

## 5. Key Service Centres

- Acle
- Blofield
- Brundall
- Hethersett
- Hingham
- Loddon and Chedgrave
- Poringland
- Reepham
- Wroxham

~~(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)~~

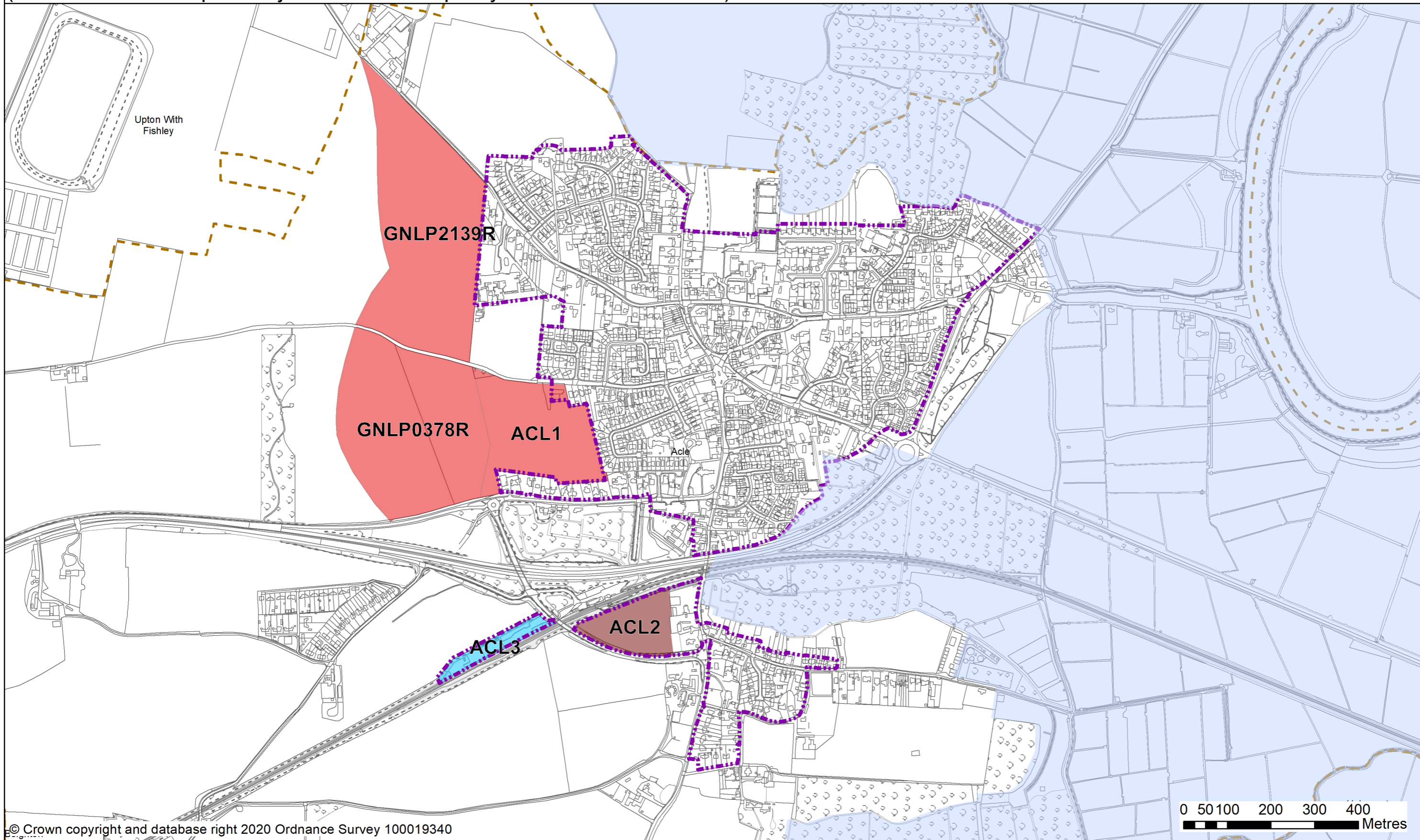
## ACLE

- 5.1 Acle is identified as a key service centre under policy 7.3. Acle has a range of services and facilities, including a secondary school, a primary school, a small range of shops, library and bus/rail links to Norwich and Great Yarmouth. There is also limited local employment and connections to strategic employment options, although the village does have the potential to generate some additional employment by increasing its role as a gateway location to the Broads.
- 5.2 Acle Neighbourhood Plan was 'made' in February 2015 and covers the period to 2026. The vision for the Acle Neighbourhood Plan is to ensure that Acle continues as a flourishing village and gateway to the Broads that maintains a strong sense of community whilst embracing a sustainable and prosperous future as a place where people choose to live, work and visit.
- 5.3 ~~There are two sites allocated in Acle, together providing for 340 new homes. There are also carried forward allocations with consent for a total of 170 homes plus an additional 30 dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Acle of 540 homes between 2018—2038. 42 homes have been delivered in Acle between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. There are two sites allocated in Acle, together providing for 340 new homes. There are also carried forward allocations with consent which are under construction, 159 homes remain to be built on these sites. An additional 43 dwellings have extant planning permission. This gives a total deliverable housing commitment for Acle of 584 homes between 2018-2038.~~
- 5.4 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

# ACLE

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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0 50 100 200 300 400  
Metres

- |  |  |   |   |   |   |
|--|--|---|---|---|---|
|  Housing Allocation |  Mixed Use Allocation |  Employment Allocation |  Settlement Boundary |  Parish Boundary |  Broads Authority Area |
|--|--|---|---|---|---|

Scale at A3:  
1:8,000



Date: 28/10/2020

## New allocations

### POLICY GNLP0378R and GNLP2139R: Land west of Acle (north of Norwich Road, south of South Walsham Road)

5.5 ~~These two sites are combined to form one allocation.~~ The site boundaries of this site have been determined due to the need to: avoid substantial areas of flood risk; provide open space to reduce leisure visits to the Broads; enable future expansion of Acle Academy; and provide a link road from Norwich Road to South Walsham Road; but to do this without producing an allocation which is out of scale with the village. Developers will need to liaise with Acle Academy to ensure the school's potential future growth needs will not be compromised. The reservoir to the west of the site was built to category A, nonetheless its existence and any associated risks may have implications for the design and layout of the site which need to be considered. The allocation of this site is subject to access via carried forward Broadland Local Plan allocation ACL1 and provision of walking, cycling, horse riding and emergency access via Mill Lane. Works to upgrade the unmade section of Mill Lane will also be required. The site is allocated at a lower gross density as the highway improvements, surface water drainage and open space requirements are significant. The eventual net density will be in line with the indicative minimum in Policy 2.

5.5a There is an existing water main in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of the development including safeguarding suitable access for maintenance.

5.5b Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

#### **POLICY GNLP0378R/GNLP2139R**

**Land west of Acle (north of Norwich Road, south of South Walsham Road, ~~approx.~~ 25.5 ha) is allocated for residential development. This will accommodate at least approximately 340 homes, associated open space and community facilities.**

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Preparation of masterplan to guide the development of the two sites, submitted ~~as part of the~~ with or in advance of the first application for planning permission.
2. Early assessment of the roundabout junction and the A47 at this location is required, in order to consider capacity.
3. The site's proximity to the Broads.



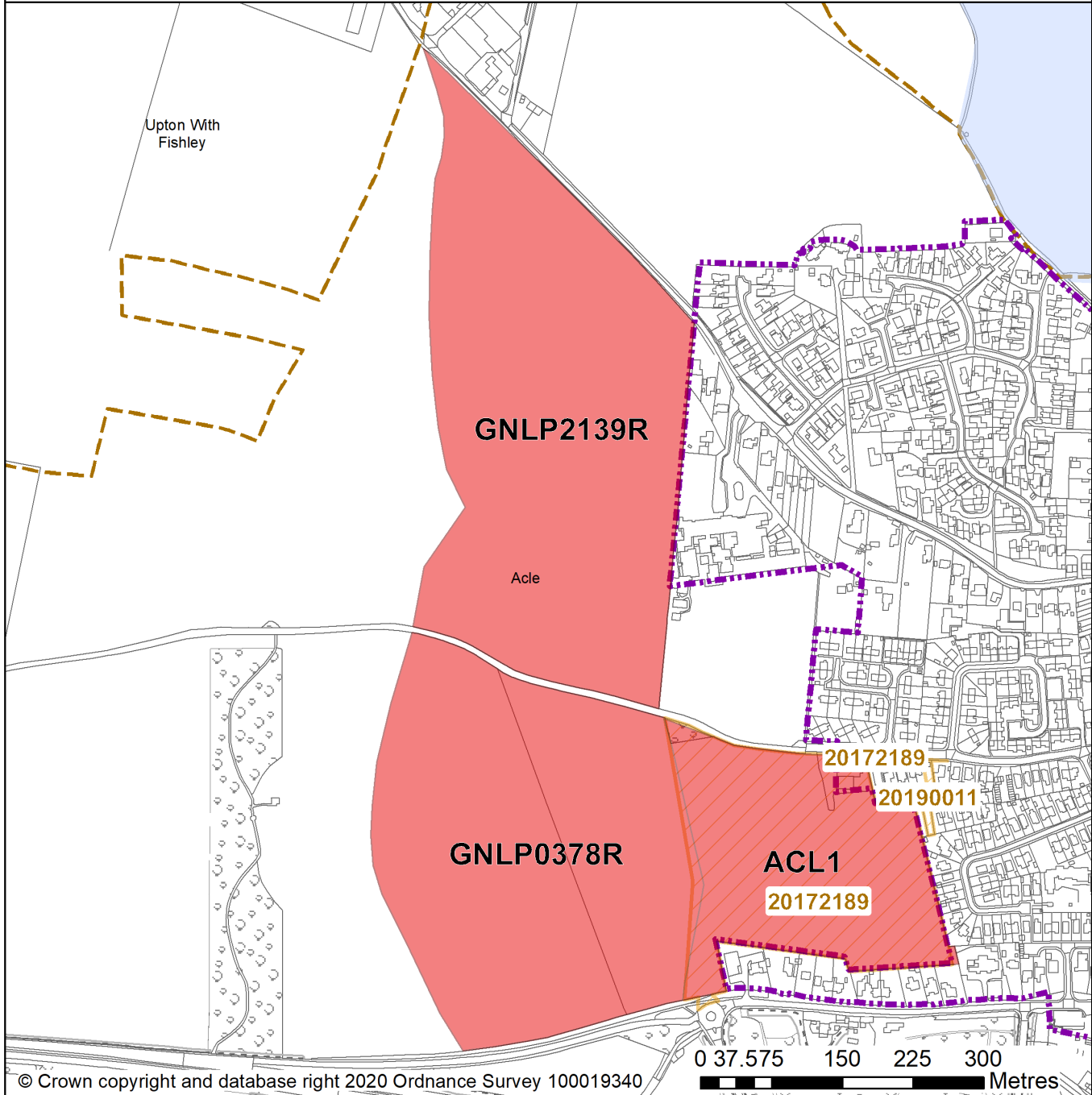
The masterplan should demonstrate:

4. Provision of a link road between Norwich Road and South Walsham Road of a sufficient standard to accommodate HGV and agricultural traffic.
5. Access (vehicular and pedestrian) provided through allocation ACL1 to the east.
6. The Public Right of Way along Mill Lane is protected for continued use as a footway and bridle path.
7. Development does not prevent the potential future expansion of Acle Academy.
8. Open space providing leisure opportunities and enhancing the green infrastructure network.
9. Off-site requirements ~~may~~ include a footway along the west of Mill Lane, and east at South Walsham Road ~~and other improvements to the highway network as required by the Highway Authority.~~
10. Mitigation and further investigation with regards to site susceptibility to surface water flooding and any potential risk of flooding from the reservoir.
11. Phasing of Link Road between Norwich Road and South Walsham to ensure delivery across the different ownerships.

# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0378R/GNL02139R  
LOCATION: Land west of Acle  
ALLOCATION: Residential development (340 dwellings)  
SITE AREA: 25.5 ha



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0 37.5 75 150 225 300 Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area
-  Commitment\*

Scale at A4:  
1:5,750



\*new and extant permission at 1st April 2020

Date: 05/11/2020

## ~~Existing allocations to be carried forward~~

### **POLICY ACL1: Land to the north of Norwich Road, Acle**

5.6 This site was allocated in 2016 as part of the Broadland Local Plan and has permission for 137 homes (20191215). It is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement.

5.6a There is an existing water main in Anglia Water's ownership within the boundary of the site. This should be taken into account in the design of the development including safeguarding suitable access for maintenance.

#### **POLICY ACL1**

**Land to the north of Norwich Road, Acle (~~approx. 5.6 ha~~) is allocated for residential development. This will accommodate approximately 140 homes.**

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

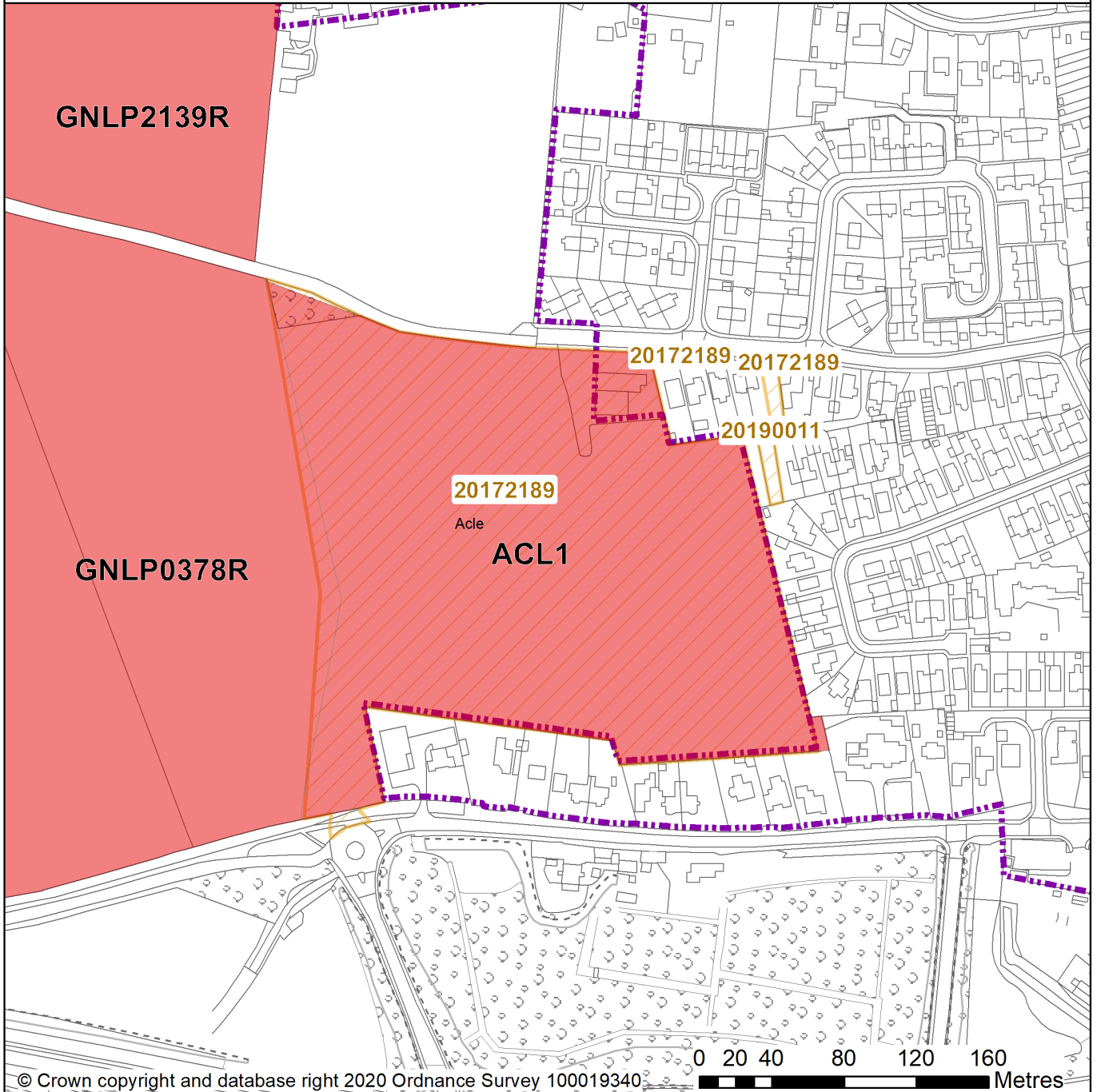
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Access (vehicular and pedestrian) to be from Norwich Road, with additional pedestrian access via Mill Lane to the High School and village centre; with potential emergency vehicular access to Mill Lane.
2. Access to allocation GNLP0378R/GNLP2139R to be provided.
3. Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.





# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: ACL1  
LOCATION: Land to the north of Norwich Road  
ALLOCATION: Residential development (140 homes)  
SITE AREA: 5.6 ha



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-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary
-  Commitment\*

Scale at A4:  
1:3,000



\*new and extant permission at 1st April 2020

Date: 02/11/2020



## **POLICY ACL2: Land south of Acle Station, between Reedham Road and New Reedham Road, Acle**

5.7 This site was allocated in 2016 as part of the Broadland Local Plan ~~but has not yet been developed~~ and part of the site has planning permission for 30 dwellings (20180941 and 20190241). The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 30 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

### **POLICY ACL2**

**Land to the south of Acle station, between Reedham Road and New Reedham Road (~~approx.~~ 2.0 ha) is allocated for residential and employment development. This will accommodate approximately 30 homes, with the remainder for class E(g) employment.**

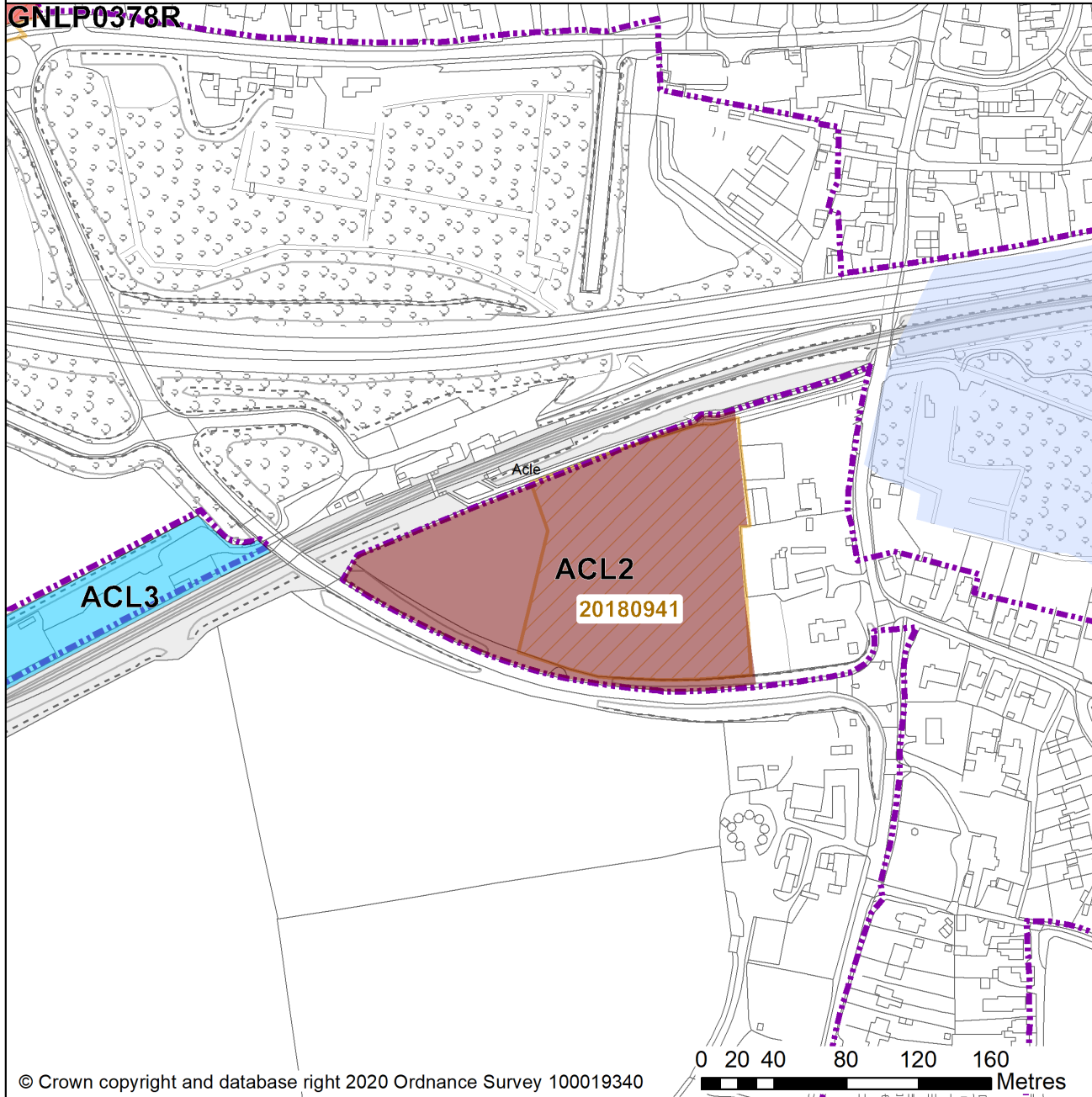
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Off-site improvements to the highway network ~~may also be necessary, as~~ are required ~~by the Highway Authority, potentially~~ including pedestrian access to the rail station to the north and to Reedham Road, along with a bus shelter at Beighton Road.
3. Pollution control measures should be used to ensure that no harm comes to the water environment which is within Source Protection Zone 2.
4. ~~Development must ensure~~ Ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads SAC.

# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

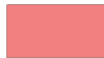






SITE REFERENCE: ACL2  
LOCATION: Land to the south of Acle station  
ALLOCATION: Residential and employment  
SITE AREA: 2.2 ha



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0 20 40 80 120 160 Metres

Scale at A4:  
1:3,000

- |   |   |   |
|---|---|---|
|  Housing Allocation    |  Broads Authority Area |  Parish Boundary |
|  Mixed Use Allocation  |  Settlement Boundary   |   |
|  Employment Allocation |  Commitment*           |   |



Date: 02/11/2020

\*new and extant permission at 1st April 2020

**Map update:**  
Amend the Site Area to read: ~~2.2ha~~ 2.0ha

### **POLICY ACL3: Land at the former station yard, west of B1140, Acle**

5.8 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development.

#### **POLICY ACL3**

**Land at the former station yard, west of B1140, Acle (approx. 1 ha) is allocated for small scale employment use. ~~This is likely to be within class B2~~ The most appropriate uses are likely to be those within use class B2 general industry, because of the constraints on the site such as access, though other employment uses will be considered.**

~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

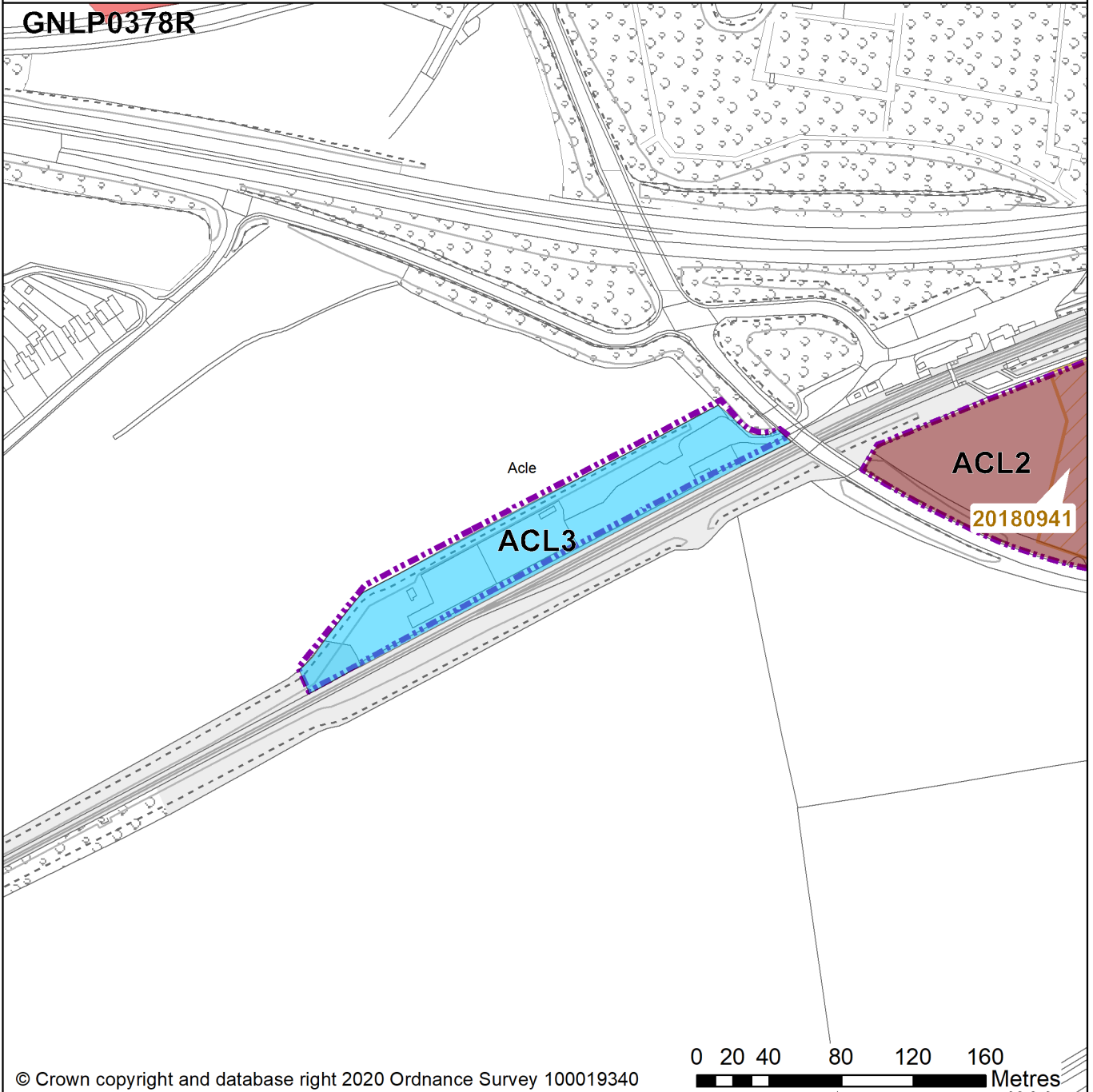
1. Access (vehicular and pedestrian) to be from New Reedham Road.
- ~~2. Access is restricted because of the low bridge which crosses the road which serves the site, limiting the size of vehicles.~~
- ~~3.~~ 2. There are no main sewers or water mains on site, and it will be necessary for developers to investigate the possibility of connecting to the public foul sewer or provide other suitable means.
- ~~4.~~ 3. There is a metered water supply to the existing station buildings and ~~agreement must be reached with British Rail to connect this supply~~ it is required that an appropriate water supply is retained.
- ~~5. No easily accessible gas main exists which is suitable to serve the site. A gas supply may be able to be made available but offsite costs are likely to be relatively high.~~
- ~~6.~~ 4. Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.
5. A study to investigate land contamination ~~may~~ will be required.

# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: ACL3  
 LOCATION: Land at former station yard, west of B1140  
 ALLOCATION: Small scale employment use  
 SITE AREA: 1.0 ha




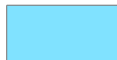

**GNLP0378R**



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0 20 40 80 120 160 Metres

Scale at A4:  
1:3,000

- |   |                       |   |                     |
|---|-----------------------|---|---------------------|
|  | Housing Allocation    |  | Settlement Boundary |
|  | Mixed Use Allocation  |  | Commitment*         |
|  | Employment Allocation |  | Parish Boundary     |



\*new and extant permission at 1st April 2020

Date: 02/11/2020



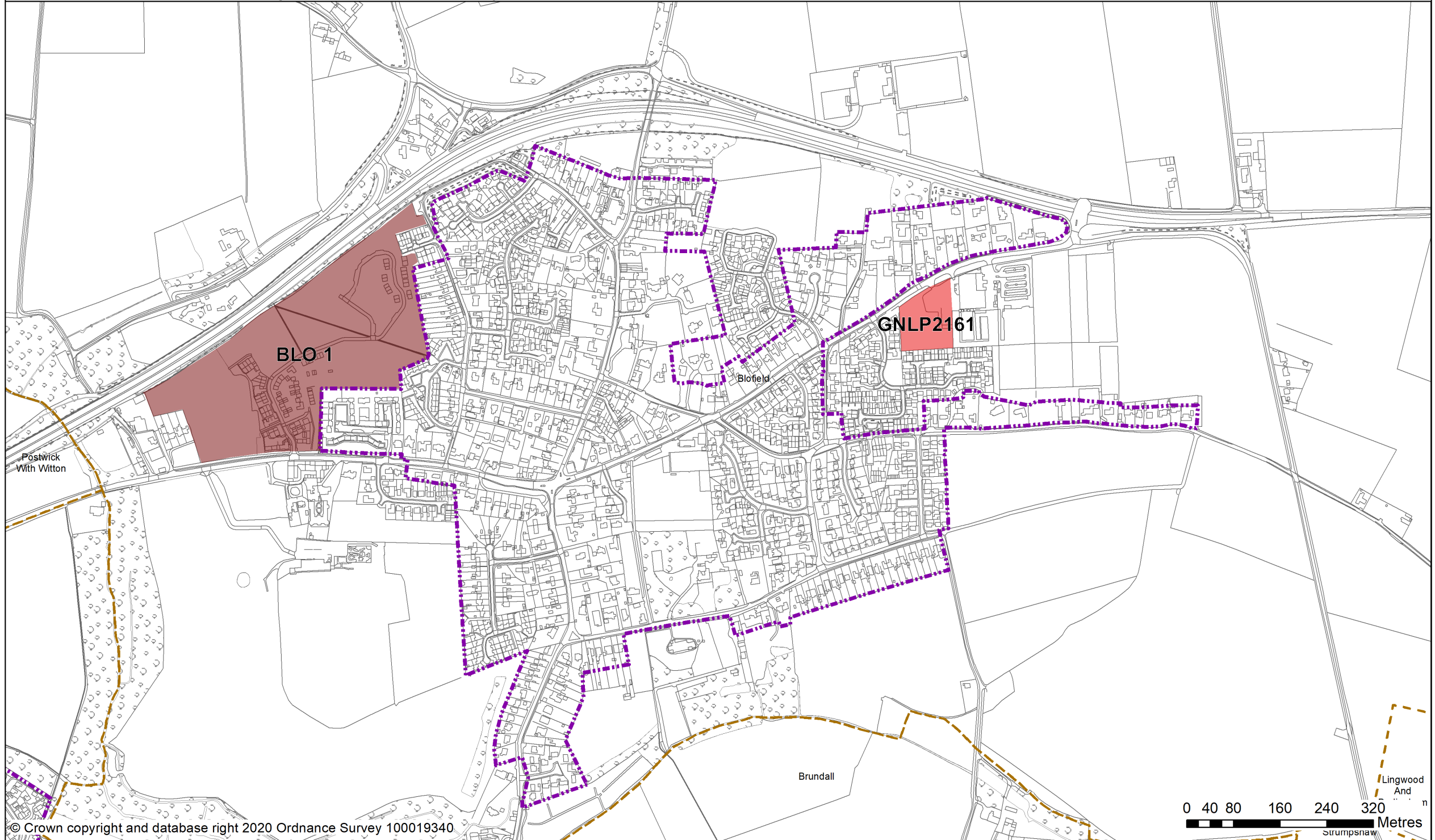
## BLOFIELD

- 5.9 Blofield village is defined as a key service centre under policy 7.3. Services include a primary school, shop, doctor's surgery, village hall, library, and public house. In this chapter, Blofield refers to the village, and deals with sites located south of the A47; sites located north of the A47 have been counted as Blofield Heath and Hemblington village cluster and are covered in the Broadland Village Clusters section (~~NB, the figure of 353 homes quoted in the strategy refers to Blofield parish as a whole including Blofield Heath but not Hemblington~~).
- 5.10 The Blofield Neighbourhood Plan was 'made' in July 2016 and covers the period to 2036. The vision for the neighbourhood plan is for the nature and character of the rural village to be preserved and retained, in order to meet various needs of residents, contribute to a high quality of life and provide opportunity and choice. This will be achieved in ways that make effective use of natural resources, enhance the environment, promote social inclusion and supports the local economy.
- 5.11 ~~In Blofield Key Service Centre, there is one site allocated providing for 15 new homes. There is also one carried forward allocation BLO1 for 163 homes and a total of 138 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 316 homes between 2018–2038. 227 homes have been delivered in Blofield between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. In the Blofield Key Service Centre there is one new site allocated providing for 15 homes. There is also one carried forward allocation for 163 homes, which is under construction with 47 dwellings remaining to be delivered. There are 2 further dwellings with extant planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 291 homes between 2018-2038.~~
- 5.12 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





# BLOFIELD

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:6,000

Date: 28/10/2020

## New allocation

### **POLICY GNLP2161: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield**

5.13 Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout, however this site is considered to be of a suitable size to allocate. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. The promoter would need to demonstrate availability of appropriate visibility splay. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure. The access and amenity impacts of the adjacent site and the A47 mean this site has been allocated at a lower than usual gross density but the net density is in line with the indicative minimum density in Policy 2.

#### **POLICY GNLP2161**

**Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield (~~approx.~~ 0.91 ha) is allocated for residential development. This site is likely to accommodate at least approximately 15 homes.**

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

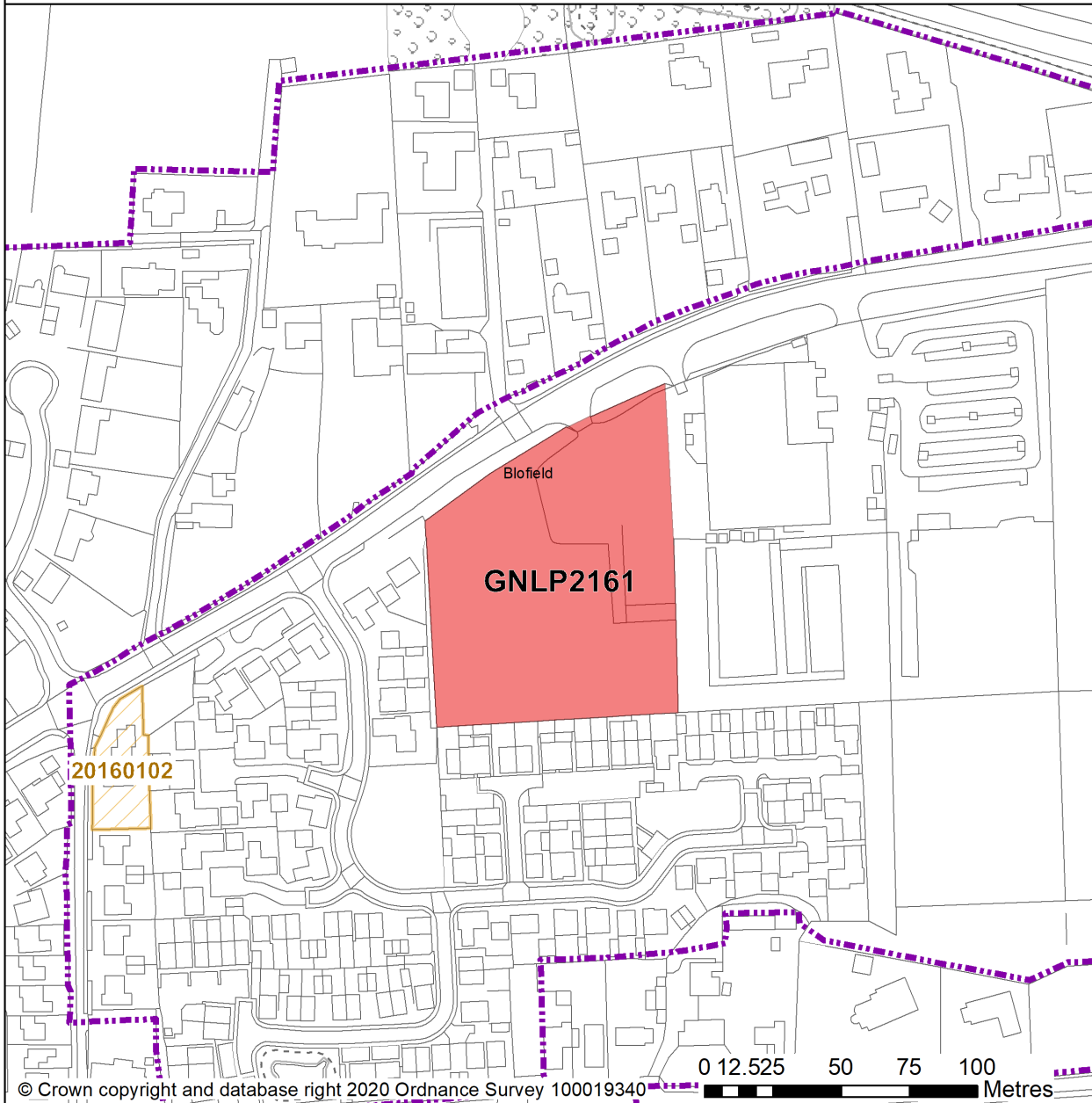
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. The design and layout of the scheme must mitigate amenity impacts relating to the neighbouring business to the east, addressing in particular access to the service yard.
2. Early assessment of the junction and the A47 at this location is required.
3. Provision of a frontage footway.
4. Availability and achievability of an appropriate visibility splay
- ~~5. Possible alterations of former trunk road~~
- ~~6.~~ 5. Avoid contamination of groundwater.
- ~~7.~~ 6. Subject to achieving an appropriate visibility splay, The the trees belt and hedgerows surrounding the site will be ~~protected-retained~~, enhanced and incorporated into the scheme. Any tree or hedgerow removal that is necessary in order to achieve an acceptable visibility splay shall be compensated by planting within the site.

# BLOFIELD

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2161  
LOCATION: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road  
ALLOCATION: Residential development (15 dwellings)  
SITE AREA: 0.91 ha



- Housing Allocation
- Parish Boundary
- Settlement Boundary
- Commitment\*

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 02/11/2020

**Map update:**  
Amend the Location information in the title to read: Land adjacent adjacent to Norwich Camping & Leisure, off Yarmouth Road



## ~~Existing allocation to be carried forward~~

### **POLICY BLO1: Land to the south of A47 and north of Yarmouth Road, Blofield**

5.14 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site has been the subject of several permissions. It is likely to accommodate up to 175 homes reflecting planning permission ~~20160488~~ [20172131](#); a supermarket and restaurant reflecting permission 20140758; and 2,500sqm of employment floorspace reflecting permission 20160497.

