Site Allocations Consultation – Preferred Options 2013
Introduction

Background

1.1 The Site Allocations Development Plan Document (DPD) will form part of Broadland’s Local Plan (Local Development Framework) and will set out those sites across the district that are suitable for certain forms and scales of development. This will be needed to achieve the growth targets set out within the Joint Core Strategy Development Plan (DPD).

1.2 The Joint Core Strategy (JCS) (2011), developed by the Greater Norwich Development Partnership (GNDP) sets out the over-arching strategy for growth across Norwich, Broadland and South Norfolk. Although the majority of the JCS is adopted the part relating to the proposed Growth Triangle in Broadland is still to be finalised. For more on the Joint Core Strategy see the GNPD website at http://www.gndp.org.uk or at http://www.gndp.org.uk/our-work/joint-core-strategy/. The JCS identifies key locations for growth and sets out policies to ensure future development is sustainable. A settlement hierarchy sets out the scale of development that is expected to be met in each settlement.

1.3 The Site Allocations Development Plan Document (DPD) seeks to identify or "allocate" areas of land for specific types of development, such as housing, employment, community facilities etc. The scale of development identified must reflect the requirement set out in the JCS. It also includes the definition of development boundaries or settlement limits for those places where some further growth may take place. It excludes the area of the proposed growth triangle, and also does not include the Broads Area.

1.4 This consultation document sets out the Council’s Preferred Options of sites across the district that would seem likely to be the most suitable for development. This follows an assessment of sites, including a Sustainability Appraisal. Three stages of consultation have been held on initially considered sites (2009) leading to the consultation on a ‘shortlisted’ of sites (2011) and additional ‘alternatives’ sites (2012).

1.5 Comments from the public and other stakeholders have been taken into account in assessing sites. From this information the Council has selected its ‘Preferred Options’ and is consulting on these before making the final selection.

1.6 A Sustainability Appraisal Report detailing the environmental, social and economic impacts has also been produced which can also be found at these website and forms part of this consultation.

1.7 In addition a Site Assessment Report sets out the assessment of the sites from the Shortlisted Sites stage onwards together with the conclusions on the ‘Preferred Options’. These documents can be viewed at http://www.broadland.gov.uk

1.8 These documents should be read in conjunction with this Preferred Options document.
Localism Agenda

1.9 The Government's Localism Bill, published on 13 December, 2010 aims to reform the planning system to give local people new rights to shape the development of the communities in which they live.

1.10 The Localism Bill includes a chapter on 'Neighbourhood Plans' - documents that will set out policies relating to the use of land within a neighbourhood or parish. In Broadland's communities, the development of these plans will be led by the appropriate Parish or Town Council, with support from Broadland District Council. The process will involve extensive consultation with residents, an independent examination of the submitted plan, followed by a local referendum. Assuming the plan passes the examination and referendum, it will then become adopted as part of the development plan.

1.11 Currently in Broadland, there are six town or parish councils working on producing a Neighbourhood Plan. The district council will have regard to these plans in producing the Site Allocations document.

Making Comments

1.12 This consultation forms part of the Council's early community and stakeholder involvement in relation to the Site Allocations Development Plan Document (DPD), as required by Broadland's Statement of Community Involvement and by Regulation 17 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations.

1.13 This consultation document is structured based on the following Settlement Hierarchy outlined in Chapter 2. Main chapters follow the different levels of the hierarchy and sub-chapters deal with settlements based within each of these levels. Each settlement chapter begins with an overview of that settlement. This is followed by the specific 'preferred options' for that parish, including proposed Settlement Limit development allocation or specific policies as relevant.

1.14 The Council is now looking for comments, from communities and other stakeholders, on these proposals

1.15 If you want to promote an alternative to the Preferred Options, your comments should seek to demonstrate why the alternative is preferable, including some evidence of this.

1.16 If you are viewing this document online, via the Council's Consultation Portal, then you can make comments on individual sites by clicking on the 'Add Comments' tab which can be found at the top right of each of the site concept statements.
1.17 If you are reading a hard copy of this document and you would like to comment on a site(s) then you can either make comments online, via the Consultation Portal mentioned above (visit http://broadland-consult.limehouse.co.uk/portal) or you can submit a hard copy response form.

1.18 A response form should be enclosed with hard copies of this document. If a response form is not enclosed then you can either print one off from the Site Allocations page on the Council website (visit http://www.broadland.gov.uk/ldf) or contact the Spatial Planning Team at the Council (Tel: 01603 430587 or email LDF@broadland.gov.uk who will be able to send you one.

1.19 The Consultation on this document will commence on 1 July 2013 and will end at 5:00 pm on 2 September 2013 any comments on sites should be received in writing (electronic or hard copy) by the Council before then.

