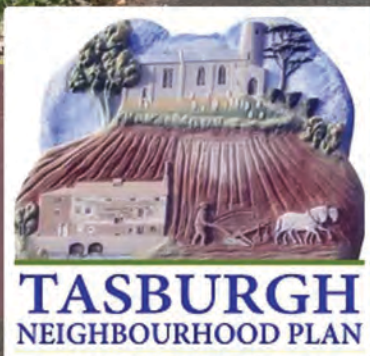


# Tasburgh Neighbourhood Plan 2023-2038



Submission DRAFT  
July 2023



If you would like this document in large print  
or in another format please contact  
Tasburgh Parish Council,  
[tasburghpc@btinternet.com](mailto:tasburghpc@btinternet.com)



# Contents

---

	Page
1. Introduction	6
2. The Tasburgh parish	10
3. How the Plan was prepared	17
4. Vision and objectives	23
5. Policies and projects	25
6. Environment and landscape	27
• TAS1: Natural assets	
• TAS2: Local Green Spaces	
• TAS3: Important local views	
• TAS4: Climate change, flood risk and surface water drainage issues	
• TAS5: Dark skies	
7. Development and design	50
• TAS6: Design guidelines and codes	
• TAS7: Housing location, pattern and scale	
• TAS8: Housing mix	
• TAS9: Land north of Church Road and west of Tasburgh school	
• TAS10: Business development and digital connectivity	
8. Heritage	73
• TAS11: Historic core and Non-designated Heritage Assets	
9. Access and connectivity	83
• TAS12: Public Rights of Way, footpaths and cycleways	



10. Community Infrastructure	88
• TAS13: Existing and new community infrastructure	
• TAS14: The Village Hall site	
11. Community action projects	96
12. Implementation	97
Appendix	100
A: Neighbourhood Plan Advisory Group members	
B: Tasburgh Character Appraisal	
C: Justification of Local Green Space justification	
D: Justification of Non-designated Heritage	
E: Glossary	







**LOWER  
TASBURGH**

**CHURCH  
ONLY**

**UPPER  
TASBURGH**



# 1. Introduction

---

- 1.1 The Tasburgh Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 15-year period, 2023-2038. It is the first planning document put together by Tasburgh, differing from the Parish Plan produced by Tasburgh residents (published in 2009). Once the Neighbourhood Plan is 'made', it will form part of the development plan. South Norfolk Council will use it to help to determine planning applications. Tasburgh Parish Council will also use the Neighbourhood Plan to respond to planning applications.
- 1.2 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.<sup>1</sup> The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Tasburgh Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and businesses, as well as desk research.
- 1.3 Commissioned by Tasburgh Parish Council, the Tasburgh Neighbourhood Plan has been developed by an Advisory Group of local residents (see Appendix A for Advisory Group members), made up of Parish Councillors and other interested residents.

---

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

1.4 The aims for the Neighbourhood Plan are as follows:

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

- Engage the whole community in the development of the Plan.
- Enable Tasburgh residents to influence and shape new development.
- Allow the village to develop sensitively, in terms of size, identity, location, design, heritage, amenities, green spaces and the environment.
- Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.

1.5 The Tasburgh Neighbourhood Plan is not a means of stopping development; it is there to ensure that any development takes place in an appropriate way for the area. Once adopted, the Plan will become a statutory planning policy document, as part of the development plan for the Neighbourhood Area (which will also include adopted Local Plan documents). The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of any development is anticipated and planned for in Tasburgh.

### Accompanying supporting documents

1.6 The Tasburgh Neighbourhood Plan will be submitted for independent examination, accompanied by the following documents:

- **The Tasburgh Design Guidance and Codes** – a supporting document outlining a set of guidance and codes on how to design the physical environment of Tasburgh (produced by AECOM in coordination with the Neighbourhood Plan Advisory Group).
- **Basic Conditions Statement** – showing how the Tasburgh Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
- **Consultation Statement** – showing the consultation process employed in the production of the Tasburgh Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the Neighbourhood Planning General Regulation 2012 have been satisfied.

- **Strategic Environmental Assessment Screening Report** – to determine whether the Tasburgh Neighbourhood Plan requires a full Strategic Environmental Assessment.
- **Habitat Regulation Screening Report** – to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.
- **Tasburgh Housing Needs Assessment** – an assessment of housing need at the Neighbourhood Area level (produced by AECOM).
- **Tasburgh Neighbourhood Plan data profile** – part of the evidence base for the Plan to inform the development of Neighbourhood Plan policies, drawing together relevant information from a range of sources and existing documents.







## 2. Tasburgh parish

### Location and population

- 2.1 In May 2020, Tasburgh Parish Council submitted a Neighbourhood Area application to South Norfolk Council. The designated area is the whole civil parish, in accordance with Regulation 5A of the 'Town and Country Planning, England - Neighbourhood Planning (General) Regulations 2012'. South Norfolk Council confirmed the designation and the Parish Council is the relevant body for preparing the Neighbourhood Development Plan. The designated Neighbourhood Plan boundary is shown below, figure 1.

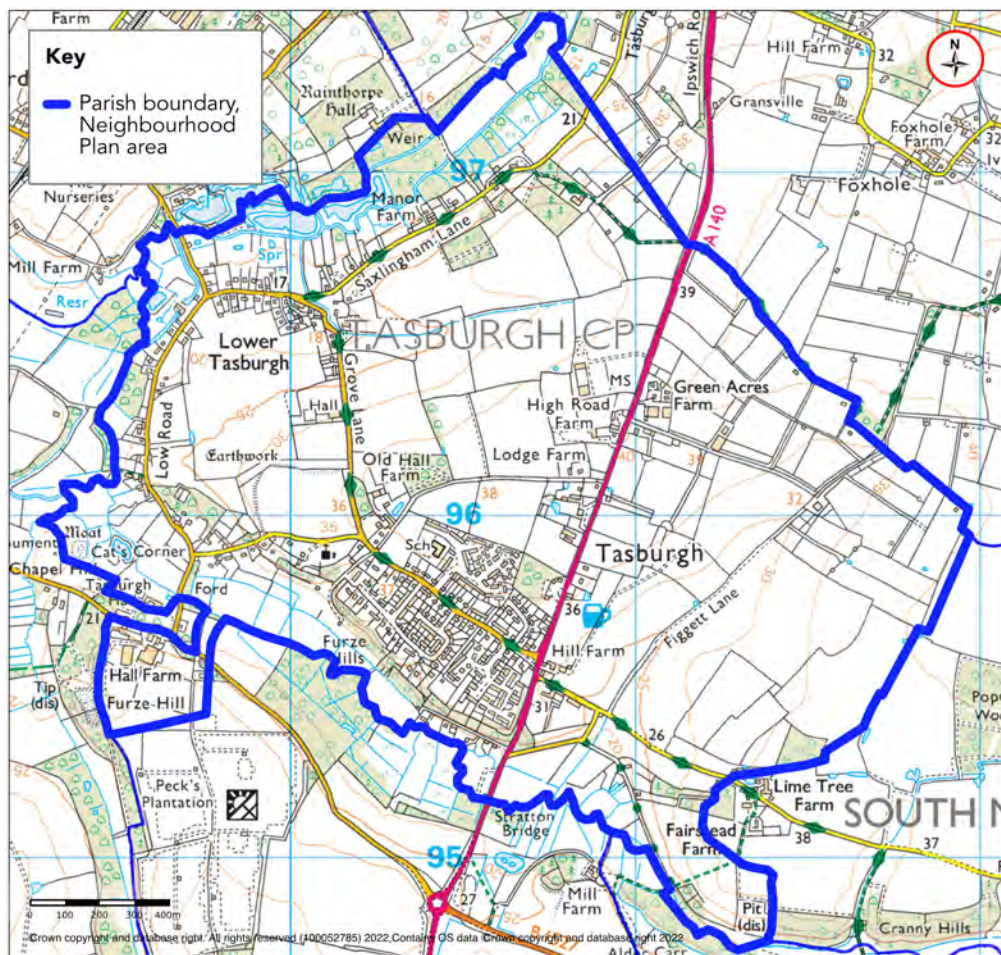


Figure 1: Tasburgh parish, the Neighbourhood Plan area (source: Parish Online with own annotations). The blue line denotes the Neighbourhood Area, which is the same as the parish boundary.



- 2.2 The parish of Tasburgh is within the administrative area of South Norfolk and is part of the Hempnall electoral ward. The civil parish of Tasburgh covers an area of 3.71 km<sup>2</sup> (1.43 square miles). Tasburgh is 15.9 km (9.8 miles) south of Norwich.
- 2.3 The usual resident population of Tasburgh parish was 1149 in the 2011 census. The population was 49.5 percent male and 50.5 percent female. The 2021 Census data for Tasburgh gives it a population of 1102, indicating population decline of 47 individuals (-4 per cent) since 2011. Please note, at the time of writing, comprehensive data from the Census 2021 at the localised level will not be available until later in 2023.

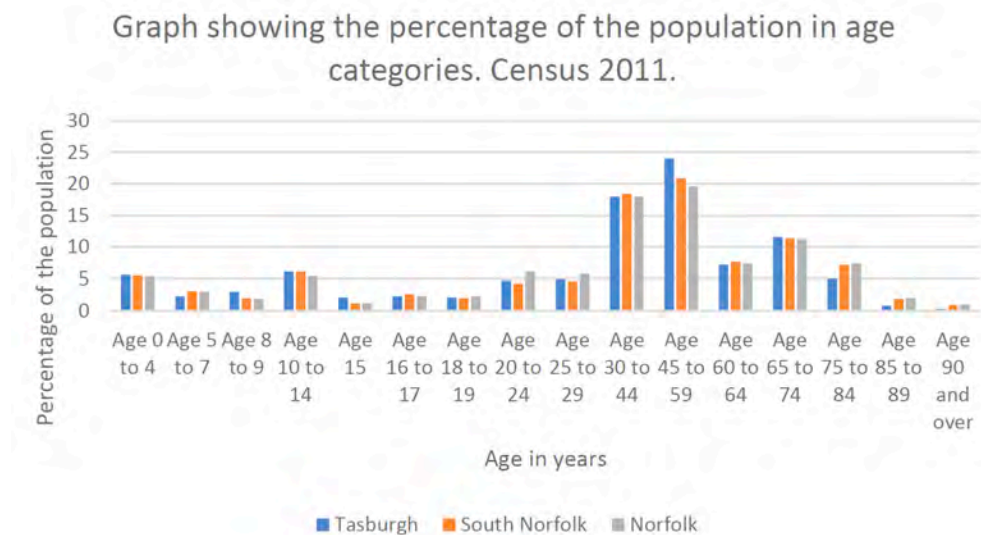


Figure 2: Graph showing the percentage of the population in age categories, Census 2011.

- 2.4 There has been some development in Tasburgh since 2011, with completions data provided by the South Norfolk Council showing 11 new dwellings delivered, indicating a current total of 474 dwellings. South Norfolk Council's data indicates that no Affordable Homes have been delivered in the Parish since 2011.<sup>2</sup>

<sup>2</sup> Tasburgh Housing Needs Assessment, January 2023 (AECOM).

## History

- 2.5 The parish of Tasburgh is pronounced taze-bruh. The villages name means 'Taesa's fortification' and could also be interpreted as 'pleasant/convenient fortification'.
- 2.6 Tasburgh is referred to in the Domesday Book of 1086 as Taseburc or Tasburch, and there have been many suggestions as to the origin of the name. 'Burgh', being the Anglo-Saxon word for a fortified settlement, refers to the hill fort enclosure in the centre of the village but the origin or meaning of Tas is not certain. The obvious link is to the name of the river which forms the north-western boundary of the parish, but some have put forward a theory that there was a local leader by the name of Taese whose fortified settlement it was. Current thinking however seems to favour a derivation from the Old English word 'tease' meaning convenient, advantageous or pleasant.<sup>3</sup>
- 2.7 For centuries the village was a largely self-supporting rural community, and a comparison with the Tithe Apportionment Map of 1840 shows that a hundred and twenty years later little had changed in terms of its buildings, apart from some pre and post-World War II council houses, but by 1960 much had in fact changed. Over the previous century the population had declined by a quarter to just 343 people including children, most of the shops, pubs and trades had closed and there were so few children that the village school was facing closure.
- 2.8 After several attempts, planning permission was finally granted in 1961 for 56 new houses to be built to the south of Church Road, and further building, almost all in the upper part of the village, continued for the next fifty years. As a result, the population tripled with a new school and numerous activities. The three remaining key physical features are the river and its valley, the hill fort enclosure and the roads. Each of these has had an influence on the development of the village.

## Spatial and strategic policy context

- 2.9 Every local planning authority in England has to prepare a Local Plan, which includes all of the local planning policies for that area and identifies how land

---

<sup>3</sup> Ben Goodfellow, Tasburgh resident, January 2023.



is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Tasburgh to add detail specific to the area.

- 2.10 The NPPF was published in March 2012 and revised in July 2021. It sets out the Government's planning policies for England and how these should be applied.
- 2.11 The 'Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) is the current key planning policy document for the sub-regional Greater Norwich area. It forms part of the Local Plan for the districts of Broadland, Norwich and South Norfolk, setting out the broad vision for the growth of the area and containing strategic policies for the period up to 2026.
- 2.12 JCS Policy 15 identifies Tasburgh parish 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. Tasburgh may also be considered for additional development, if necessary, to help deliver the 'smaller sites in the Norwich Policy Area' allowance (JCS Policy 9).
- 2.13 The Greater Norwich Local Plan (GNLP) will supersede the JCS and is anticipated to be adopted in 2024. The Tasburgh Neighbourhood Plan goes beyond the plan period for the JCS, to the same end date of the emerging GNLP (2038). Like the JCS, the GNLP will include strategic planning policies to guide future development and plans to protect the environment. It will look to ensure that delivery of development is done in a way that promotes sustainability and the effective functioning of the whole area. Tasburgh will also be covered by the 'South Norfolk Village Clusters Housing Allocations Plan' (see below).



Figure 3: Spatial and strategic policy context: relationship between the NPPF, JCS, emerging GNLP, and the Tasburgh Neighbourhood Plan (source: own diagram).

### South Norfolk Village Clusters Housing Allocations Plan

- 2.14 At the time of writing, the ‘South Norfolk Village Clusters Housing Allocation Plan’ (VCHAP) was published for public consultation between 23<sup>rd</sup> January and 6<sup>th</sup> March 2023, under Regulation 19 of the Town and Country Planning (Local Planning) (England). The VCHAP has been developed alongside the Greater Norwich Local Plan (GNLP) and in accordance with Government's national planning policies and guidance. The Plan allocates a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters in South Norfolk, to accommodate at least 1,200 new homes in total. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated<sup>4</sup> (see figure 4). Following its independent examination, the VCHAP is expected to be finalised and adopted later in 2023.
- 2.15 The preferred site in the VCHAP is ‘Policy VC TAS1: North of Church Road, 1.2ha of land allocated for approximately 25 dwellings. Further information is in Chapter 7. The Tasburgh Neighbourhood Plan does not add any further sites for allocation.

<sup>4</sup> South Norfolk Village Clusters Housing Allocations Plan (Reg 19 Pre-submission Draft), <https://southnorfolkandbroadland.oc2.uk/document/12> (accessed 24.01.23).



## Settlement Limits

- 2.16 The emerging Village Clusters Housing Allocations Plan states, 'The Settlement Limit is fragmented. In Upper Tasburgh the Settlement Limit incorporates the main built-up area. The existing Settlement Limit in Lower Tasburgh has been restricted to development that is best located to access the available services. A small extension to the Settlement Limit in Lower Tasburgh has been drawn to incorporate the four dwellings approved by planning permission 2018/0290 as well as the adjacent properties. The revised Settlement Limit extends to (but excludes) the wildlife amenity area.<sup>5</sup> The Tasburgh Neighbourhood Plan does not seek to alter the proposed Settlement Limits.

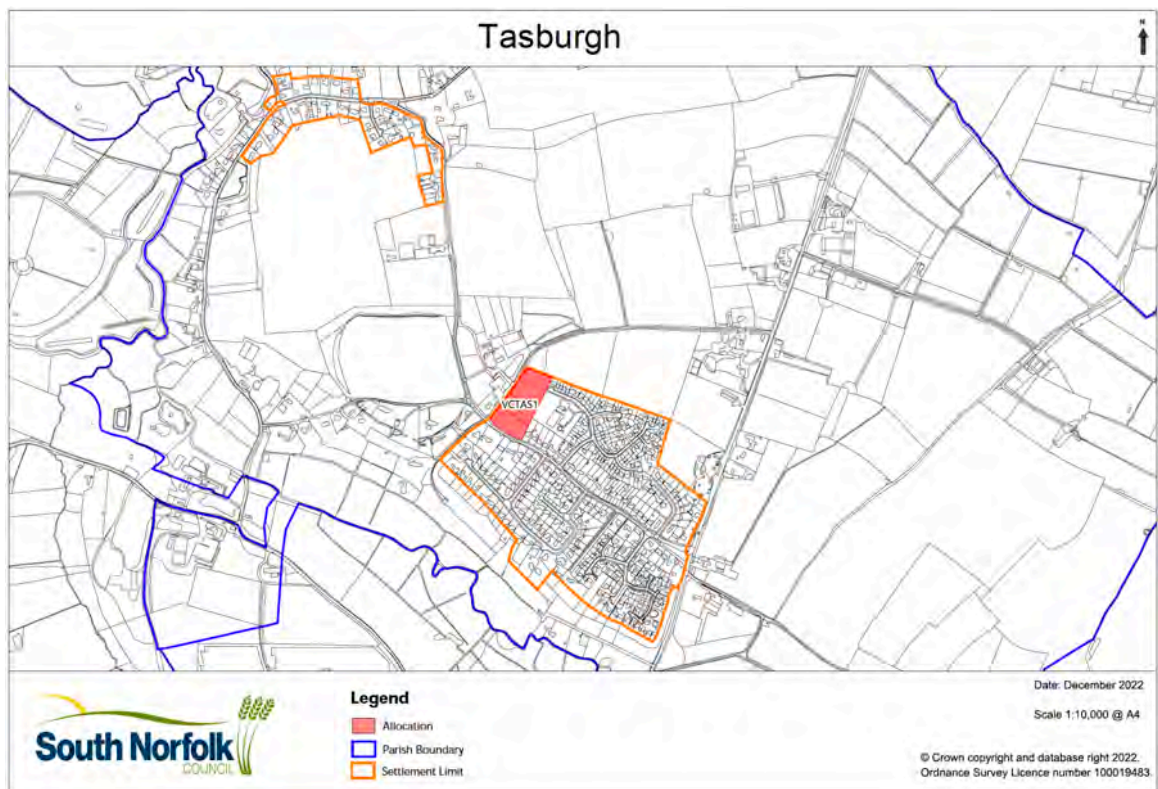


Figure 4: South Norfolk Village Cluster Housing Application Preferred Sites Plan for Tasburgh (source: South Norfolk Village Cluster Housing Allocations Plan (Reg. 19 Draft)).

<sup>5</sup> South Norfolk Village Clusters Housing Allocations Plan (Reg. 19 Draft), <https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1772> (accessed 24.01.23).





### 3. How the Plan was prepared

- 3.1 The Neighbourhood Plan Advisory Group has prepared the Plan with support from a team of independent consultants under Rachel Leggett & associates. The Advisory Group started the process in May 2020 when the Neighbourhood Area was designated. Figure 5 below outlines the process the Advisory Group have been through and the associated timescales. It should be noted that Covid 19 added significant delays in the originally anticipated timeline.

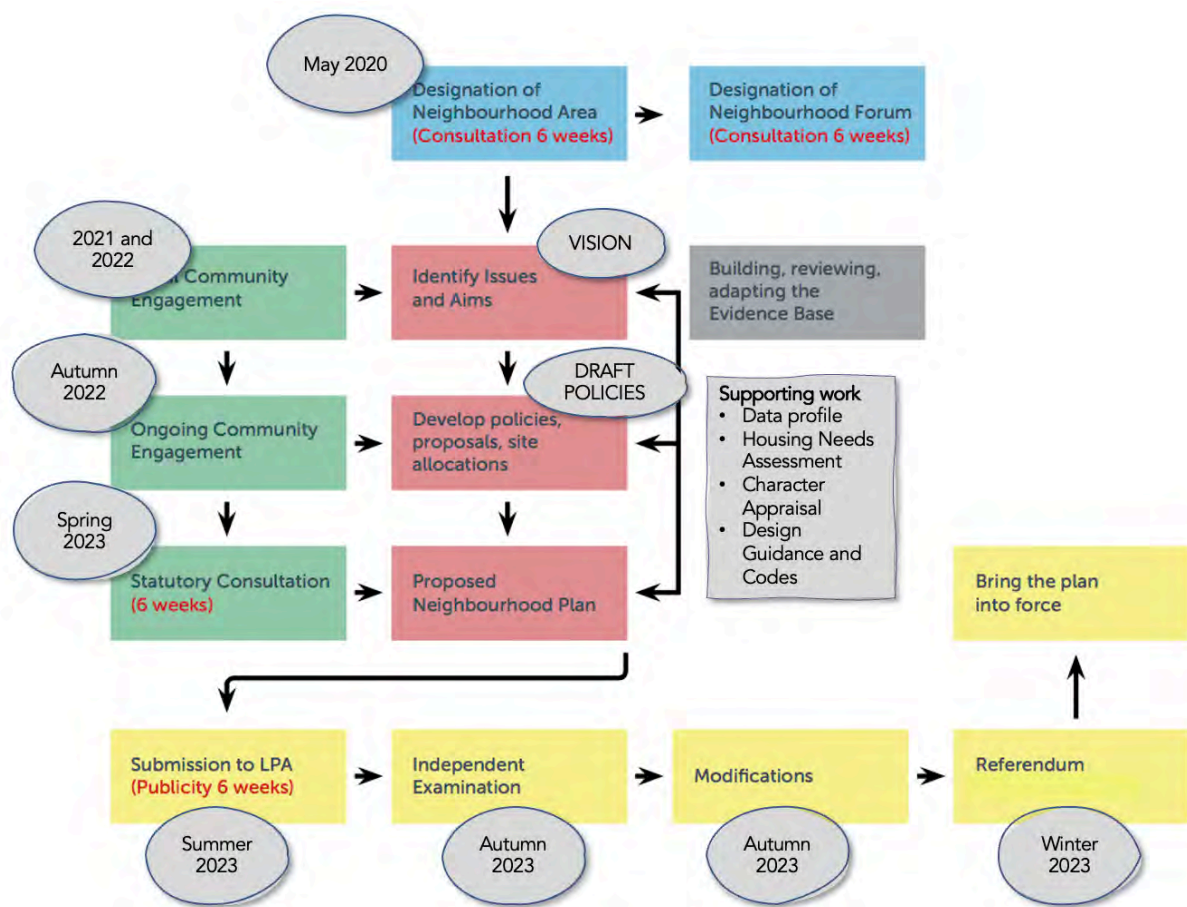
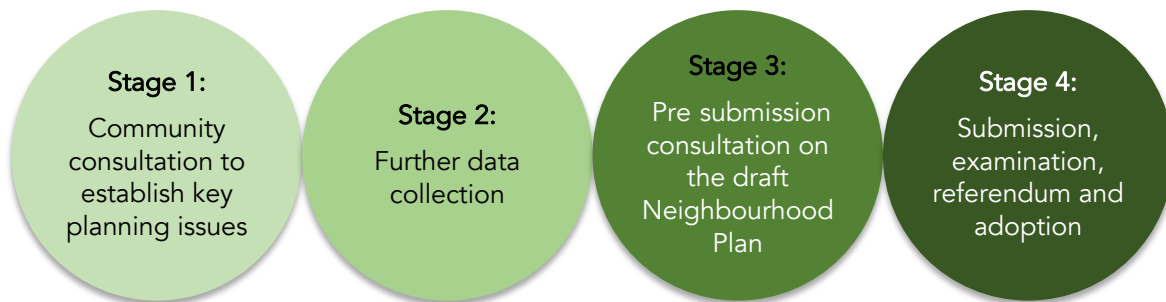


Figure 5: Process of producing the Tasburgh Neighbourhood Plan (source: Locality guidance, with own annotations).

- 3.2 The Plan has been commissioned by Tasburgh Parish Council. Most of the funding has come from a central government Locality grant, with the remainder coming from a South Norfolk Council grant for Neighbourhood Plans and Tasburgh Parish Council.

### Community engagement and consultation

- 3.3 Below is a summary of each of the four community engagement and consultation stages.



#### Stage 1: Community consultation to establish key planning issues (December 2020 to March 2022)

- **Household survey** (December 2020): with agreement from Tasburgh Parish Council, the Neighbourhood Plan Advisory Group delivered a short questionnaire to residents. It was made available online through Survey Monkey and in paper form delivered with the December 2020 Quarterly parish magazine. A total of 81 people responded online and a further 18 on paper. 80 per cent of respondents lived in Upper Tasburgh and 20 per cent in Lower Tasburgh.
- **Drop-in event 1** (26<sup>th</sup> September 2021): Neighbourhood Plan community event to clarify which policy issues the Neighbourhood Plan Advisory Group should pursue and to make comments on the draft vision.
- **Drop-in event 2** (13<sup>th</sup> March 2022): Neighbourhood Plan update event to report on progress, share analysis of views from the previous event, draft vision and draft objectives.