#### **POLICY BLO1**

**Land to the south of A47 and north of Yarmouth Road, Blofield (~~approx.~~ 9.8 ha) is to be developed in accordance with planning permissions 20140758, [20160497](#) and ~~20160488~~ [20172131](#). This will include a mixed-use development to deliver 175 dwellings, a maximum floor space of 4,000 sqm E(g) use class and open space.**

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

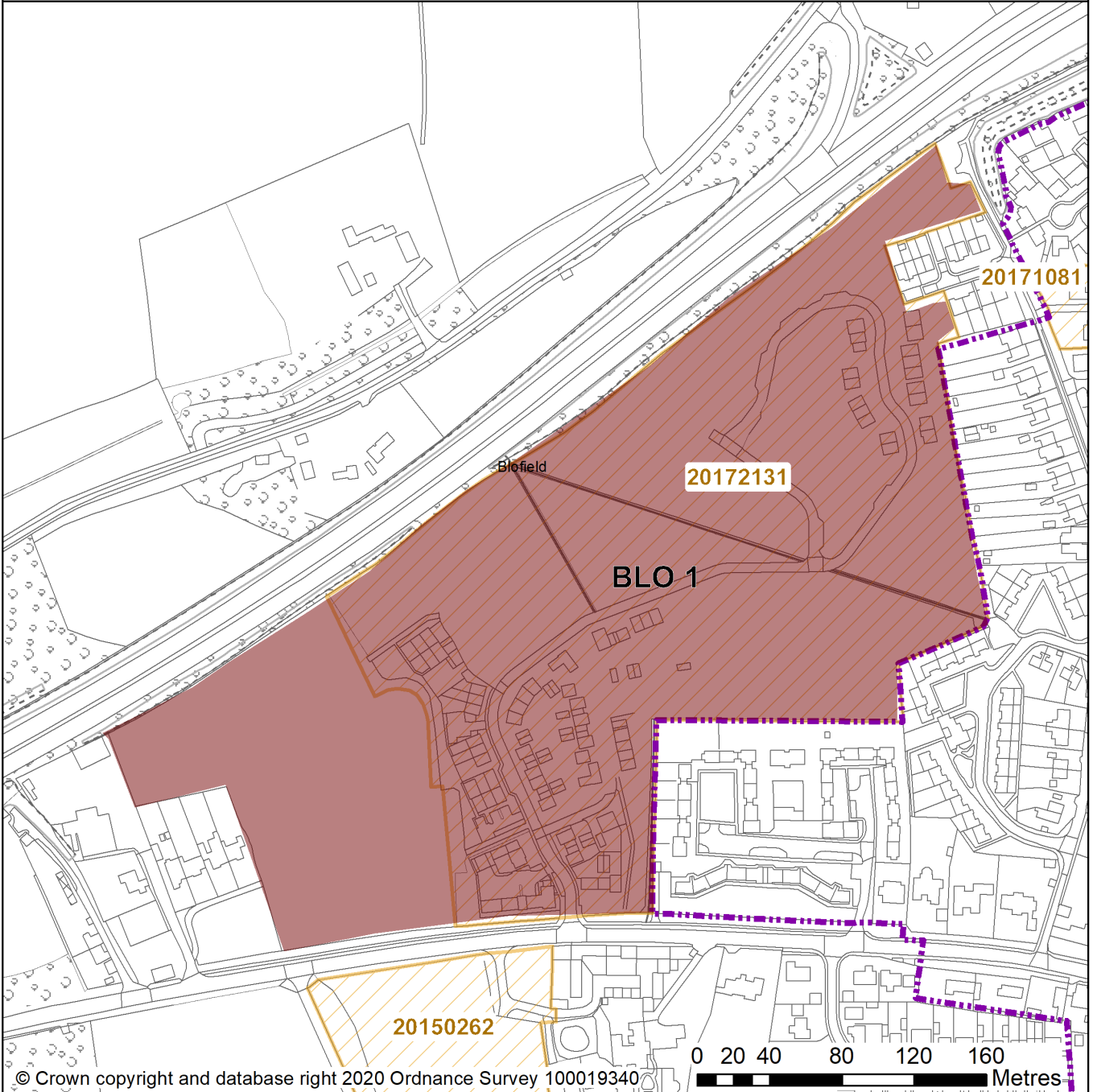
~~The development will be expected to address the following specific matters The development will achieve the following site specific requirements:~~

1. Vehicular access to be achieved from Yarmouth Road.
2. Any development must conserve and, ~~where opportunities arise,~~ enhance the significance of Manor Farm Barn to the south of the site, including any contribution made to that significance by setting.
3. On site public open space to be provided.
4. Provision of allotments.
5. Avoid contamination of groundwater.

# BLOFIELD

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: BLO1  
LOCATION: Land to the south of A47 and north of Yarmouth Road  
ALLOCATION: Mixed use development  
SITE AREA: 9.8 ha



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0 20 40 80 120 160 Metres

Scale at A4:  
1:3,000

-  Mixed Use Allocation
-  Parish Boundary
-  Settlement Boundary
-  Commitment\*



\*new and extant permission at 1st April 2020

Date: 02/11/2020

## **BRUNDALL (Including Postwick with Witton)**

- 5.15 Brundall is identified as a Key Service Centre under policy 7.3. Services include a primary school, library, doctors surgery, a food store, and public transport.
- 5.16 The Brundall Neighbourhood Plan was 'made' in May 2016 and covers the period to 2026. The vision for the Brundall Neighbourhood Plan is for Brundall to remain a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community.
- 5.17 Postwick with Witton is a small village with a rural character lying predominantly to the south of the Norwich to Brundall railway line and some way to the north of the marshes adjoining the River Yare. The village has few facilities in its own right and the southern part of the parish lies within the Broads Authority Executive Area. The southern quarter of the Broadland Business Park and the Park & Ride are within Postwick Parish, but both are relatively inaccessible due to the 'barrier' created by the A47/Postwick Hub Interchange.
- 5.18 ~~There are currently no new or carried forward housing allocations proposed in Brundall but there are 175 dwellings with planning permission (at March 2020). This gives a total deliverable housing commitment for Brundall of 175 homes between 2018 – 2038. There are carried forward open space allocations – 16 homes have been delivered in Brundall between the base date of 1<sup>st</sup> April 2018 to 31 March 2022. There are currently no new or carried forward housing allocations proposed in Brundall but there are 328 dwellings with planning permission. This gives a total deliverable housing commitment for Brundall of 344 homes between 2018-2038.~~
- 5.19 ~~There are no sites identified as preferred options in Postwick with Witton, no carried forward residential allocations and 16 dwellings with planning permission on smaller sites – 15 homes have been delivered in Postwick with Witton between the base date of 1<sup>st</sup> April 2018 to 31 March 2022. There are no new allocations proposed in Postwick with Witton and no carried forward residential allocations. There are 526 homes with existing consent including 520 on Land South of Smea Lane and 6 dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Postwick with Witton of 541 homes between 2018-2038.~~
- 5.19a This gives a combined total deliverable housing commitment for Brundall and Postwick with Witton of 885 homes between 2018-2038.
- ~~5.20 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.~~

5.21 Brundall has a high amount of existing development commitment and infrastructure constraints, including access to the A47 at Cucumber Lane, that limits the potential for additional housing.

**Map update:**

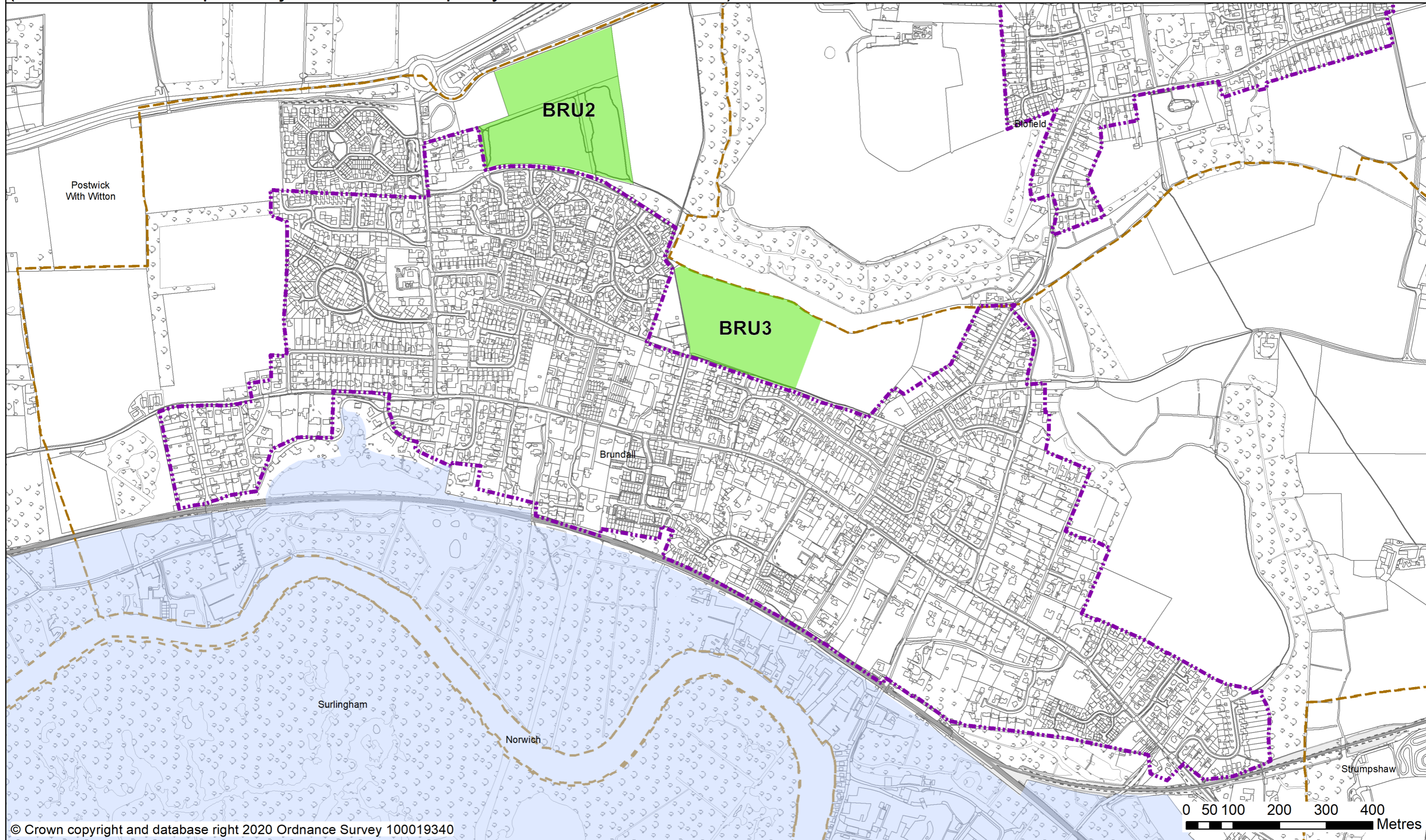
Modification to the Brundall Settlement Map:  
Amend map to remove deleted allocations BRU21 and BRU3







# BRUNDALL

(Please use this map in conjunction with the policy text for this settlement)


# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Open Space/Leisure Amenity Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:  
1:7,500  
Date: 28/10/2020



## Existing allocations to be carried forward

### **POLICY BRU2: Land north of Berryfields, Brundall**

~~5.22 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. There is a shortage of recreational space to meet the existing needs in Brundall and this was to be provided for through the two allocations (BRU2 and BRU3) that are carried forward from the preceding Local Plan. Both sites now have planning permissions for residential development that include the provision of open space that exceeds the normal requirements of a residential development, and so would contribute to the delivery of open space provision to meet the needs of the community, albeit in an alternative form than that in the allocations. However, the delivery of the residential developments, and the open space provision within them, is not guaranteed. Therefore at this time there remains an open space shortage and so the continued open space allocations are justified.~~

~~5.23 The site was also promoted through the local plan process as GNL0325. It now has a permission for 155 dwellings and a supermarket which includes alternative provision for recreation (reference: 20161483). These dwellings have been counted in the plan's commitment figures.~~

#### **POLICY BRU2**

**Land north of Berryfields, Brundall (approx. 7.3 ha) is allocated for recreational open space.**

The development will be expected to address the following specific matters:

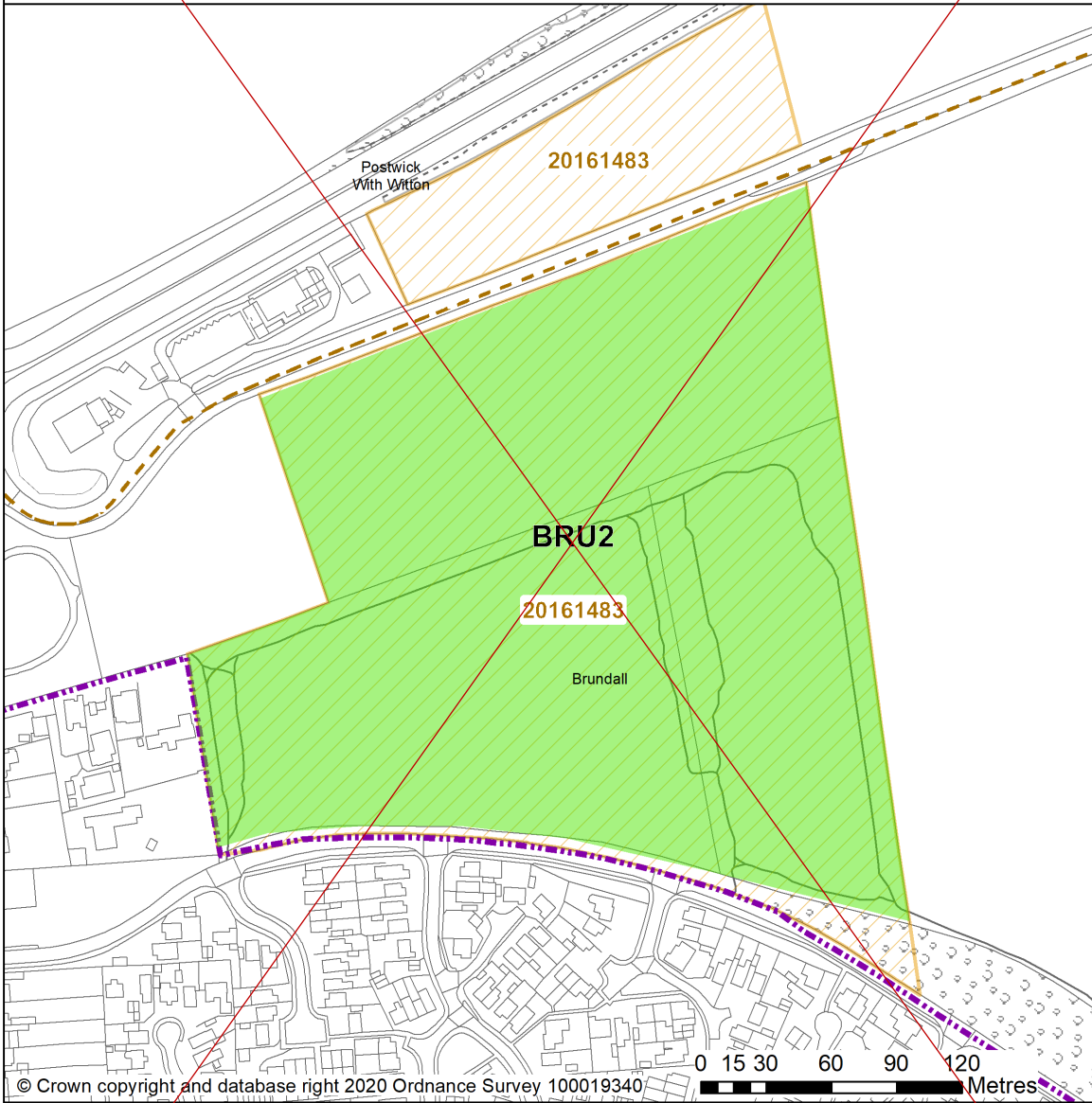
- ~~1. Vehicular access from Berryfields.~~
- ~~2. Footway provision on the northern side of Berryfields and a suitable crossing may be required.~~
- ~~3. Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.~~
- ~~4. The open space will be primarily for formal recreation uses such as playing pitches.~~



# BRUNDALL

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BRU2  
LOCATION: Land north of Berryfields, Brundall  
ALLOCATION: Recreational Open Space  
SITE AREA: 7.3 ha







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Scale at A4:  
1:2,500

N

Date: 02/11/2020

	Open Space/Leisure Amenity Allocation		Commitment*
	Settlement Boundary		Parish Boundary

\*new and extant permission at 1st April 2020

### **POLICY BRU3: Land east of the Memorial Hall, Brundall**

~~5.24 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. There is a shortage of recreational space to meet the existing needs in Brundall and this was to be provided for through the two allocations (BRU2 and BRU3) that are carried forward from the preceding Local Plan. Both sites now have planning permissions for residential development that include the provision of open space that exceeds the normal requirements of a residential development, and so would contribute to the delivery of open space provision to meet the needs of the community, albeit in an alternative form than that in the allocations. However, the delivery of the residential developments, and the open space provision within them, is not guaranteed. Therefore at this time there remains an open space shortage and so the continued open space allocations are justified.~~

~~5.25 The site was also promoted through the local plan process as GNLP0436. It now has a permission, granted at appeal, for up to 170 dwellings with alternative provision for open space (reference 20171386). These dwellings have not been counted in the plan's commitment figures at this stage as the appeal decision was received after the 31st March 2020.~~