1.20 Furthermore completed, hard copy response forms should be sent to: Spatial Planning Team
Policy Unit, Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU or
Email: ldf@broadland.gov.uk
### Settlement Hierarchy

2.1 The **Joint Core Strategy** distributes growth throughout the Greater Norwich area up to 2026 based on a settlement hierarchy which has been created using a number of criteria, such as population and number of services offered. Settlements higher up within the hierarchy generally have the capacity to receive more growth than those lower down. The table below illustrates this hierarchy, shows which settlements (rather than parishes) within Broadland fit into which level and the associated levels of growth earmarked for each settlement. The scale of development generally decreases at each level of this hierarchy. However, these sites may be higher than minimum suggested in the JCS e.g. Due to Site considerations such as size of site or particular benefit that may arise from particular proposal.

<table>
<thead>
<tr>
<th>Level in Hierarchy</th>
<th>Broadland settlements</th>
<th>Housing Allocations</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Norwich Policy Area</strong>: major mixed use developments in specified locations</td>
<td>Old Catton - Sprowston-Rackheath - Thorpe St. Andrew Growth Triangle</td>
<td>7,000 dwellings (by 2026, rising to 10,000 thereafter)</td>
<td></td>
</tr>
<tr>
<td><strong>Norwich Policy Area</strong>: smaller sites</td>
<td>Within the Norwich Policy Area (NPA), but outside the Growth Triangle, some development will also take place</td>
<td>2,000 dwellings</td>
<td>The Joint Core Strategy proposes employment at strategic locations to included a new business park</td>
</tr>
</tbody>
</table>
### Settlement Hierarchy

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<td></td>
<td>in the fringe parishes close to Norwich. Smaller scale development will also take place in the surrounding villages. Settlements below marked with a ** could, in addition to the scale of development highlighted in the box to their right, receive extra development to help deliver these 2,000 dwellings on smaller sites within the Norwich Policy Area.</td>
<td>related to the airport extension to Broadland Business Park and new employment land at Rackheath. Small Scale opportunities will also be promoted.</td>
<td></td>
</tr>
</tbody>
</table>

**Other Parishes:** Blofield, Brundall, Blofield Heath, Gt Plumstead and Lt Plumstead, Horsford St Faith & Newton St Faith, Rackheath, Salhouse, Spixworth

| Main Towns - Policy | Aylsham | 300 dwellings (subject to overcoming disposal constraints) | Expansion based on existing employment areas |

| Key Service Centres | Acle, Blofield*, Brundall*, Reepham, Wroxham | Acle, Reepham and Wroxham: 100-200 dwellings each. Blofield and Brundall: approx. 50 dwellings each. | Local employment opportunities to be promoted. |

| Service Villages | Blofield Heath*, Buxton, Cawston, Coltishall and Horstead, Foulsham, | 10-20 dwellings* | Small scale employment or service development appropriate to the |
### Settlement Hierarchy

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<td>Freethorpe, Great Plumstead and Little Plumstead*, Horsford*, Horsham St. Faith and Newton St. Faith*, Lenwade, Lingwood, Reedham, Salhouse*, South Walsham, Spixworth*</td>
<td>Scale of development (minimum)*</td>
<td>scale and needs of the village and surroundings to be encouraged.</td>
</tr>
<tr>
<td>Other Villages</td>
<td>Cantley, Frettenham, Hainford, Hevingham, Marsham, Strumpshaw</td>
<td>Very limited, windfall, infill development where appropriate.</td>
<td>Small scale business or services, subject to form and character considerations.</td>
</tr>
<tr>
<td>The Countryside</td>
<td>Villages not identified above</td>
<td>Affordable housing on exception sites to address local needs, farm diversification, small and medium scale commercial enterprises, where appropriate etc.</td>
<td>Farm diversification and small or medium scale enterprises where a rural location can be justified.</td>
</tr>
</tbody>
</table>

### Norwich Policy Area

2.2 The **Norwich Policy Area** (NPA) includes the city of Norwich, part of South Norfolk (including Wymondham and Long Stratton), and part of Broadland District. In Broadland, the **fringe parishes** of Taverham, Drayton, Hellesdon, Old Catton, Sprowston and Thorpe St. Andrew are part of the NPA, as are the adjacent parishes (Horsford, Horsham & Newton St. Faith, Spixworth, Beeston St. Andrew, Rackheath, Salhouse, Great & Little Plumstead, Postwick, Brundall, Blofield and Hemblington).
Settlement Hierarchy

2.3 The Joint Core Strategy for Broadland, Norwich and South Norfolk identifies the NPA as being the focus for major growth and development in the Greater Norwich area.

2.4 Housing need will be addressed by finding new sites to deliver a minimum of 21,000 dwellings within the NPA, up until 2026, of which at least 9,000 are to be delivered within Broadland. Of these, 7,000 are to be located within the Growth Triangle (rising to 10,000 after 2026), with 2,000 to be found on smaller sites elsewhere within the NPA.