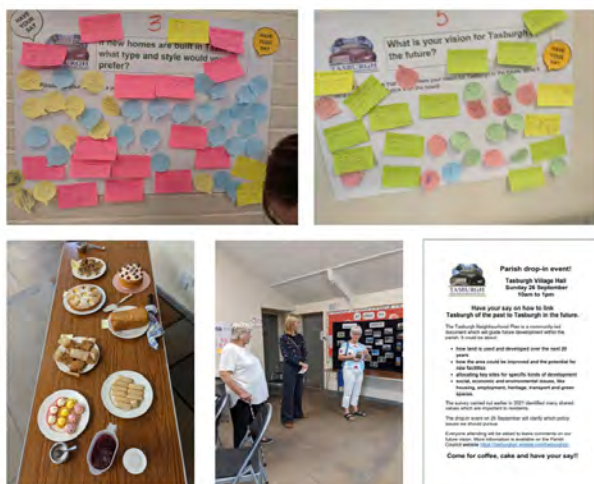


Figure 6: Drop-in event 1, September 2021 (source: own).





Figure 7: Drop-in event 2, March 2022 (source: own).

## Stage 2: Further data collection (Autumn/Winter 2022)

- **Tasburgh Neighbourhood Plan Data Profile** (completed November 2022): part of the evidence base for the Plan to inform the development of policies, drawing together relevant information from a range of sources and existing documents.
- **Character Appraisal**: detailed description of the character of the parish (Appendix B), undertaken by the Advisory Group.
- **Housing Needs Assessment** (completed January 2023): an independent assessment of housing needs for the parish, undertaken by AECOM, used to inform policy writing.
- **The Tasburgh Design Guidance and Code** (completed March 2023): undertaken by AECOM, to support the Neighbourhood Plan policies.
- **Assessment of Local Green Spaces and Non-designated Heritage Assets** (completed December 2022): an assessment undertaken by the Neighbourhood Plan Advisory Group (Appendix C and D).

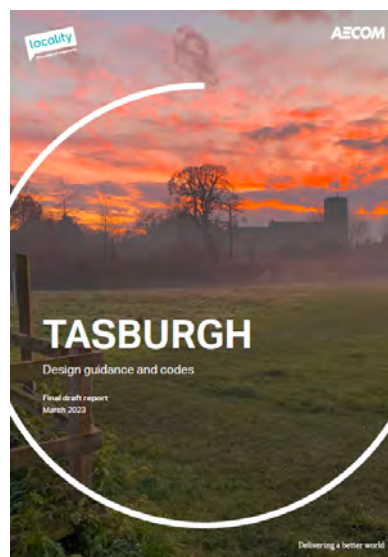
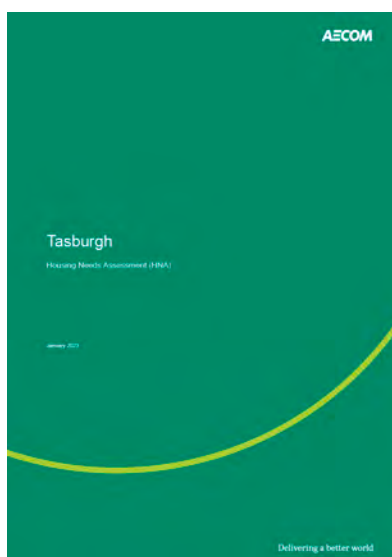


Figure 8 left: Tasburgh Housing Needs Assessment (January 2023).

Figure 9 right: Tasburgh Design Guidance and Codes (March 2023).

### Stage 3: Pre submission consultation on the draft Neighbourhood Plan (regulation 14) (Spring 2023)

- **Draft Neighbourhood Plan** out for pre-submission consultation (from 23<sup>rd</sup> March to 12<sup>th</sup> May). Sent to statutory agencies and available for residents to comment.
- **Consultation launched with an exhibition** on 23<sup>rd</sup> March 2023. Neighbourhood Plan to be found online at <https://tasburghpc.wixsite.com/tasburghpc/neighbourhood-plan> or in Tasburgh Village Hall and St Mary's Church.



Figure 10: Publicity for pre-submission consultation.



Figure 11: Exhibition on pre-submission draft Neighbourhood Plan, March 2023 (source: own).



#### Stage 4: Submission, examination, referendum and adoption (Summer/Autumn 2023)

- **Modifications** following pre-submission consultation.
- **Submission** of the Neighbourhood Plan to South Norfolk Council with supporting documents (July 2023).
- **Examination**, Autumn 2023.
- **Referendum and adoption**, Winter 2023.

#### Communication

- 3.4 The following methods of communication have been used throughout the Neighbourhood Plan process:
- Tasburgh Quarterly and Church News parish newsletter, article on latest news
  - Parish Council website, <https://tasburghpc.wixsite.com/tasburghpc/neighbourhood-plan>
  - Tasburgh Times facebook page
  - Articles in the Preston CE VC Primary School newsletter
  - Banners
  - Posters
  - Leaflets
  - Paper survey and a survey monkey online





## 4. Vision and objectives

---

- 4.1 The Neighbourhood Plan vision is an overarching statement describing what Tasburgh should be like at the end of the Plan period, 2038.
- 4.2 The 2021 Neighbourhood Plan survey found that people like living in Tasburgh because it is a beautiful quiet setting, full of friendly people and with easy access to bigger places. The word village was mentioned alongside, community, friendly, happy, self-contained, all embracing, small, rural, quiet, pleasant, safe, secure, attractive ancient, good integration between upper and lower Tasburgh, relaxed village atmosphere, safe and secure village for our children to grow up in, just about hanging on to its character, always been quite sociable, like the lack of streetlamps. Overall residents highly valued the village community spirit and friendly atmosphere. For many it has been their home for more than 40 years and that of family before them.
- 4.3 The vision sets out what Tasburgh residents wish their parish to be like in 15 years' time. It was drafted in response to early consultations and then finalised through further liaison with residents. The vision attempts to capture what is unique about Tasburgh parish now, whilst looking ahead 15 years to what it will be.

### VISION

Tasburgh will continue to be a safe, cohesive, community orientated village with accessible and well-used village amenities. It will be well connected for pedestrians and cyclists. Any development will reflect current and future housing needs and be environmentally sustainable. Our local heritage assets will be recognised, and designated greenspaces will be protected.

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

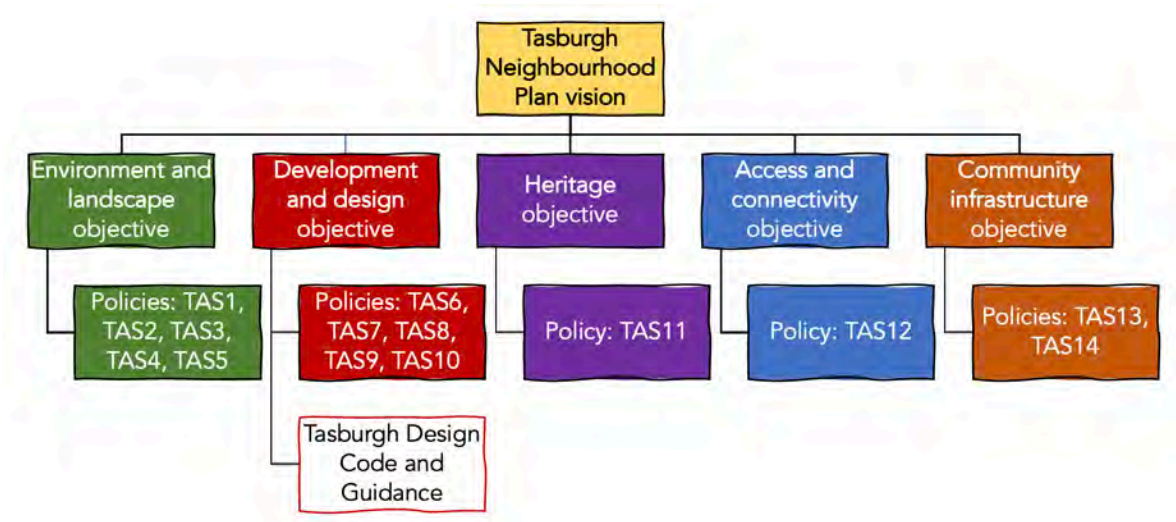


Figure 12: Structure of the Tasburgh Neighbourhood Plan (source: own).

## Objectives of the Neighbourhood Plan

- 4.5 The objectives of the Neighbourhood Plan are broad statements of intent, there to help deliver the vision and address key issues in Tasburgh:

### Environment and landscape

- **Objective 1:** To protect and enhance the rural character of Tasburgh and its green and open spaces, whilst adapting to climate change.

### Development and design

- **Objective 2:** To support future development that reflects local need, which is well designed, suitably located and environmentally sustainable. Development should complement the character of Tasburgh and provide a mix of styles and tenure to suit residents' needs.

### Heritage policy

- **Objective 3:** To recognise and protect Tasburgh's heritage assets.

### Access and connectivity policy

- **Objective 4:** To encourage safer walking, and connected foot and cycle ways through the Parish.

### Community infrastructure policies

- **Objective 5:** To enable a range of suitable amenities which benefit the whole community.



## 5. Policies and projects

---

- 5.1 The Neighbourhood Plan is first and foremost a land use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research, which provide the justification and evidence base for them.
- 5.2 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>6</sup>.
- 5.3 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidance and reference to strategic plans. This is set out before each of the policies.

### Policies in the Neighbourhood Plan

#### Environment and landscape policies

- TAS1: Natural assets
- TAS2: Local Green Spaces
- TAS3: Important local views
- TAS4: Climate change, flood risk and surface water drainage issues
- TAS5: Dark skies

#### Development and design policies

- TAS6: Design guidelines and codes
- TAS7: Housing location, pattern and scale
- TAS8: Housing mix
- TAS9: Land north of Church Road and west of Tasburgh school
- TAS10: Business development and digital connectivity

#### Heritage policy

---

<sup>6</sup> Tony Burton, Writing Planning Policies, Locality.

- **TAS11:** Historic core and Non-designated Heritage Assets

#### Access and connectivity policy

- **TAS12:** Public Rights of Way, footpaths and cycleways

#### Community infrastructure policies

- **TAS13:** Existing and new community infrastructure
- **TAS14:** The Village Hall site

### Tasburgh Design Guidance and Codes

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

### Community action projects

- 5.5 As expected, during consultation the local community identified a number of projects that fall outside the remit of planning policy. These are projects that are unlikely to be addressed through development alone but support the aims of this Neighbourhood Plan. These are called 'community action projects' and are found in chapter 11. Community action projects will be taken forward outside the Neighbourhood Plan process. The list is not exhaustive.





## 6. Environment and landscape policies

---

**Objective 1:** To protect and enhance the rural character of Tasburgh and its green and open spaces, whilst adapting to climate change.

- 6.1 The National Planning Policy Framework, paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by [the following are relevant to Tasburgh]:
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.
- 6.2 The 2021 Neighbourhood Plan survey found ‘countryside’ was a common answer to ‘what do you like most about living in Tasburgh?’. Residents were appreciative of *the local area, citing: great countryside; open green spaces;*

*good walks; space to walk dog; love the allotments; countryside walks; heritage field; meadows; playground; I love the countryside and the mix of houses; clean air; the scenery; clean air and countryside; living in a rural area with river nearby; quiet lanes; green spaces to enjoy; wildlife and birdlife; peaceful and beautiful spaces; green space.*

- 6.3 Residents were also asked 'what don't you like about Tasburgh?' Respondents stated: *lack of valuing and access to nature; let's not become overrun with packed in new houses; not enough green spaces and access to countryside and access to it.* This chapter of the Neighbourhood Plan reflects the views of the local community.

### Landscape character

- 6.4 The South Norfolk Local Landscape Designation Review 2012, identifies the parish of 'Tasburgh as A1 Tas Rural River Valley' and 'B1 Tas Tributary Farmland'. Full information can be found in the Tasburgh Data Profile.

- 6.5 The description of A1 Tas Rural River Valley is:  
**Location and Boundaries:** *The Tas Rural River Valley runs in an approximately south to north direction through the heart of the Norwich Policy Area from Tasburgh in the south to the Norwich Southern Bypass in the north. Most of the character area is within the Norwich Policy Area with a small part extending to the Rural Policy Area. The boundaries are defined topographically, in relation to the top of the valley sides and roughly follow the 30m contour, except where human influences have caused a distinct change in character. For example, in the lower part of the valley the A140 defines the boundary on the west side as the road creates a clear division on the upper valley side.*

*The key characteristics of the Tas Rural River Valley are:*

- *Distinct, moderately wide simple valley form with medium-scale clearly defined flat valley floor, shallow side slopes and adjoining smaller-scale tributary valleys.*
- *Less enclosed than some other valleys with a feeling of exposure and openness and some long views within the valley but restricted external views.*
- *River alternately visible and hidden marked by sparse waterside vegetation including reed filled ditches and narrow woodland belts. The flat, wide, green valley floor is a distinctive feature.*



- A large number of attractive fords and small bridges occurring at regular intervals along the river and side tributaries.
- Pastoral valley floor with cattle grazing and distinctive willow pollards lining the water courses on the valley floor.
- Upper tributary valleys of great ecological richness and importance, including areas of fen, marsh and unimproved wet and neutral grassland.
- Fragmented woodlands and shelterbelts on the valley sides creating a wooded fringe to much of the valley interspersed with more open areas of arable land.
- Presence of historic earthworks including Scheduled Ancient Monuments, including the large highly visible defensive earthworks of Venta Icenorum and the earthworks at Tasburgh.
- Sparsely settled character with buildings clustered around fording points and at the top of the valley sides.
- Characteristic vernacular buildings particularly notably including weatherboarded mill houses and Dutch gable ends.
- Presence of a small number of distinctive halls and parkland including English Heritage listed parkland at Rainthorpe Hall.
- Network of narrow peaceful rural lanes throughout the valley including sunken lanes.
- A more disturbed character in the north of the area due to the influence of pylons, railway and roads.
- Role in dividing and defining east and west of South Norfolk District.

6.6 The description of B1 Tas Valley Tributary Farmland is:

**Location and Boundaries:** The Tas Tributary farmland is a large area of land encompassing the Tas River Valley character area. Located in the heart of South Norfolk, it lies at an elevation of between about 30m AOD and up to 50m AOD. The character area is bounded to the north, south and west by surrounding Plateau areas. To the east the character area adjoins Chet Tributary Farmland and Waveney Tributary Farmland. The character area lies within the Rural Policy Area with a small portion to the north lying within the Norwich Policy Area.

The Key Characteristics of the Tas Tributary Farmland are:

- Open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features.

- *Large open arable fields of cereal, sugar beet and occasionally sweetcorn.*
- *Framed open views across the countryside and into adjacent character areas.*
- *Small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which add variety to and create intimacy within the landscape.*
- *Damp grasslands of ecological importance located within the tributary valleys.*
- *Scattered remnant hedgerow trees, particularly oak, sometimes including intact avenues lining the roads or marking former, denuded, field boundaries.*
- *Transportation corridors including main connecting roads.*
- *Network of recreational footpaths.*
- *Ditches, low banks and wide grass verges associated with the network of rural roads.*
- *Settlement characterised by a small number of large villages including... Long Stratton - with smaller hamlets, scattered farmhouses and agricultural buildings.*
- *Mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.*

## **Agricultural land**

- 6.7 The Agricultural Land Classification system forms part of the planning system in England and Wales. It classifies agricultural land in five categories according to versatility and suitability for growing crops. The majority of land in Tasburgh parish is Grade 3, with some Grade 4. Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land, and enjoy significant protection from development. Grade 4 and 5 are described as poor quality agricultural land and very poor quality agricultural land.



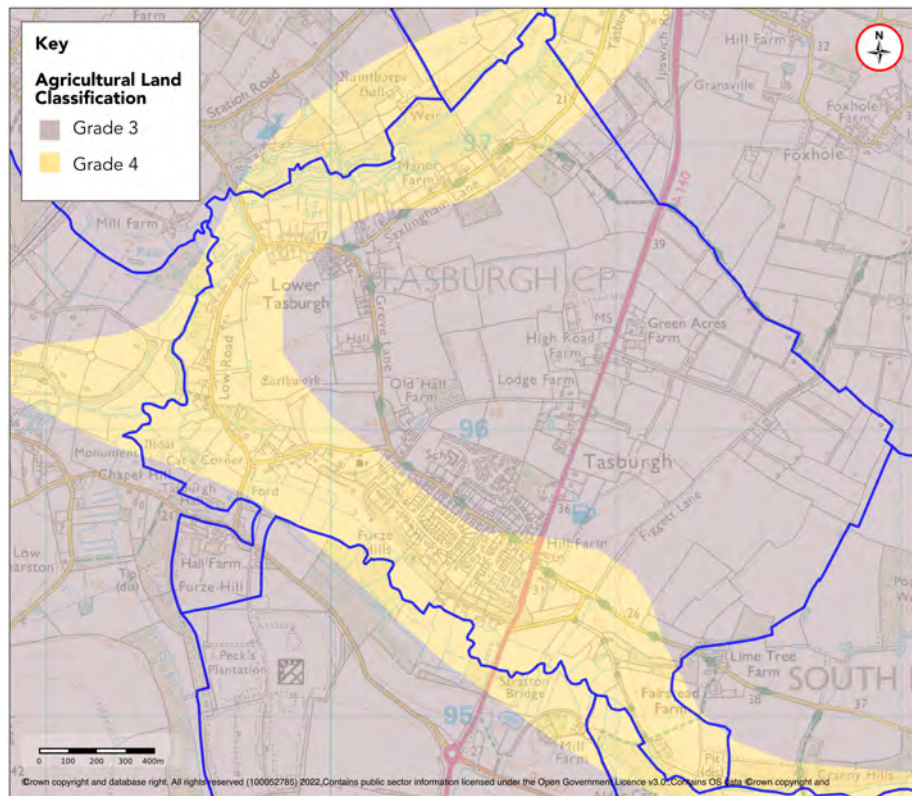


Figure 13: Agricultural Land Classification (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

- 6.8 As in most rural villages, farming was for centuries the beating heart of life in Tasburgh, providing not only a living for the farmers and employment for many labourers, but also directly supporting trades such as milling and malting, the blacksmith and the wheelwright, and indirectly the shops and pubs used by village residents. However, not all the money that farming generated stayed in the village because much of the land was owned not by the farmers but by landlords, many of whom were outside investors. Indeed Tasburgh's Tithe Apportionment Award of 1840 shows that Alexander Campbell who lived in Great Plumstead owned and rented out a total of 411 acres to five different tenants, and that the only farms in the village which were not then tenanted were Elm Farm and Hall Farm, belonging to Commander Gwyn of Tasburgh Hall, and he could hardly be described as a working farmer! Between the two of them they owned well over half of all the land in the parish but there were also smaller, resident investors such as Henry Buck who built The Firs and subsequently purchased the tenanted Limes Farm and Cottage Farm, and whose father had owned a small farm, now White Horse Cottage, which was also rented out.

- 6.9 In early medieval times almost all of the land would have been owned by the Lords of the Manor, and under the feudal system of farming villagers would have rented strips of land in the open fields and grazed their livestock on the common lands, which in Tasburgh lay mainly along the flood plain between Low Road and the river Tas. In those days the type of agriculture being practised was much more influenced by soil types than it is today. In the north and west of the county the light soils were easily tilled for corn, while the extensive heaths favoured wool production; great landowners made fortunes from exploiting such natural resources and they tended to inhibit the rise of any middle ranking or yeoman farmer class.
- 6.10 By contrast the heavy clay lands of South Norfolk were more difficult to cultivate, and as a result villages here tended to have weaker or absentee lords because mixed farming with much dairying rarely led to accumulations of any great wealth or power. It did however enable the emergence of a yeoman farming class who were able with the lord's permission to consolidate and enclose strips in the open fields and thereby enjoy a reasonably prosperous standard of living. In Tasburgh the clay lands are concentrated in the north and east of the parish whilst the better drained and more easily cultivated land lay along the sides of the river valley. It was by no accident therefore that from the 16th century onwards yeomen began to build their distinctive timber framed farmhouses along Saxlingham Lane and Low Road, being the boundary between access to water, and grazing for their livestock along the river, and their land holdings in the former open fields on the side of the valley, such as Burrfeld, the Borough Field, which ran up to the plateau of the hill fort.
- 6.11 Over the next three hundred years there was little change, and in the 1950s there were still eight farms spread along the lower part of the village, with another six in upper Tasburgh. Some, such as Bridge End Farm with just six acres or Lime Tree Farm, had shrunk to little more than market gardens, whilst Cottage Farm and Rookery Farm, with less than twenty acres each were hardly much bigger, and a number of farmers also operated as butchers.
- 6.12 Historically, the two largest farms were Old Hall Farm and White Horse Farm but by the end of the 20th century changes in agricultural practices and farming subsidies meant that even they had ceased to be viable; their lands were sold off, barns were converted to residential use and farmhouses became private residences. Most of the undeveloped land in the village is



now farmed or used by businesses based outside the village, and one of the largest land holdings belongs to the Redwings Horse Sanctuary, with its headquarters at nearby Hapton Hall. Indeed Hill Farm at the junction of Fairstead Lane and the main road is now Tasburgh's only remaining traditional family farm.<sup>7</sup>

## Biodiversity and geodiversity

- 6.13 Figure 14 shows the search results from the Norfolk Biodiversity Information Service showing designations in Tasburgh. There are several veteran trees<sup>8</sup> within Tasburgh parish. Tasburgh Hill Pits is shown as a candidate County Geodiversity Site, which is a wooded area of chalk, sand and gravel pits exposed running to the south of the upper village along Marlpit Lane. Geological interest includes exposures of Cretaceous Campanian Chalk (basal Mucronata Zone), Pleistocene Norwich Crag and Pleistocene glacial sands and gravels.<sup>9</sup>
- 6.14 Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.<sup>10</sup> Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10 per cent biodiversity net gain. This is calculated using the difference between the pre-development and post development habitat data. **Policy TAS1** gives a number of ways this can be achieved that are specific to Tasburgh.

---

<sup>7</sup> Ben Goodfellow, Tasburgh resident, January 2023.

<sup>8</sup> Veteran trees are survivors that have developed some of the features found on ancient trees – Woodland Trust, <https://ati.woodlandtrust.org.uk/what-we-record-and-why/what-we-record/veteran-trees/> (accessed 26.01.23).

<sup>9</sup> Norfolk Biodiversity Information Service Search results. Information obtained March 2022.

<sup>10</sup> Planning Advisory Service, <https://www.local.gov.uk/pas/topics/environment/biodiversity-net-gain-local-authorities> (accessed 28.01.23).

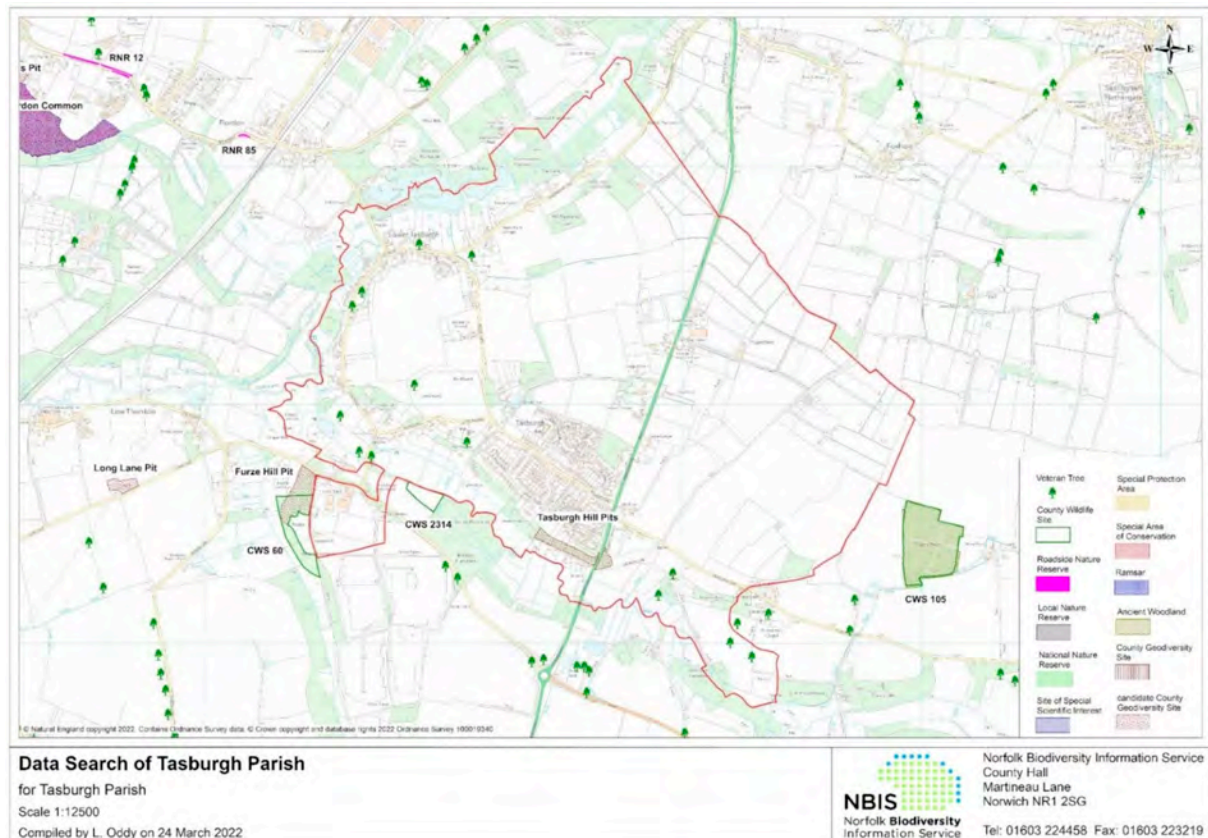


Figure 14: Tasburgh biodiversity and geodiversity (source: Norfolk Biodiversity Information Service). Red line denotes parish boundary.