#### **POLICY BRU3**

**Land east of the Memorial Hall, Brundall (approx. 4.9 ha) is allocated for recreational open space.**

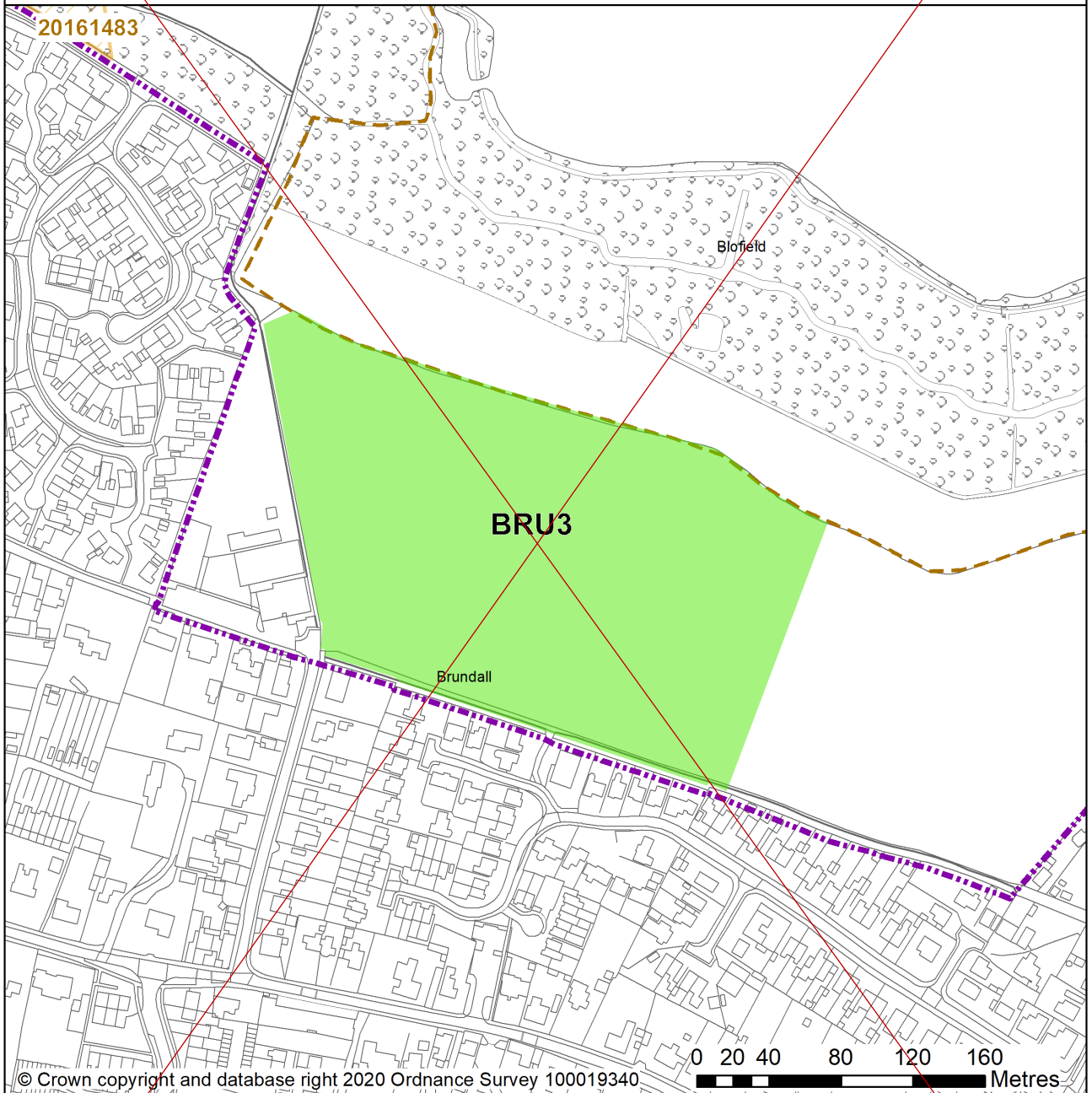
The development will be expected to address the following specific matters:

- ~~1. Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access.~~
- ~~2. Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue.~~
- ~~3. Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3).~~
- ~~4. The open space will be for formal recreational uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc.~~

# BRUNDALL

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BRU3  
LOCATION: Land east of the Memorial Hall, Brundall  
ALLOCATION: Recreational Open Space  
SITE AREA: 4.9 ha



- Open Space/Leisure Amenity Allocation
- Settlement Boundary
- Commitment\*
- Parish Boundary

Scale at A4:  
1:3,000



\*new and extant permission at 1st April 2020

Date: 02/11/2020



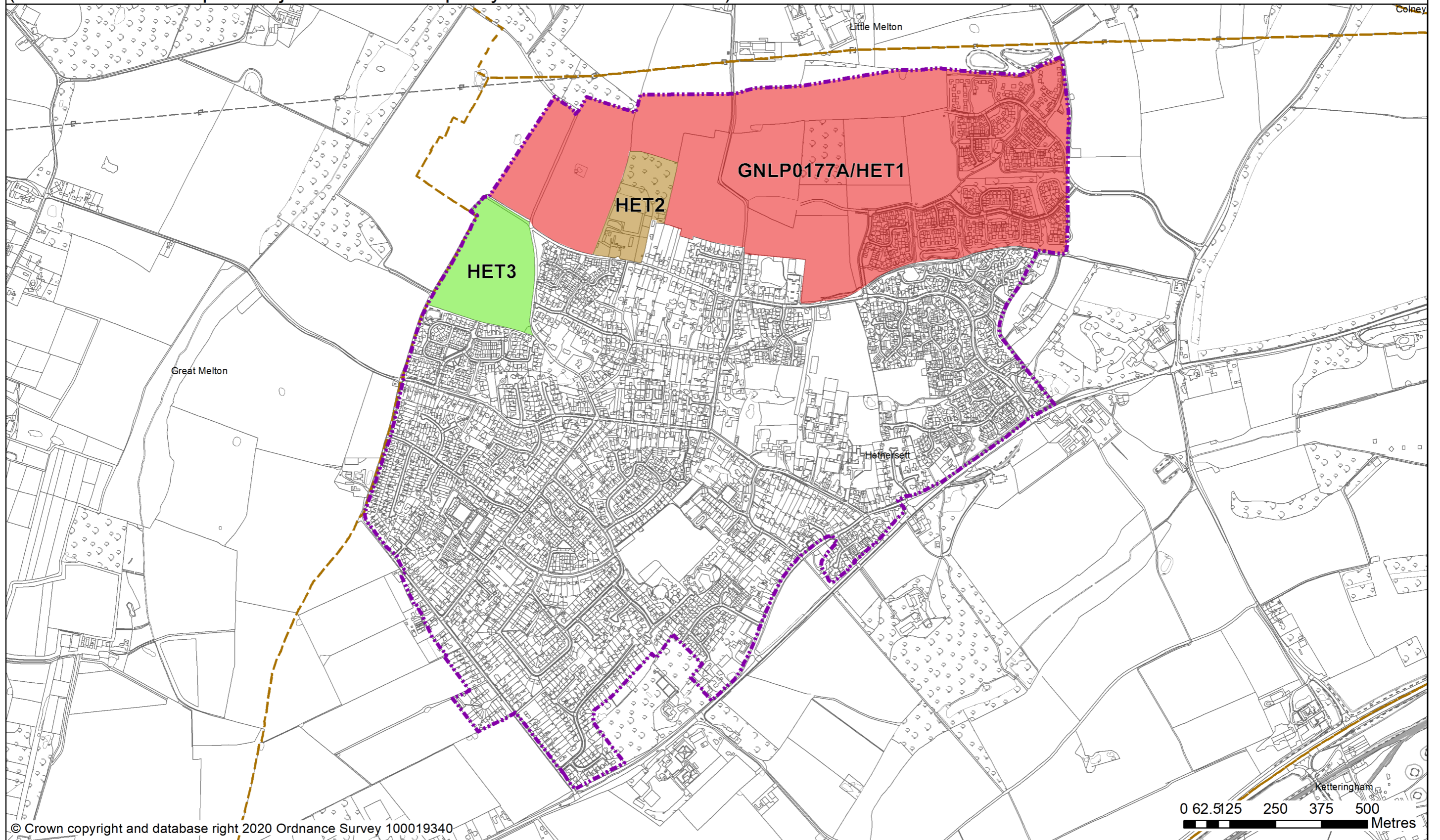
## HETHERSETT

- 5.26 Hethersett is identified as a key service centre under policy 7.3. There are existing allocations and planning permissions in place for development across the north of the village.
- 5.27 In terms of education facilities, proposals are underway to have two primary schools (one at Queen's Road and the other on Coachmakers Way); and, to expand the site of the secondary school. This will add to the good range of facilities already available in Hethersett. These include: convenience shops, a post office, a pharmacy, doctor and dentist surgeries, a library and a small business centre, mostly in the vicinity of Queen's Road/Great Melton Road. More generally in terms of the built form, the old A11 (B1172 Norwich Road) still largely defines the settlement's built edge to the south. To the east and west of Hethersett land is controlled by a long-standing strategic gap policy to prevent coalescence with Cringleford to the east and Wymondham to the west.
- 5.28 ~~There are no new allocations proposed in this key service centre. There is one carried forward residential allocation for a total of 1369 homes (including 200 uplift). Work on this site commenced preceded the base date of the GNLP with 104 homes being delivered prior to 2018. 235 homes were delivered 2018-20, there is extant consent for a further 830 homes on this site (1,265 homes are counted in this plan for this site). 448 homes have been delivered in Hethersett between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. There are no new allocations proposed in this key service centre. There is one carried forward residential allocation with consent for a total of 1,369 homes (including 200 uplift). Commencement of work on this site preceded the base date of the GNLP with 131 homes being delivered prior to 2018. 362 homes were delivered 2018-22, there is extant consent for a further 903 homes on this site (1,265 homes are counted in this plan for this site).~~
- 5.29 ~~48 homes were delivered on other sites in Hethersett in 2018-20. There are currently 22 additional dwellings with planning permission on small sites. There are also carried forward allocations for extra care housing (40 units) and open space. This gives a total deliverable housing commitment for the centre of 1,375 homes between 2018—2038. There are currently 9 additional dwellings with planning permission on small sites. There are also carried forward allocations for extra care housing (40 units) and open space. This gives a total deliverable housing commitment for Hethersett of 1,400 homes between 2018-2038.~~
- 5.30 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.






# HETHERSETT

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Care Home Allocation
-  Open Space/Leisure Amenity Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:9,500

Date: 28/10/2020



## ~~Existing allocations to be carried forward~~

### **POLICY HET 1 (part of GNLP0177A): Land north of Hethersett**

The policy and supporting text for the land north of Hethersett allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~5.31 GNLP0177-A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,369 homes, incorporating part of GNLP0177-A. The remainder of GNLP0177-A is not allocated. Development on HET 1 is well advanced and it has become apparent from the approved reserved matters planning applications that an uplift of approximately 200 dwellings is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to ensuring delivery of the policy requirements set out in HET 1, and the mitigation measures already agreed through the approved planning applications. In terms of transport, improvements needed would be an access strategy for all modes of transport, safeguards against increasing traffic through Little Melton, and a cycle link to Colney Lane.~~

#### **POLICY HET 1 (part of GNLP0177A)**

**Land north Hethersett (approx. 65ha) is allocated for mixed use, to include approximately 1,369 dwellings, community uses, open space and green infrastructure.**

~~The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow County Wildlife Site (CWS), Holly Tree Farm and south west of Braymeadow CWS. The allocation has an outline permission for 1196 dwellings (2011/1804) which is under construction. Within the scope of the outline application, intensification has been possible and there is now scope to 'uplift' this previous allocation by 200 additional dwellings. There is no specific site within the larger allocation, so this uplift is applied to the entire site. Due to the size of the original allocation, a range of supporting infrastructure and facilities is required, and the following policy applies to the additional 200 dwellings, wherever they may be located within the site. Approximately 65 ha is therefore allocated for mixed use, to include housing, community uses, open space and green infrastructure. This will include approximately 1,369 dwellings.~~

~~The developer(s) of the additional 200 homes on the site will be required to ensure the following:~~

#### ~~Masterplan and Phasing Plan~~

- ~~1. A comprehensive masterplan must include provision of social and green infrastructure and highway improvements, including Thickthorn junction.~~

2. A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
3. The site should be masterplanned alongside HET2.

#### Enhanced Facilities

4. Community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment.
5. Expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority.
6. Development of the site may require financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements.

#### Landscaping and Green Infrastructure

7. Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements.
8. Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points.
9. Design of scheme must integrate landscape, open space and footpaths with the existing settlement.
10. Maximise the benefit of green infrastructure provision and avoid adverse impact designated sites, linking ponds, water courses and hedgerows.
11. The landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site.

#### Transport

12. A transport assessment must consider the capacity of the improved A47 Thickthorn Interchange
13. Highways and transport enhancements to be agreed with the Highways Authority and where appropriate the Highways England.
14. Vehicular access onto Colney Lane will be required.
15. Footpath and cycle routes to Norwich Research Park and Little Melton will be required, and additional public rights of way to increase access to the countryside.
16. Design of scheme must minimise impact on existing roads in the village by limiting the amount of additional traffic accessing the local road network.

#### Site Conditions and Constraints

17. Site layout must account for high voltage power lines to the north of the site, which will need a suitable separation buffer. Other factors affecting the final layout include an oil pipeline crossing north eastern corner of the site, water mains and sewers crossing the site, and the need for a buffer zone around sewage pumping stations.

- ~~18. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.~~
- ~~19. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~20. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.~~
- ~~21. Mitigation and further investigation with regards to site susceptibility to surface water flooding.~~
- ~~22. Avoid contamination of groundwater.~~

Map moved to new Strategic Sites section



## POLICY HET 2: Land north of Grove Road

5.32 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed, as the phase of development of the HET1 allocation required to access the site has not yet progressed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period to 2038. The boundary and policy requirements of HET 2 are unchanged from the original allocation, but opportunity does exist for revision. At 4.0 ha HET 2 contains more land than is needed for a 40 place 'extra care' housing scheme, and subject to the suitability of uses proposed, additional development on HET 2 could be acceptable; this could include additional extra care units or care home provision based on the most up to date assessment of need, or if additional care need is not identified, further market and affordable housing.

5.32a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

### POLICY HET 2

**Land north of Grove Road (~~approx.~~ 3.8ha) is allocated for at least 40 places of extra care housing.**

This site includes the plant nursery and adjacent land forming the curtilage of 36 Grove Road. ~~The JCS identifies a~~ To reflect an identified need for mixed tenure housing with care in Hethersett. ~~L~~and amounting to some 3.8 hectares is allocated for at least 40 places of 'extra care housing', or a different figure in line with the most up to date needs assessment. Vehicular access will need to be from the north of the site, via HET1.

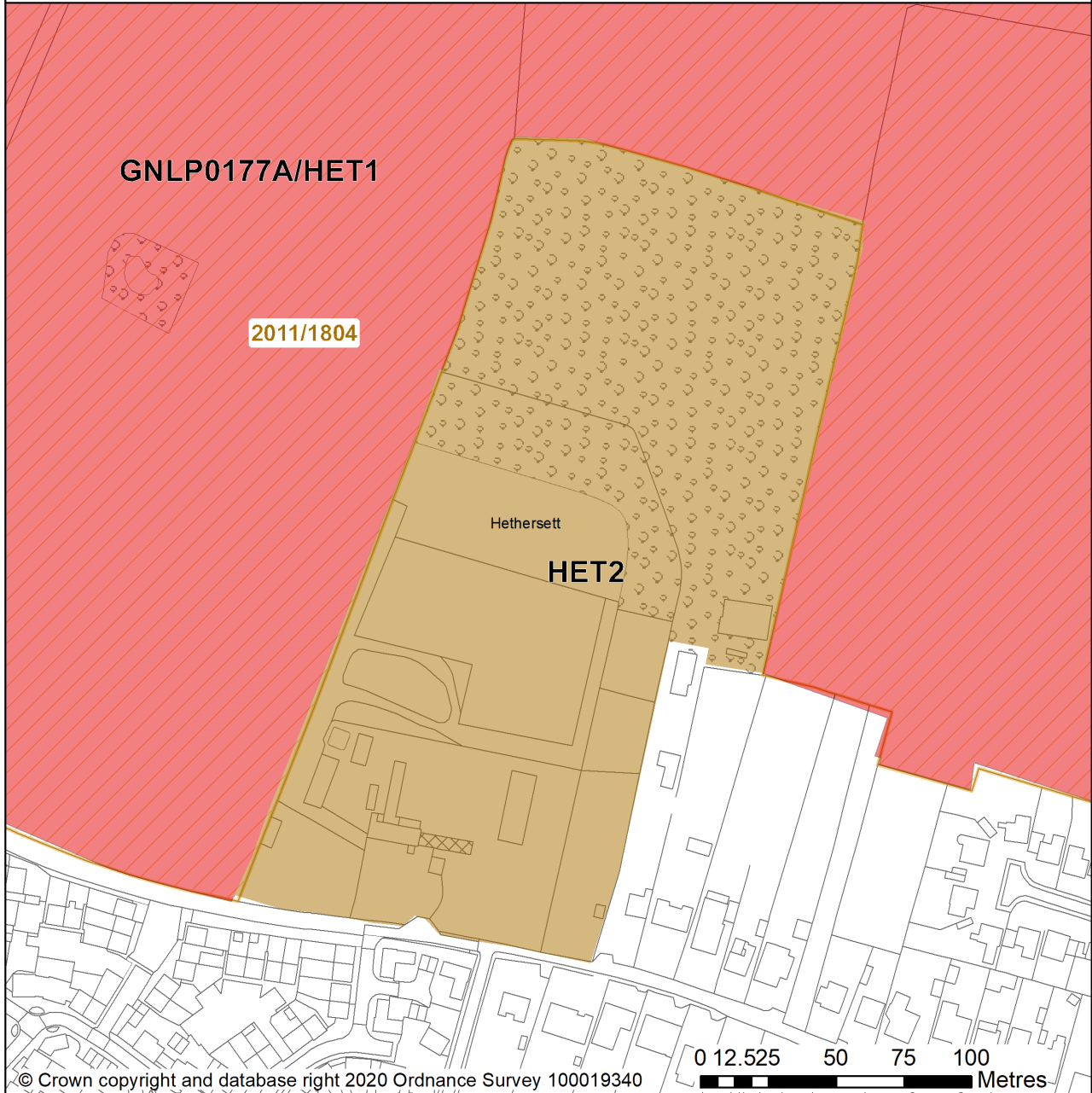
~~The developer of the site is required to ensure the following~~ The developer will achieve the following site specific requirements:






1. The site should integrate with existing development and development under policy HET 1 and should be master-planned alongside HET 1.
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for HET 1.
- ~~3. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~
- ~~5.~~ 3. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
- ~~6.~~ 4. Avoid contamination of groundwater.

# HETHERSETT

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HET2  
LOCATION: Land north of Grove Road  
ALLOCATION: 40 Care Housing Places  
SITE AREA: 4.0 ha



	Housing Allocation		Commitment*	Scale at A4: 1:2,000
	Care Home Allocation		Parish Boundary	
	Settlement Boundary			

\*new and extant permission at 1st April 2020

Date: 03/11/2020

### Map update:

Amend the Site Area to read: ~~4.0ha~~ 3.8ha

### **POLICY HET 3: Land west of Poppyfields**

5.33 This site has not been brought forward as part of the current permissions on the HET 1 allocation; however, the proposed increase in numbers on both HET 1 and HET 2 mean that additional supporting infrastructure, including green infrastructure, may be necessary. It is therefore proposed to carry forward the existing allocation HET 3, recognising the public benefit in providing informal open space, and also to safeguard the archaeological interest relating to the land.

[5.33a There is an existing water main in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of the open space development including safeguarding suitable access for maintenance.](#)

#### **POLICY HET 3**

**Land west of Poppyfields (~~approx.~~ 6.6ha) is allocated for informal open space.**

This site lies to the south-west of HET 1 policy area, and to the west of the Poppyfields development, and is underlain by a significant archaeological site. The Historic Environment Service has advised that informal open space would be the preferred use here. Permission has been granted to use part of the site as an access road to HET 1 and this should minimise impact on the archaeological site.

