft red brick and render
- No front gardens, built straight up to path line
- Wide footpaths, parking bays, private off road parking
- Central green space with children's play area
- Small employment area behind residential

2. Mill Gardens

- 1960s residential, mixture of detached and semi detached bungalows. Some roof space and extensions added
- Access from Mill Lane
- Homes set back from road with garages and off road parking. Half homes have backdrop of woodland view

• Lighting over wide footways
3. Butterfly Mill, Memorial Way and side roads • 2015 residential development, mixture of type and tenure • Access from Mill Lane • Narrow paths • Pockets of green space, including central green and play area at entrance to development
4. Probable future development between Mill Lane and Green Lane • 2020s residential • Access from Green Lane
5. Land off Sandy Lane including the chicken farm and Bowls club • Mainly heathland, St Faith's Common • Access from Holt Road, no made up road simply a track • Frontage leased by Horsford Bowls Club on 20 year lease • Farmed fields, some land used as chicken farm • Veterinary surgery at rear of Pinelands estate that forms border
6. Angela Road and side roads • 1960s residential, mixture of detached and semi detached bungalows. Some roof space used and extensions added • Access from Mill Lane • Homes set back from road with garages and off road parking • Half homes have backdrop of woodland view • Lighting over wide footways
7. Gordon Godfrey Estate (including Pond Road) • Early 2000s residential, mixture of detached, semi detached and terraced houses. Each cul-de-sac has several different designs of buildings • Trees, green verges, hedges and hedgerows • Two roads, Horsbeck Way and Gordon Godfrey Way that come off the Holt Road • Cul-de-sacs are linked together by a network of foot and cycle paths, which in turn link with footpaths out of the village. Bus route through the development
8. Crown Hill estate and properties on Crown Hill up to the Indian Restaurant • 2010 properties, residential and commercial, east side of Holt Road consists of semi detached and detached bungalows with chalet bungalows • Access from Holt Road, wide footway on east side with vehicular layby • Undertaker's business, and warehouses • Single track leading to allotments • Indian restaurant
9. Houses along Holt Road from Mill Lane up to and including the recreation ground, allotments and Horsford Primary School (Holt Road site) • Residential and commercial • Main route from Holt to Norwich via NDR • East side bungalows and houses built during 20th Century with large detached houses

built during 1970s. Some flats

- Gardens in proportion to home size with garages and off road parking
- Good side footways both on East and West side of road
- West side are mainly 1950 bungalows built set back from Holt Road
- Chemist, medical centre, Methodist Chapel, Village Hall and early 20th century school. The play field and village hall adjoined by allotments

10. Brooks Road and side roads, including Oak Grove, the old School lode down to the row opposite the Coop supermarket

- Residential 1950 to 1980s
- Brooks Road, side roads and Green Park Road 1930s/1950s are accessed from Holt Road
- Local authority built many homes after WWII, including Brooks Road and Green Park Road with garages
- 1990s further development off Brooks road with single bedroom properties
- Oak Grove built 1980s, chalet bungalows with garages and more off road parking
- Good size footways

11. The Shrublands, including Millers Way, Olive Crescent & Barrett-Lennard Road

- 1970s residential, mixture of detached bungalows, detached houses and semi detached houses
- Accessed from the Holt Road
- Footway lighting
- Some open planned gardens

12. Activity Centre down Dog Lane, including the Scout hut

- Mixture of recent build and 100-year-old properties. The original main street of Horsford on what we now call Holt Road. Caravan sites and farms along lane. End Of Dog Lane is Activity Centre and Scouts HQ
- Rural outlooks expanding as go down the lane, surrounded by green areas and field views
- Some late 20th Century dwellings, well-spaced with large gardens

13. The Green Lane Watering Pit

- Woodland and pits originally used for cattle to drink, situated at eastern end of Mill Lane where it joins Green Lane. An amenity area with picnic table and area to study nature
- Un made-up road

14. Corner Lane to roundabout south of village

- Main route from Holt to Norwich, busy road. Pavements on both sides, but only one side from Dog to Spice of India
- New Row, approximately early 1900s, is terraced housing with parking at rear. Also farm house and various businesses
- Mainly bungalows going up Crown Hill
- Dog public house was originally centre of the village with the Old Post Office opposite.
- Hors stream flows under the road beside the junction of Horsbeck Way



Horsford Neighbourhood Plan
www.horsfordplan.wordpress.com