## Locally recognised natural assets

- 6.15 Parts of Tasburgh parish are within the Broads Environmentally Sensitive Area (ESA), see figure 15. As part of the ESA scheme farmers are offered financial incentives to conserve, enhance and even re-create landscape features and wildlife habitats. Additionally, farmers are also encouraged to provide opportunities for public access for walking and recreation. The ESA scheme is voluntary and farmers wishing to participate agree a 10-year management plan with the Department for Environment, Food and Rural Affairs. The management practices that the farmers agree to follow are tailored to suit each ESA. Most ESAs have more than one tier of entry and farmers receive increased payments for accepting the requirements of the higher tiers, which impose stricter management conditions.



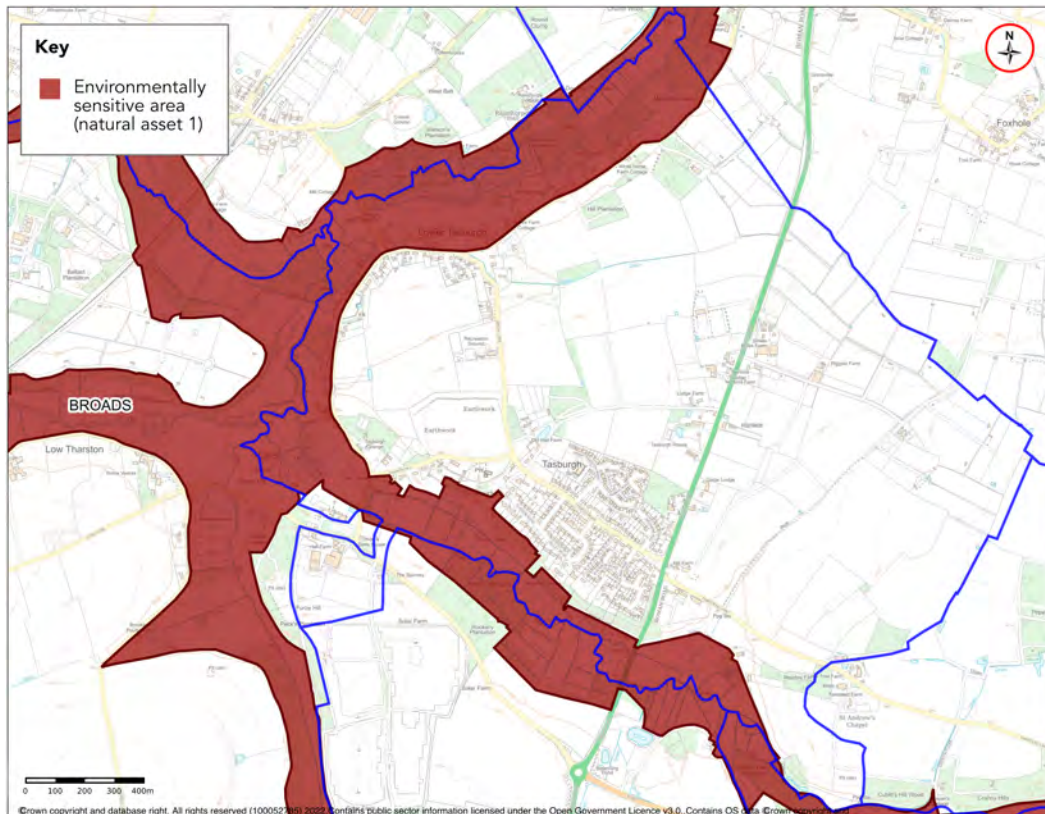


Figure 15: Environmentally sensitive area (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

- 6.16 In addition, there are a number of locally important natural assets of the parish, recognised for their landscape and/or biodiversity value, which should be conserved and enhanced. These are listed in **policy TAS1** and have come from the knowledge of Tasburgh residents. These are in line with NPPF paragraph 174, 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'.
- 6.17 The River Tas and its floodplain forms the main green infrastructure and habitat corridor through the parish, supporting high levels of biodiversity. There are priority habitats of conservation importance (as designated under Section 41 of the Natural Environment and Rural Communities Act) including lowland fen, wet woodland, grazing marsh, and chalk stream. The priority species present here are White-clawed Crayfish, Bullhead, Eel, Brown Trout, Water Vole, Otter, Polecat, Bullfinch\*, Spotted Flycatcher, Marsh Tit, Song

Thrush, Cuckoo, Barn Owl and Centre-barred Sallow Moth. There are at least seven species of bat using the river valley including the Soprano Pipistrelle, Noctule, Brown Long-eared and Barbastelle which are priority species.

- 6.18 The water meadows on Low Road support good grazing marsh, wet woodland and lowland calcareous fen (all priority habitats) supporting three species of orchid: Early Marsh-orchid\*, Southern Marsh-orchid and Common Spotted Orchid. Whorl-grass (Red Listed Vulnerable) is found on the marshes beside the Hempnall Beck and Norfolk Hawker has been seen in the area; it is likely to use the wet ditches to breed.
- 6.19 The Horseshoe footpath is adjacent to pasture and arable fields in which there are breeding Skylarks\*, as well as feeding areas for winter thrushes (Redwing and Fieldfares) and Starlings; the sandy pastures along Low Road are particularly well used and hold large groups in late winter. This area also supports Green-brindled Crescent moth, a priority species.
- 6.20 The churchyard of St Mary's the Virgin supports a community of ancient grassland typical on sandy soils prone to drought. There are remnants of similar ancient grassland on The Loke, the verges of Church Hill and on the valley slopes adjacent to Low Road. Lunar Yellow Underwing Moth is a priority species associated with dry grassy habitats with fine herbs; it is frequent in the river terrace grassland along Low Road. The river terrace grassland also supports Glow-worms and interesting fungi such as Sandy Stiltball, a protected species, and Arched Earthstar.
- 6.21 *Anaptychia ciliaris* subsp. *ciliaris* is a priority species of lichen particularly associated with elm trees in well-lit situations; the heritage field supports at least seven species of elm, including individuals that may be field resistant to Dutch elm disease; indeed the village is a hotspot for elm diversity with 13 known species in the parish and at least one new species, the 'Tasburgh Elm'. On the western boundary of Tasburgh Enclosure there is an old hedgerow which has native Bluebell and other ancient woodland flora. Although the grassland on the heritage field has been ploughed in living memory, there is now an interesting waxcap (fungus) community developing.
- 6.22 Areas such as the Woodland behind Orchard Way and Marlpit offer habitats that support Hedgehogs, Slow-worms, and Grass Snakes, priority species which also make use of local gardens. Beaded Chestnut a priority moth also uses these areas.



- 6.23 Boudica's Oak, one of the oldest Pedunculate Oak trees in the country is located on Quaker Lane, it is 9m circumference and estimated to be 1000 years old and as such it is an ancient tree. There are a number of ponds in the parish, which are important to wildlife including Common Toad. The older properties and ex-local authority properties support the priority species House Sparrow\* and Starling as well as Swifts.

\*Note: This National Character Area (NCA 83 South Norfolk and High Suffolk Claylands) has been identified as one of the top 10 areas for this species nationally, in other words, the parish supports part of the core populations of these species and therefore plays a particularly important role in their conservation.

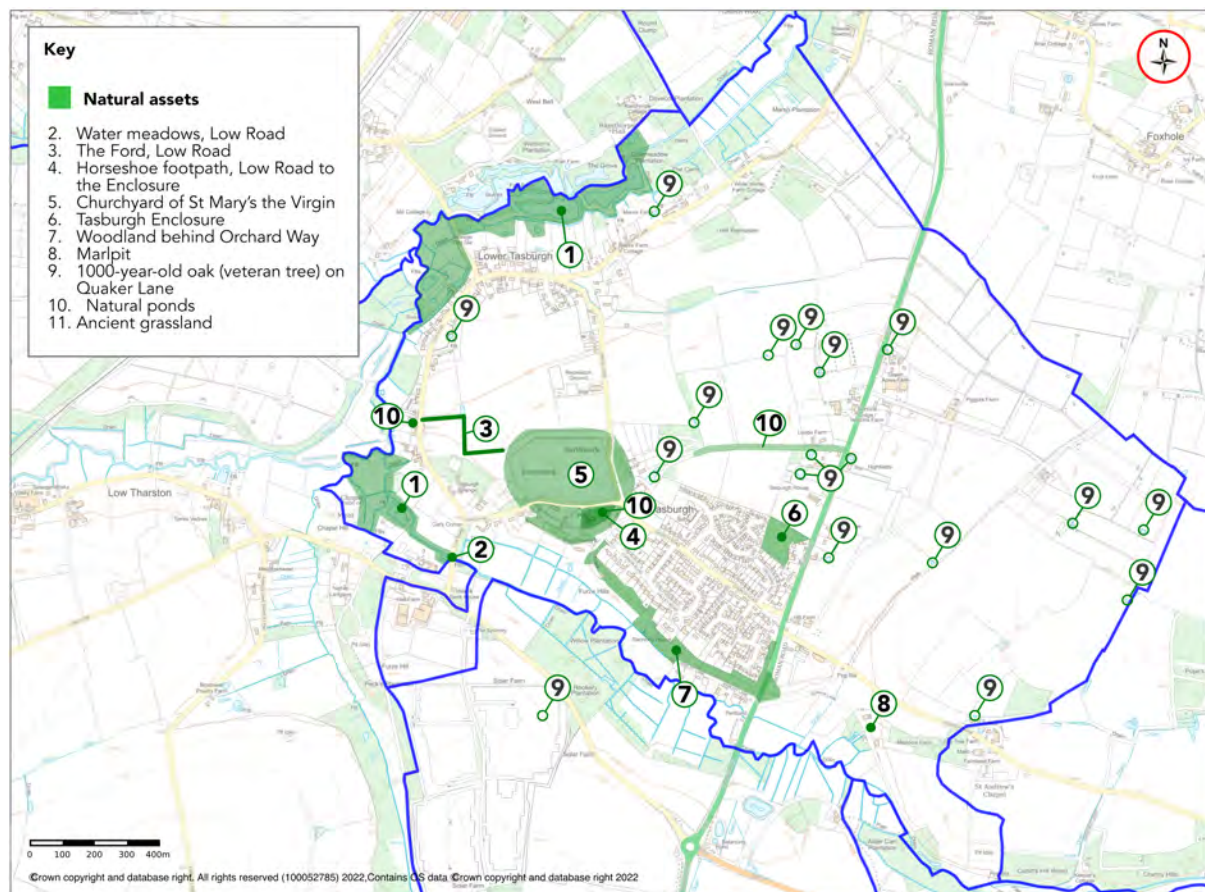


Figure 16: Natural assets in Tasburgh (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

**POLICY**

**TAS1: Natural assets**

In addition to the Local Green Spaces (policy TAS2) the following are recognised as important natural assets of the parish due to their landscape and/or biodiversity value, which should be conserved and enhanced (figure 15 and 15):

1. Tas Rural River Valley (Environmentally Sensitive Area)
2. Water meadows, Low Road
3. The Ford, Low Road
4. Horseshoe footpath, Low Road to the Enclosure
5. Churchyard of St Mary's the Virgin
6. Tasburgh Enclosure
7. Woodland behind Orchard Way
8. Marlpit
9. 1000-year-old oak (veteran tree) on Quaker Lane
10. Natural ponds
11. Ancient grassland

**Loss of natural asset**

Where loss or damage is unavoidable, the development shall provide for appropriate replacement planting or appropriate natural features on site together with a method statement for the ongoing care and maintenance of that planting.

**Enhancing biodiversity**

All development proposals should retain existing features of biodiversity value (including hedgerow and field margins, trees, veteran trees, grass verges, ancient grasslands, ponds and drainage ditches). Development proposals should identify how they will provide a minimum 10 percent net gain in biodiversity through, for example:

- a. The creation of new natural habitats and improvements to, or connections between fragments of habitats identified above.
- b. The planting of additional native trees and hedgerows, for screening and landscaping purposes.
- c. Green areas between and in new developments.
- d. Soft site boundaries to new developments where adjacent to agricultural land, open spaces or settlement edge, through native hedgerows.
- e. Integrated bird boxes or nesting sites for hirundines, house sparrows, starlings and provision for bat boxes on the site.



## Local Green Spaces

- 6.24 Paragraph 101 of the NPPF states that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period'.
- 6.25 Paragraph 102 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in **Policy TAS2** meet the criteria, as follows, 'The Local Green Space designation should only be used where the green space is:
- a. in reasonably close proximity to the community it serves;
  - b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c. local in character and is not an extensive tract of land'.
- 6.26 Paragraph 103 states, 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts' and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each are valuable to the community. A justification for each Local Green Space can be found in Appendix C.

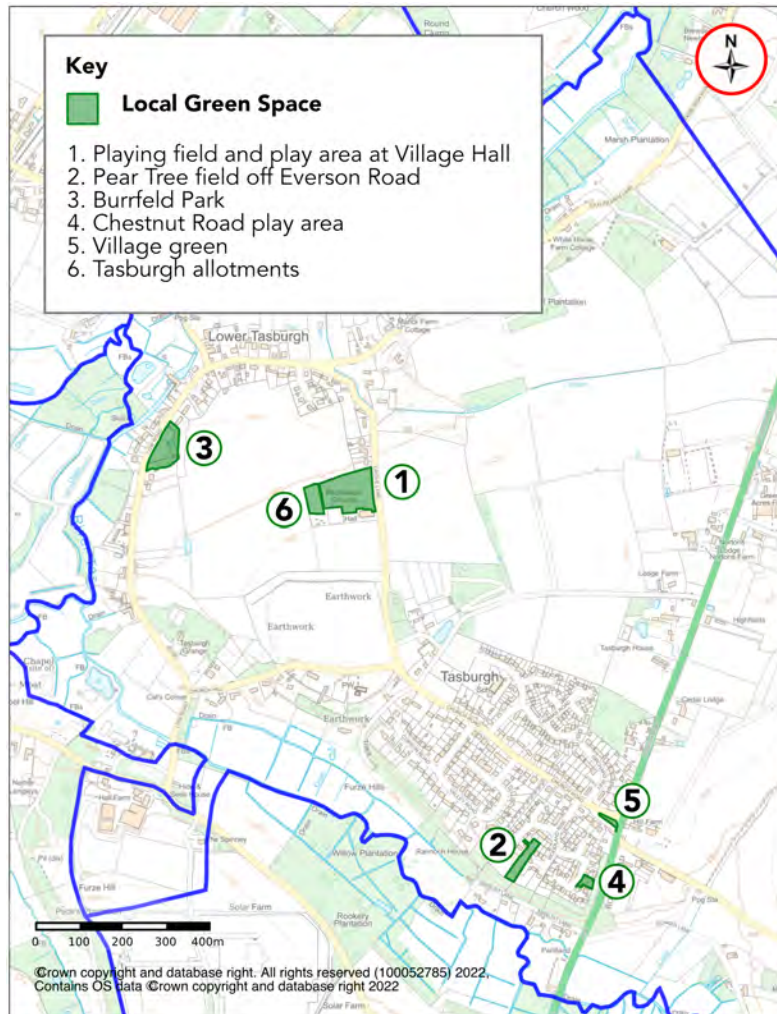


Figure 17: Local Green Spaces (source: Parish Online mapping with own annotations). See Appendix C for individual site maps.

**POLICY**

**TAS2: Local Green Spaces**

The following areas are designated as Local Green Spaces for special protection (figure 17):

1. Playing field and play area at Village Hall
2. Pear Tree field off Everson Road
3. Burrfield Park
4. Chestnut Road play area
5. Village green
6. Tasburgh allotments

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

## Important local views

6.27 Opinions were sought from residents on important views across the parish. The views outlined in **Policy TAS3** are considered important to local residents:

1. **From corner of Church Hill and Grove Lane westwards:** This is the view from the entrance to the Tasburgh enclosure. This is a wide view extending across the whole enclosure field, from St Mary's Church in the south to the northern embankment. This is where the enclosure bank is highest and is topped with mature trees and hedge. The view includes the area of the enclosure known to contain Saxon remains.
2. **From Quaker Lane looking south southwest over the water meadow:** This is the view from Quaker Lane to the south. It is a typical river valley landscape, over open pasture and some willow trees to the reed beds adjourning the Hempnall Stream. Beyond the land rises to a stand of mature conifer trees.
3. **From the Village Hall playing field looking north and northwest:** This is the view from the Village Hall down the valley towards the River Tas and the land rising to the old station house in Flordon in the north. As well as the playing field and the mature trees around the edges, it is possible to view the houses at the bottom of Grove Lane and the northern end of Low Road, many of which are listed. This view is especially beautiful with summer sunsets.
4. **From the Ford looking up northwest:** This is the view from the bridge over the Hempnall Stream looking west and including many mature trees. It is a good spot for spotting local wildlife, often including a fishing heron.
5. **From Saxlingham Lane looking up Rainthorpe Hall Drive:** A view up the drive of Rainthorpe Hall from Saxlingham Lane. It shows an avenue of mature trees leading up to the hall gardens
6. **From the northeastern corner of the enclosure looking southwest towards St Mary's Church:** This is the view from the northern-eastern corner of the enclosure, looking back across it. There is a clear view of St Mary's Church and the trees surrounding it, and the houses at the top of Church Hill including the old School House. It can be spectacular at night when the church is lit up.
7. **From the Horseshoe footpath looking north and northwest:** This is the view from the kissing gate leading on to the Horseshoe Footpath at the north-western corner of the enclosure field. It offers clear views across



open fields down to the valley of the River Tas. As well as a number of mature trees, it includes houses along the south end of Low Road.

**8. From the high point of the Enclosure looking down towards the valley:**

This is the view from the highest point of the Tasburgh enclosure, in the centre of the field, looking westwards into the Tas Valley. It looks down over the original ditch of the enclosure towards the houses at the southern end of the Low Road, many of which are listed, and the water meadows.

**9. From Flordon Bridge over the water meadows towards Low Road:** This is the view standing on the bridge over the River Tas on Flordon Hill. It looks across the flood plain, with views of the water meadows and the back of The Mill, with many mature trees and wildlife including deer and waterbirds.

**10. From Manor Farm Cottage to White Horse Farm Cottage:** This is the view down the sunken mediaeval Saxlingham Lane. Bordered by listed farmhouses, cottages and converted barns on one side, and on the other ancient hedgerows bordering gently rising cultivated farm land interspersed by woodland.

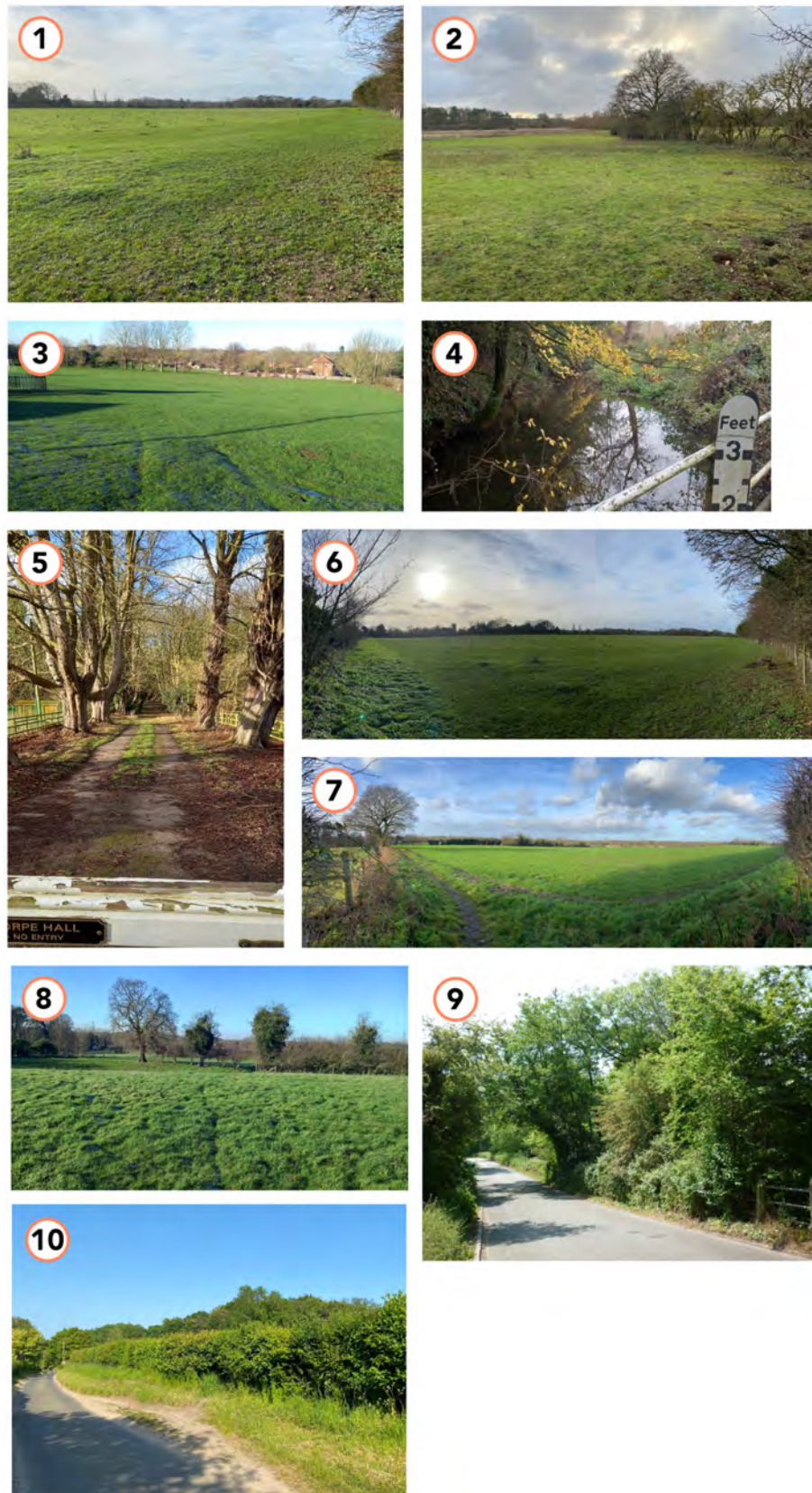


Figure 18: Photographs of important public views (source: own).