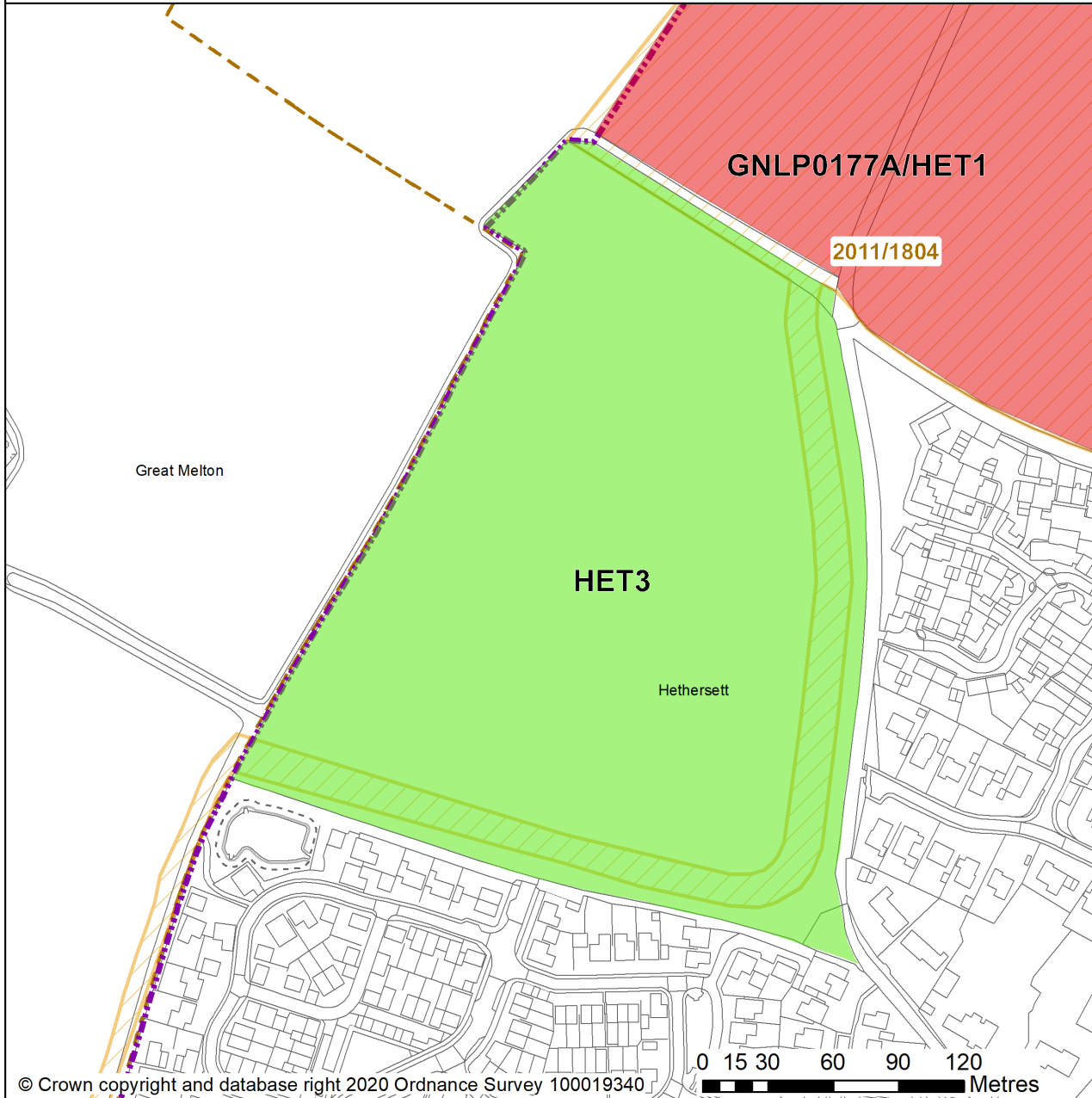
The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2. The land amounts to approximately 6.5ha. In bringing forward the site for informal open space, it should be ensured that:





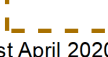
1. Open space provision integrates with the existing settlement and new development to the north of the village under policy HET 1 and to the Heathfields development to the south.
2. Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage.

# HETHERSETT

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: HET3  
 LOCATION: Land West of Poppyfields  
 ALLOCATION: Open Space  
 SITE AREA: 6.83 ha



	Housing Allocation		Settlement Boundary
	Open Space/Leisure Amenity Allocation		Commitment*
			Parish Boundary

\*new and extant permission at 1st April 2020

Scale at A4:  
1:2,500

N  


Date: 02/11/2020

### Map update:

Amend the Site Area to read: ~~6.83ha~~ 6.6ha

## HINGHAM

- 5.34 Hingham is identified as a key service centre under policy 7.3. Local services within Hingham include a primary school, GP practice, community buildings, employment opportunities and a food shop. Hingham is well served by public transport connecting to Wymondham and Norwich.
- 5.35 Hingham stands on a low ridge separating the Blackwater valley to the north and the low-lying area of Hall Moor to the south. It has an attractive centre of significant historic and architectural value based around the open areas of The Fairland and Market Place and overlooked by the church which dominates the skyline from distant views. As such, the development boundary excludes the wooded grounds of The Rectory, St Andrews Church and churchyard, the grounds of St Andrews Lodge and The Fairland, as these areas make an important contribution to the character of the town.
- 5.36 ~~Two sites are allocated providing for at least 100 new homes in the key service centre (one for 80 homes, one for 20 homes). There are no carried forward residential allocations and a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the key service centre of 120 homes between 2018—2038. 18 homes have been delivered in Hingham between the base date of 1<sup>st</sup> April 2018 to 31 March 2022. One site is allocated providing for 80 new homes in the key service centre. There are no carried forward residential allocations and a total of 15 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the key service centre of 113 homes between 2018-2038. A Neighbourhood Plan is in the early stages of preparation.~~
- 5.37 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

### Map update:

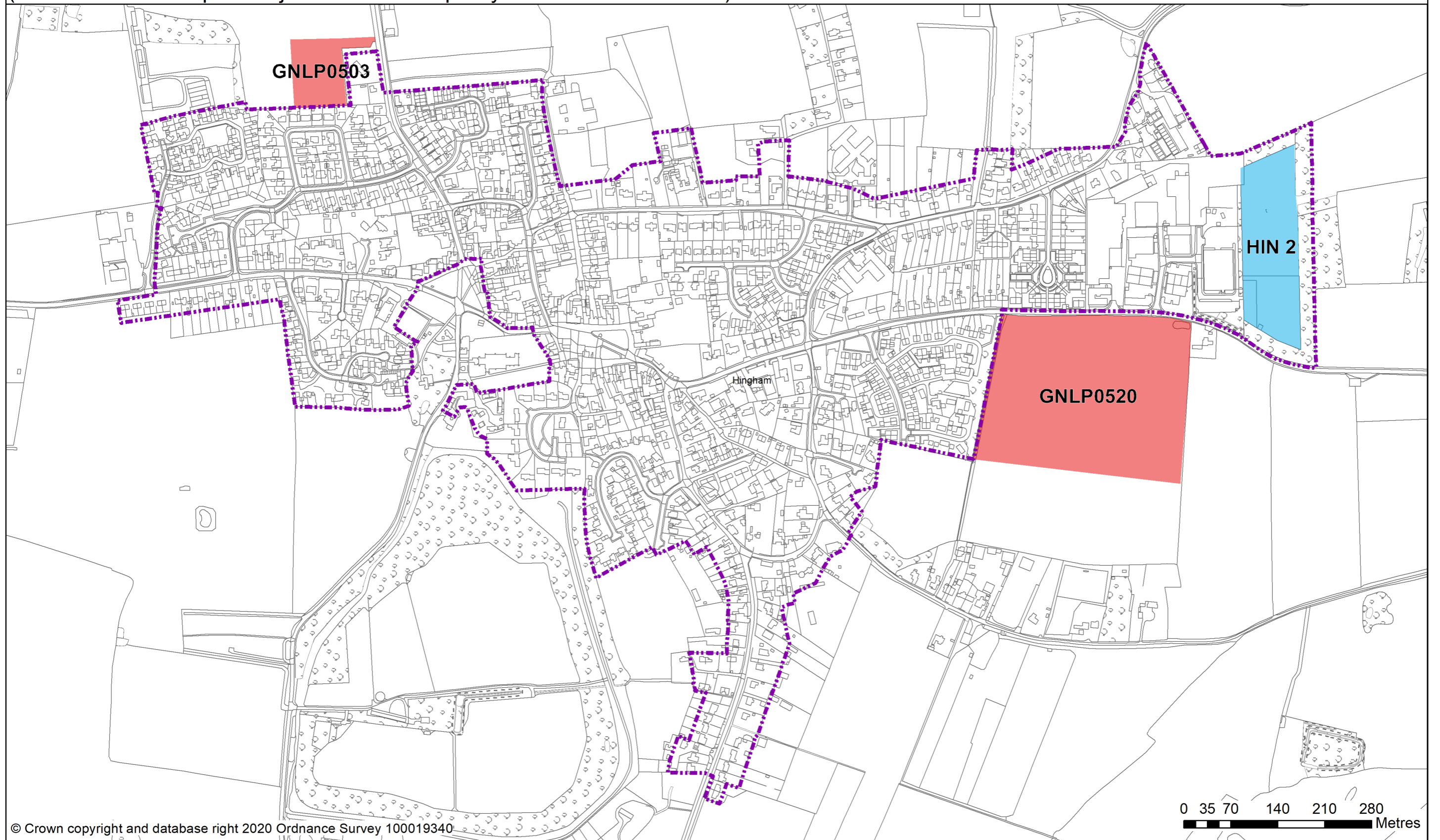
Modification to Hingham Settlement Map:  
Amend map to reflect deletion of withdrawn allocation GNLP0503







# HINGHAM

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- |  |   |   |   |
|--|---|---|---|
|  Housing Allocation |  Employment Allocation |  Settlement Boundary |  Parish Boundary |
|--|---|---|---|

Scale at A3:  
1:5,200  
Date: 28/10/2020



## New allocations

### **~~POLICY GNLP0503: Land north of Springfield Way and west of Dereham Road, Hingham~~**

~~5.38 Development of up to 20 dwellings would be acceptable on this site subject to provision of a safe access and a continuous footway at the west side of Dereham Road from the site access to Pottles Alley. A 30mph speed limit extension would be required to include the site frontage. Minor carriageway widening may also be required.~~

#### **POLICY GNLP0503**

**~~Land north of Springfield Way and west of Dereham Road, Hingham (approx. 0.85 ha) is allocated for residential development. This will accommodate 20 homes.~~**

~~More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.~~

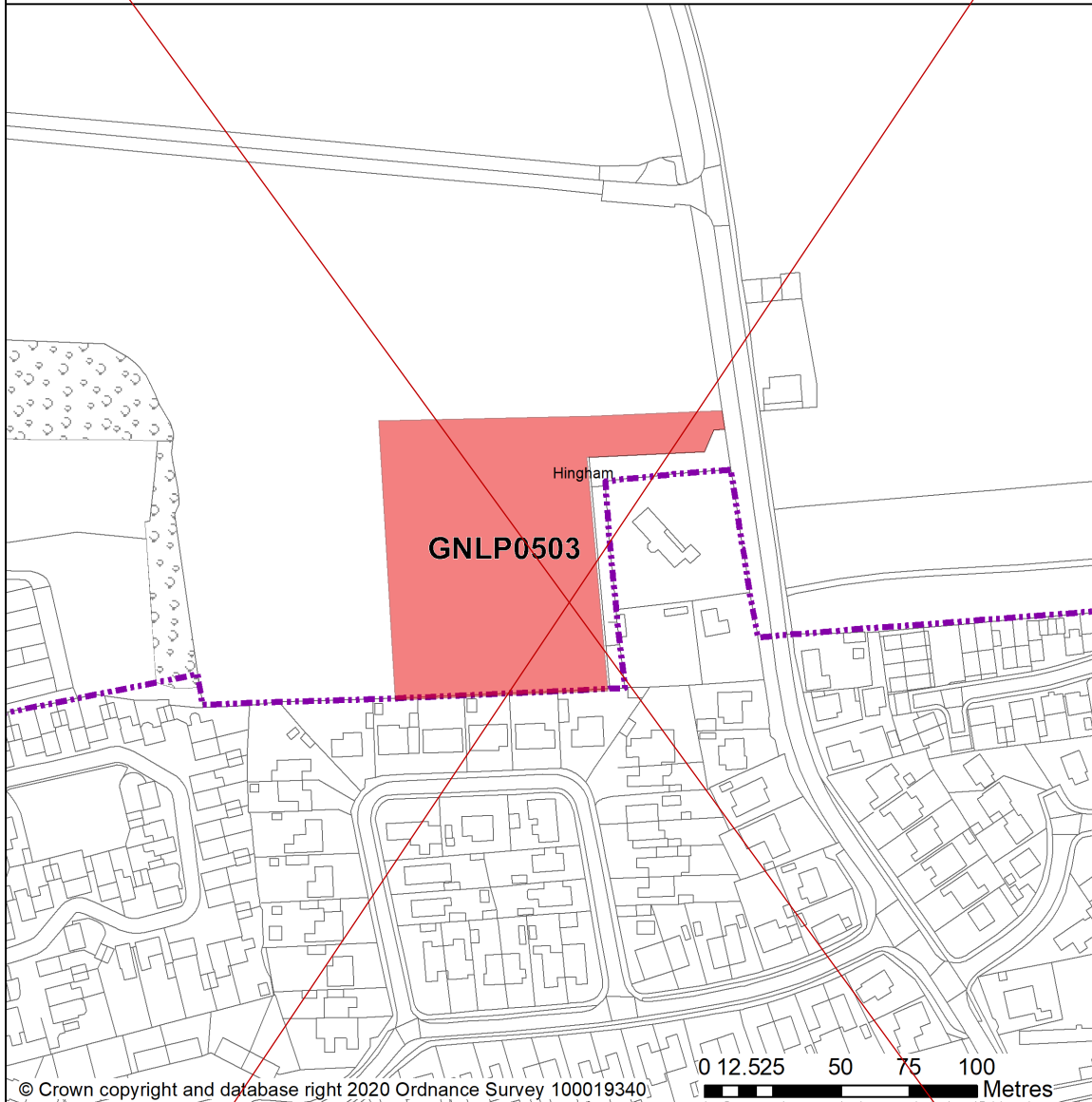
~~The development will be expected to address the following specific matters:~~

- ~~1. The provision of a safe access onto Dereham Road, including promotion of a Traffic Regulation Order to extend the existing 30mph speed limit along the site frontage.~~
- ~~2. Provision of a continuous footway at the west side of Dereham Road from the site access to Pottles Alley.~~
- ~~3. The design and layout of the scheme will need to consider and mitigate potential amenity impacts of the neighbouring farm operations.~~
- ~~4. Design and layout of the scheme will need to consider and mitigate the areas of surface water flood risk.~~
- ~~5. Avoid contamination of groundwater.~~

# HINGHAM




## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0503  
LOCATION: Land north of Springfield Way  
ALLOCATION: Housing development (20 dwellings)  
SITE AREA: 0.85 ha



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0 12.525 50 75 100 Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000

N



\*new and extant permission at 1st April 2020

Date: 02/11/2020

## **POLICY GNLP0520: Land south of Norwich Road, Hingham**

5.39 The site boundary has been drawn to avoid areas of surface water flood risk and the most significant historic environment impacts. The site is well located on the eastern approach into the village adjacent to a site allocated in the last local plan, and will form the gateway to Hingham when approaching from the east. The allocation is subject to provision of adequate visibility splays and layout of the development to create an active frontage at B1108. Footways need to be provided at the site frontage, along with a pedestrian crossing refuge in the vicinity of Ironside Way. Consideration should also be given to connectivity with PROW Hingham F9. The site is allocated at a lower gross density than usual, as the surface water drainage area needs to be significant and the need to mitigate impact on nearby listed buildings and protect TPO trees has been taken into account. The net density will be in line with the indicative minimum in Policy 2.

### **POLICY GNLP0520**

**Land south of Norwich Road, Hingham (~~approx.~~ 6.92 ha) is allocated for residential development. This will accommodate approximately 80 homes.**

~~More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.~~

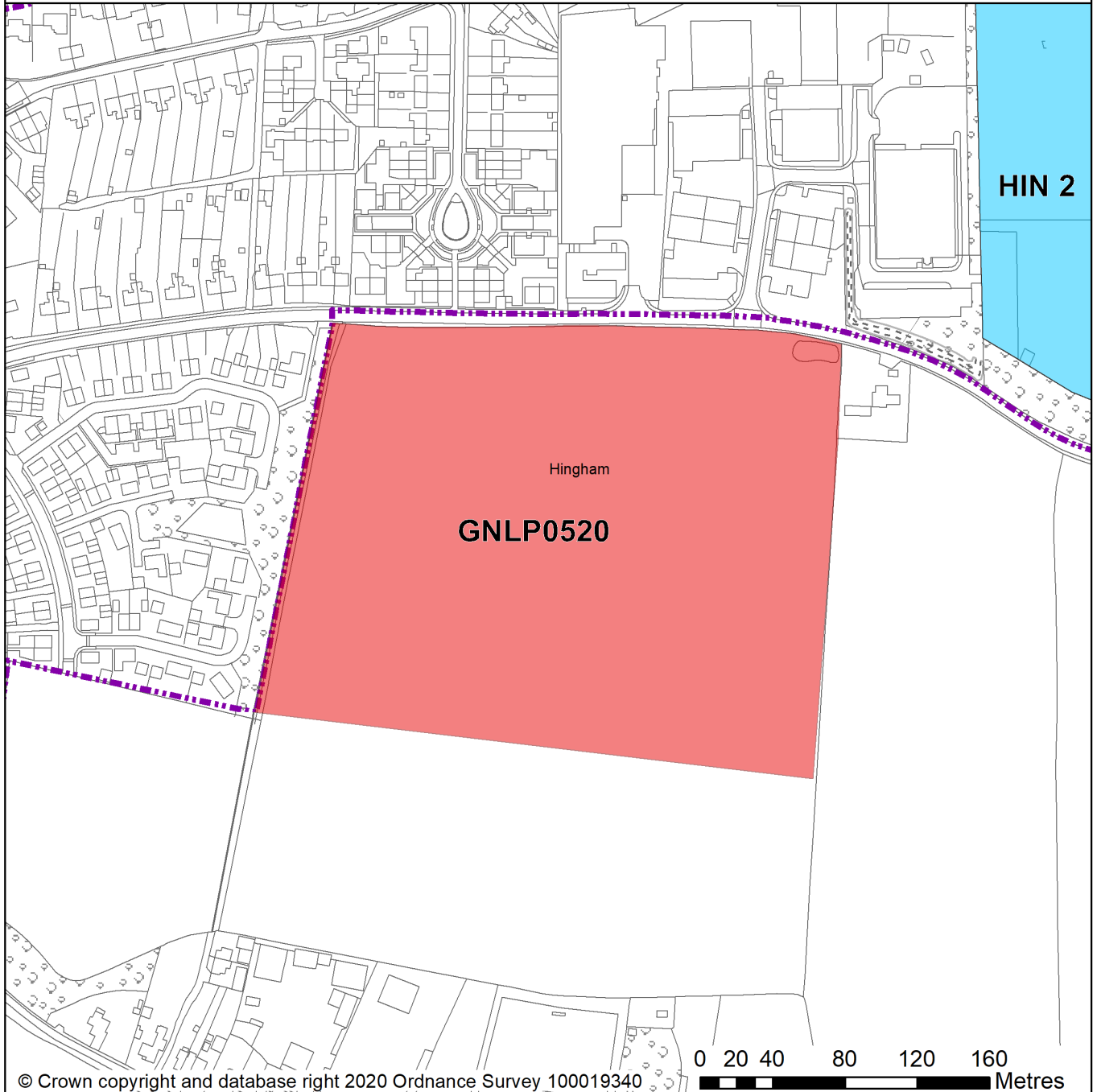
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:





1. TPO oak trees on south side of Norwich Road to be retained.
2. Design and layout of the site to create properties that front onto the footway ~~an active frontage~~ along Norwich Road and show regard to the site's gateway role.
3. ~~Provision of an adequate visibility splay incorporating footways, to be provided along the whole site frontage~~ Provision of adequate visibility splays, and a footway alongside the site frontage.
4. Pedestrian refuge in the proximity of Ironside Way, to access local employment opportunities.
5. Connectivity of the site to Public Right of Way (PRoW) Hingham F9.
6. ~~Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.~~ Avoid development in areas at risk of surface water flooding and provide flood mitigation measures that significantly reduce the existing surface water flood risk.
7. Avoid contamination of groundwater.
8. Mitigation of impacts on Sea Mere SSSI.
9. Any development must conserve and, where opportunities arise, enhance the significance of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the southern edge of the site.

# HINGHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0520  
LOCATION: Land south of Norwich Road  
ALLOCATION: Housing development (80 dwellings)  
SITE AREA: 6.92 ha



-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:3,000



Date: 02/11/2020

\*new and extant permission at 1st April 2020

## ~~Existing allocations to be carried forward~~

### **POLICY HIN2: Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham**

5.40 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period to 2038. The site is re-allocated for employment/commercial development.

5.40a Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

5.40b There is an existing surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of the development including safeguarding suitable access for maintenance.

#### **POLICY HIN2**

**Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (~~approx.~~ 2.24 ha) is allocated for employment uses in Classes E(g)/B2/B8 as an extension to the existing industrial estate.**

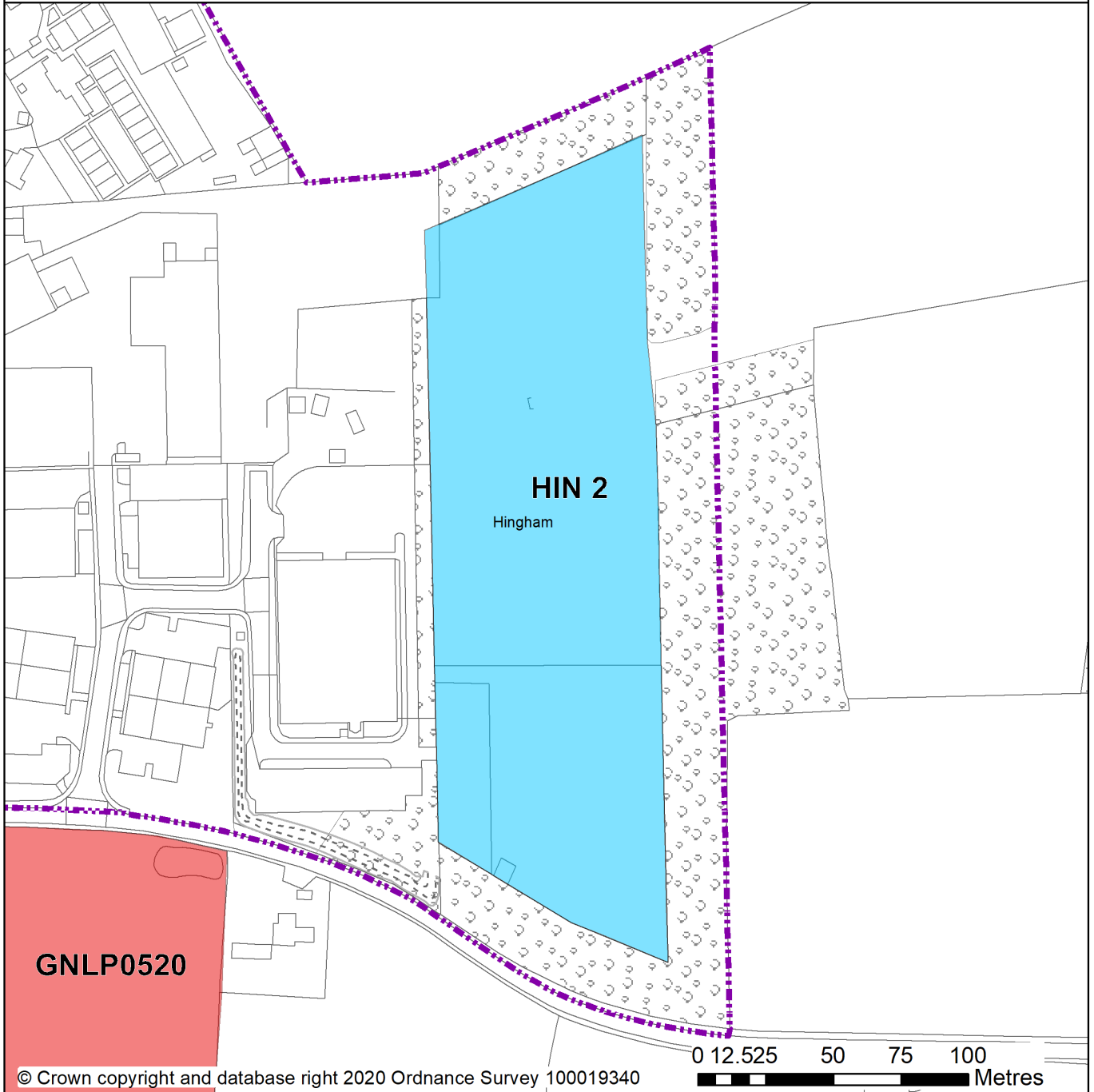
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:





- ~~7-~~ 1. Local road improvements and a safe access with road access to the site from the existing industrial estate at Ironside Way A Transport Statement will be required to demonstrate how safe and sustainable access would be achieved, and implementation of any approved measures.
- ~~8-~~ Wastewater infrastructure capacity must be confirmed prior to development taking place.
- ~~9-~~ 2. Retention of existing tree belts along northern, eastern and southern boundaries.
- ~~10-~~ 3. Any development must conserve and, where opportunities arise, enhance the significance of Alexander's Farmhouse to the east and White Lodge to the north of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the site boundary.
- ~~11-~~ 4. An archaeological assessment will be required prior to development. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- ~~12-~~ 5. Mitigation and further investigation with regards to site susceptibility to surface water flooding. Development should avoid areas at risk of surface water flooding.
- ~~13-~~ 6. Avoid contamination of groundwater.

# HINGHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HIN2  
LOCATION: Land adjacent to Hingham Industrial Estate  
ALLOCATION: Employment  
SITE AREA: 2.24 ha



-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 02/11/2020



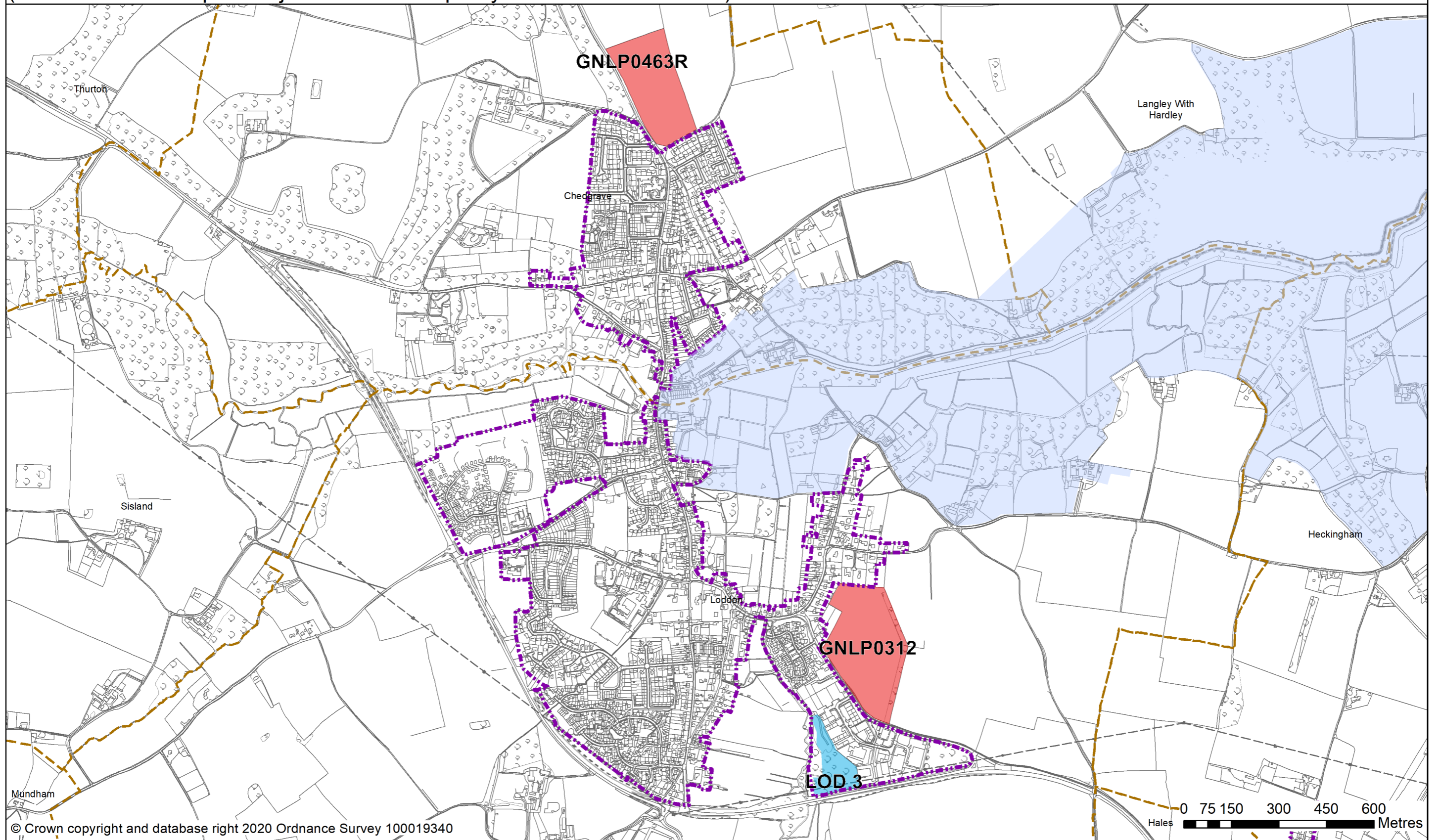
## LODDON AND CHEDGRAVE

- 5.41 The combined settlement of Loddon and Chedgrave is identified as a key service centre under policy 7.3. There is a range of services including shops, infant, junior and high schools, medical centre, library, public houses and industrial estate. The settlement is well served by buses linking to Norwich, Beccles and Lowestoft, and a development of 200 homes north of George Lane, Loddon is currently being progressed.
- 5.42 Issues taken into account when assessing the potential for future development include a substantial Conservation Area covering the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints. The town centre is characterised by closely built up streets, interspersed with important open spaces, such as Church Plain. The Broads Authority area extends into the town centre, along the valley of the River Chet. The A146 bypass defines the extent of the settlement to the south and west, with the river valley that separates Low and High Bungay Road from the development off Beccles Road providing a noticeable green break.
- 5.43 ~~Two sites are allocated providing for at least 240 new homes in the key service centre (one for 180 homes, one for 60 homes). There are no carried forward residential allocations and a total of 206 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 446 homes between 2018—2038. 161 homes have been delivered in Loddon and Chedgrave between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. Two sites are allocated providing for approximately 240 new homes in the key service centre (one for 180 homes, one for 60 homes). There are no carried forward residential allocations and a total of 50 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 451 homes between 2018-2038. A Neighbourhood Plan is in the early stages of preparation.~~
- 5.44 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

# LODDON AND CHEDGRAVE

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- |  |   |   |   |   |
|--|---|---|---|---|
|  Housing Allocation |  Employment Allocation |  Settlement Boundary |  Parish Boundary |  Broads Authority Area |
|--|---|---|---|---|

Scale at A3:  
1:11,000  
Date: 28/10/2020

## New allocations

### POLICY GNLP0312: Land to the east of Beccles Road, Loddon

5.45 This site is allocated as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site, particularly with reference to the site's proximity to the Broads. The proximity to the Broads may also mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated.

5.45a Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

#### **POLICY GNLP0312**

**Land to the east of Beccles Road, Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate **at least approximately** 180 homes.**

~~More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.~~

~~The development will be expected to address the following specific matters The development will achieve the following site specific requirements:~~

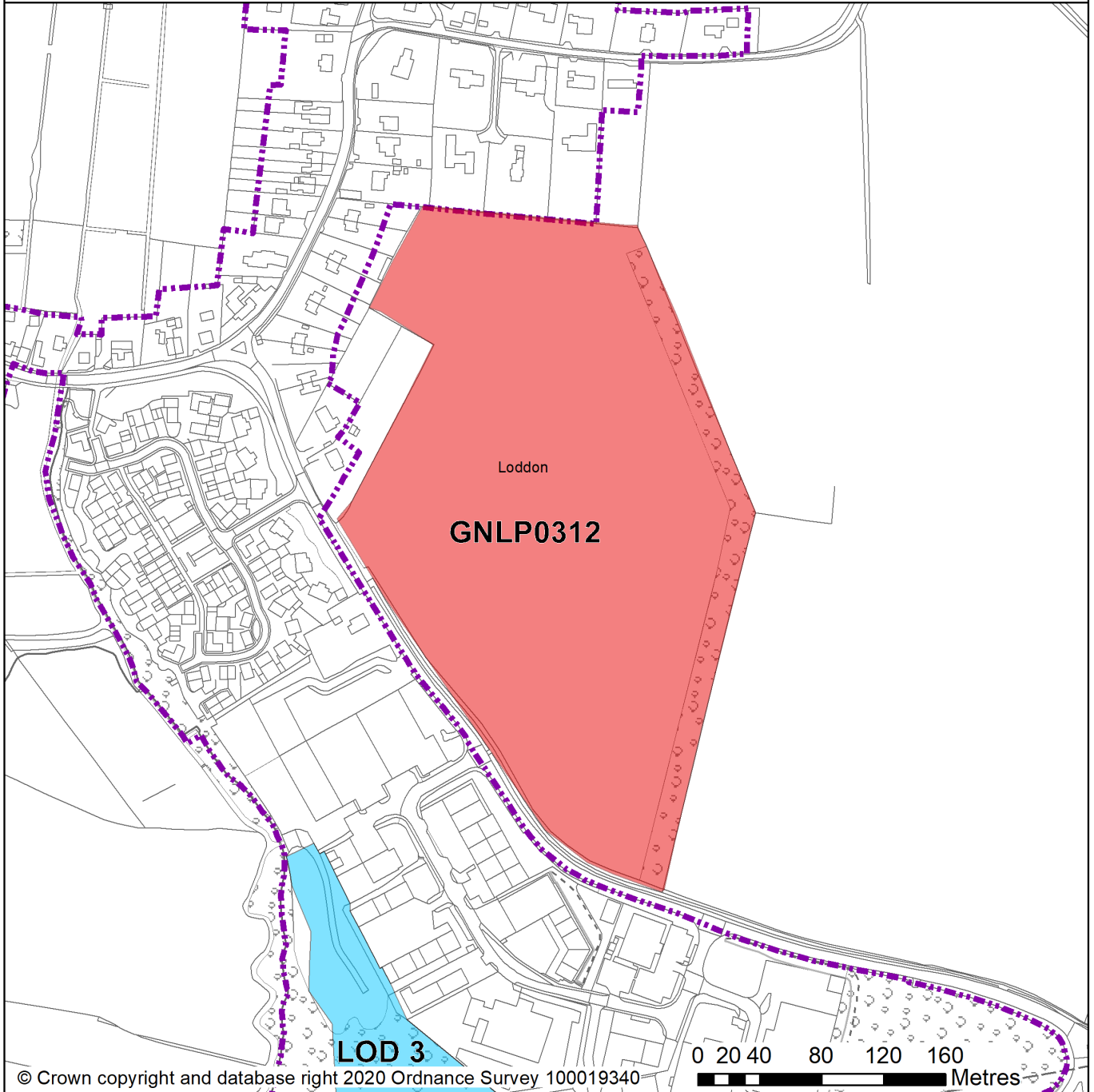
- ~~1. Two points of vehicular access to be provided into the site.~~
- ~~2. Areas of surface water flooding on the Beccles Road boundary or elsewhere in the site to be addressed.~~
- ~~3. Any development must conserve and, where opportunities arise, enhance the significance of listed buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting.~~
- ~~4. Design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads.~~
- ~~5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.~~
- ~~6. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated.~~
- ~~7. The design and layout of the scheme must consider amenity impacts relating to the nearby business area.~~







# LODDON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0312  
LOCATION: Land to the east of Beccles Road  
ALLOCATION: Residential development (180 dwellings)  
SITE AREA: 7.70 ha



-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:3,500

N



Date: 02/11/2020

\*new and extant permission at 1st April 2020

## **POLICY GNLP0463R: Land off Langley Road, Chedgrave**

5.46 Although this site is elevated and would be quite prominent it is allocated subject to a design brief and masterplan, which should indicate open space to the south to reduce leisure visits to the Broads and enhance the green infrastructure network, and acknowledge the site's setting adjacent to the historic park landscape. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. The proximity to the Broads may also mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated. The site is allocated at a lower gross density than usual, as the heritage/landscape mitigation, surface water drainage and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.

5.46a Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

### **POLICY GNLP0463R**

**Land off Langley Road, Chedgrave (approx. 5.58 ha) is allocated for residential development. This site is likely to accommodate at least approximately 60 homes and open space.**

~~More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.~~

~~The development will be expected to address the following specific matters The development will achieve the following site specific requirements:~~

1. A design brief for landscape impacts will be required.
2. Any development must conserve and, where opportunities arise, enhance the significance of Langley Park to the west of the site, including its associated listed buildings and any contribution made to its significance by setting.
3. Open space in the elevated southern part of the site to provide leisure opportunities and enhance the green infrastructure network.
4. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated.
5. A ground contamination survey will be required.
6. A transport survey statement will be required, and implementation of any agreed approved measures, including off-site measures.
7. ~~Visibility improvement and frontage development at Langley Road to the north~~ Access on to Langley Road with visibility splays of 2.4m x 90m in each direction, carriageway widening to a minimum of 5.5m at the site frontage and 2.0m wide footway between the site access and existing at the south west of Langley Road.
8. A 2.0m footway will be required for the full extent of the site frontage, extending southwards to Hillside to link site frontage with existing facilities in Loddon.