2.5 The shortlisted sites for delivering these 2,000 new dwellings will fall within the fringe parishes (Joint Core Strategy Policy 12) and the other settlements in the Norwich Policy Area as set out in the Joint Core Strategy Settlement Hierarchy (Joint Core Strategy Policies 14-17).

2.6 In addition to the dwellings requirement stated for individual settlements in the Joint Core Strategy the Settlements may also be considered for additional development to provide for the "smaller sites" allowance of 2,000. For more details on the Joint Core Strategy please see the GNDP website at http://www.gndp.org.uk/our-work/joint-core-strategy/ or http://www.gndp.org.uk
Blofield

Settlement Overview

4.1 **Blofield** is located within the Norwich Policy Area and is identified as a **Key Service Centre** in the Joint Core Strategy (Policy 14). The Joint Core Strategy states that Blofield should accommodate 50 houses (as a minimum) and potentially a higher amount as part of the 2,000 units smaller sites in the Norwich Policy Area allowance.

**Question Blofield Settlement Limit**

**Blofield Settlement Limit**

Other than the sites to be allocated for development, it is proposed to define a settlement limit, within which development will generally be acceptable. The suggested boundaries are shown on the maps within the document and largely reflect the existing ones from the current Broadland District Local Plan (Replacement) 2006. Do you agree with the proposed settlement limit?

**Preferred Options**

4.2 The map below provides an overview of the 'Preferred Options' for development in the Parish. It also shows those sites that were considered on the shortlisted and additional alternative sites stages, together with some recent sites put forward to the Council.

**Reasons for selection**

4.3 The Preferred Options have been selected because they are believed to be most appropriate way of meeting the requirements for new homes and other forms of development being preferable to other alternatives.

4.4 More detail on the selection of the sites and the alternatives considered, is contained in the supplementary planning Assessment document and Initial Sustainability Appraisal Report.

4.5 For each Preferred Option there is a 'Policy' wording, that sets out the proposed development. Each has an individual reference commencing with 'PO'. A site map shows the area of the site.
Blofield

This map shows the key sites on the Council’s ‘Preferred Options’ for Local development, indicative of the ‘settlement’ and any area that will be examined in detail. Sites considered for ‘Preferred Options’ are shown.

Key

Proposed use of site for development according to the Local Plan

- Commercial
- Housing
- Industrial/Commercial
- Employment
- Household and Industrial
- Community facility
- Industrial and Community Facility
- Strategic
- Strategic
- Strategic

Settlement Limits

- Established settlement
- Planned growth to settlement
- Settlement and change assimilation
- Settlement boundary

Boundaries

- Water/Flood Risk Area
- Broad Authority Area

Scale 1:1,600
Site ref: PO09-01
Site Location: Land south of A47, north of Yarmouth Road, Blofield
PO09-01

Site Ref: PO09-01 Specific Policy. Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.9Ha) is to be developed in accordance with the appeal decision dated 19/03/2013 for planning application reference 20111303. This comprises a mixed use development to deliver 175 dwellings, a maximum floor space of 4,000m² B1 Class Use and open space.

Delivery

It is expected that development will commence within 3 to 5 years from the date of the appeal decision. If the development is not progressing in accordance with this timescale the Specific Policy will no longer apply, and alternative sites will be considered to replace this.
PO09-02

Site ref: PO09 - 02
Site Location: Land to the south of Yarmouth Road
PO09-02

Site Ref: PO09-02 Specific Policy. Land to the south of Yarmouth Road, Blofield (approx. 2.6 Ha) is to be developed for residential development in accordance with planning permission reference 20120910, subject to the completion of the S106 agreement. This comprises 22 homes (9 affordable and 13 market).

Delivery

It is expected that development will commence within 3 to 5 years from the date planning permission is granted. If the development is not progressing in accordance with this timescale the Specific Policy will no longer apply, and alternative sites will be considered to replace this.

Brundall

Settlement Overview

4.6 Brundall* is located within the Norwich Policy Area and is identified as a Key Service Centre within the Joint Core Strategy (Policy 14). The Joint Core Strategy states that Brundall should accommodate 50 houses, and potentially a higher amount as part of the 2,000 units smaller sites in the Norwich Policy Area allowance.

Question Brundall Settlement Limit

Brundall Settlement Limit Amendments

Land at 34 Strumpshaw Road is considered a logical extension to the Local Plan 2006 (Replacement) boundary. Part of the site has already been granted permission for the erection of a dwelling (reference 20130206). The existing trees on site should be retained and protected. In order to achieve this, the settlement limit will extend tightly around the new and existing dwelling, leaving the eastern corner of the site outside of the limit.

Do you agree with the proposed settlement limit?