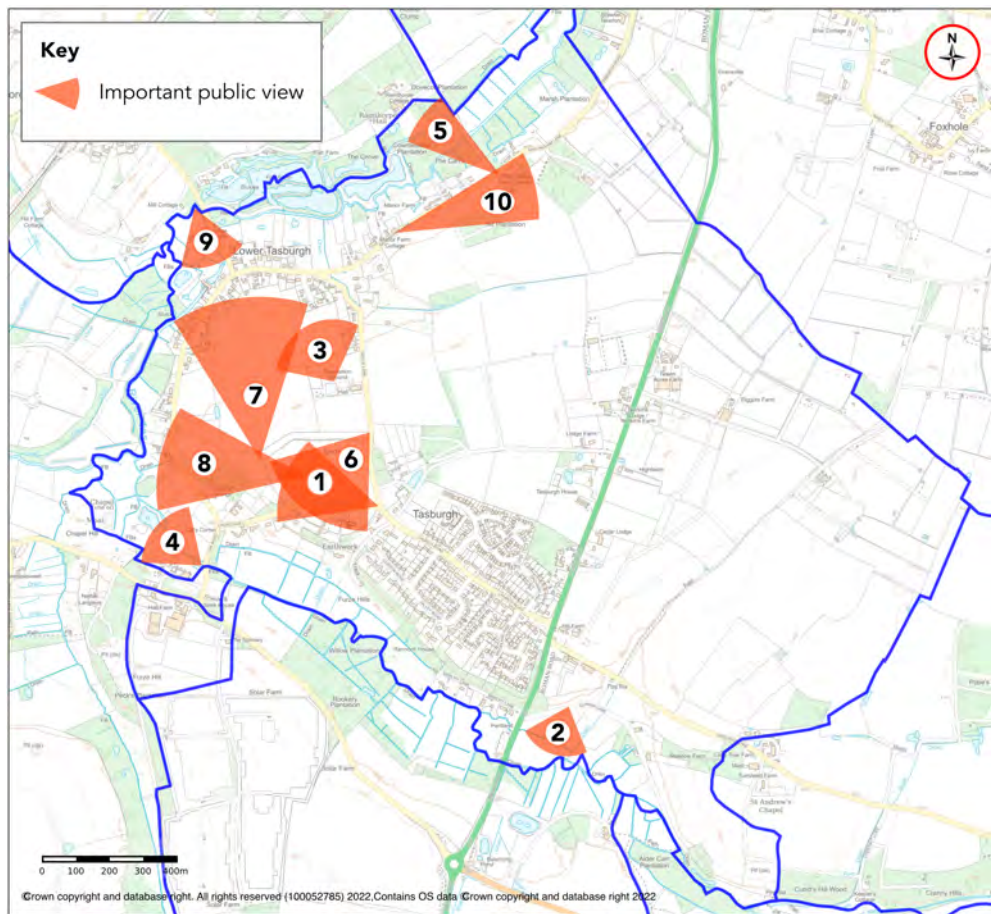


Figure 19: Important public views (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



POLICY	<p><b>TAS3: Important local views</b></p> <p>Development proposals must respect their landscape setting including any identified important local views within which they are located, or which they affect. The following views are identified as important in Tasburgh (figure 18 and 19):</p> <ol style="list-style-type: none"> <li>1. From corner of Church Hill and Grove Lane westwards.</li> <li>2. From Quaker Lane looking south southwest over the water meadow.</li> <li>3. From the Village Hall playing field looking north and northwest.</li> <li>4. From the Ford looking up northwest.</li> <li>5. From Saxlingham Lane looking up Rainthorpe Hall Drive.</li> <li>6. From the northeastern corner of the enclosure looking southwest towards St Mary's Church.</li> <li>7. From the Horseshoe footpath looking north and northwest.</li> <li>8. From the high point of the Enclosure looking down towards the valley.</li> <li>9. From Flordon Bridge over the water meadows towards Low Road.</li> <li>10. From Manor Farm Cottage to White Horse Farm Cottage.</li> </ol> <p>Development proposals within or affecting an important local view must demonstrate how they have taken account of the view concerned.</p>
--------	--

## Climate change, rivers and flooding

- 6.28 The period of the Tasburgh Neighbourhood plan looks ahead to 2038 and should therefore consider Climate Change and the likely increase in localised flooding. The majority of Tasburgh is at low risk of flooding from surface water. However, there are areas of Tasburgh that are within Flood Zone 3 where land has a 1 in 100 or greater annual probability of river flooding.<sup>11</sup> There are natural water marshes in Lower Tasburgh around the River Tas.
- 6.29 Figure 20 shows the risk of flooding from rivers within the parish. In addition there is also an area on Low Road where there are known significant surface water drainage issues after a heavy downpour of rain. This is identified in **policy TAS4**. Norfolk County Council's 'Investigation Report into the Countywide Flooding of Summer 2021' identifies one property that was

<sup>11</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables> (accessed 16.09.22)

internally flooded on Low Road in Tasburgh. Further external flooding is reported to have occurred on Low Road. The report states that the cause of flooding was 'run-off from significant rainfall was concentrated along overland flow paths which the affected property is adjacent to' and 'surface run-off from significant rainfall flowed off adjacent fields and onto the accesses of affected properties that were situated lower than these features'.<sup>12</sup> Additionally, local knowledge has identified the problem of raw sewage spilling from the main sewer on Flordon Road. This occurs during heavy rain when sewage runs from the manholes into the river and the wet ditches where it collects and stands stagnant.<sup>13</sup>

- 6.30 It is important to ensure that the occurrence of new development does not exacerbate existing surface water drainage problems or lead to new ones either through surface water run off or displacement. The use of Sustainable Urban Drainage Systems (SUDs) is now commonly promoted by Norfolk County Council as the Local Lead Flood Authority, believed to be of benefit, not only to flood relief, but also in preventing pollution and their potential benefits to wildlife, plus for the four pillars of water quality, water quantity, biodiversity and amenity.
- 6.31 An assessment of all sources of flooding and their implications upon new development in the Parish of Tasburgh should be carried out in order to fully assess flood risk in the Parish from all sources including groundwater and ordinary watercourses. It is also recommended that this review is supported by relevant mapping for all sources (covering the whole parish Neighbourhood Plan area), along with further consideration given to the impacts of climate change on new development and the surrounding landscape.

---

<sup>12</sup> Norfolk County Council's 'Investigation Report into the Countywide Flooding of Summer 2021'.

<sup>13</sup> Pre-submission Neighbourhood Plan consultation response from a residents (March 2023).

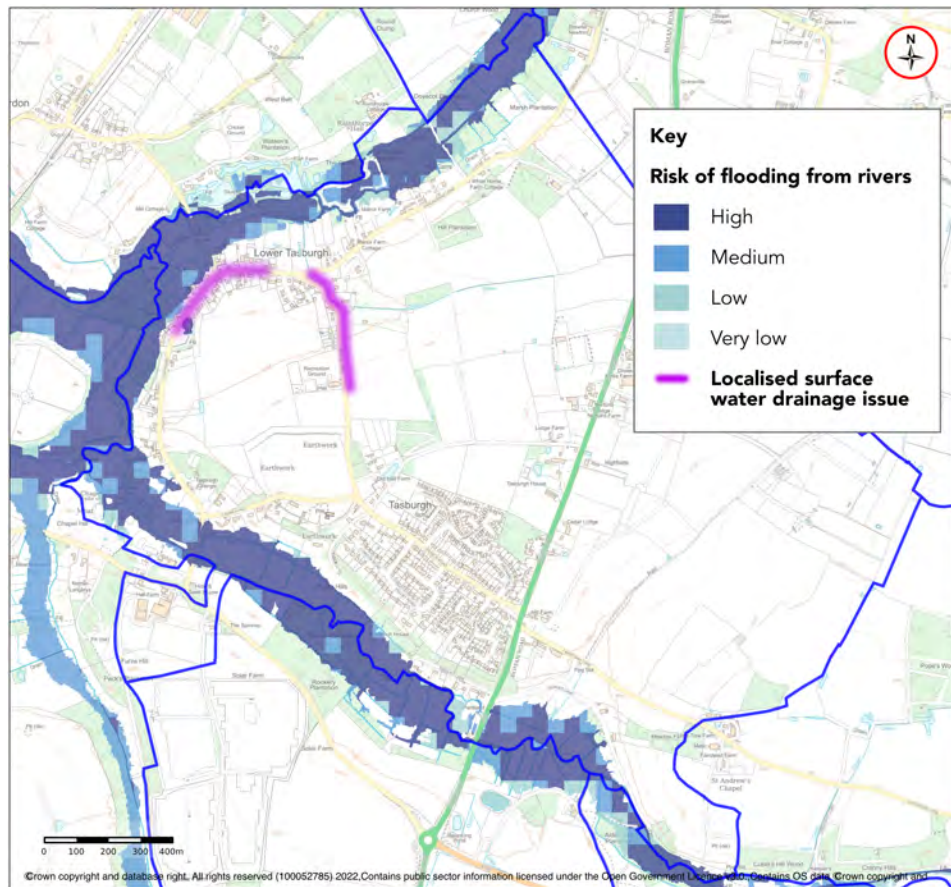


Figure 20: Map of flooding from river and localised surface water drainage issue (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



Figure 21: Flooding at the Ford, within the 'high' risk of flooding area (source: own).



POLICY	<p><b>TAS4: Climate change, flood risk and surface water drainage issues</b></p> <p>All development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid an increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates for flooding (see figure 20 flood risk). All proposals for new development within the Plan area should take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the relevant Internal Drainage Board (as statutory Drainage Board for the Plan area). Large development should include Sustainable Urban Drainage Systems.</p> <p>Development proposals on Low Road (on the eastern side from Burrfield Park to beyond Flordon Hill) and the field opposite Tasburgh Village Hall (off Grove Lane) (figure 20), are identified as having localised surface water drainage issues and should take account of all relevant evidence of flooding.</p> <p>All development should demonstrate how it has taken into account the need to mitigate and adapt to climate change, see point 7 on page 14 in the <b>Tasburgh Design guidance and codes</b>.</p>
--------	--

## Dark skies

- 6.32 Dark skies are places where the darkness of the night sky is relatively free of interference from artificial light.<sup>14</sup> Paragraph 185(c) of the NPPF states that planning policies and decisions should ‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’. There are currently only streetlights on A140. Dark skies are valued within Tasburgh and residents are used to not having street lighting.
- 6.33 The Light Pollution and Dark Skies map (figure 22) produced by the Campaign for the Protection of Rural England shows that Tasburgh falls into categories 0.25 to 4. The brightest area (i.e. most light pollution) is along the A140 and the spillage either side. The darkest skies are furthest from any street lighting, the western side of the parish and Lower Tasburgh. Any new development should not have streetlights.

<sup>14</sup> Oxford English Dictionary.

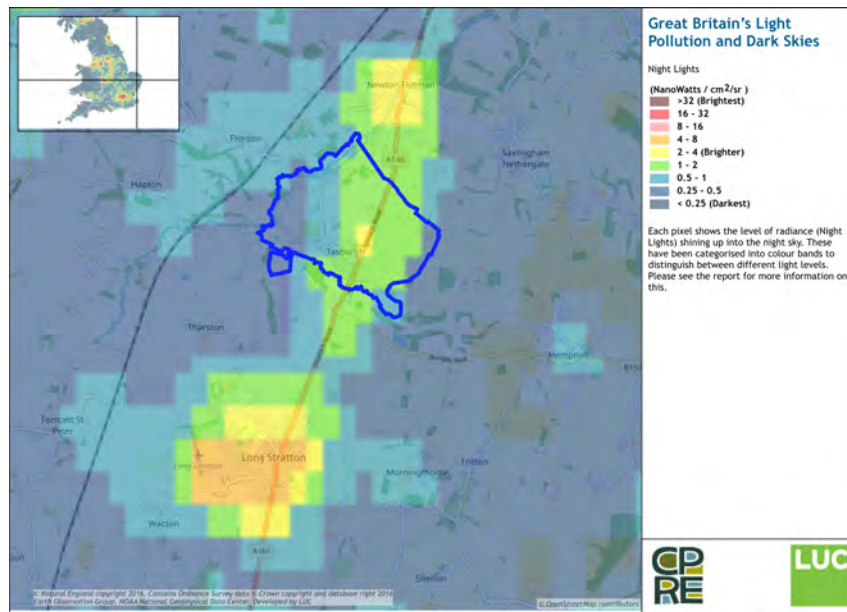


Figure 22: Light pollution and dark skies (source: Commission for the Protection of Rural England with own annotations). Blue line denotes parish boundary.

POLICY

**TAS5: Dark skies**

Development proposals must take account of Tasburgh's existing dark skies (figure 22) and seek to limit the impact of light pollution from artificial light. Street lighting will not be permitted on any development, unless there is a clear and compelling need to do so, for example highway safety on A140.

For individual dwellings lighting necessary for security or safety should be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting, movement sensitive lighting and restricting hours of lighting. Lighting likely to cause disturbance or risk to wildlife should not be permitted.



## 7. Development and design policies

---

**Objective 2:** To support future development that reflects local need, which is well designed, suitably located and environmentally sustainable. Development should complement the character of Tasburgh and provide a mix of styles and tenure to suit residents' needs.

- 7.1 The 2021 Neighbourhood Plan survey residents were asked 'what don't you like about Tasburgh?' Residents reported: *creeping development; becoming built up; potential for expanding houses on our green areas; ominous threat of inappropriate development; concern that open fields will be developed for further housing, especially with the expected growth of Long Stratton; SNDC ignore the decisions/wishes of Parish Council and community; homes being built are out of proportion with surrounding older property and do not reflect architectural style of village; removal of affordable housing from site in village; house prices for the young; no scope for single people or older people wanting to downsize/single storey homes; being part of Greater Norwich Development Area.*
- 7.2 The policies in this chapter address the concerns of the Tasburgh community whilst recognising that the government guidance advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, i.e. Neighbourhood Plan should not promote less development than is set out in the strategic policies for the area or undermine those strategic policies.



## Design

- 7.3 One of the determinants of whether any new development is deemed successful, is how well it is considered to sit within its surroundings. Design, local character, layout and scale of development are community concerns. The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes are guides are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with consistent and high-quality standard of design to inform development proposals.<sup>15</sup>
- 7.4 Locally distinctive design features that contribute to the character of Tasburgh are important for all development to consider, from small building alterations to new residential developments. Through the government's package of support for Neighbourhood Plans, the Tasburgh Advisory Group commissioned AECOM to undertake a 'Design Guidance and Codes' report. This document supports the Neighbourhood Plan in providing a common reference point and understanding of what locally distinctive design is. The local character of Tasburgh is described, in words, pictures and diagrams, in order to provide practical design guidance for development. This work has been used to inform **policy TAS6**.
- 7.5 The Design Guidance and Codes supports the Neighbourhood Plan in providing a common reference point and understanding of what locally distinctive design is. It describes the local character of Tasburgh in order to provide practical design guidance and codes for development. There are parish-wide guidance and codes that apply to all development. Also, due to Tasburgh's distinct geography, the document has guidance and codes for three distinct character areas. Note, these character areas are a simplified version of those identified in the Character Appraisal work undertaken by the Advisory Group (found in Appendix C). The three character areas in the Design Guidance and Codes document are (see figure 23):
1. Lower Tasburgh and Marlpit Lane.
  2. Upper Tasburgh.
  3. Transition area.

---

<sup>15</sup> National Design Code, Ministry of Housing, Communities and Local Government 2021.



Figure 23: Tasburgh parish and the Character Areas (source: page 7 of the Tasburgh Design guidance and codes, March 2023).

POLICY	<p><b>TAS6: Design guidelines and codes</b></p> <p>The design of all new development in Tasburgh should reflect the parish's local distinctiveness and character.</p> <p>Proposals for new development should accord with the parish-wide principles laid out in the <b>Tasburgh Design Guidelines and Codes</b> (pages 11-19). In addition the following codes should be adhered to for the three character areas:</p> <p><b>Lower Tasburgh and Marlpit Lane</b></p> <ul style="list-style-type: none"> <li>• Built form: Vary the building line of development to reflect the rural development pattern with scattered buildings.</li> <li>• Built form: Maintain gaps between buildings to ensure that the spacious layout of the Character Area is retained. New houses and extensions should be set away from the boundary and allow views towards the countryside and River Tas vegetation. Small scale development, could, over time, erode the local vernacular and the sense that the buildings are well integrated within the landscape.</li> <li>• Movement: Avoid car parking in front of properties, but rather provide parking to the side or rear. Where this is not possible, parking should be screened from the street, preferably through soft landscaping.</li> <li>• Nature: Locate and design landscaping to enhance biodiversity. For example, the expansion of woodland areas, and the regeneration of vegetation along the River Tas.</li> <li>• Nature: Provide large front and back gardens that can support layered landscaping, including large mature trees, hedgerows and shrubs.</li> </ul> <p><b>Upper Tasburgh</b></p> <ul style="list-style-type: none"> <li>• Built form: Maintain the existing building line of development within the street scene. In Church Road the set back is generally deeper than other parts of Upper Tasburgh. However, despite this variation between areas, the building line in all streets of Upper Tasburgh is generally consistent.</li> <li>• Built form: Ensure that detached and semi-detached properties retain gaps at first floor to the boundaries to prevent a terracing effect.</li> </ul>
--------	--



POLICY

- Movement: Avoid car parking in front of properties, but rather provide parking to the side or rear. Where front parking is proposed:
  - a. Retain part of the front garden for landscaping, preferably where there are existing mature trees, hedges and/or shrubs, to screen the parking area and soften the built form; or
  - b. Provide new landscaping to screen the parking area and soften the built form, and
  - c. Utilise permeable surfacing for new parking areas and to replace existing impervious materials.
- Nature: Retain mature trees, hedges and shrubs when extending or modifying housing. Where existing vegetation is removed, seek opportunities to enhance the landscape design elsewhere on the site with additional planting and the replacement of impervious materials with permeable surfacing.

**Transition area**

- Built form: Deliver a housing density that provides a transition between the low density housing of Lower Tasburgh and suburban character of Upper Tasburgh.
- Movement: Avoid car parking in front of properties, but rather provide parking to the side or rear. Where this is not possible, parking should be screened from the street, preferably through soft landscaping. Avoiding a visual dominance of car parking will ensure the Character Area maintains a rural aspect like Lower Tasburgh.
- Movement: Provide new active transport routes that consider and connect to, existing streets, lanes, footpaths and Public Rights of Way. Active transport should be encouraged by limiting cul-de-sacs. Where cul-de-sacs are required, provide through-connections for pedestrians, cyclists and scooters.
- Nature: Provide significant landscaping along streets, either within the street reserve or front gardens, to maintain the rural character of the Tasburgh parish.
- Public spaces: The Neighbourhood Plan seeks a new public green space as part of the site allocation north of Church Road and west of Tasburgh. The green space is to be located at the front of the development off Church Road, and should be:
  - a. Visible from housing;
  - b. Flexible to allow for multiple community uses;
  - c. Adjacent to an adopted street, with multiple entry points to encourage public access and movement; and
  - d. Designed to strengthen the physical and visual connection to surrounding listed buildings and Tasburgh Enclosure.

## Pattern of development

7.6 The emerging Village Clusters Housing Allocations Plan recognises the form and character of Tasburgh as follows:

‘There are two main areas of settlement in the parish, Upper and Lower Tasburgh. Upper Tasburgh has developed as a nucleated settlement as a result of post-war estate development and lies above the Tas Valley which runs to the south and west. Lower Tasburgh is set in the Tas Valley and comprises an older ribbon of development strung along part of Grove Lane and Low Road. With the exception of a small estate at Harvey Close the character of Lower Tasburgh comprises single plot depth development of varying age with significant trees and hedges interspersed with important gaps that give it an attractive rural character. Upper Tasburgh has a good direct link onto the A140 linking Norwich and Ipswich and on which there are frequent bus services. Lower Tasburgh's links to this road are by minor roads, some of which are very narrow.’<sup>16</sup> Figure 24 below gives an indication of the split between Lower and Upper Tasburgh.

---

<sup>16</sup> South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft), <https://southnorfolkandbroadland.oc2.uk/document/1/568#d568> (accessed 18.01.23)

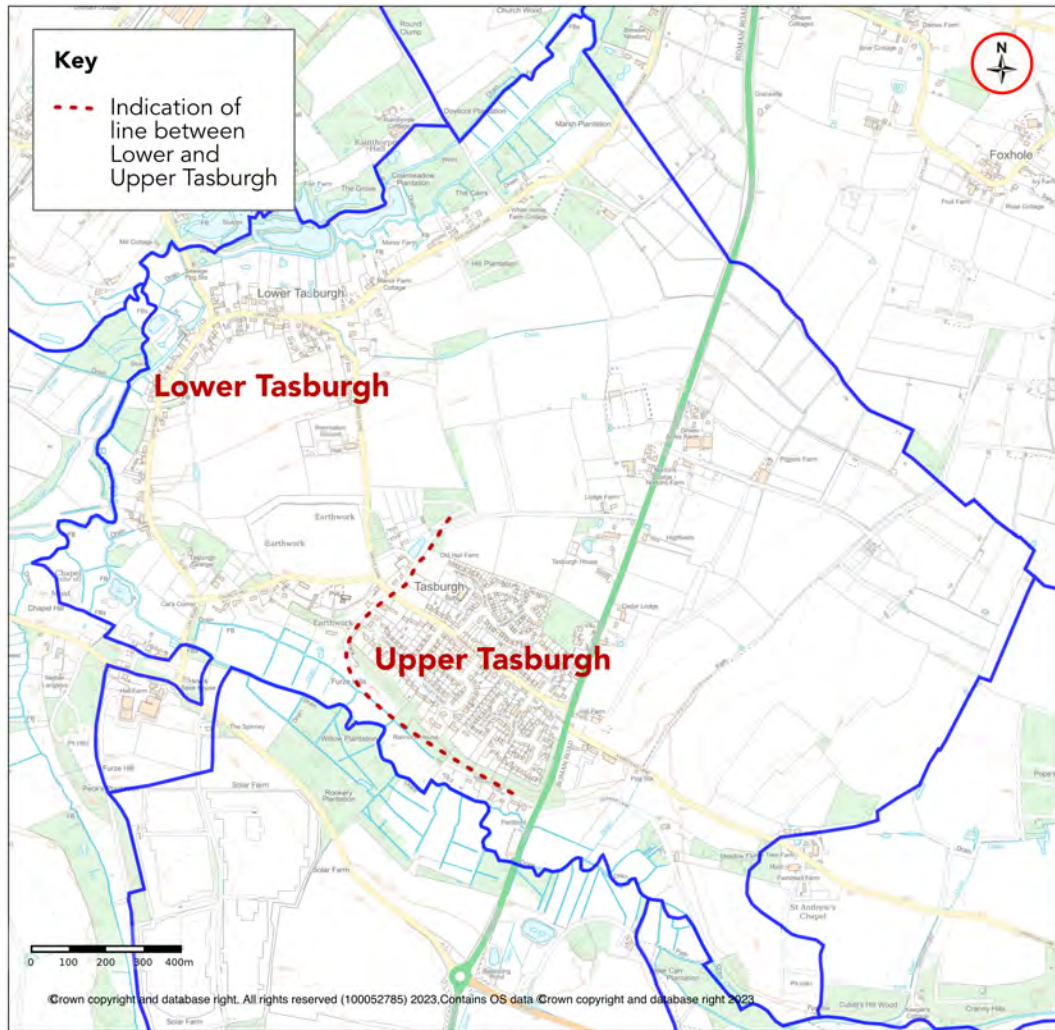


Figure 24: Indication of line between Lower and Upper Tasburgh (source: Parish Online mapping with own annotations).



POLICY	<p><b>TAS7: Housing location, pattern and scale</b></p> <p><b>Location of new housing</b></p> <p>New residential development should be focused in Upper Tasburgh, where it can best integrate with existing development, taking advantage of the proximity to existing community infrastructure (see policy TAS12), public transport on A140 and safe pedestrian and cycle routes. Proposals for all new development should enhance the form and character of the village and be physically connected to the existing built up area.</p> <p>New residential development within Lower Tasburgh will only be supported within the Settlement Boundary or where it complies with a specific policy of the Development Plan that allows for development outside of Settlement Boundaries. All new development should be constructed in accordance with the <b>Tasburgh Design Guidance and Codes</b>.</p> <p><b>Gap between Upper and Lower Tasburgh</b></p> <p>All new development should respect and retain the rural nature of the parish, in particular the separation between Upper and Lower Tasburgh. Development that would individually or cumulatively erode the physical or visual separation of the two areas of the parish will not be supported, with the exception of the Village Hall site.</p> <p><b>Infill and windfall development</b></p> <p>Within the settlement boundaries of Upper and Lower Tasburgh (figure 4), infill and windfall development will only be supported where the proposal will:</p> <ol style="list-style-type: none"> <li>Enhance the form and character of the immediate area (see Character Appraisal in the Design Code).</li> <li>Reflect the materials, scale, density, separation, massing and layout of the immediate area (see Character Appraisal).</li> <li>Have on-site parking, where it is necessary to maintain the character and appearance of the area and for the purposes of highway safety and/or the satisfactory functioning of the highway network.</li> </ol>
--------	---

## Housing need

- 7.7 Home values in Tasburgh have increased greatly over the last decade with the value of an average (mean) home costing £421,056, a 145 per cent increase on the 2012 price. There is currently a 37 per cent price differential between an entry-level home (£282,500) and a median priced home (£388,000). Property prices in Tasburgh are generally higher than in the wider district with mean and median prices for Tasburgh being 27 per cent and 39 per cent higher respectively than the corresponding values for South Norfolk. AECOM has estimated the annual income required to afford various tenures of housing in the parish. These thresholds are compared to local incomes to determine which options are the most appropriate for local people. The average household income in Tasburgh is £47,800 and the lower quartile income (per person) was £15,172 in 2020 [AECOM estimates]. It was found that a household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home in the parish. Home ownership through the mainstream market is not an option for the majority of local people.
- 7.8 Through consultation with residents and through the Tasburgh Housing Needs Assessment (more information below), the parish recognises the need for Affordable Housing. Development sites that trigger Affordable Housing (i.e., 10 dwellings or more, or 0.5ha) are welcomed. Affordable Housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential workers); and which complies with one or more of the following: Affordable Housing for rent; Starter Homes; discounted market sales housing; other affordable routes to home ownership.<sup>17</sup> A full definition can be found in Appendix E.
- 7.9 South Norfolk Council provided information on 14<sup>th</sup> September 2022 on the Affordable Housing stock in Tasburgh parish. The following table shows the current number of homes for rent and shared ownership in Tasburgh. The last column shows the number of applicants on the South Norfolk Housing Register for Tasburgh (as of 14<sup>th</sup> September 2022).

---

<sup>17</sup> National Planning Policy Framework glossary, [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) (accessed 12.01.22).