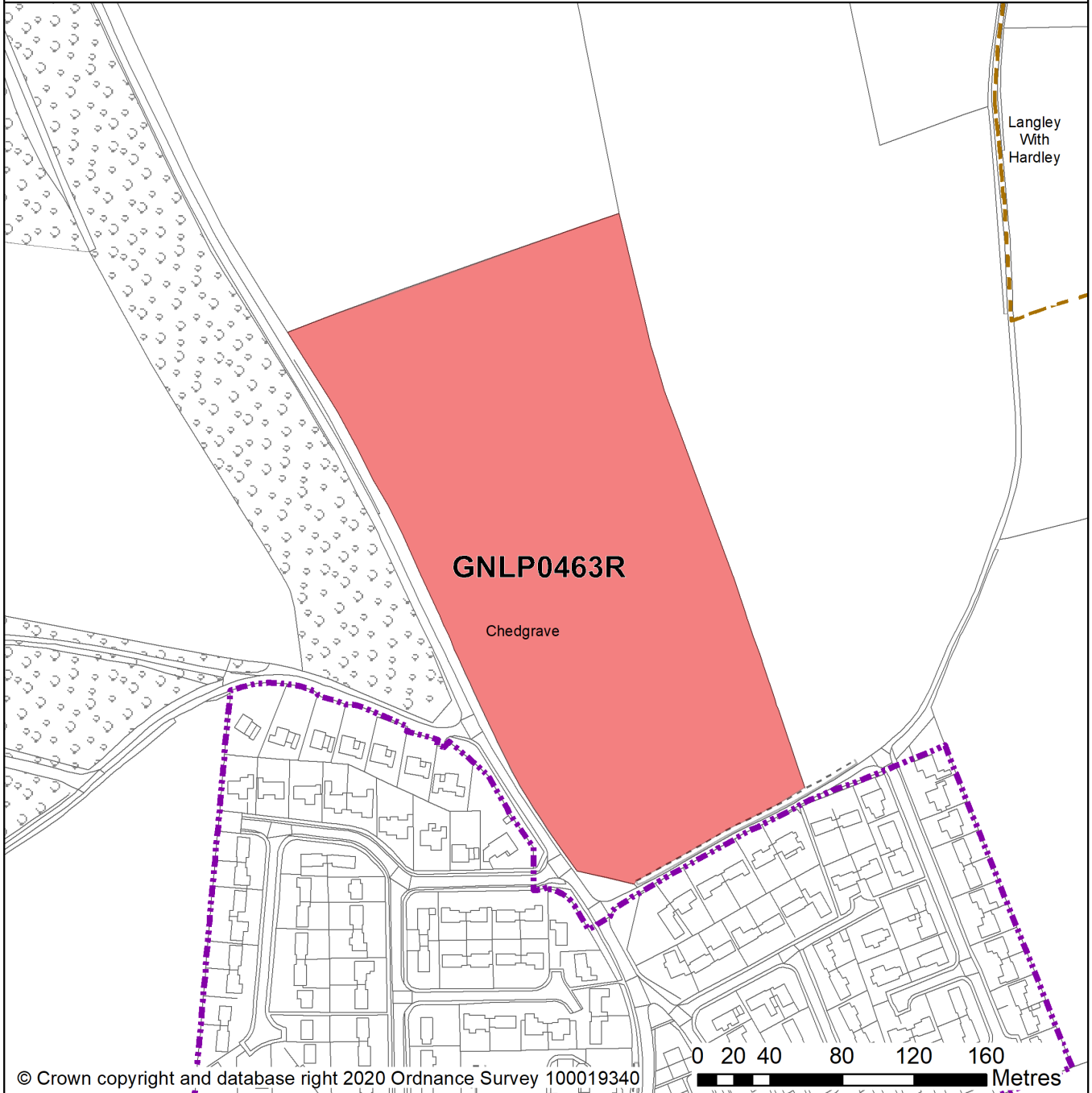


9. Carriageway widening ~~may~~ shall be required at Langley Lane.
10. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

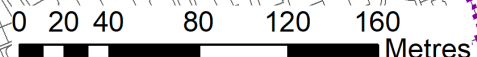
# CHEDGRAVE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: GNL0463R  
LOCATION: Land off Langley Road  
ALLOCATION: Residential development (60 dwellings)  
SITE AREA: 5.58 ha



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Scale at A4:  
1:3,000

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary



Date: 02/11/2020

\*new and extant permission at 1st April 2020

## ~~Existing allocations to be carried forward~~

### **POLICY LOD 3: Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon**

5.47 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period to 2038. The site is re-allocated for employment/commercial development. The site's proximity to the Broads may mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated.

5.47a Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

5.47b There is an existing surface water and foul sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of the development including safeguarding suitable access for maintenance.

#### **POLICY LOD 3**

**Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon (~~approx.~~ 1.83 ha) is allocated for employment uses in Classes E(g)/B2/B8.**

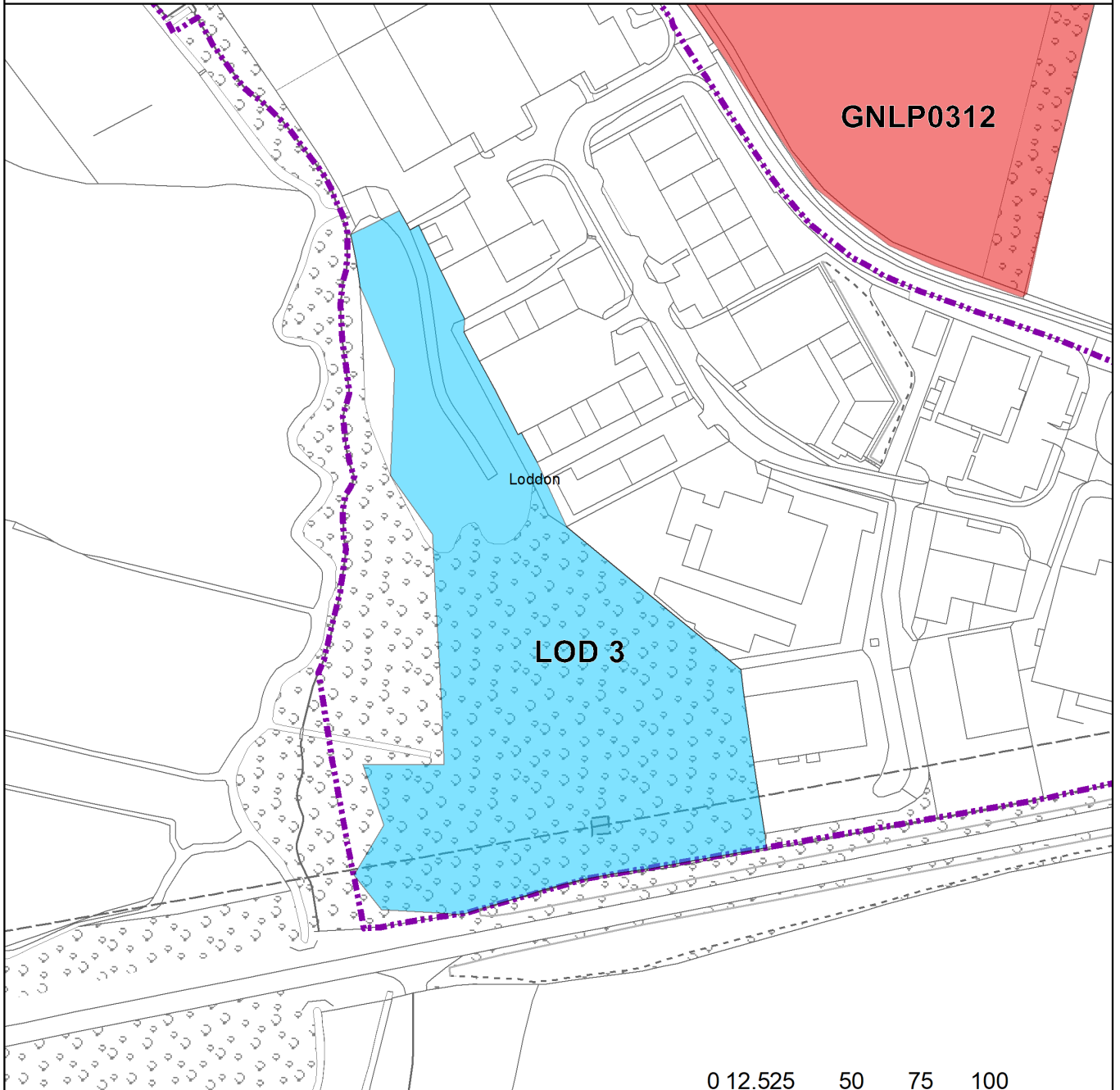
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Local highways improvements and safe access, with road access to the site from Little Money Road.
2. Landscape enhancements to western and southern boundaries.
3. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated.
4. 15m exclusion zone around pumping station at northern end of site.
- ~~5. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~6.~~ 5. An archaeological assessment will be required prior to development.  
~~Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.~~
6. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

# LODDON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

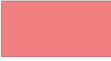



SITE REFERENCE: LOD3  
LOCATION: Land adjacent to Loddon Industrial Estate  
ALLOCATION: Employment  
SITE AREA: 1.83 ha



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0 12.525 50 75 100 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary



\*new and extant permission at 1st April 2020

Date: 02/11/2020

**PORINGLAND, FRAMINGHAM EARL AND FRAMINGHAM PIGOT  
(including well-related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)**

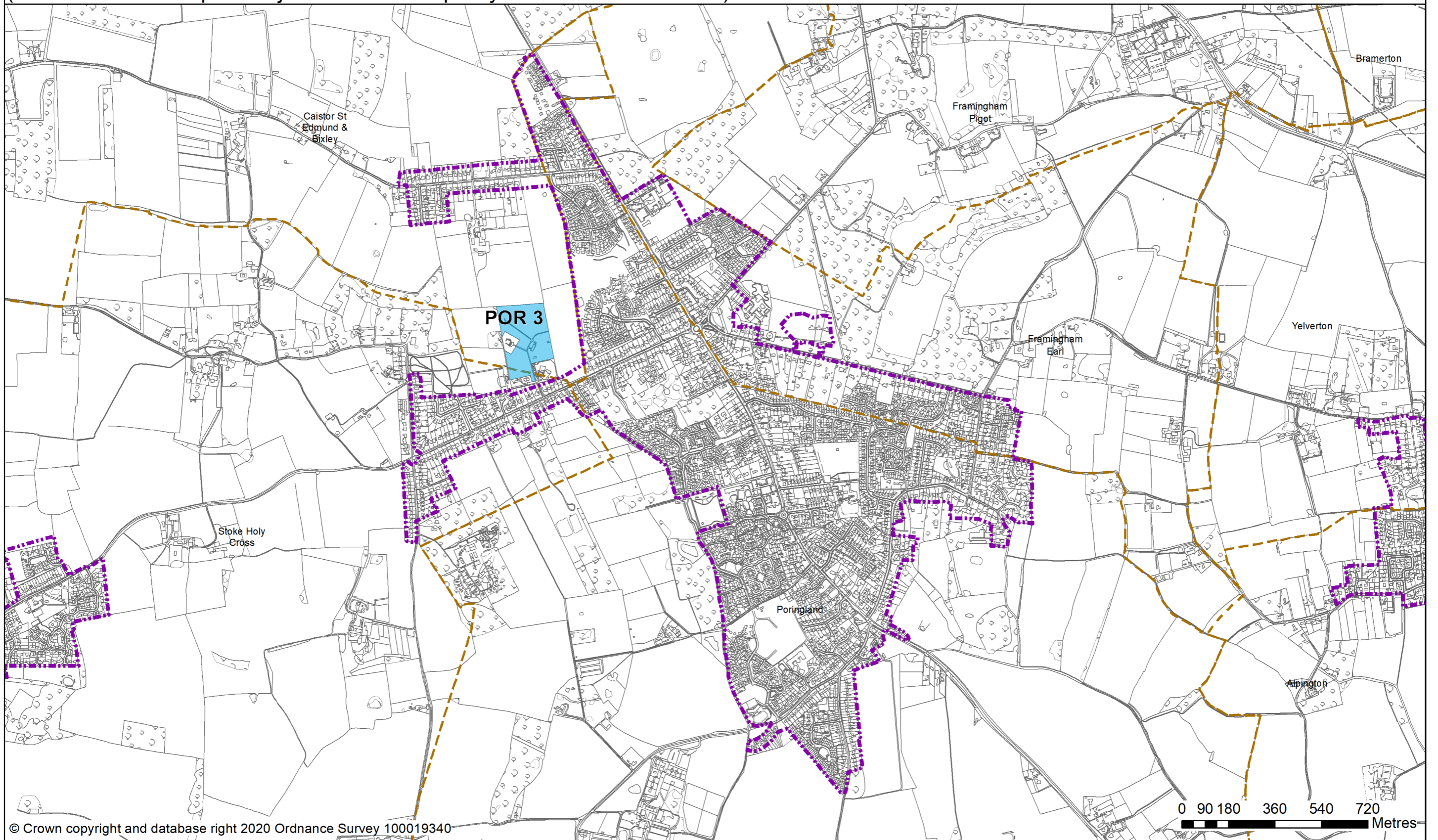
- 5.48 Poringland/Framingham Earl is identified as a key service centre under policy 7.3. The village has a range of services including a post office, supermarket, other stores, pubs, restaurants/take-aways, two doctors' surgeries, a dentist, a primary school, a high school, two community halls, as well as recreation facilities at the high school and some local employment. The settlement is well connected to Norwich by bus.
- 5.49 A substantial amount of land continues to be promoted for development in Poringland/Framingham Earl (including land in adjacent parishes of Bixley, Caistor St Edmund, Framingham Pigot, Framingham Earl, and Stoke Holy Cross). Issues taken into account when assessing the potential for future development include the rural nature of large parts of the parishes, with the distinctive setting created by areas of heavily wooded former parkland. The 2012 South Norfolk Place Making Guide suggests that development should not further accentuate the linear settlement pattern. The settlement has a history of surface water and ground water drainage difficulties, and the most vulnerable sites were identified in an Urban Drainage Study. This issue will be a consideration for many sites in Poringland and Framingham Earl, and mitigation will be needed for any development on such sites. ~~A Neighbourhood Plan is currently being prepared for Poringland parish and is at an advanced stage was made in July 2021.~~
- 5.50 ~~There are currently no new allocations proposed and no residential allocations to be carried forward in this key service centre. There are however 547 dwellings with planning permission on other sites and one carried forward employment allocation. High amounts of existing commitments limit the potential for additional housing 251 homes have been delivered in Poringland, Framingham Earl and Framingham Pigot between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There are currently no new allocations proposed and no residential allocations to be carried forward in this key service centre. There are however 214 dwellings with planning permission on other sites and one carried forward employment allocation. This gives a total deliverable housing commitment for Poringland, Framingham Earl and Framingham Pigot of 465 homes between 2018-2038.~~
- 5.51 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.



# PORINGLAND

(Please use this map in conjunction with the policy text for this settlement)

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A3:  
1:13,500  
Date: 27/10/2020

## ~~Existing allocation to be carried forward~~

### **POLICY POR3: Ex MOD site, Pine Loke, Poringland**

5.52 The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period to 2038. The site sits beneath two radio masts which dominate the site and require access for maintenance. The site is therefore considered to be unsuitable for housing (or many other uses) and for this reason remains outside the development boundary. However, the site is re-allocated for light industrial uses compatible with the nearby residential and equestrian land uses.

~~5.52a Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.~~

~~5.52b Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

#### **POLICY POR3**

**Ex MOD site, Pine Loke, Poringland (~~approx.~~ 4.3 ha) is allocated for employment uses in Class E(g).**

~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

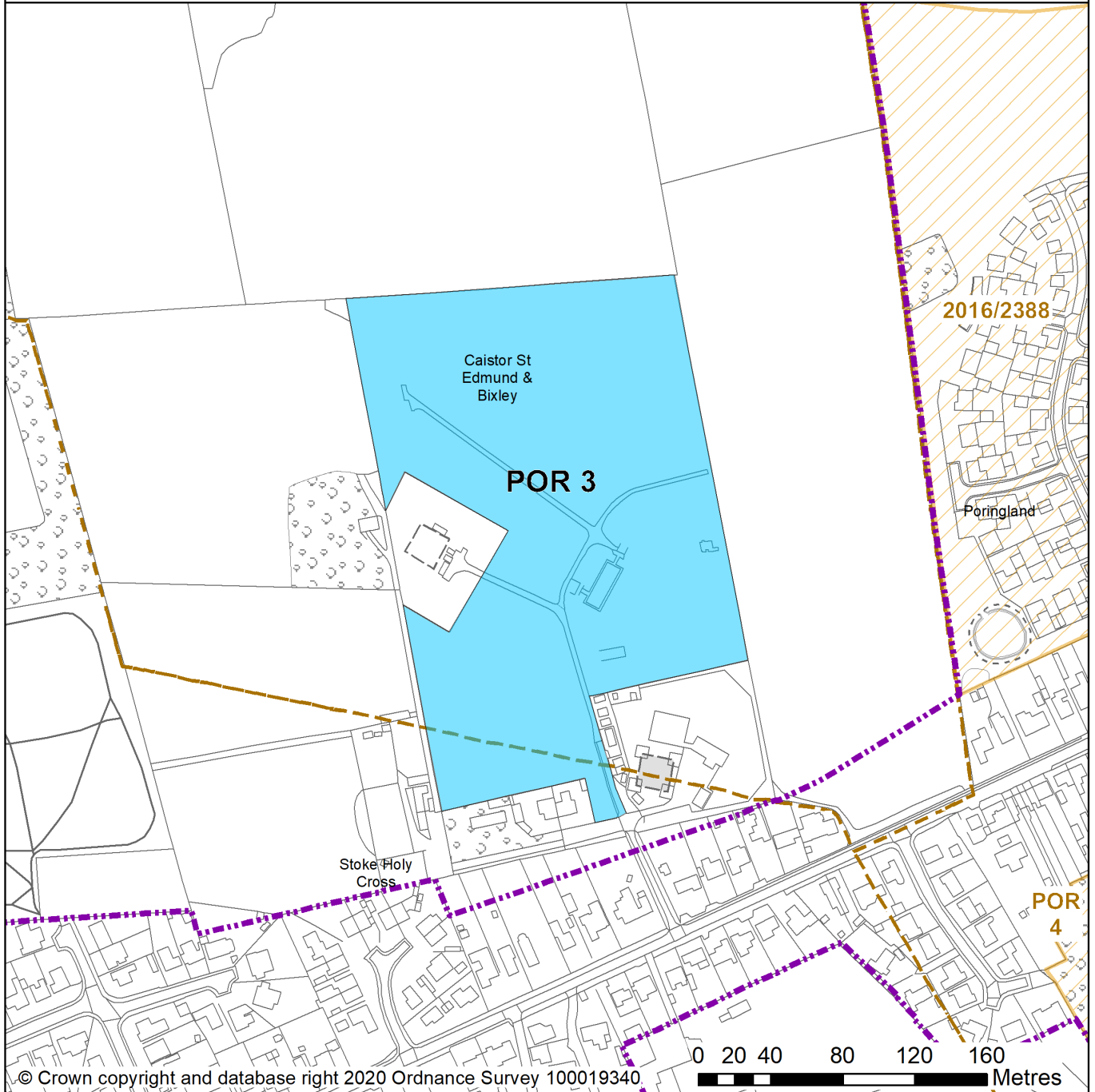
1. Use E(g) must be compatible with adjacent housing and equestrian uses, and not harm amenity for existing and future residents of the area.
2. An appropriate landscape buffer to reduce noise impacts on neighbouring properties and land uses.
3. Appropriate access to the site.
4. There should be sensitive treatment of the boundaries facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design.
5. A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk.
- ~~6. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~7.~~ 6. An archaeological assessment will be required prior to development.  
Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- ~~8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~



# PORINGLAND

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: POR3  
 LOCATION: Ex MOD site, Pine Loke, Poringland  
 ALLOCATION: Employment  
 SITE AREA: 4.3 ha