Figure 25: Home for rent and shared ownership in Tasburgh

Accommodation type	Homes for rent	Shared ownership (part buy/part rent)	Housing applicants on the Housing Register for Tasburgh
Sheltered			1
1 bedroom general needs			
2 bedroom house		1	2
2 bedrooms general needs bungalow	1		
2 bedrooms general needs house	7		
3 bedroom bungalow		1	
4+ bedroom general needs house	1		
<b>Total</b>	<b>9</b>	<b>2</b>	<b>3</b>

- 7.10 To better understand the housing needs in Tasburgh, the Advisory Group commissioned AECOM to undertake a housing needs assessment at a parish level. The Tasburgh Housing Needs Assessment (January 2023) summarises the evidence and data assessed as follows:
- Tasburgh's current tenure mix reveals a very high level of home ownership (89 per cent) compared to the wider district (75 per cent) and the national average (63 per cent). There is a corresponding lack of social rents (less than 4 per cent) compared to the wider geographies. The private rental sector is underrepresented (less than 7 per cent) in the NA compared to the wider district (11 per cent) and the national average (17 per cent).
  - Home values in Tasburgh have increased greatly over the last decade with the value of an average (mean) home costing £421,056, a 145 per cent increase on the 2012 price. There is currently a 37 per cent price differential between an entry-level home (£282,500) and a median priced home (£388,000).
  - The average household income in Tasburgh is £47,800 and the lower quartile income (per person) was £15,172 in 2020.



- A household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home in the parish.
- Private renting is generally only affordable to average earners. Broadly speaking, anyone earning between £36,040 and £72,643 may benefit from affordable home ownership options such as shared ownership, discounted market housing (including the Government's First Homes product), and rent to buy, all of which are found to be suitable in Tasburgh. To the extent that subsidised discounts above minimum mandated levels can be achieved, this would be beneficial here.
- Lower earners will still need affordable rented housing.
- In terms of dwelling size, Tasburgh's housing stock is dominated by 3 bedroom dwellings; the most common size (around 49 per cent in 2021). The parish has a substantial proportion of larger properties (4 bedroom plus) with these making up 36 per cent of stock. Compared to district and national levels, Tasburgh has a substantially greater proportion of larger properties (4 bedroom and over) than the wider geographies with correspondingly fewer smaller dwellings (less than 3 bedrooms). One bedroom properties are particularly underrepresented in the parish (1 per cent) compared the district (6 per cent) and the national average (12 per cent).
- The implication of low availability of smaller properties is a challenge in terms of affordability, particularly for newly forming households. There may also be a relative lack of smaller homes to which older households may wish to downsize, causing them to remain in larger homes than they want for longer.
- Tasburgh has an ageing population profile compared to the age distribution for England as a whole, with smaller proportions of the younger age groups and higher proportions of older age groups (45-64, 65-84). Both Tasburgh and the wider district have a greater percentage of residents aged 45-84 than the national average, with a smaller proportion of residents in the younger age groups (16-44).
- Comparing the age structure of the population between the 2021 Census and the 2011 Census shows that the 25-44 age group has declined by 19 per cent and the youngest cohort (0-15) has declined by 15 per cent while 65-84 cohort grew by 27 per cent representing the highest rate of change.
- It is likely that ageing will be a major driver of housing need in the parish in future years. These estimates also suggest that some younger residents are leaving the area, which may reflect a lack of suitable

options for newly forming households. The 85+ cohort has remained the same which may indicate that some residents are having to move outside the parish to access more suitable accommodation in old age.

- Applying the Local Authority level household projections to the age profile of Tasburgh's households suggests that by 2036 the oldest households could increase by 75 per cent from 2011 levels to become the second largest demographic group at 36 per cent of the total population. Such households could continue to occupy the same dwellings they currently live in, or perhaps move within the community to a home better suited to the size of their household or their evolving needs.
- Tasburgh currently has no provision of specialist housing stock for older people.
- Office for National Statistics (2020) population estimates suggest that there are currently around 101 individuals aged 75 or over in Tasburgh. This is projected to increase to 140 by 2036.
- The emerging GNLP Policy 5 (Homes) indicates that proposals for major housing development are required to provide at least 20 per cent of homes to the Building Regulation M4(2). If these requirements were to be met on the SNVCP allocated site in Tasburgh, up to 6 units would meet the M4(2) accessibility/adaptability standards. This will be helpful in allowing some of the older residents with lower support needs to remain independent for longer.

7.11 The Tasburgh Housing Needs Assessment (January 2023) makes the following conclusions and recommendations:

- There are currently 3 local households on South Norfolk's Affordable Housing register. South Norfolk Council advised that the chances of finding a suitable vacancy for a local applicant are very small due to the limited affordable stock. The estimate suggests Tasburgh will require around 17 affordable dwellings (predominately for social/affordable rent) over the Neighbourhood Plan period.
- The up to 25 dwellings allocated in the VCHAP would deliver up to 10 Affordable Housing units in the parish which is insufficient to meet the estimated need. It is recommended that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) be explored.
- The adopted local plan policy guideline pertaining to Affordable Housing mix gives a split of 85 per cent rented to 15 per cent ownership, but to accommodate the 25 per cent First Homes

requirement mandated nationally a mix of 75 per cent rented to 25 per cent ownership tenures (in the form of First Homes) would be required. However, this would not give any scope to deliver other forms of affordable home ownership. AECOM therefore proposes an indicative Affordable Housing tenure mix of 70 per cent affordable rented accommodation and 30 per cent affordable home ownership options which should be sought in the Neighbourhood Plan if it is not in conflict with other community objectives.

- The results of a modelling exercise, which looks at the sizes of dwelling occupied by households at different life stages and projects the growth and decline of those household age groups over the plan period, suggests that new development might benefit from strong focus on smaller homes, particularly 2 bedroom ones. While the currently most common, 3-bedroom properties are likely to continue to be needed as generally the most popular option among many groups.
- To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.
- The two methods of estimating the future need in Tasburgh produce a range of 18 to 19 specialist accommodation units that might be required during the Plan period.
- The emerging GNLP Policy 5 (Homes) proposals for major housing development are required to provide at least 20 per cent of homes to the Building Regulation M4(2). If these requirements were to be met on the SNVCP allocated site in Tasburgh, up to 6 units would meet the M4(2) accessibility/adaptability standards. This will be helpful in allowing some of the older residents with lower support needs to remain independent for longer.
- Future development proposals might usefully be encouraged to include a proportion of provision aimed exclusively at the older market, particularly the segment already holding housing equity and



therefore having the desire and ability to buy a home better suited to their evolving needs.

- Neighbourhood Planning Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
- The majority of need (74 per cent) is identified for specialist market housing.
- A 'hub and spoke' model based in Long Stratton (as the hub) is considered to have the potential to accommodate the specialist housing need arising from the Neighbourhood Area.

7.12 **Policy TAS8** reflects the findings of the Tasburgh Housing Needs Assessment and community consultation. It must be noted that these needs cannot be met entirely by the land allocated in the emerging policy 'VC TAS1: North of Church Road'.

POLICY	<p><b>TAS8: Housing mix</b></p> <p>Major residential development proposals (10 or more homes or a site with an area of 0.5 hectares or more) should provide for a housing mix (size, type and tenure) that meets housing needs, with a view to enabling a mixed community.</p> <p><b>Size and type of properties</b></p> <p>In line with the findings of the Tasburgh Housing Needs Assessment, major residential development proposals should provide a well-balanced mix of housing sizes, in particular:</p> <ul style="list-style-type: none"> <li>• Small and mid-sized homes – particularly 2-bedroom starter homes and homes for downsizing</li> <li>• 3-bedroom properties</li> <li>• Bungalows</li> </ul> <p><b>Affordable Housing</b></p> <p>In line with the findings of the Tasburgh Housing Needs Assessment, a greater proportion of Affordable Housing is required in Tasburgh above the minimum required by the Local Plan. Major residential development proposals should provide for a housing mix, which includes the following Affordable Housing:</p> <ul style="list-style-type: none"> <li>• Social rents<sup>18</sup></li> <li>• First Homes, at 40 per cent discount level<sup>19</sup></li> <li>• Shared ownership</li> </ul> <p>An indicative split of 70 per cent affordable rented accommodation and 30 per cent affordable home ownership is encouraged.</p> <p><b>Specialist housing</b></p> <p>Proposals for specialist housing are encouraged, particularly for older people. A greater number of homes should be built to the adopted accessible and adaptable dwellings standards, in line with the requirements of South Norfolk Council's policy.</p>
--------	--

<sup>18</sup> Social rent is usually rent that is paid to registered providers and local authorities. It is low cost rent that is set by a government formula, source: <https://movingsoon.co.uk/blog/what-is-the-difference-between-social-rent-affordable-rent-and-market-rent/#:~:text=Social%20rent%20is%20usually%20rent,set%20by%20a%20government%20formula> (accessed 19.06.23).

<sup>19</sup> Whilst Neighbourhood Plans are can set the percentage at this level, it is important to note that the cost incurred of the extra 10 per cent discount, might result in fewer affordable homes in total and/or a smaller proportion for rent.

## Allocated site

- 7.13 The Tasburgh Neighbourhood Plan does not make any allocations for new housing growth due to the existing allocation in the current and emerging Local Plans, as Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers the area. Equally, Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 7.14 The Site Specific Allocations and Policies Document is part of the South Norfolk Local Plan. Guided by the Joint Core Strategy, it designates areas of land to deliver housing, employment, recreation, open spaces and community uses. Together with the other documents that make up the Development Plan it is used to assess planning applications and guide development proposals to ensure the delivery of high quality sustainable developments across South Norfolk.<sup>20</sup> The following policy is adopted. At the time of writing, the site has not been developed.

**Joint Core Strategy: Site Specific Allocations and Policies Document, Section 5 Service Villages, adopted 26 October 2015<sup>21</sup>**

***Policy TAS1: Land north of Church Road and west of Tasburgh School***

*The site comprises of land immediately to the north-west of the existing built-up area of Tasburgh but is also adjoined by a small area of settlement around Old Hall Farm further to the north-west. The site also immediately adjoins the school. Land amounting to some 1.14 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 20 dwellings.*

*The developer of the site is required to provide the following:*

- 1. Vehicular access to residential development on the site, from a safe access onto Church Road*
- 2. Pedestrian and cycle access to the school from the residential*

<sup>20</sup> <https://www.southnorfolkandbroadland.gov.uk/current-local-plan/adopted-south-norfolk-local-plan> (accessed 10.01.23)

<sup>21</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/file/223/ssapd-section-5-service-villages> (accessed 10.01.23)



*development on the site*

3. *Expansion or improvement to the school facilities as agreed with the Education Authority*
4. *Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.*

- 7.15 South Norfolk Council is currently preparing a housing allocations document, the 'South Norfolk Village Clusters Housing Allocations Plan'. It will shape development within the district's villages, identifying land for a minimum of 1,200 new homes. Four sites were promoted for consideration, of which one was identified as a preferred allocation site. The site is the same as that previously allocated within the Joint Core Strategy (see box above). The following details are in the emerging Allocations Plan:

#### **Emerging South Norfolk Village Clusters Housing Allocations Plan**

##### ***Policy VC TAS1: North of Church Road***

*1.2ha of land is allocated for approximately 25 dwellings.*

*The developer of the site will be required to ensure:*

- *Access from Church Road, with a continuous vehicular and pedestrian link through to a second access from Henry Preston Road. Church Road to be widened to 5.5m in front of the site, with a 2.0m footway connecting to existing provision;*
- *The layout and landscaping of the site respects and protects the setting of the nearby listed Old Hall Farmhouse;*
- *Early engagement with Anglian Water regarding the sewer crossing the site;*
- *The Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development;*
- *The existing woodland to the northern end of the site is protected and enhanced;*
- *Land is set aside for Use Class F1(a), for future expansion of Preston VC CE Primary School.*



Figure 26: Proposed land allocation in the South Norfolk Village Cluster Housing Allocations Plan (source: own).

- 7.16 Through consultation with the community, and the work of the Tasburgh Design Code and the Housing Needs Assessment, **policy TAS9** draws out what is specifically needed for the site. Given the location of the site, there is an opportunity to provide:
- A play area for whole parish use, given the site is adjacent to the primary school. This may be beyond the expectation of the developer to provide formal open space, but would create an asset for community use.
  - A public green space at the front of the development that would reflect the rural feel of the village and provide a village green space.
- 7.17 Given there are problems of traffic congestion and pedestrian safety on Henry Preston Road outside the primary school, further vehicular traffic is not welcomed. There is concern that access to the site next to the school would enable a rat run. Therefore, policy TAS9 states that only pedestrian/cycle access is required off Henry Preston Road, with vehicular access from Church Road.

POLICY	<p><b>TAS9: Site North of Church Road</b></p> <p>In addition to the requirements of the Village Clusters Housing Allocations Plan, and other relevant policies within the Neighbourhood Plan, the site should include the following:</p> <ul style="list-style-type: none"> <li>a. Mixed type and tenure of housing, including Affordable Housing, see Policy TAS8.</li> <li>b. Creation of a new children’s play area, where possible.</li> <li>c. Density of houses, plots and street layouts that demonstrate a transition between Lower and Upper Tasburgh.</li> <li>d. Parking to the side or rear of properties, rather than in front. Where this is not possible, parking should be screened from the street, preferably through soft landscaping.</li> <li>e. Public open green space located at the front of the development off Church Road (refer to detail in the Tasburgh Design Guidelines and Codes).</li> <li>f. Vehicular access from Church Road and pedestrian/cycle access from Henry Preston Road.</li> <li>g. Soft site boundaries adjacent to agricultural land, on the northwest and northeast boundary.</li> <li>h. Restricted street lighting, see Policy TAS5.</li> </ul> <p>In particular, the codes for the ‘Transition area in the <b>Tasburgh Design Guidelines and Codes</b> should be used.</p>
--------	--

## History of business development in Tasburgh

- 7.18 Information on the various trades and occupations in which village residents were engaged can be found in the available census returns from 1841 to 1911, trade directories from 1843 onwards and in a few cases, in Wills although the majority of residents would have been too poor to make them. As might be expected in a rural community, the predominant source of employment was in or connected to farming so the most common entry under occupation was agricultural or farm labourer, with a few claiming a higher status such as cowman, drillman, horseman or even team man i.e. able to work with a team of horses.



- 7.19 Millers and the assistants, or journeymen, that they employed had run a mill in Tasburgh for centuries, and clearly it was quite a profitable business because there are wills for millers dating back into the 1500s. Similarly there is a surviving will from 1569 for a blacksmith in the village and we know that there was a smithy adjoining Forge Cottage on Low Road, operating from the 1830s until the beginning of the 20th century, and another one on the main road near to the Norwich bus shelter which was still working until after World War II. There are also references to blacksmiths living elsewhere in the village, such as at White Horse Cottage in the 1840s.
- 7.20 Similar to the blacksmith, but with different skills combining joinery, was the wheelwright. The early title deeds for Commerce House indicate that from 1791 it was owned and occupied by Simon Rayson who was a wheelwright, and when he sold it ten years later he moved to Grove Cottage, where he built a new wheelwright's premises with access on to Grove Lane where The Maples now stands. One of the occupants of Grove Cottage named in the 1841 Census was a retired wheelwright so it would seem that the business had closed by then, but another wheelwright's shop was already being run at Taas Ford on Low Road, adjacent to the smithy, by Samuel Dye who also owned the Horse Shoes pub next door. Taas Ford was still in use as a wheelwrights' in 1911 when it was also a builders' premises.
- 7.21 Village maps show that there was little in the way of new building from 1840 until the 1960s but as would be expected carpenters, thatchers and bricklayers were still well represented in the Census returns, and bricks also featured for a number of other residents who worked in the brickyard and limekilns just over the boundary in Tharston.
- 7.22 Walking would have been the way in which most people got around so it is no surprise that there were a number of boot and shoe makers and repairers appearing in the Census returns, almost certainly working from home. In 1807 a shoemaker by the name of Stephen Alexander bought what is now Holly Tree Cottage on Grove Lane and was still there in 1851 when he was referred to as a retired shoemaker. By then Richard Warnes, who had fought at the battle of Waterloo, and his sons George and Hebron were working as shoe and boot makers at Commerce House, and in due course at least four other properties in Low Road, including Jasmine Cottage, were home to shoemakers, one of whom described himself as a cordwainer or master shoemaker. Others worked in Upper Tasburgh, with even the landlord of The Bird in Hand mending boots and shoes for a while, but the last shoe repairer

in the village was William Moore, who rented the shop premises at Old Post Office Cottage after the Post Office moved to Commerce House in 1954. Unfortunately, four years later some of his equipment overheated while he was closed for lunch, and the premises were burned out.

- 7.23 The coming of the railway at Flordon station in 1849 didn't change the reliance on walking but it did provide another source of employment for people in the village in the form of platelayers, signalmen and general labourers, as well as enabling other trades such as a fish merchant and a coal man. Domestic service also featured, with William Gwyn at Tasburgh Lodge (Hall) employing a resident cook, two housemaids, a laundress and a groom, as well as non-resident gardening staff whilst at Rainthorpe Sir Charles Harvey retained a gamekeeper and assistant, and a forester or woodman in addition to domestic and gardening staff. However, it wasn't just the grand houses of the village that had staff; for example many of the farmhouses in the late 1800s had at least one domestic servant, and a number of widows acted as charwomen, cleaning for those with no resident help, in order to earn a little bit of money for their families.
- 7.24 For some, life in Tasburgh was hard, but not as hard as life in the Pulham workhouse. Another occupation for older girls and women was dressmaking and needlework, no doubt boosted by some of the shops on Low Road also acting as drapers, reflecting the increasing ease of distributing Lancashire cottons and fabrics across the rail network.
- 7.25 The Census returns also show that from at least 1861 until World War II the village had its own resident policeman and roadmen, responsible for maintaining the local stone roads before the coming of tarmac, but they also reveal other occupations. The Sayer family provided at least two generations of local vermin destroyers and warreners or rabbit catchers, there were a couple of fowl or poultry dealers, and in 1841 a clock and watchmaker and a glover or glove maker, although there are records of glove makers in Tasburgh well before then.
- 7.26 An inventory from 1603 of the goods of John Allgard who died in Tasburgh indicates that as well as running a smallholding, he had a stock of 224 pairs of gloves plus various purses and other leather items, and an even earlier Tasburgh Will from 1355 was made by David the Glover. Amongst the more unusual or unexpected entries however, were a fisherman who smoked the

eels he caught in an outhouse by Thatched Cottage, a hurdle maker, a razor grinder and a 13 year old wick boy, whose duties can only be guessed at.<sup>22</sup>

### Current business development

- 7.27 Bringing things up to date, the last business to close in Lower Tasburgh was Wayside Garage which had been started in 1962 by Harry Bright and his son Peter but closed at the end of the century.
- 7.28 At the time of writing the Neighbourhood Plan, Tasburgh has a wide range of businesses for the size of the parish. At the time of writing, businesses listed in Tasburgh on yell.com include: Iain Sell Piano Tuner and Technician; Digital Sign F X; L E D Emporium; Anglia Radio Ltd; Norfolk Carpentry; Cole Consultancy; Norwich City Taxis; Anglia Microplant; D.C Stove Installations; Designtec Ltd; Jacks Window Cleaning Services; K J Fincham Design and Development Engineers; A G Harvard Bookbinding; A S P Wills Ltd; Yousorted Com Ltd; Knight Clayton Ltd. Builders; Tasburgh Social Club; Tasburgh Village Hall; The Countryman Pub; Foundary Plant Centre; Caravan Storage; P.R Motorcycle Engineering; 1st Class Recovery and Transport; Superior Garden Buildings; Kevic Construction Ltd; M.D Mann Roofing; Tasburgh Skip Hire and Haulage; A Burroughs Painting and Decorating; Icen Financial Advisors Ltd. Other business in Tasburgh include: Face to Face Finance; Fyebridge Ltd; Green Acres Firewood and Caravan storage; Hillcrest Hairdressers; James D Party Time; Lambkin Sewing Services; Lustre Coatings Ltd; Redwings Horse Sanctuary; Mindful Body Coach; Tas Valley Exterior Cleaning Services.
- 7.29 The NPPF states that planning policies and decisions should help create the conditions in which businesses can expand and invest and adapt. Weight should be given to the need to support economic growth and productivity taking into account local business needs. In rural areas planning policies should enable the sustainable growth of all types of business both through the conversion of existing buildings and well-designed new buildings.
- 7.30 Over the lifetime of the Plan it is expected that businesses will change, and homeworking may increase further. In order to continue to be a vibrant rural parish where people of all ages chose to live, it is important that new businesses and employment opportunities are supported. **Policy TAS10** sets

---

<sup>22</sup> Ben Goodfellow, Tasburgh resident, January 2023.



out support that can be given through the planning system. In particular, light industrial and retail development is encouraged on the A140 where there are similar businesses and good access.

<p><b>POLICY</b></p>	<p><b>TAS10: Business development and digital connectivity</b></p> <p>New or expanded business and employment uses will be supported where development proposals have taken account of the Tasburgh Design Guidance and Codes and demonstrated respect for the character of the rural area, residential amenity and highway safety. Light industrial and retail development on the A140 is particularly encouraged where it provides local employment opportunities. All new or expanded business units should be adjacent to existing businesses on the A140 (this does not apply to small businesses).</p> <p>New dwellings should provide for high-speed digital connectivity where practical and achievable. Development providing space for homeworking, including home offices, will be supported.</p>
----------------------	--



## 8. Heritage policy

---

**Objective 3:** To recognise and protect Tasburgh's heritage assets.

### Listed building and the national monument

8.1 Historic England lists 34 buildings in Tasburgh parish, the War Memorial and the Tasburgh Enclosure (named 'Camp in Village' by Historic England):

#### **Scheduled Monument**

- Camp in Village

#### **Grade I Listing**

- Church of St. Mary, Church Hill.

#### **Grade II Listing**

- Tasburgh War Memorial, Circa 30 metres to the north of St. Mary's Church, The Churchyard, Church Hill.
- Tasburgh House, Norwich Road.
- Barn North-West of Tasburgh House, Norwich Road.
- Mistletoe Cottage, Tasburgh Hill.
- Former Quaker Meeting House, Quaker's Lane.
- Meadow View, Quaker's Lane.
- Barn and Stables immediately south of Meadow View, Quaker's Lane.
- Barn immediately east of Tramp's Hall, Fairstead Lane.
- Tramp's Hall, Fairstead Lane.
- Hill Farmhouse, Norwich Road.
- The Lilacs, Church Road.
- The Countryman Public House, Norwich Road.

- No 1 including garden wall north-east and north-west, Church Road.
- Rookery Cottage, Saxlingham Lane.
- The Beeches, Church Hill.
- The Firs, Low Road.
- The Old Horse Shoes, Low Road.
- Thatch Cottage, Low Road.
- Rookery Farmhouse, Low Road.
- Grove Cottage, Grove Lane.
- Cottage Farmhouse, Low Road.
- Manor Farm Cottage, Low Road.
- Manor Farmhouse, Low Road.
- Orchard Cottage, Low Road.
- The Rectory, Church Hill.
- Bridge End Farmhouse, Church Hill.
- Akela, Low Road.
- The Limes, Low Road.
- White Cottage, Low Road.
- White Horse Farmhouse, Low Road.
- Old Hall Farmhouse, Church Road.
- Mill House, Low Road.

8.2 There are no buildings on Historic England's Heritage at Risk Register in Tasburgh parish.<sup>23</sup>

---

<sup>23</sup> Historic England, <https://historicengland.org.uk/advice/heritage-at-risk> (accessed 12.01.22).



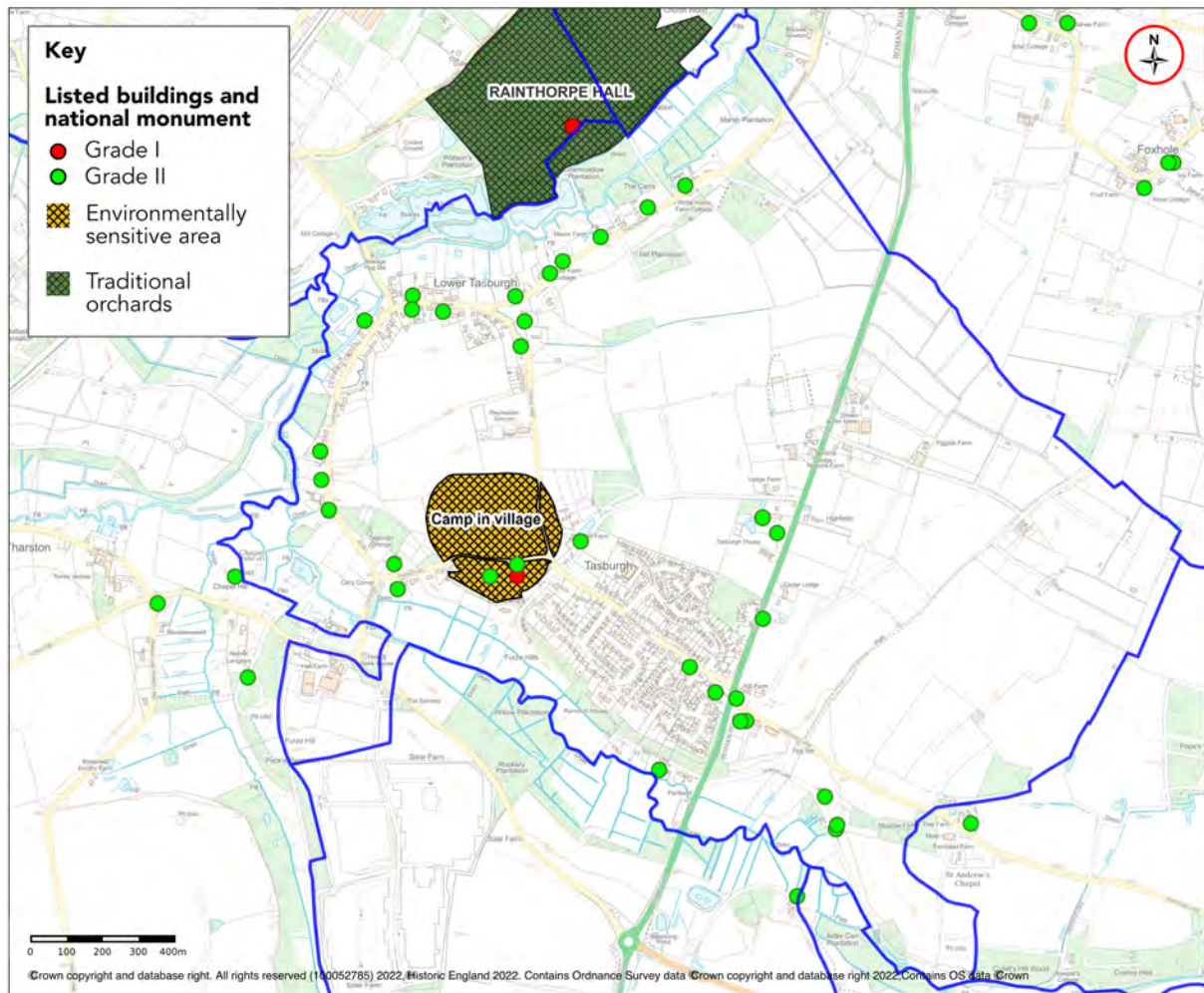


Figure 27: Listed buildings, national monument and traditional orchards (source: Parish Online mapping with own annotations).