- Employment Allocation
- Parish Boundary
- Settlement Boundary
- Commitment\*

Scale at A4:  
1:3,000



\*new and extant permission at 1st April 2020

Date: 02/11/2020

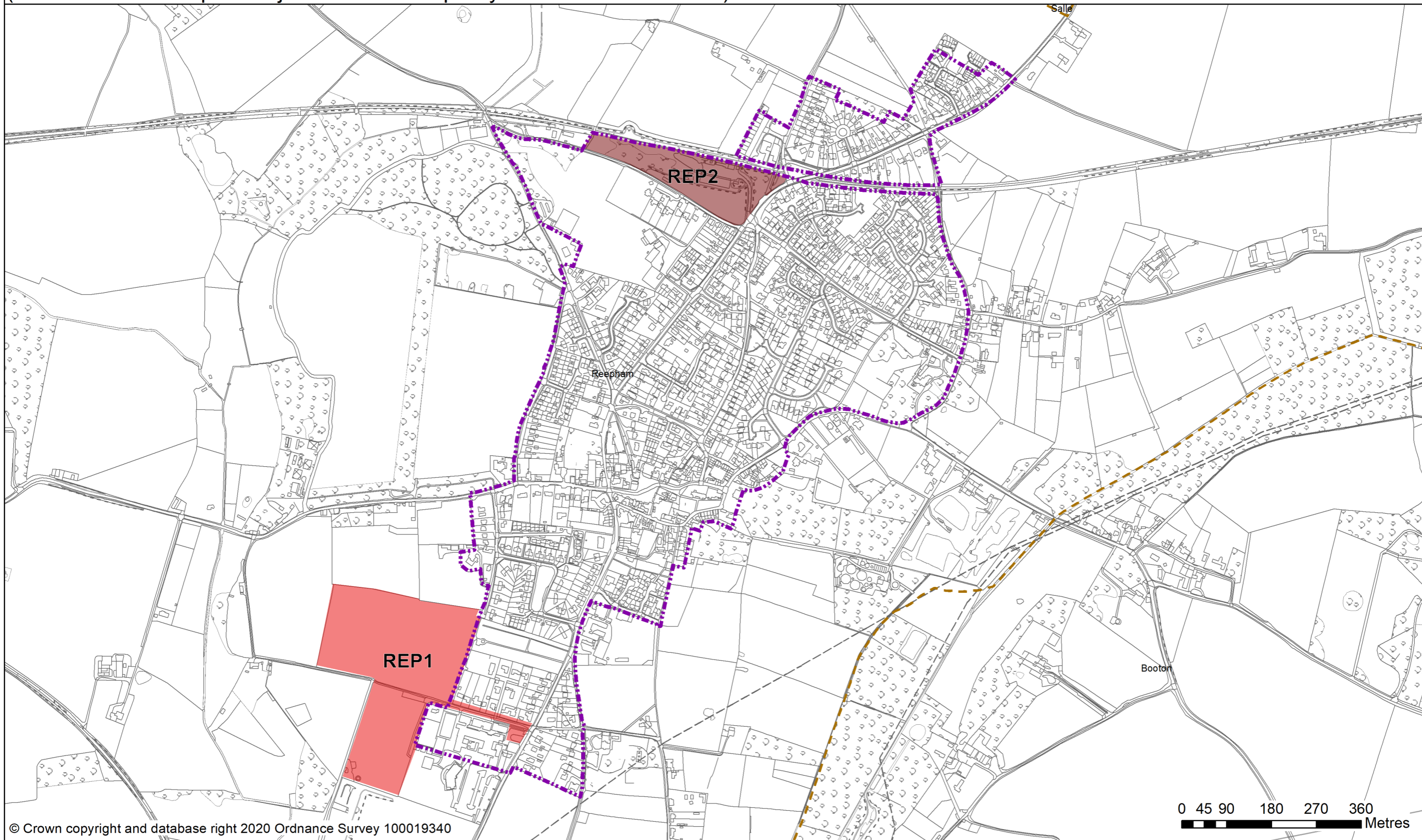
## **REEPHAM (including Booton, Guestwick, Heydon, Salle and Wood Dalling)**





- 5.53 Reepham is identified as a key service centre under policy 7.3. Services include a high school, primary school, shop, doctor's surgery, village hall, library, and public houses. The villages of Booton, Guestwick, Heydon, Salle and Wood Dalling all cluster with Reepham as they are within the catchment of the primary school but these settlements are rural, with no settlement limits and limited services and facilities so therefore no development is proposed. Guestwick has a Neighbourhood Plan Area adopted at the time of writing.
- 5.54 ~~There are currently no new allocations proposed in this key service centre. There are two carried forward residential allocations for 120 homes and a total of 35 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of 155 homes between 2018—2038. High amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional housing 17 homes have been delivered in Reepham (including Booton, Guestwick, Heydon, Salle and Wood Dalling) between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. There are currently no new allocations proposed in this key service centre. There are two carried forward residential allocations for 120 homes and a total of 23 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of 160 homes between 2018-2038.~~
- 5.55 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

# REEPHAM

(Please use this map in conjunction with the policy text for this settlement)

## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary

N  
Scale at A3:  
1:7,000  
Date: 27/10/2020



## Existing allocations to be carried forward

### POLICY REP1: Land off Broomhill Lane, Reepham

5.56 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 100 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved. The site is allocated at a lower gross density than usual, as the highway improvements, ecological mitigation and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.

5.56a Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

#### POLICY REP1

Land off Broomhill Lane, Reepham (~~approx.~~ 8.2ha) is allocated for residential development & community facilities (including cemetery land, and recreational open space ~~and a sports hall~~). This comprises land to the north (~~approx.~~ 5.7 ha) and south (~~approx.~~ 2.5 ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100 homes in total.

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

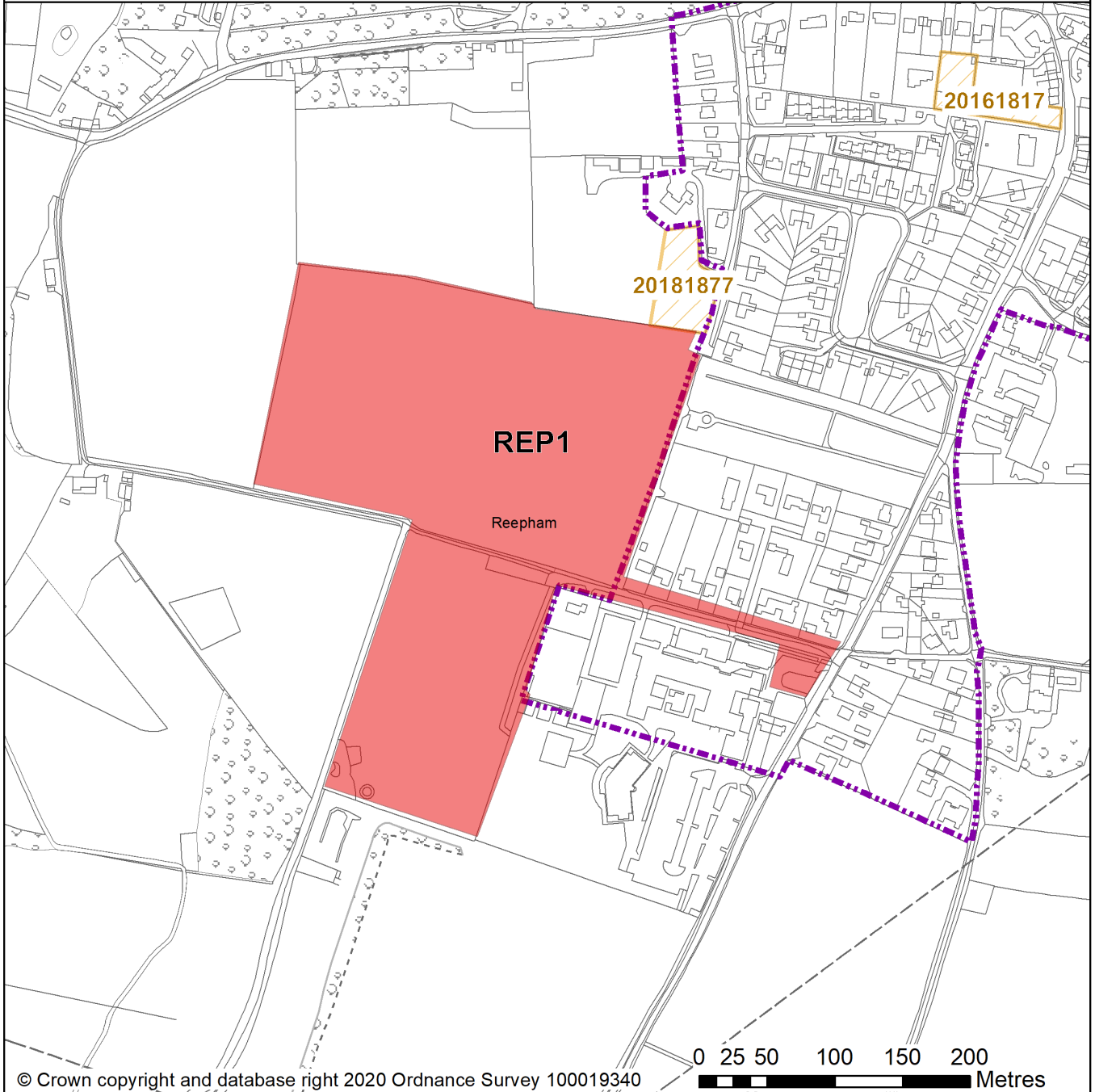
1. Vehicular access to be from a realigned and improved Broomhill Lane, incorporating appropriate traffic management measures and footway provision, with pedestrian access linking to Park Lane and Broomhill Lane.
2. Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including extension of the 30mph speed limit on Whitwell Road and consideration of extending the 20mph speed limit to the High School.
- ~~3. Provision of a sports hall for the high school to be located in proximity to the existing school facilities.~~
- ~~4.~~ 3. Provision to be made for an extension of the existing town cemetery.
- ~~5.~~ 4. Due to the proximity of Broomhill Meadows CWS, an ecological appraisal will be required prior to development, to include evaluation of drainage impacts, provision of net gain biodiversity and buffering measures.
- ~~6.~~ 5. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.
- ~~7.~~ 6. Avoid contamination of groundwater.





Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

# REEPHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: REP1  
LOCATION: Land off Broomhill Lane  
ALLOCATION: Mixed use  
SITE AREA: 8.2 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary
-  Commitment\*

Scale at A4:  
1:4,000



Date: 02/11/2020

\*new and extant permission at 1st April 2020

## **POLICY REP2: Land at former station yard, Station Road, Reepham**

5.57 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. A planning permission exists for the site (reference: 20180963) that if developed will provide for a 60 bed care home, 20 assisted flats and 15 assisted bungalows.

### **POLICY REP2**

**Land at former station yard, Station Road, Reepham (~~approx.~~ 2.8 ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, E(g) and B2 employment uses.**

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

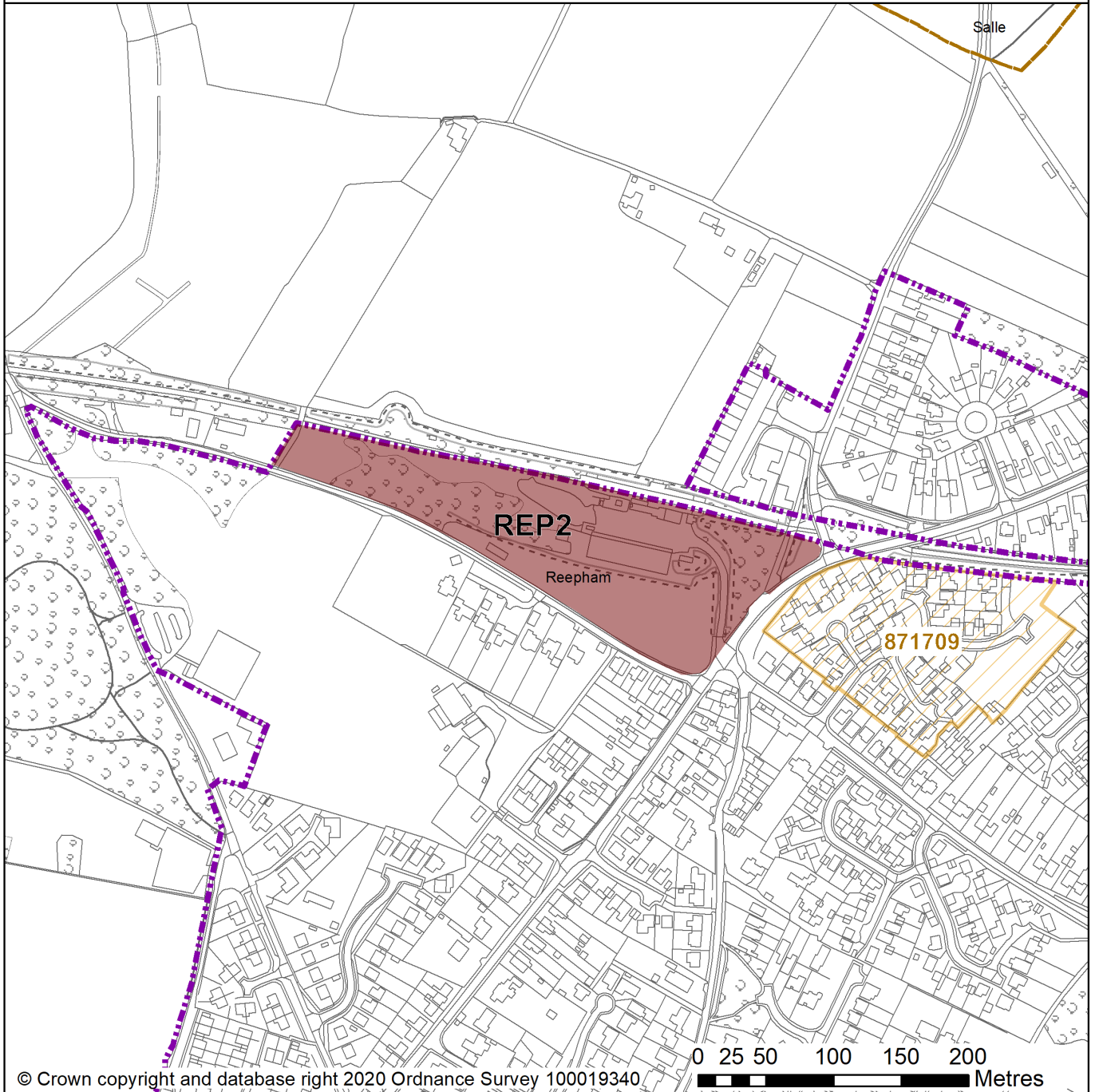
~~The development will be expected to address the following specific matters The development will achieve the following site specific requirements:~~

- ~~1. Access (vehicular and pedestrian) to be from Station Road, with possible pedestrian access to Stoney Lane.~~
- ~~2. Pollution control measures should ensure that development does not lead to pollution of the water environment as source protection zone nearby.~~

# REEPHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: REP2  
LOCATION: Land at former station yard  
ALLOCATION: Mixed use  
SITE AREA: 2.8 ha







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0 25 50 100 150 200 Metres

Scale at A4:

1:4,000

-  Mixed Use Allocation
-  Parish Boundary
-  Settlement Boundary
-  Commitment\*

N



\*new and extant permission at 1st April 2020

Date: 02/11/2020



## WROXHAM

5.58 Wroxham is identified as a key service centre. Albeit shared with neighbouring Hoveton, services include a high school, primary school, shops, doctor's surgery, village hall, and library.

5.59 Wroxham Neighbourhood Plan was 'made' in March 2019 and covers the period to 2039. The vision for the Wroxham Neighbourhood Plan is for Wroxham parish to remain a unique and beautiful waterside community. It will have a variety of good quality homes to meet strategic and local needs, improved community services, effective traffic management, and a range of businesses, developed in ways that are sensitive to its iconic location and the conservation area.

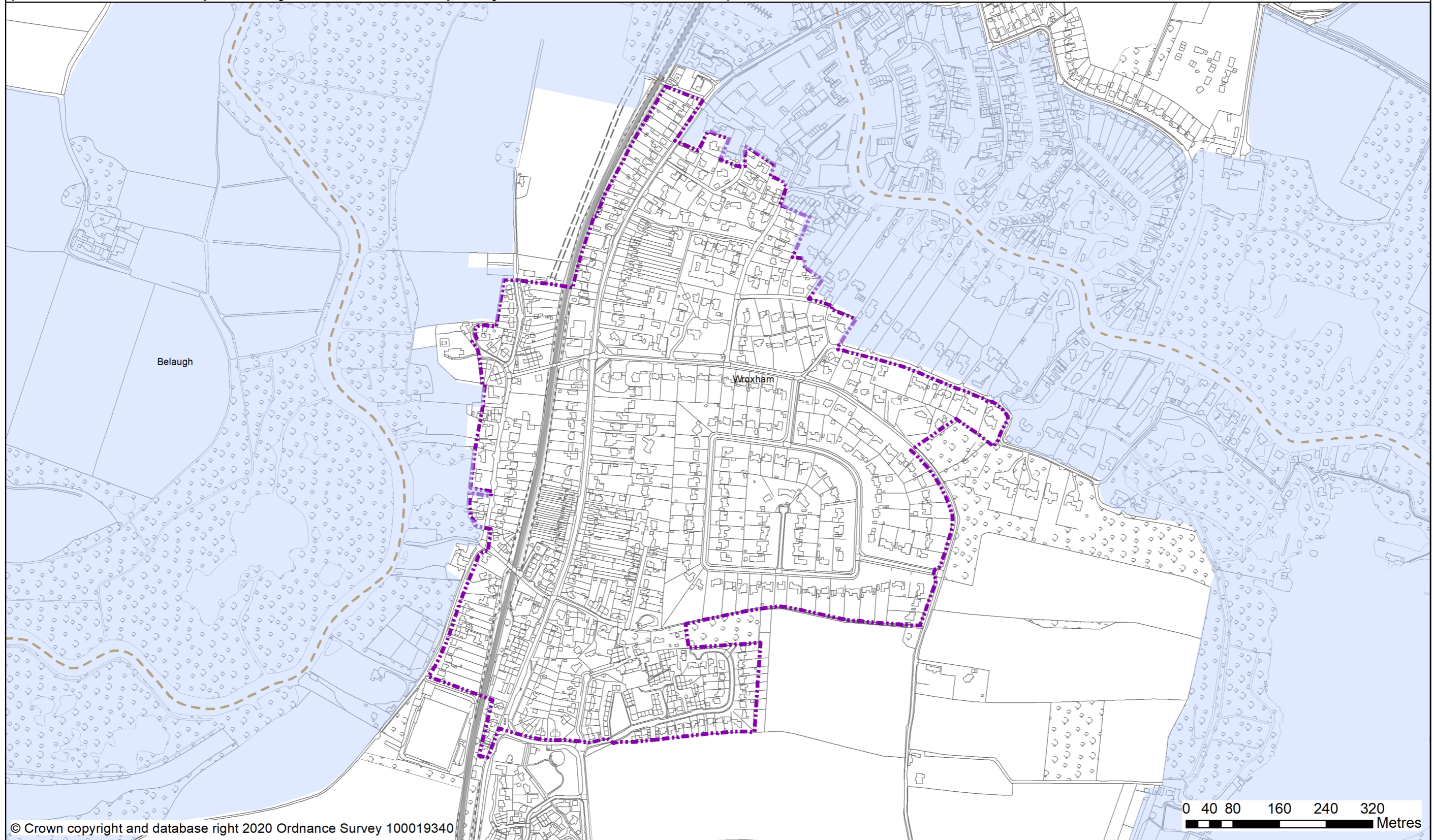
5.60 ~~There are no new allocations proposed and no allocations to be carried forward in this key service centre. There are however 5 dwellings with planning permission on small sites. Traffic constraints and Wroxham's proximity to the Broads restricts further growth~~ 5 homes have been delivered in Wroxham between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. There are no new allocations proposed and no allocations to be carried forward in this key service centre. There are no dwellings with planning permission on small sites. Traffic constraints and Wroxham's proximity to the Broads restricts further growth.

5.61 ~~All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.~~

# WROXHAM

(Please use this map in conjunction with the policy text for this settlement)

## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



Settlement Boundary

Parish Boundary

Broads Authority Area

Scale at A3:  
1:6,000



Date: 27/10/2020