## Tasburgh Enclosure

- 8.3 Tasburgh Enclosure, also known as the 'Tasburgh Hillfort', 'Tasburgh Earthworks' or 'the Camp' is owned by Norfolk Archaeological Trust (NAT) and is thought to be an Iron Age Fort. There are no public rights of way over the site, public access is granted with The NATS's permission if people use and respect the site appropriately.
- 8.4 A short history of Tasburgh Earthworks is found on the Norfolk Archaeological Trust website:

*A few miles to the south of Norwich, in the beautiful valley of the River Tas, lies what is perhaps the most enigmatic of the properties owned by the Trust,*

*Tasburgh Earthworks. The earthworks gave the village its name: from taese, an Old English word meaning convenient, advantageous, or pleasant and burgh meaning a 'defended place' or 'fort'.<sup>24</sup>*

*The roughly oval-shaped earthwork enclosure extends beyond NAT's current site - the area around the church to the south of the present-day lane lies within the earthwork enclosure and the southern side of the fort coincides with the southern edge of the present churchyard.*

*In places the earth rampart survives to a height of 3m. We do not know when it was built. Possibly it was an earthwork fort dating to the Iron Age (c. 700 BC–AD 43), and thus of roughly similar date to the fort owned by NAT at Bloodgate Hill, South Creak.*

*Excavations and geophysical survey show that Anglo-Saxon settlement started on the site adjacent to the church around AD 700. It is possible the earthworks were built then – but it is also possible that settlers re-used the pre-existing enclosure.*

*It is also possible that the earthworks were thrown up during the time of warfare and disorder in the 9th century AD when Danish Viking armies were wreaking havoc in East Anglia. Excavations near the church in the 1980s found a low flint structure which dates from the time of Viking invasion. But the flint-work was probably added to the old earthworks by descendants of the Anglo-Saxon settlers, to improve the fort defences.*

*By 1200 the settlement had become more dispersed and had developed away from the church. The old earthworks were quarried for materials and in some places ploughed out by farmers.*

*The enclosure may once have been roughly oval, but we are not sure. The northern side today appears relatively straight. The eastern side does not survive, having been quarried away. Early visitors to the site such as Camden (c. 1600) and Blomefield (in the 18th century) described the site as square. The earthworks enclosed an area of c. 6.2 hectares. The curved western side of the bank is clearly visible but has been ploughed down and was once much taller. On the north side the bank is c. 1.5m high and topped by an old*

---

<sup>24</sup> Norfolk Archaeological Trust, <https://www.norfolkarchtrust.org.uk/project/tasburgh-earthworks/>. (accessed 12.01.22).

*hedge and by trees. The outer ditch which accompanied the bank has everywhere been infilled.*

### **Excavation and research**

*There has been very little excavation on or near the site. A section across the western bank and ditch in 1948 showed that the ditch had once been 3m deep, with a flat bottom, and there were signs of a 'paved pathway' on the bank but no dating evidence was found.*

*Excavation on the other side of the road took place at various times in 1975–80, before the churchyard was extended to the east. Here were found the remains of a number of timber buildings and many artefacts, including pottery dating to the Middle and Late Saxon periods (c. AD 650–1066).*

*In February of 2017, geophysical survey (magnetometry) within the northern portion of the enclosed area at Tasburgh Hillfort revealed a complex pattern of magnetic anomalies relating to former settlement and land-use at the site. The surveyed section of the western defences revealed the course of the defensive ditch and that of the clay rampart and/or associated gravel pavement recorded during excavations in 1948, along with a possible entranceway. The location of the 1948 excavation trench was identified some 55 m south of its reported location. Within the central section of the enclosed area tentative evidence for an early network of ditches was revealed along with the presence of a significant kiln and associated debris, most likely dating to the Late Saxon period. To the south the partially surviving remains of a rectangular enclosure were recorded, orientated towards the hypothesised SW entrance to the hillfort and tentatively ascribed an Iron Age/Romano British date on morphological grounds. A substantial network of ditches were recorded within the southern portion of the surveyed area, enclosing an area of c. 0.6 ha to the north of Church Hill. Within the enclosed space significant settlement remains were recorded, including numerous pits, internal sub-divisions, two small hearths, a possible post-build structure and possible Sunken Feature Building (SFB). Collectively these are likely to represent the north-ward extension of the Mid to Late Saxon settlement coalescing around the parish church, recorded during excavations south of Church Hill lane.*

**Norfolk Archaeological Trust ownership**

*The site was bought by the Trust in 1994, so that it could be taken out of cultivation and put down to grass to protect what remains of the earthworks and below ground archaeology.*

**St Mary's Church**

- 8.5 Opposite the Enclosure is St Mary the Virgin Church, a Grade I listed building, a round tower church. The Church of England parish church, dedicated to St. Mary the Virgin, is the only remaining place of public worship in Tasburgh. It is situated to one side of an ancient early settlement and has a commanding view, with the land falling steeply to the River Tas in the south and west.
- 8.6 It is thought that the original church was destroyed by the Danes but later rebuilt by King Cnut. Of this rebuilt church only the tower and parts of the west wall currently remain. The round Saxon tower is a distinctive Norfolk feature, probably being round because square corners are hard to achieve satisfactorily with flint. The blind arcading is a special feature of the tower, which now houses 5 bells, which were restored for year 2000 millennium celebrations and are regularly rung.
- 8.7 In 1844 the Rev Henry Edmund Preston, who served Tasburgh as Rector for 63 years, built a day school in the Rectory garden. This continued to serve as the village primary school until 1980, when the school moved to a purpose built complex in the new estate, on Henry Preston Road. Many of today's residents and their children went to school there. Between 1897-1922 extensive restorations to the church were carried out by Sir Charles Harvey. He removed the pews, the gallery, the three-decker pulpit, the Elizabethan communion tables, the wooden tympanum of the chancel arch and an unsightly stone and slate reredos. He installed new pews, the current hammer beam roof and, at his own expense, added the vestry to the south-west door. In 1937-8, Mr Henry Neville of Tasburgh Hall supervised further restoration. The chancel and eastern part of the nave were paved. The 19th century altar rails were brought forward to the position of the old Laudian rails. A new oak door was installed to the tower bell ringing chamber. A font was installed from the disused church of St. Simon and St. Jude in Norwich. Norwich Cathedral also gave Tasburgh material with which to build the current choir stalls, bench ends, altar and reredos. Approximately 40 years



ago, a church room was added to the vestry, along with a kitchen and toilet and has added great functionality to the church building.

## A historic core

- 8.8 The area shown on figure 28 is identified locally as an important 'historic core' due to the setting of the Tasburgh Enclosure (Scheduled Monument) and St Mary the Virgin Church, round tower church (Grade I listed building). The historic core areas is the same as that of the Scheduled Monument designated area. This provides part of a transition areas between Upper and Lower Tasburgh, as well as a key feature of the parish.

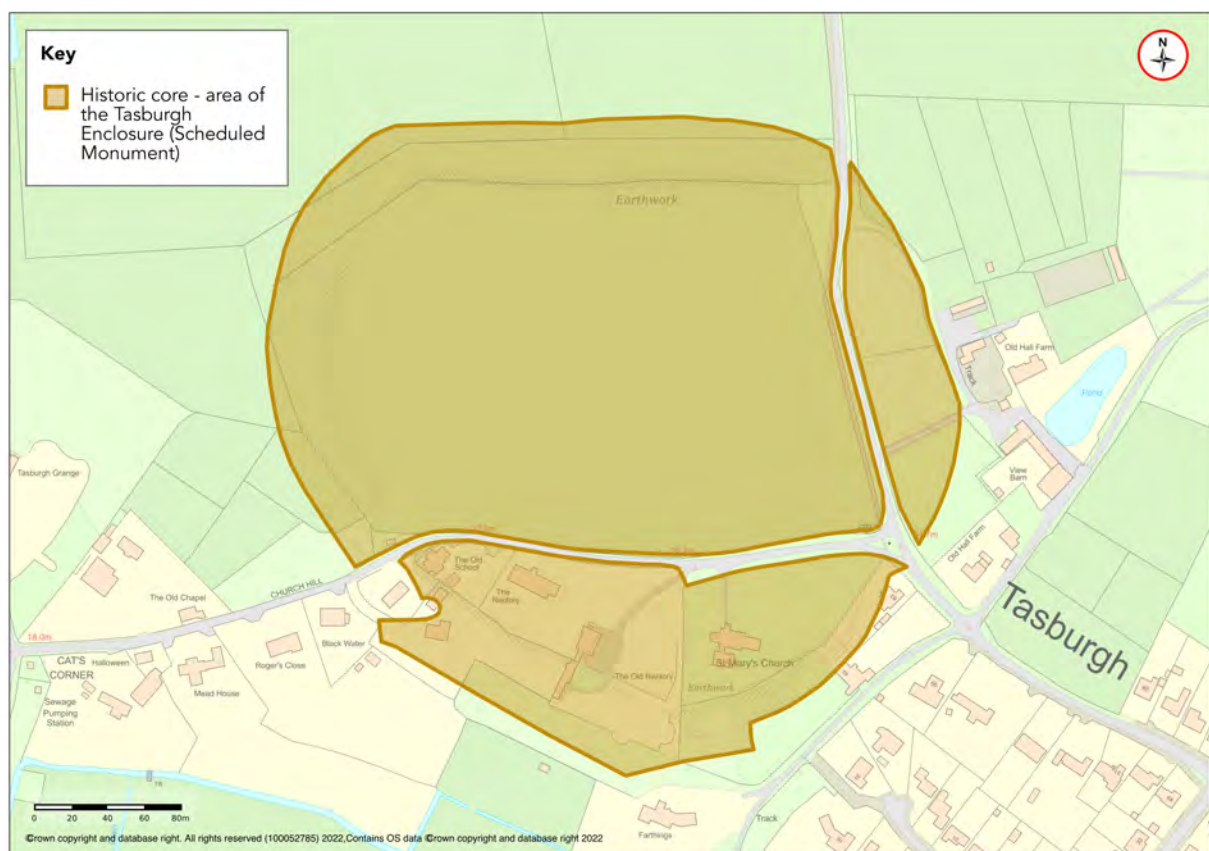


Figure 28: Historic core – area of the Tasburgh Enclosure (Scheduled Monument) (source: Parish Online mapping with own annotations).

## Non-designated Heritage Assets

- 8.9 The Government's Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as

having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some Non-designated Heritage Assets as 'locally listed'. These can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and are a positive way for the local planning authority to identify Non-designated Heritage Assets (NDHA) against consistent criteria so as to improve the predictability of the potential for sustainable development.

- 8.10 Paragraph 203 of the NPPF indicates that the effects of an application on the significance of a NDHA should be considered when determining applications. Figure 29 shows those that have been identified for Tasburgh. Justification for their inclusion in the Neighbourhood Plan is in Appendix D, each of which have been assessed against criteria in Historic England Advice Note 7. Also, Norfolk County Council Historic Environment Strategy and Advice team can give high level advice on the impact and required archaeological mitigation measures for developments within the parish.
- 8.11 For clarity it should be noted that the identification of a building as a NDHA does not remove existing permitted development rights, nor does it mean that any additional consents are required (e.g. Listed Building consent). Existing rights by the owner remain unchanged. Identification as a NDHA only alters the weight given to the judgement made about the significance of the building when an application is being determined, either for works directly to the building or to an adjacent building that could affect the significance of the building itself or the setting.

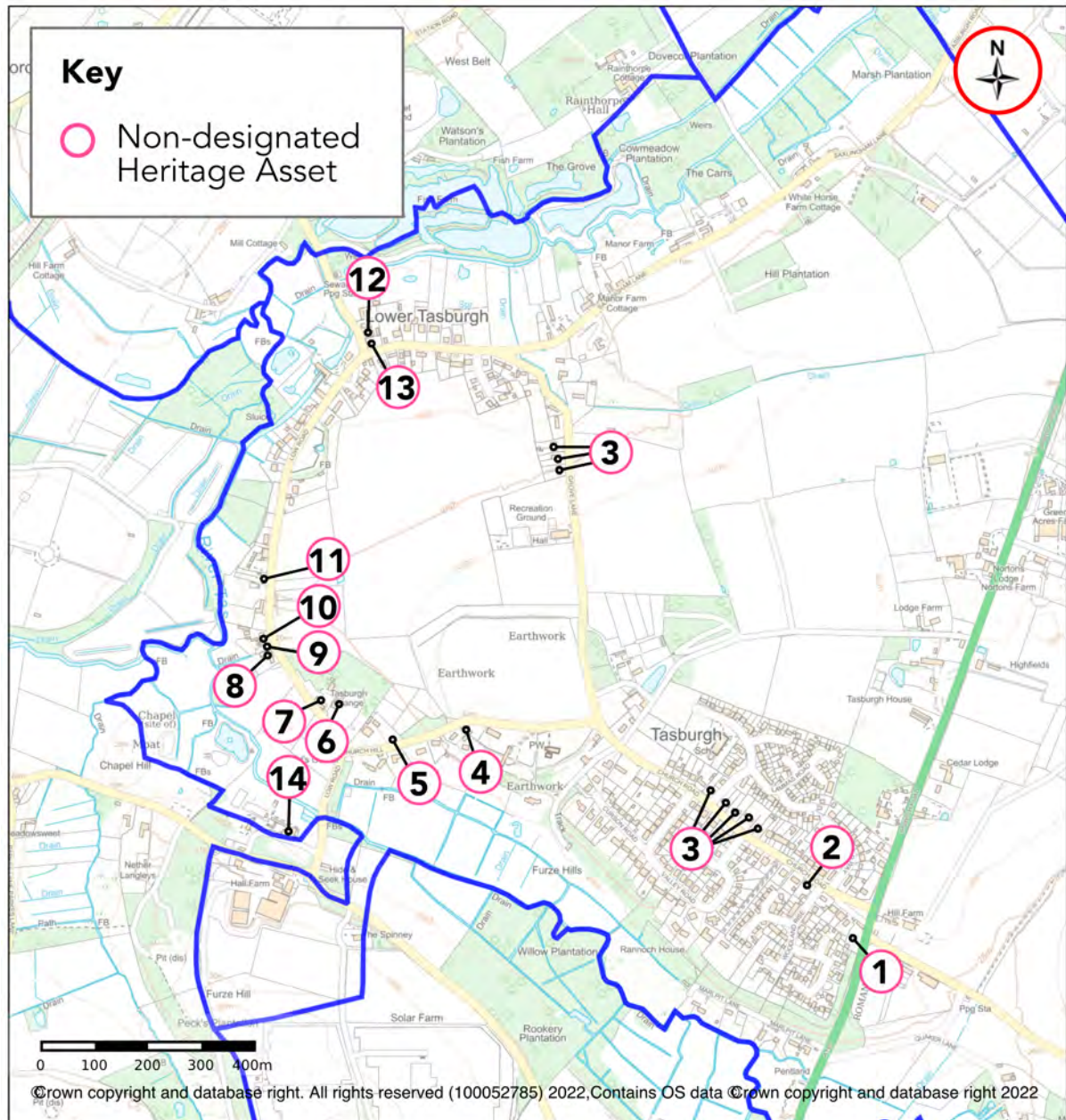


Figure 29: Non-designated Heritage Assets (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

POLICY	<p><b>TAS11: Historic core and Non-designated Heritage Assets</b></p> <p>The area shown on figure 28 is identified locally as an important ‘historic core’ due to the setting of the Tasburgh Enclosure (Scheduled Monument) and St Mary the Virgin Church, round tower church (Grade I listed building).</p> <p>In addition to the parish’s designated assets (Listed buildings and the Scheduled Monument), a number of buildings or structures (figure 29) are identified as Non-designated Heritage Assets due to their locally important character and historic features:</p> <ol style="list-style-type: none"> <li>1. Barn Lodge, Church Road, Upper Tasburgh</li> <li>2. Birch Grove, Church Road/Woodland Rise, Upper Tasburgh</li> <li>3. Local Authority early pre-war and post-war housing, Church Road, Upper Tasburgh and Grove Lane, Lower Tasburgh</li> <li>4. Old School House, Church Hill, Lower Tasburgh</li> <li>5. Primitive Methodist Chapel, Church Hill, Lower Tasburgh</li> <li>6. Tasburgh Grange, Low Road, Lower Tasburgh</li> <li>7. The Malthouse, Low Road, Lower Tasburgh</li> <li>8. Grange Meadow, Low Road, Lower Tasburgh</li> <li>9. Forge Cottage, Low Road, Lower Tasburgh</li> <li>10. Taas Ford, Low Road next to Forge Cottage, Lower Tasburgh</li> <li>11. Bramble Cottage/Green More Cottage, Low Road, Lower Tasburgh</li> <li>12. Waterloo Cottage/Mill View Cottage, Flordon Road, Lower Tasburgh</li> <li>13. Old Post Office Cottage, Low Road, Lower Tasburgh</li> <li>14. Tasburgh Hall, Corner Low Road, B1135</li> </ol> <p>Development proposals should conserve these heritage assets in a manner appropriate to their significance. Proposals affecting a Non-designated Heritage Asset should give consideration to:</p> <ol style="list-style-type: none"> <li>a. The character, distinctiveness and important features of the heritage asset;</li> <li>b. The setting of the heritage asset and its relationship to its immediate surroundings;</li> <li>c. The contribution that the heritage asset makes to the character of the area.</li> </ol>
--------	---





## 9. Access and connectivity policy

---

**Objective 4:** To encourage safer walking, and connected foot and cycle ways through the Parish.

- 9.1 The 2021 Neighbourhood Plan survey residents were asked ‘what don’t you like about Tasburgh?’ Despite the good links to other places, respondents do not like traffic, either moving too quickly or parking in the wrong places. Key comments included: *A140 is noisy; speed limit too high; the junction with Church Road and pedestrian crossing dangerous; very poor cycling infrastructure; poor bus service; bus service erratic; no late-night buses. There is a perceived increase in traffic in recent years, rat runs for vans and lorries for A140 and B1133. Also, speed of vehicles travelling through the village, especially Church Road, Grove Lane, Low Road, Saxlingham Lane; drivers often inconsiderate to pedestrians, not safe for children to walk/cycle. Heavy agricultural machinery is considered too big for roads; poor transport links; inconsiderate parking; lack of buses. There are also not enough pavements, footpaths, cycle routes and no street lighting in some parts of the village. Lack of joined up footpaths, lack of opportunities for off road footpaths.*
- 9.2 Whilst concerns over traffic congestion, speeding and unregulated parking are common issues of concern to the community, the planning process and Neighbourhood Plans are limited in the ability to address these issues in policy, only where new development is taking place, ensuring that problems are not exacerbated, or new problems caused.

## Public transport

- 9.3 Given the A140 runs through the parish of Tasburgh, the village is relatively well served by buses: 1 Norwich to Diss operated by Konectbus; 1 inbound to Norwich – outbound to Diss operated by Simonds; 2 inbound to Norwich – outbound to Roydon operated by Simonds; 36 purple line Horsford to Long Stratton operated by First Norfolk and Suffolk; 935 Swainsthorpe to Long Stratton High operated by First Norfolk and Suffolk; 36A Horsford to Harleston operated by First Norfolk and Suffolk.
- 9.4 There is no mainline train station in Tasburgh. The nearest station is at Wymondham, which is 12.5km from Tasburgh and Norwich 15.8km from Tasburgh, where Greater Anglia operate commuter and regional services.

## Car ownership and travel to work

- 9.5 The 2011 Census shows that car and van ownership levels in Tasburgh are higher than those for South Norfolk and Norfolk.

Household car or van availability	Tasburgh (per cent)	South Norfolk (per cent)	Norfolk (per cent)
No cars or vans in household	2.2	11.7	18.8
1 car or van in household	41.4	42.4	44.8
2 cars or vans in household	38.5	34.3	27.4
3 cars or vans in household	11.4	8.4	6.4
4 or more cars or vans in household	6.5	3.3	2.5

- 9.6 The 2011 Census states that main method of travel to work by usual residents (aged 16 to 74 years old) is by car. The greatest percentage of residents travelled between 10km and 20km to work, with the average distance travelled to work as 17.8km. Likely employment destinations for Tasburgh residents may include Long Stratton (4.1km); Wymondham (12.7km); Norwich (15.8km); Harleston (19.3km); Attleborough (21.5km); Diss (23.7km).
- 9.7 The nearest public electric vehicle charging points are in Long Stratton.<sup>25</sup> **Policy TAS12** includes public electric vehicle charging points as possible new community infrastructure.

<sup>25</sup> <https://www.plugshare.com>

## Walking and cycling

- 9.8 Tasburgh parish benefits from a small network of Public Rights of Way, plus the Horseshoe Way footpath (across part of the Enclosure), the Boudicca Way footpath and the Rebellion Way cycle way.

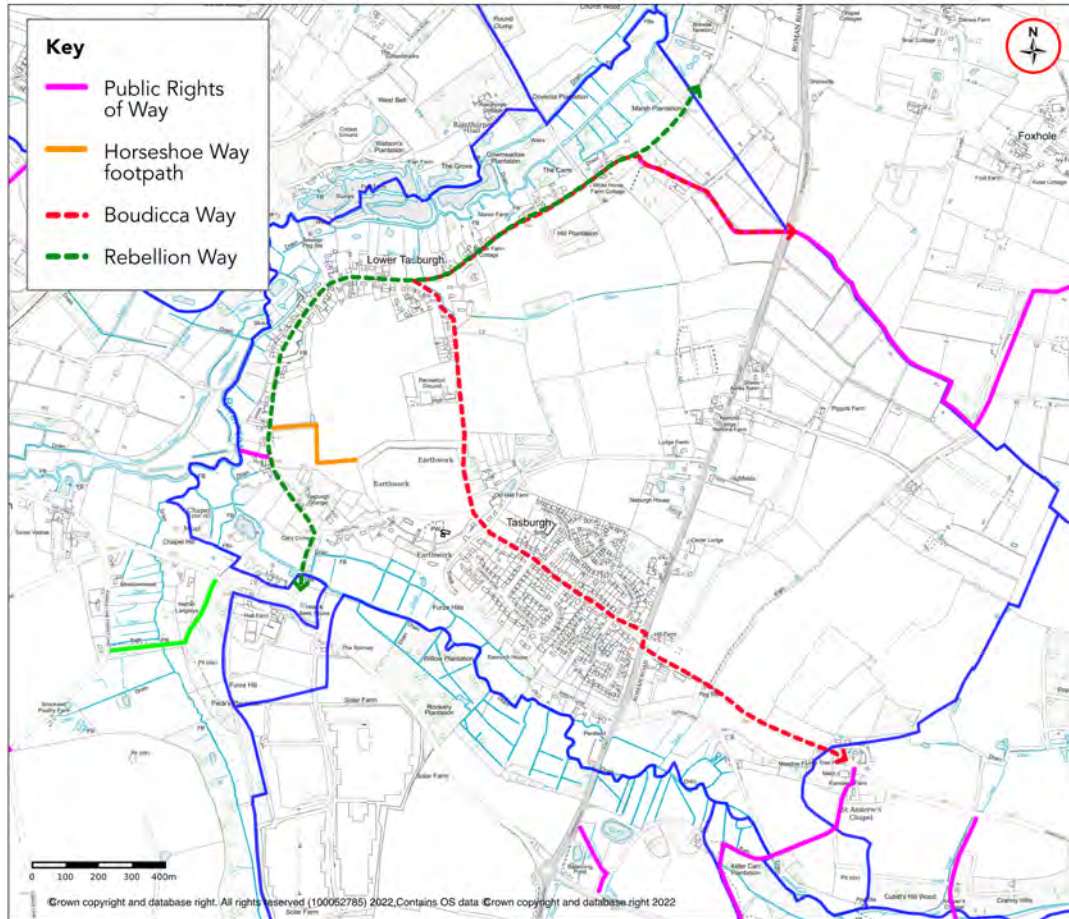


Figure 30: Public Rights of Way and other footpaths (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.



Figure 31: Route of the Rebellion Way (source: [www.cyclinguk.org/rebellion-way](http://www.cyclinguk.org/rebellion-way)).





Figure 32: Route of Boudicca Way  
(source: <http://www.gps-routes.co.uk>).

- 9.9 Nationally there is growing interest in creating places in which most of people's daily needs can be met within a short walk or cycle. The benefits of this approach are multiple: people become more active, improving their mental and physical health; traffic is reduced, and air quality improved; local shops and businesses thrive; and people see more of their neighbours, strengthening community bonds. The idea of '20 minute neighbourhoods' – sometimes called by other names, such as '15 minute cities' – has been gaining momentum for several years.<sup>26</sup> Most examples come from larger urban areas, but in Tasburgh the aspiration is to enable community facilities (particularly the primary school, Village Hall and bus stop on the A140) to be well connected and a safe route for all users, meaning they become a realistic alternative to the use of a car.
- 9.10 The footpath following the boundary of the Enclosure on Grove Lane is a good example of where a pedestrian footpath is visual and separate from the road, providing a safe link between Upper and Lower Tasburgh, in particular a route to the Village Hall site.

<sup>26</sup> Town and Country Planning Association, The 20-minute neighbourhood, <https://tcpa.org.uk/collection/the-20-minute-neighbourhood/> (accessed 26.01.23)





Figure 33: Grove Lane pedestrian footpath (source: own).

POLICY

**TAS12: Public Rights of Way, footpaths and cycleways**

Opportunities to enhance and join up networks of footpaths and cycleways (including Public Rights of Way) that are suitable for all users, should be included within the design of new residential developments. New provision should encourage alternatives to using private cars. Footpaths and cycle ways should be visible and separate from roads where possible, for example such as Grove Lane.

The provision of new footpaths and cycleways will be supported, in particular where there are opportunities to

- a. Make connections through developments and enable a cohesive village network.
- b. Connect to Long Stratton and other surrounding parishes.
- c. Enable safe routes to Preston CE VC Primary School, and other schools where possible.
- d. Link to existing community infrastructure (as identified in policy TAS13, figure 34).
- e. Link to the Rebellion Way cycleway (figure 31).
- f. Link to the Boudicca Way trail (figure 32).
- g. Link to Horseshoe Way footpath.
- h. Enable access to open countryside.



## 10. Community infrastructure policies

---

**Objective 5:** To enable a range of suitable amenities which benefit the whole community.

- 10.1 The overarching social objective of the planning system is set out in the National Planning Policy Framework (paragraph 8b), 'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'.<sup>27</sup>
- 10.2 The 2021 Neighbourhood Plan survey found community and community spirit were common answers to 'What do you like most about living in Tasburgh?'. Residents value the *community spirit they feel exists in the village and being part of and involved in the wider community*. This was particularly highlighted during the 2020 and 2021 COVID-19 lockdowns. Answers included: *amazing community spirit; quietness and community spirit; peaceful with nice views and good community spirit; close knit community; admired for strong community spirit especially through lockdown; Iron-age fort area; village pub; hall and social club; easy access countryside and city*.

---

<sup>27</sup> National Planning Policy Framework, 2021, [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) (accessed 26.01.23).

Overall residents rated the friendliness of the village and its residents highly: friendly atmosphere; people are friendly; helpful friendly people; nice people; friendly community; friendly people around; people make a real effort to interact and help each other when necessary; friendly neighbours; our church and leaders; neighbourliness.

- 10.3 The survey also asked, 'What would you most like to see here in the future?'. In general respondents want to see *more events and activities in the village, especially for young and older people. Ideas included: more village events; more clubs for older people; more diverse groups to join; something for kids/teens to do; more community involvement; more advertising of community activities; more sporting facilities; less dogs; tennis club; our pub and social club survive; more classes and groups at the Village Hall; encourage interaction between age groups; scope for a work hub; more facilities for child-care in the village; refurbish the Village Hall and social club so it can offer a broader range of activities.*

#### Current community provision

- 10.4 Tasburgh has an active community with a range of services, facilities, clubs and groups. Community groups in Tasburgh include: The Tasburgh Society and History Group; Tasburgh Carers Group; 1<sup>st</sup> Tasburgh Scout Group; Tasburgh Social Club; Eurolink; Tasburgh Allotment Society; Tasburgh United Football Club; Coffee Pots and Crafts; St. Mary's Guild; Fitness Club (over 50s); Martial Arts; Tasburgh Tea Room; Tasburgh Craft Group; Tasburgh Choir; Tasburgh Tots. Also Tasburgh United Charities is able to help residents who need financial help.
- 10.5 Community buildings in Tasburgh include:
- **Tasburgh Village Hall** – three rooms which can be hired individually or together, a football pitch, two tennis courts, play area, adult fitness equipment and skatepark.
  - **Tasburgh Sport and Social Club** – joined to the Village Hall.
  - **St. Mary's Church** – Church of England Church with an adjoining Church Room where community activities are held.
- 10.6 Play areas in Tasburgh include:
- **Chestnut Road play area** – owned and maintained by South Norfolk Council. Includes swings, slide, multi-play structure, picnic bench

- **Pear Tree field off Everson Road** – open green space owned and maintained by South Norfolk Council.
  - **Village Hall play areas** – play areas for 0-8 and 8-13 year olds, owned by Tasburgh Village Hall and maintained by Tasburgh Parish Council.
- 10.7 Officially opened in June 1981, Preston Church of England Voluntary Controlled (CE VC) Primary School is located in Upper Tasburgh on Henry Preston Road. It is a member of Tas Valley Church Schools Federation working closely with Saxlingham Nethergate CEVC Primary School. As a church school, they work closely with St. Mary's Church, Tasburgh. In September 2022, Preston CE VC Primary School had 127 children on roll, aged from 4 to 11 years old and was organised into five class groups.
- 10.8 Tasburgh allotments are located on Grove Lane. Tasburgh Parish Council owns and leases the land. The allotments are run by the Tasburgh Allotment Society. There are 17 plots, which at the time of writing were fully subscribed.
- 10.9 Burrfield Park is an area of land leased by the Parish Council where a nature area has been created to protect and enhance biodiversity. This includes a wild-flower meadow, apple trees, a pond and a boardwalk with information boards.
- 10.10 Tasburgh Parish Council has registered the land at Burrfield Park and is in the process of registering the land on the North side of Marlpit for the Public Sand, Gravel and Marl Pits Charity, which the Parish Council are Trustees of and pay the Charity a yearly rent of £25. The Parish Council also own a strip of land on the east side of Low Road known as the Horseshoe Path.
- 10.11 The burial ground is located at St. Mary's Church on Church Road. Information provided in September 2022 stated that there were 105 burial spaces remaining, which should be sufficient for another 26 years.
- 10.12 The Countryman is a free house pub located on the A140. It has regular live music, themed nights and family events.
- 10.13 There is no medical practice in Tasburgh. The closest doctors surgeries are located at Newton Flotman, Hempnall and Long Stratton. Well Pharmacy is located in Long Stratton. Dentist surgeries are located in Long Stratton, Mulbarton, Hethersett, Wymondham, Poringland and Norwich.



10.14 The 2021 Neighbourhood Plan survey residents were asked ‘what don’t you like about Tasburgh?’. A number made reference to the lack of shop and Post Office.

10.15 The existing facilities are valued by the community and should be retained for their ongoing service.

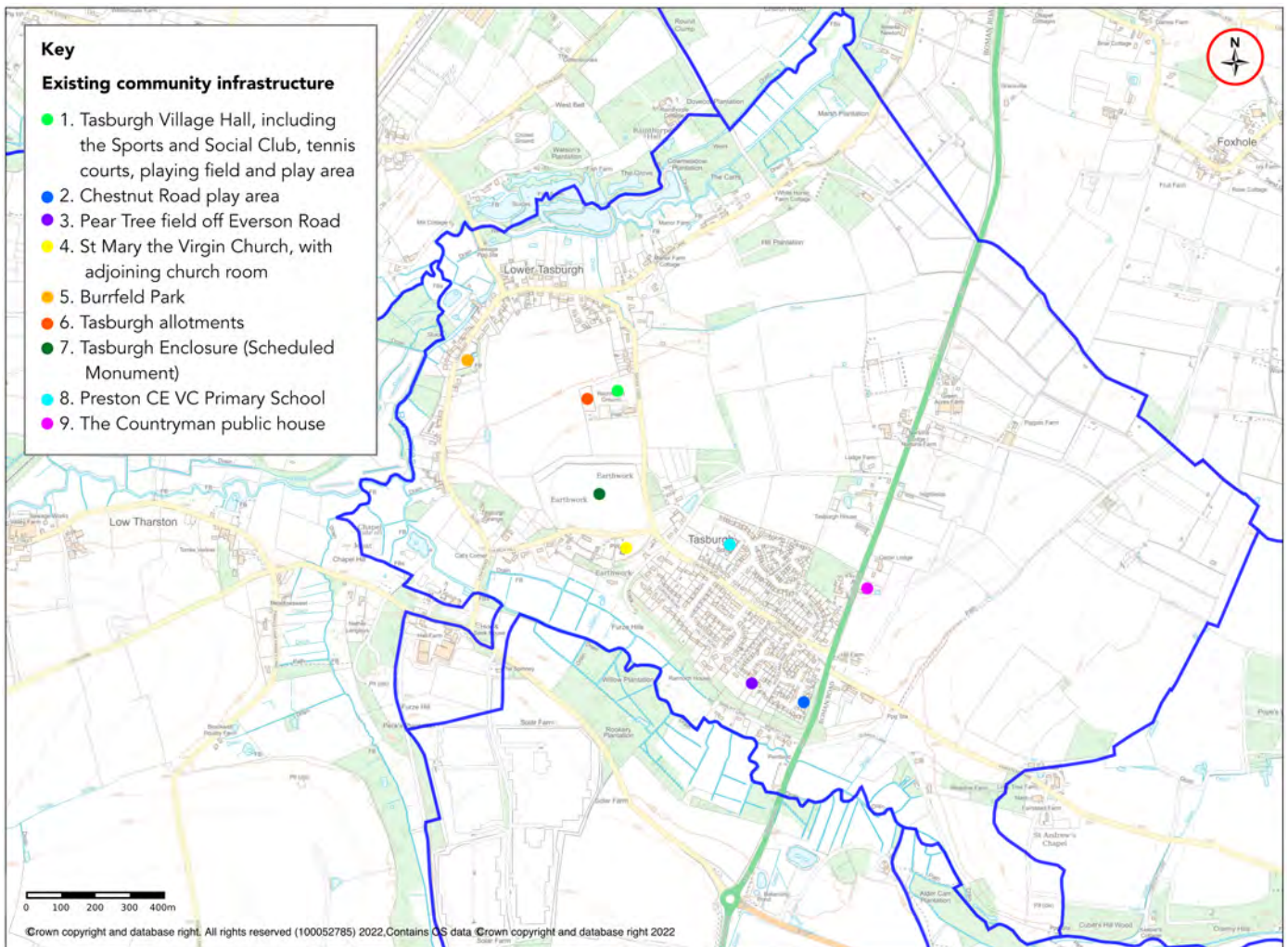


Figure 34: Existing community infrastructure (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

POLICY	<p><b>TAS13: Existing and new community infrastructure</b></p> <p>Tasburgh parish has the following existing community infrastructure (figure 34):</p> <ol style="list-style-type: none"> <li>1. Tasburgh Village Hall, including the Sports and Social Club, tennis courts, playing field and play area.</li> <li>2. Chestnut Road play area.</li> <li>3. Pear Tree field off Everson Road.</li> <li>4. St Mary the Virgin Church, with adjoining church room.</li> <li>5. Burrfeld Park.</li> <li>6. Tasburgh allotments.</li> <li>7. Tasburgh Enclosure (Scheduled Monument).</li> <li>8. Preston CE VC Primary School.</li> <li>9. The Countryman public house.</li> </ol> <p>Improvements to existing community infrastructure will be supported in principle. Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where,</p> <ol style="list-style-type: none"> <li>i. an improved or equivalent facility can be located in an equally or more accessible location in the parish,</li> <li>ii. or where it can be demonstrated that there is no reasonable prospect of continued viable use.</li> </ol> <p>Proposals for the following new community infrastructure will be supported:</p> <ol style="list-style-type: none"> <li>a. Additional allotments.</li> <li>b. Recreational land.</li> <li>c. A convenience/small shop (as a stand-alone building or an extension to an existing community asset).</li> <li>d. A central green space/village green.</li> <li>e. A new play area.</li> <li>f. Public electric vehicle charging points.</li> </ol>
--------	--

## Tasburgh Village Hall

- 10.16 Tasburgh Village Hall sits at the heart of Tasburgh village. At the time of writing the building has three rooms, which can be hired individually or together:
- The Large Hall (23ft x 77ft) is the main room for functions, events and larger parties. It has a stage area, dance floor and is flexible enough

to be laid out for a formal wedding reception, or function. This room can be used by up to 200 people depending on seating arrangements.

- The Small Hall (22ft x 37ft) is great for smaller, informal gatherings and houses the well-stocked bar as well as the servery for the kitchen. It is ideal for parties, meetings, presentations and children's birthday parties.
- The Committee Room (12ft x 27ft) is ideal for smaller meetings, group activities or presentations. It has a sink and tea/coffee making facilities with access to toilets.<sup>28</sup>

10.17 Outside there is a league sized football pitch, two tennis courts, a play area for 8-13 year olds plus adult fitness equipment. The grounds have been used as the home of the annual Tasburgh Festival, known as TasFest, and more recently as the base for the Family Fun Day and the regular Tasburgh Village Fete.

10.18 Connected to the Tasburgh Village Hall is the Tasburgh Sports and Social Club. The club was formed in 1994 by the members of the then carpet bowls team who wished to offer some hospitality to visiting teams.

10.19 As the community of Tasburgh grows, the need for an improved Village Hall may be needed. Through consultation with Tasburgh residents, it is recognised that there is potential to extend the existing building, refurbish it, or replace the building all together (in the long term) which would enable further community and/or business use. As working arrangements have changed for many since the Covid pandemic, there is more openness to working from home and within a local community building.

10.20 Should an extension, refurbishment or rebuild take place, the Village Hall should meet the highest environmental standards possible, being an exemplar for the community and wider area.

---

<sup>28</sup> Tasburgh Village Hall website <https://www.tasburghvillagehall.org.uk> (accessed 18.01.23).



Figure 35 left: Tasburgh Village Hall site (source: Parish Online mapping with own annotations).

Figure 36 right: Tasburgh Village Hall (source: own).

**POLICY**

**TAS14: The Village Hall site**

Any proposals for the redevelopment of the Village Hall site (figure 35) will be supported in principle. This could take the form of an extension to the existing building, or a replacement building, and should enable further community and/or business use. Proposals that provide for the following activities will be encouraged:

- New hall space.
- Extension to Social Club.
- Working/business spaces.
- Café.
- A convenience/small shop.

Where possible any redevelopment should meet the highest environmental standards, aiming for carbon neutrality.





THESE WINDOWS WERE ERECTED IN 1981  
IN MEMORY OF  
**CANON RICHARD HURD**  
1894-1975  
BENEFACTOR OF THIS PARISH  
SON OF REV. WALTER & MARY HURD  
RECTOR OF TALLURDY 1917-1922



# 11. Community action projects

---

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

## Community action projects

- Repair/replacement of Village Hall play area.
- Provide a cycle path between Tasburgh and Long Stratton.
- Investigate potential for linking the Boudicca Way with a pathway from Fairstead Lane northwards.
- Investigate other potential linking footpaths within the parish.<sup>29</sup>
- Additional allotment provision.
- Long term plans for burial spaces within the parish.

---

<sup>29</sup> Working with the Norfolk County Council 'Local Cycling and Walking Infrastructure Plans', <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/roads-and-travel-policies/local-cycling-and-walking-infrastructure-plans> (accessed 21.06.23) and the 'Greater Norwich Physical Activity and Sports Strategy 2022-2027', <https://www.greaternorwichgrowth.org.uk/dmsdocument/2876> (accessed 21.06.23).

# 12. Implementation

---

## Community Infrastructure Levy

- 12.1 Community Infrastructure Levy (CIL) is a non-negotiable levy introduced by the government. It allows local planning authorities to raise funds from developers and individuals who are undertaking building projects in their area. This is a way of making sure that all relevant development contributes towards new infrastructure such as schools, transport and leisure facilities that are needed to support population growth.
- 12.2 The majority of CIL collected from Broadland, South Norfolk and Norwich City Councils is pooled into the Greater Norwich Infrastructure Investment Fund (IIF). This fund is used to support a list of infrastructure projects, known as the Growth Programme, which have been approved annually by the Greater Norwich Growth Board.<sup>30</sup>
- 12.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. Once the Neighbourhood Plan is in place, Tasburgh Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Tasburgh. Where appropriate and possible, Tasburgh Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

## Monitoring the use of the Neighbourhood Plan

- 12.4 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2023-2038. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. Tasburgh Parish Council will promote and monitor the use of the Neighbourhood Plan for planning applications.

---

<sup>30</sup> What is Community Infrastructure Levy (CIL):

<https://www.southnorfolkandbroadland.gov.uk/community-infrastructure-levy/community-infrastructure-levy-cil-1> (accessed 29.11.22).

## Updates to the Neighbourhood Plan

- 12.5 The Neighbourhood Plan spans a period of 15 years. It is likely to need reviewing within that timeframe. South Norfolk Council is required to update the Local Plan every 5 years which may flag a need by the Parish Council to review elements of the Neighbourhood Plan. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time. At the time of writing, many of the first Neighbourhood Plans in the country are starting to be revisited.





TASBURGH





# Appendix

---

## Appendix A: Neighbourhood Plan Advisory Group members

---

The Tasburgh Neighbourhood Plan Advisory Group is made up of Parish Councillors and residents of the parish.

- Jill Casson
- Rebecca Casson
- Brian McGuire
- Amy Prendergast
- Keith Read
- Preston Thomas
- Jackie Trenavin
- Adrienne Watts
- Paul Williams

Thanks to Tasburgh residents for supplying a number of photographs.

The Neighbourhood Plan has also been supported by

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

## Appendix B: Tasburgh Character Appraisal

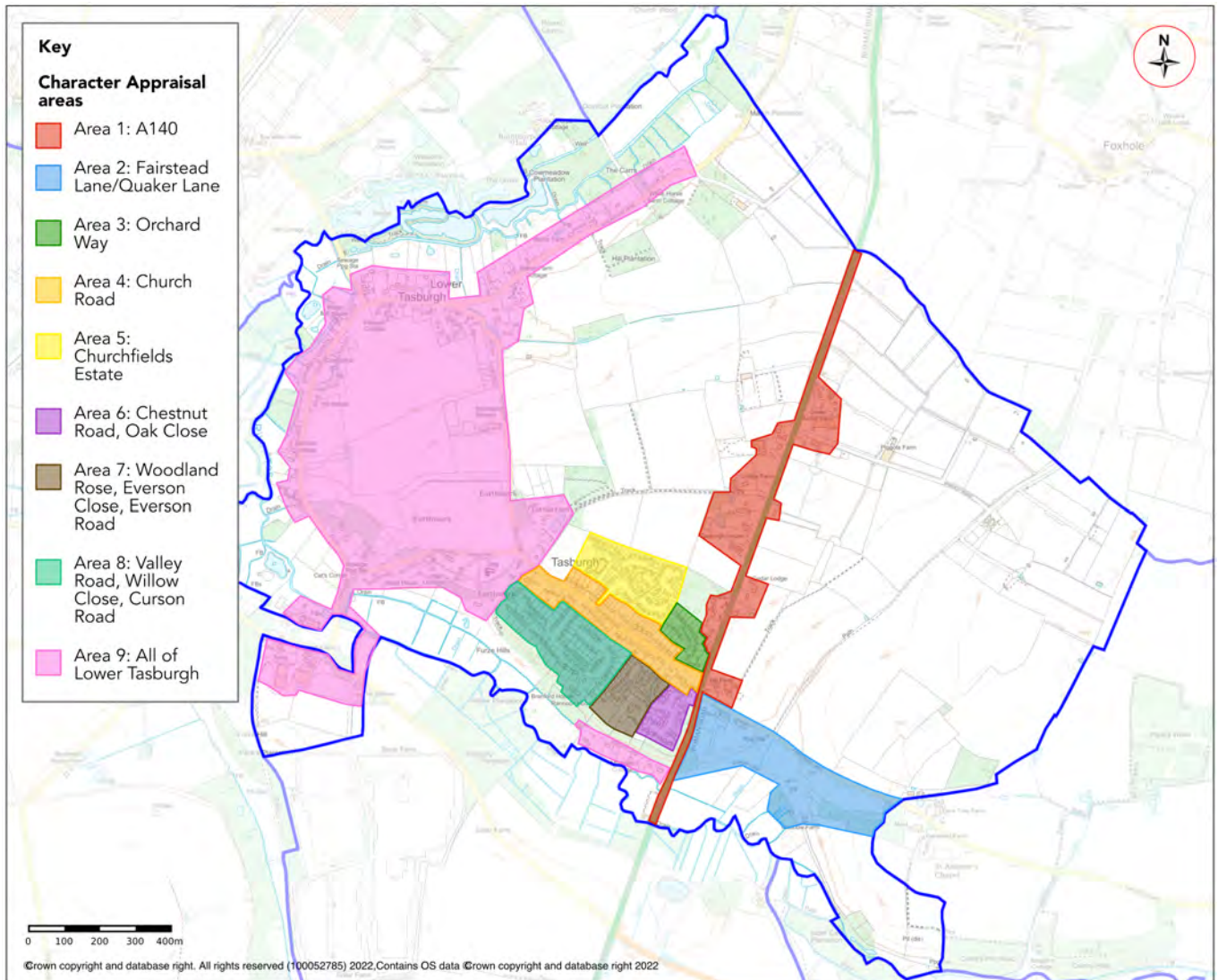


Figure 37: Character Appraisal areas (source: Parish Online mapping with own annotations). Blue line denotes parish boundary.

Area 1: <b>RED</b>	A140 (including The Loke)
<b>Brief description of area</b>	Adjacent to the A140, main trunk road between Norwich and Ipswich.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Some residential.</li> <li>• Leisure/Community – The Countryman Pub.</li> <li>• Commercial – Lustre Coatings.</li> <li>• Retail – Foundry Garden Centre and Superior Sheds.</li> <li>• Redwings Horse Rescue Charity.</li> </ul>

<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• Buildings well-spaced, with gaps between.</li> <li>• Residential and commercial buildings isolated from the rest of the village.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• A140 very busy trunk road.</li> <li>• Pedestrian pathways only from the village to the bus stop/Countryman Pub.</li> <li>• Boudicca Way long distance path crosses the A140 at the parish boundary and again at Fairstead Lane.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Views across open fields especially to the East.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• None.</li> <li>• Pub has car park.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Mix of styles, heights and ages from traditional older builds to more modern construction.</li> <li>• Some older, larger buildings, large gardens.</li> <li>• Some modern 60s bungalows, all detached.</li> <li>• Some 50s ex-Local Authority, semi-detached houses</li> <li>• Farm buildings.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• The Countryman Pub (listed building).</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Small woodland area to rear of Superior Sheds.</li> <li>• Native hedgerows to side of road especially on the East side.</li> <li>• Open fields especially to east.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Street lighting along A140 major trunk road – only place in village.</li> <li>• Bus shelters on both sides of road.</li> </ul>

<b>Area 2: BLUE</b>	Fairstead Lane / Quaker Lane
<b>Brief description of area</b>	Quiet rural lanes to East of village and separate from it (opposite side of A140).
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Mainly agricultural.</li> <li>• Some scattered residential.</li> </ul>



<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>All buildings very well-spaced, with large gaps and fields in-between.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>Fairstead Lane/Quaker Lane quiet, narrow rural lanes.</li> <li>No pathways.</li> <li>Boudicca Way and other footpaths lead off to the south.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>Open fields.</li> <li>To the south, wide views across the valley of the Hempnall stream.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>None.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>Some very large, detached houses, all 2 storeys. Mix of ages – several listed, but all pre-20<sup>th</sup> century. Mixed materials.</li> <li>Farm buildings/barns.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>None.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>Many trees and native hedgerows to sides of lanes and between buildings.</li> <li>Hempnall stream forms boundary to parish to the South.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>Very rural.</li> </ul>

<b>Area 3: GREEN</b>	<b>Orchard Way</b>
<b>Brief description of area</b>	Late 1960's cul-de-sac housing development.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>Residential.</li> </ul>

<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• Linear development of houses on both side of road.</li> <li>• 17 detached houses on generous plots.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Access only via Church Road.</li> <li>• Pedestrian pathway both sides of road.</li> <li>• Secluded and self-contained.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Urban.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• 17, three and four-bedroom detached houses/chalet dwellings, two-storey with brick elevations and concrete tiled pitched roofs. Garages and ample off-road parking.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• None, self-contained views.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Green verges to pavements.</li> <li>• Established green boundaries and hedges between road and neighbouring houses.</li> <li>• Tarmac road and pavements.</li> <li>• No street lighting.</li> </ul>

<b>Area 4: Orange</b>	<b>Church Road</b>
<b>Brief description of area</b>	Main service road to A140 for Upper Tasburgh and link to Lower Tasburgh.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential housing.</li> </ul>
<b>Layout</b>	<ul style="list-style-type: none"> <li>• Provides vehicle access to all the settlement roads in</li> </ul>

Relationship between buildings, spaces and routes, building plots?	Upper Tasburgh.
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Pedestrian pavement on both sides of road.</li> <li>• Vehicle access to Woodland Rise, Orchard Way, Valley Road, Henry Preston Road.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Linear Road with an urban appearance.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• Village Green with Village Sign close to A140.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Dwellings are built either side of Church Road. West side has 27 dwellings and east side has 35 dwellings. All with frontages that allow off- street parking, the majority have garages.</li> <li>• Mixture of detached bungalows, detached houses, semi-detached houses and semi-detached bungalows.</li> <li>• Majority of dwellings are of brick construction with brick elevations, a minority have rendered elevations.</li> <li>• Majority of dwellings have concrete tiled roofs apart from 4 period properties and 12 pre-war local authority dwellings with red pantile roofs.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• Village sign on The Green.</li> <li>• Rocksnake Sign (Covid activity).</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• The Green at the A140 end of Church Road has ornamental tree planting, travelling in opposite direction leads to rural Tasburgh.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Street surfacing and pavement is tarmac with concrete kerbs.</li> <li>• There are green verges and most dwellings have generous, well established and maintained planted green frontages and property boundaries.</li> <li>• Apart from the A140 there is no street lighting.</li> </ul>



Area 5: <b>Yellow</b>	Churchfields Estate
<b>Brief description of area</b>	1970's – 1980's Housing Estate.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential.</li> <li>• Henry Preston Primary School.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• Accessed via Church Road.</li> <li>• Includes Henry Preston Road, Riches Close, Lammas Road, Matthews Close, Hastings Close, Prior Close.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Narrow winding cul-de-sac roads.</li> <li>• All feed into Henry Preston Road to access Church Road.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Urban.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Henry Preston Road 13 detached houses Lammas Road 23 detached houses 2 semi-detached houses Prior Close. 16 detached houses 6 semi-detached houses Matthews Close 6 detached houses</li> <li>• All houses on the estate constructed with brick elevations with concrete roof tiles, all with off road parking and garages.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• Henry Preston Primary School.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• None.</li> </ul>

<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Tarmac roads and pavements.</li> <li>• Mixture of hard and green boundaries between houses.</li> <li>• Build environment by well-established planting on front gardens of properties.</li> <li>• No street lighting.</li> </ul>
---	--

<b>Area 6: PURPLE</b>	<b>Chestnut Road, Oak Close</b>
<b>Brief description of area</b>	1990's housing development.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential.</li> <li>• Play area.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• Narrow winding road with speed bumps designed to subdue traffic.</li> <li>• Housing types have been mixed with quiet corners creating a feeling of safety and calmness.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Chestnut road and Oak Close are cul-de-sac roads, accessed via Woodland Rise.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Urban.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• Secure green children's playing area with swings and slide.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Chestnut Road, 15 detached houses, 8 bungalows.</li> <li>• Oak Close, 1 detached house. 2 bungalows. 2 semi-detached houses.</li> <li>• Development mixes different housing types and by incorporating rendered and brick elevations with vernacular design features successfully creates a village-housing built environment.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• None.</li> </ul>

<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Play area.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Green planting to soften boundaries between properties.</li> <li>• Tarmac road and pavements.</li> <li>• No street lighting.</li> </ul>

<b>Area 7: BROWN</b>	Woodland Rise, Everson Close, Everson Road.
<b>Brief description of area</b>	1970's housing development.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Housing.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• All are cul-de-sac roads, some parking is only in communal areas, separate garage blocks for terraced houses.</li> <li>• Relationship between housing and car parking provision has not been well designed.</li> <li>• Layout and design are not sympathetic to a rural Norfolk village.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Woodland Rise is accessed via Church Road. Everson Road and Everson Close are accessed via Woodland Rise.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Urban.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• Pear Tree Field.</li> </ul>



<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Woodland Rise. Bungalow, block of 4 semi-detached chalet style houses, separate garages and parking spaces. Block of 5 semi-detached chalet style houses with white facia boards. Two detached houses with brown facia boards, four detached houses all with off road parking with garages. All constructed with brick elevations with concrete roof tiles.</li> <li>• Everson Road. 2 link houses, one bungalow, 5 semi-detached chalet style houses. 10 detached houses. All with off street parking and garages. Brick elevations with concrete roof tiles.</li> <li>• Everson Close. 5 link houses, 2 detached houses, all with garages and off-road parking. Brick elevations with concrete roof tiles.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• None.</li> <li>• Pear Tree Field.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Street and pavements tarmac.</li> <li>• Some level of planting and green separation between detached houses.</li> <li>• Communal parking areas architecturally quite harsh.</li> <li>• No street lighting.</li> </ul>

<b>Area 8: TURQUOISE</b>	<b>Valley Road, Willow Close, Curson Road</b>
<b>Brief description of area</b>	1960's – 1970's housing development.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential.</li> </ul>

<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• A mix of houses and bungalows on good sized plots.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Valley Road is a loop road with access to Church Road at two points.</li> <li>• Willow Close is a cul-de-sac road at the bottom of Valley Road.</li> <li>• Curson Road is a cul-de-sac road at the top of Valley Road.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• The road follows the natural shallow contour of the land with a dip in the middle rising to its highest point at its north end.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• Valley Road. 22 detached houses 16 detached bungalows</li> <li>• Willow Close. 7 bungalows 4 semi-detached bungalows</li> <li>• Curson Road. 16 detached houses 3 detached bungalows</li> <li>• All properties with brick elevations and concrete roof tiles.</li> <li>• Off road parking and garages.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• St Mary's Church visible from the very bottom of Curson Road.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Tarmac road and pavement with green verges.</li> <li>• Established gardens provide green boundaries between houses.</li> <li>• Mature trees are visible beyond houses on Valley</li> </ul>

	<p>Road.</p> <ul style="list-style-type: none"> <li>• No street lighting.</li> </ul>
--	--

<b>Area 9: PINK</b>	<b>All of Lower Tasburgh</b> , including Saxlingham Lane; Grove Lane, Low Road, Harvey Close; Flordon Road; Church Hill, section of B1135 Bungay Road.
<b>Brief description of area</b>	Area of mainly residential property situated between the Church and the B1134 Bungay Road. Running alongside the River Tas. This was the original hub of the village and occupies a largely circular layout around a central area of farmland.
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential.</li> <li>• Agricultural.</li> <li>• Community.</li> <li>• Small number of home-based businesses.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• This area has a spacious layout with many older buildings punctuated with some open spaces.</li> <li>• The houses and bungalows are on good sized plots, many with sizeable gardens.</li> <li>• There have been several small infill developments since the 1950s along Low Road, the largest being Harvey Close, 9 properties, originally bungalows with garages were built in 1966 in a horseshoe layout</li> <li>• In addition to Harvey Close, there are short spurs off the Low Road – Flordon Road as far as the bridge; B1135 Bungay Road, at the end of the village.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• All roads in Lower Tasburgh are narrow, Church Hill which is one-way from Low Road to Church Road.</li> <li>• Lower Tasburgh has only two pedestrian pathways, the roads being too narrow and boundaries too close to allow them. One leads from the Church down Grove Lane to the Village Hall and another around Harvey Close.</li> <li>• The Horseshoe footpath connects Low Road with Tasburgh Enclosure, all roads are tarmac.</li> </ul>
<b>Typography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• Lower Tasburgh is at the lowest point of the village.</li> <li>• The landscape slopes down to the river valley from Upper Tasburgh and the A140. There are many mature trees and hedges.</li> </ul>

	<ul style="list-style-type: none"> <li>The river Tas flows behind Saxlingham Lane under a bridge on Flordon Road and alongside the rear of all properties on Low Road as far as the Ford.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>Churchyard/cemetery of St. Mary the Virgin.</li> <li>Tasburgh Enclosure – naturally maintained scheduled monument. The site owner (Norfolk Archaeological Trust) permit access for recreation (grazed by sheep at intervals during year).</li> <li>Village Hall playing field, incorporates a car park, children’s play area; outside gym; tennis/badminton court; skate park and allotments.</li> <li>Triangle of land on Grove Lane, ownership unclear, adjacent to the Enclosure.</li> <li>Burfield Park - wildlife area, accessible to all, structured and managed to enhance the natural flora and fauna. A village amenity which allows visitors to freely associate with the space.</li> <li>Verges.</li> <li>Fields and water-meadows with agricultural/grazing use.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>With the exception of Tasburgh Mill, building heights are two-storey, detached and semi-detached houses, chalets and bungalows.</li> <li>Cottages and other vernacular buildings are in a traditional South Norfolk style, either brick or wattle and daub with plastered, painted exteriors; Thatched or pan-tiled roofs.</li> <li>Newer buildings are more modern brick and tiled style.</li> <li>Many homes have been extended with loft conversions or additions.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>The Church of St. Mary the Virgin.</li> <li>Tasburgh Mill.</li> <li>Tasburgh Hall.</li> <li>Village Hall.</li> <li>Tasburgh Enclosure.</li> <li>The Ford.</li> <li>The Bridge on Flordon Hill.</li> </ul>



<p><b>Green and natural features</b></p> <p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• The area has a large number of mature trees, field and mature garden hedges, many gardens are grassed and some landscaped.</li> <li>• Extensive water meadows alongside the river on Low Road.</li> <li>• There is a privately owned plot of land between Sweetlands and Commerce House on Low Road</li> <li>• Two paddocks in agricultural use opposite the Horseshoes.</li> <li>• The Horseshoe footpath is partly hedged on one side.</li> </ul>
<p><b>Streetscape</b></p> <p>Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• All roads are tarmac but there are no pavements except in Harvey Close.</li> <li>• There is a second village sign on the Low Road opposite the junction with Flordon Road.</li> <li>• There are telegraph poles at intervals.</li> <li>• There are no streetlights.</li> <li>• There are some traffic signs.</li> <li>• There is an electricity sub-station on Low Road at the junction with Church Hill.</li> <li>• Street/road name signs are metal on concrete posts.</li> </ul>

## Appendix C: Justification for Local Green Spaces

The tables and maps below outline the justification for the inclusion of each Local Green Space identified. The criteria area based on paragraphs 100 to 103 of the National Planning Policy Framework.


1. Playing field at Village Hall		
<b>Description:</b> Playing field and play area at the Village Hall		
In reasonably close proximity to the community it serves	Yes – midpoint between Upper and Lower Tasburgh.	
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	Yes. Play equipment widely used by children. Field used for football, cricket etc. Field site used for village fete and other events. Also used for picnics, and as a meeting spot for families and others, or just for walks.	
Local in character and is not an extensive tract of land	Yes.	



Figure 38: Local Green Space 1: Playing field and play area at Village Hall (source: Parish Online mapping with own annotations).

## 2. Pear Tree field off Everson Road

**Description:** Area of grass and some trees between Everson Road and Chestnut Road, owned by South Norfolk District Council.

In reasonably close proximity to the community it serves

Yes – surrounded by housing.

Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

Yes. Area is widely used especially by older children from all over the village. They regard it as their space where they can play football or just congregate. As a open space amongst housing it is prized by all the community.



Local in character and is not an extensive tract of land

Yes.



Figure 39: Local Green Space 2: Pear Tree field off Everson Road (source: Parish Online mapping with own annotations)

### 3. Burrfield Park

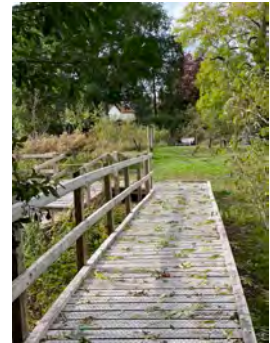
**Description:** Area in Lower Tasburgh managed for wildlife. Owned by Sand, Gravel and Marlpit Charity.

**In reasonably close proximity to the community it serves**

Yes – sited within Lower Tasburgh.

**Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**

Yes. Managed by local volunteers, used by all village for walking / picnics. Especially valued for its tranquillity and the richness of its wildlife – contains rare orchid and fungi, as well as a wide range of birds and invertebrates. Also used by village groups especially Scouts.



**Local in character and is not an extensive tract of land**

Yes.

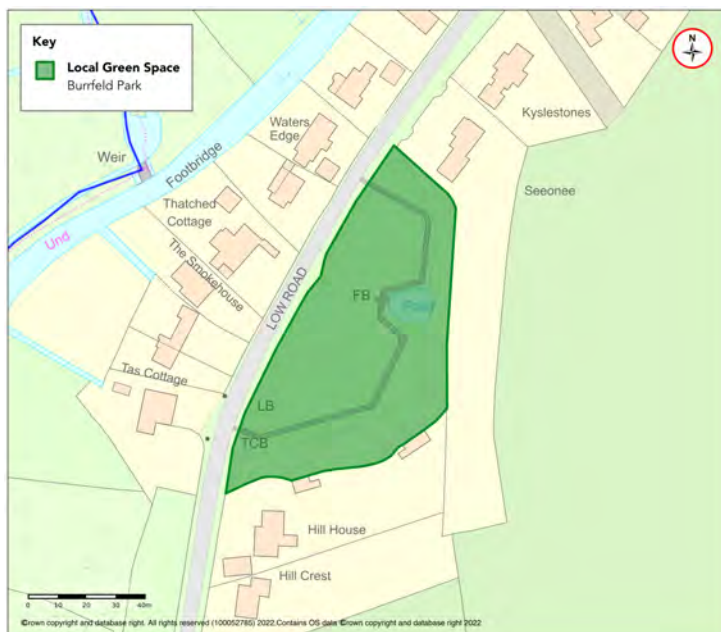


Figure 40: Local Green Space 3: Burrfield Park (source: Parish Online mapping with own annotations).

### 4. Chestnut Road play area

**Description:** Play area off Chestnut Road owned by South Norfolk District Council. Contains items of play equipment and planting.

**In reasonably close**

Yes – surrounded by housing.



proximity to the community it serves	
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	Yes. Area is widely used by families both on the neighbouring estate and from the wider village, both to use the play equipment and as a general meeting spot.
Local in character and is not an extensive tract of land	Yes.



Figure 41: Local Green Space 4: Chestnut Road play area (source: Parish Online mapping with own annotations).

## 5. Village green

**Description:** Triangle of grass on the corner of Church Road and the A140

In reasonably close proximity to the community it serves

Yes – on main Church Road through the village.



Demonstrably special to a local community and holds a particular local significance , for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	Yes. Area marks the entrance to the centre of the village. It is an important green gateway, part of the rural village character. It contains the original village sign and the 'Snakerock' sign. Often used as meeting point for groups/walks.	
Local in character and is not an extensive tract of land	Yes.	



Figure 42: Local Green Space 5: Village green (source: Parish Online mapping with own annotations).

6. Tasburgh allotments		
Description: Village allotment site.		
In reasonably close proximity to the community it serves	Yes – sited behind the Village Hall, midpoint between Upper and Lower Tasburgh.	
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including	Yes. All plots filled and a waiting list. Site also valued for its tranquillity and views across open field behind to the lower village.	

as a playing field), tranquillity or richness of its wildlife	
Local in character and is not an extensive tract of land	Yes.



Figure 43: Local Green Space Tasburgh allotments (source: Parish Online mapping with own annotations).

## Appendix D: Justification for Non-designated Heritage Assets

---

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

**Age:** The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

**Rarity:** Appropriate for all assets, as judged against local characteristics.

**Architectural and Artistic Interest:** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

**Architectural and Artistic Interest:** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

**Group Value:** Groupings of assets with a clear visual design or historic relationship.

**Archaeological Interest:** The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Historic Interest:** A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

**Landmark Status:** An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.



**1. Barn Lodge, Church Road, Upper Tasburgh**

Age	Late 18 <sup>th</sup> Century
Rarity	One of a handful of heritage buildings in Upper Tasburgh.
Architectural and Artistic Interest	Example of a Norfolk agricultural barn.
Group Value	Formed part of a Grade II listed building complex (The Pheasantries).
Archaeological Interest	None known.
Historic Interest	Collective memory of Tasburgh.
Landmark Status	Frames 'The Green', in Upper Tasburgh.

**2. Birch Grove, Church Road/Woodland Rise, Upper Tasburgh**

Age	18 <sup>th</sup> Century with matching modern extension
Rarity	One of a handful of heritage houses in Upper Tasburgh.
Architectural and Artistic Interest	Restored and maintained to high standard.
Group Value	Single structure.
Archaeological Interest	None known.
Historic Interest	Formerly a public house between 1850 – 1907.
Landmark Status	Prominent contrast to 1960's housing.

**3. Local Authority early pre-war and post-war housing, Church Road, Upper Tasburgh and Grove Lane, Lower Tasburgh**

Age	Built pre and post WWII.
Rarity	20 semi-detached, 2 semi-detached bungalows.
Architectural and Artistic Interest	Examples of high quality red brick/red pantile Norfolk housing.
Group Value	Provide a dominant architectural presence in Upper Tasburgh.
Archaeological Interest	None known.
Historic Interest	Monuments to a socially responsible past.
Landmark Status	Collective memory of Tasburgh.

**4. Old School House, Church Hill, Lower Tasburgh**

Age	Stone plaque dated 1844.
-----	--------------------------

<b>Rarity</b>	Tasburgh's public elementary school founded by Rev Preston.
<b>Architectural and Artistic Interest</b>	Victorian schoolhouse design, converted to private dwelling.
<b>Group Value</b>	Single structure on Church Hill.
<b>Archaeological Interest</b>	Within the original boundaries of the Hillfort.
<b>Historic Interest</b>	Built and served as a primary school from 1844 to 1980.
<b>Landmark Status</b>	Part of the social history of Tasburgh.

#### 5. Primitive Methodist Chapel, Church Hill, Lower Tasburgh

<b>Age</b>	Mid-19 <sup>th</sup> Century built approx. 1850.
<b>Rarity</b>	One of only two Chapels, other Grade II former Quaker Meeting House.
<b>Architectural and Artistic Interest</b>	Modest double height Victorian brick structure.
<b>Group Value</b>	Single structure on Church Hill.
<b>Archaeological Interest</b>	None known
<b>Historic Interest</b>	Congregations declined closed in 1973.
<b>Landmark Status</b>	Part of the religious buildings of Tasburgh.

#### 6. Tasburgh Grange, Low Road, Lower Tasburgh

<b>Age</b>	Core of the house dates from the 17 <sup>th</sup> and 18 <sup>th</sup> Centuries
<b>Rarity</b>	Only example in Tasburgh.
<b>Architectural and Artistic Interest</b>	Extensively modified in the early 20 <sup>th</sup> Century to create an imposing private residence.
<b>Group Value</b>	Close to The Malthouse and barns.
<b>Archaeological Interest</b>	None known.
<b>Historic Interest</b>	Arms of Ficklin family appear on gate pillars and on the house extension.
<b>Landmark Status</b>	Prominent and handsome house on Low Road.

#### 7. The Malthouse, Low Road, Lower Tasburgh

<b>Age</b>	Early 19 <sup>th</sup> Century.
<b>Rarity</b>	Not the original building
<b>Architectural and</b>	The original building was demolished and rebuilt early 20 <sup>th</sup>

<b>Artistic Interest</b>	Century. South facing window pediment matches those above. Tall window to courtyard installed to gain maximum light for an artist's studio. This and the adjacent former gardener's cottage were sold in the latter part of 20 <sup>th</sup> Century and became the current dwelling.
<b>Group Value</b>	Tasburgh Grange was previously Malthouse Farm so would have been part of a complex of buildings.
<b>Archaeological Interest</b>	Not known.
<b>Historic Interest</b>	The site is part of the agricultural history of Tasburgh.
<b>Landmark Status</b>	Prominent structure on Low Road.

#### 8. Grange Meadow, Low Road, Lower Tasburgh

<b>Age</b>	Early 19 <sup>th</sup> Century.
<b>Rarity</b>	Low.
<b>Architectural and Artistic Interest</b>	Part purpose built as a working forge which became an agricultural building in early 20 <sup>th</sup> Century. Part 1970's extension.
<b>Group Value</b>	Situated next to Forge Cottage.
<b>Archaeological Interest</b>	None known.
<b>Historic Interest</b>	Only known forge in Lower Tasburgh.
<b>Landmark Status</b>	Low.

#### 19. Forge Cottage, Low Road, Lower Tasburgh

<b>Age</b>	Early 19 <sup>th</sup> Century.
<b>Rarity</b>	Connected to forge building next door.
<b>Architectural and Artistic Interest</b>	Armorial plaque on wall indicating a landed estate building. Part of the Tasburgh Hall Estate (owned by the Ficklin family).
<b>Group Value</b>	Part of small group of Victorian buildings.
<b>Archaeological Interest</b>	None known.
<b>Historic Interest</b>	Part of social history of Tasburgh. Originally two cottages – one for the blacksmith and one for his assistant.
<b>Landmark Status</b>	Low.

#### 10. Taas Ford, Low Road next to Forge Cottage, Lower Tasburgh

<b>Age</b>	Estimate circa 1820.
------------	----------------------

<b>Rarity</b>	Part of working heritage of Victorian Tasburgh.
<b>Architectural and Artistic Interest</b>	Functional red brick and red tiled, two storey detached structure. Now domestic dwelling, bricks painted white with black lintels, steel roller covers opening to one end of structure.
<b>Group Value</b>	Low.
<b>Archaeological Interest</b>	Its land includes the site of an ancient river crossing and finds of flint working.
<b>Historic Interest</b>	Site of wheelwright's shop and subsequently a builder's premises.
<b>Landmark Status</b>	Limited.

#### 11. Bramble Cottage/Green More Cottage, Low Road, Lower Tasburgh

<b>Age</b>	Late 19 <sup>th</sup> Century circa 1890
<b>Rarity</b>	Two of four semi-detached estate cottages on Low Road.
<b>Architectural and Artistic Interest</b>	Armorial plaque on wall indicating ownership by Tasburgh Hall estate.
<b>Group Value</b>	Low.
<b>Archaeological Interest</b>	None known.
<b>Historic Interest</b>	Part of social history of Tasburgh.
<b>Landmark Status</b>	Low.

#### 12. Waterloo Cottage/Mill View Cottage, Flordon Road, Lower Tasburgh

<b>Age</b>	Built between 1820 and 1840.
<b>Rarity</b>	Examples of Victorian workers' cottages.
<b>Architectural and Artistic Interest</b>	Forms part of a pair of cottages Built by same person. One for owner occupation and one to let.
<b>Group Value</b>	Low.
<b>Archaeological Interest</b>	Known.
<b>Historic Interest</b>	Social history value.
<b>Landmark Status</b>	Low.

#### 13. Old Post Office Cottage, Low Road, Lower Tasburgh

<b>Age</b>	1820 to 1840.
<b>Rarity</b>	Originally a pair of Victorian cottages.



<b>Architectural and Artistic Interest</b>	Served as a store from 1840 and a Post Office from 1890 to 1954, after which the post office moved to Commerce House.
<b>Group Value</b>	Linked with Waterloo Cottage and Mill View.
<b>Archaeological Interest</b>	None known.
<b>Historic Interest</b>	Near Flordon station where mail would arrive and depart. Part of the social fabric of Victorian Tasburgh.
<b>Landmark Status</b>	Situated at corner of Low Road and Flordan Road.

<b>14. Tasburgh Hall, Corner Low Road, B1135</b>	
<b>Age</b>	Built between 1820-1840.
<b>Rarity</b>	Largest private dwelling within Tasburgh.
<b>Architectural and Artistic Interest</b>	Built for Philip Berney-Ficklin whose arms adorn the entrance gate pillars. A grand house in the Neo-Jacobean style with stepped gables. Has been completely renovated by the current owner since 2007, with 15 bedrooms and 6 reception rooms. Set in 25 acres of private landscaped grounds. The detached two bedroom lodge house has a plaque bearing the name of Berney-Ficklin and the date 1890.
<b>Group Value</b>	Because of setting not interactive with Tasburgh.
<b>Archaeological Interest</b>	Within its private grounds is located the Chapel Hill archaeological site. Foden's map of 1797 shows that the present hall stands on the site of an earlier hall (Tasburgh Lodge).
<b>Historic Interest</b>	Part of the legacy of the Ficklin estate.
<b>Landmark Status</b>	Not really visible because it is set in extensive private grounds.

## Appendix E: Glossary

---

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

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

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

homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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

**Building for a Healthy Life:** the latest edition of – and new name for – Building for Life 12. Building for a Healthy Life (BHL) updates England’s most widely known and most widely used design tool for creating places that are better for people and nature. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL.<sup>31</sup>

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

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

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

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

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

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence

---

<sup>31</sup> <https://www.designforhomes.org/project/building-for-life/>

that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

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

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

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

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

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of



past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**International, national and locally designated sites of importance for biodiversity:**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

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

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

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

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

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

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

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

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

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

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

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

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

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal

environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

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

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

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

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

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

**Windfall sites:** Sites not specifically identified in the development plan.



