

## 6. Key Service Centres

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

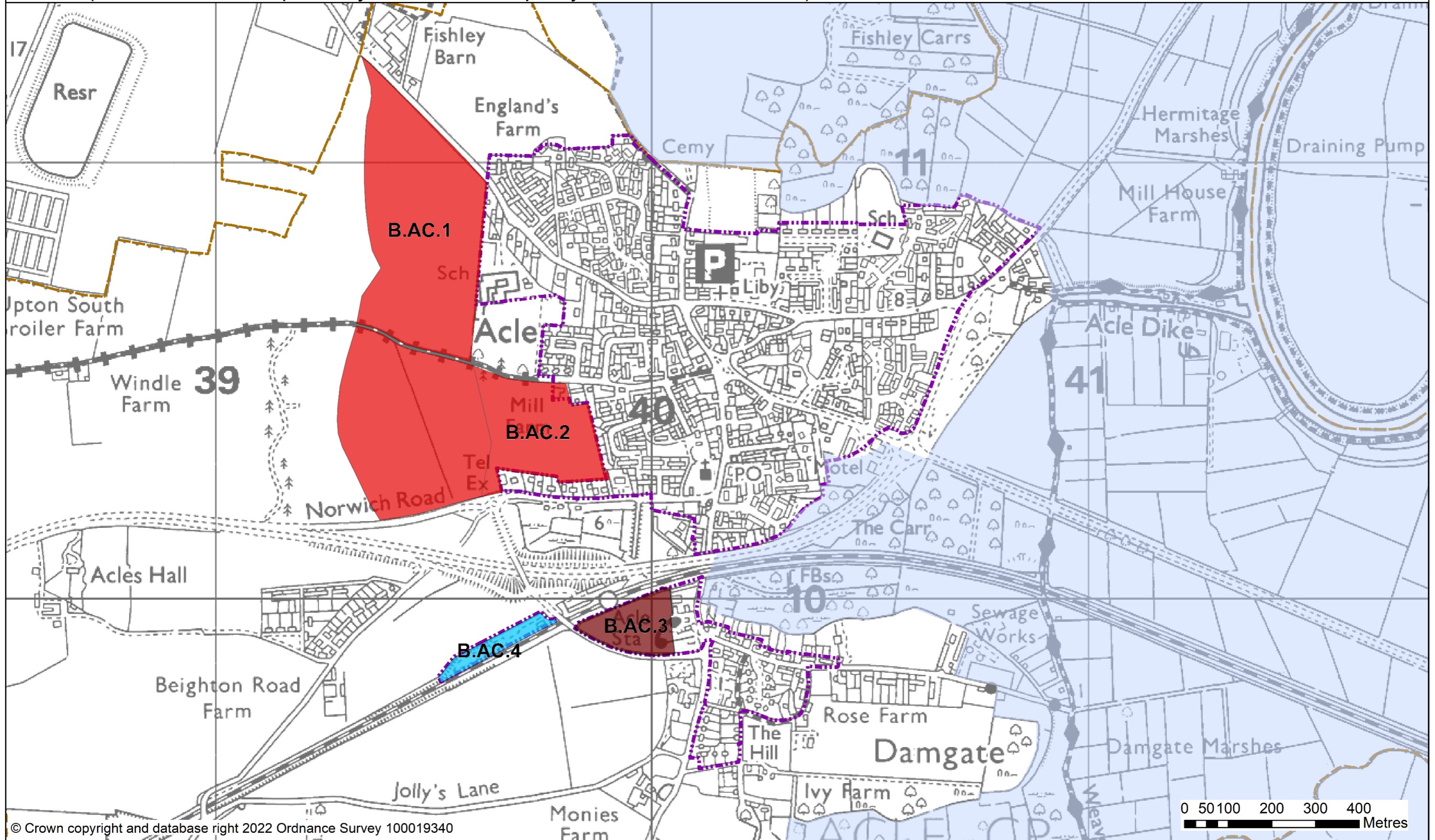
## ACLE

- 6.1 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, a 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.
- 6.2 The 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.
- 6.3 As set out in policy 7.3, 240 homes were either been built in Acle between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were deliverable commitment, having planning permission or being allocated at the latter date. This includes sites allocated as B.AC.2 and B.AC.3 in this plan. There is one further site allocated in this plan (B.AC.1), which provides for 340 new homes and a new link road to the west of the village. This gives a total deliverable housing commitment for Acle in policy 7.3 of 580 homes between 2018-2038.
- 6.4 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

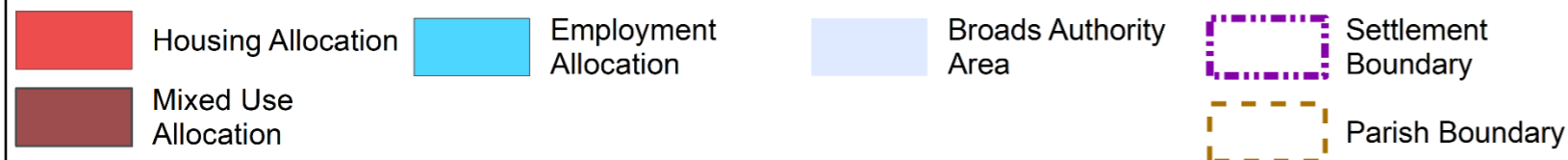
# ACLE

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

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Scale at A3:  
1:8,000  
Date: 22/12/2022

**POLICY B.AC.1: Land west of Acle (north of Norwich Road, south of South Walsham Road)**

- 6.5 The 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. The allocation achieves this without being out of scale with the village.
- 6.6 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 the carried forward Broadland Local Plan allocation B.AC.2 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.
- 6.7 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.
- 6.8 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 B.AC.1**

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

The development will achieve the following site-specific requirements:

1. Preparation of masterplan to guide the development of the two sites, submitted 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:

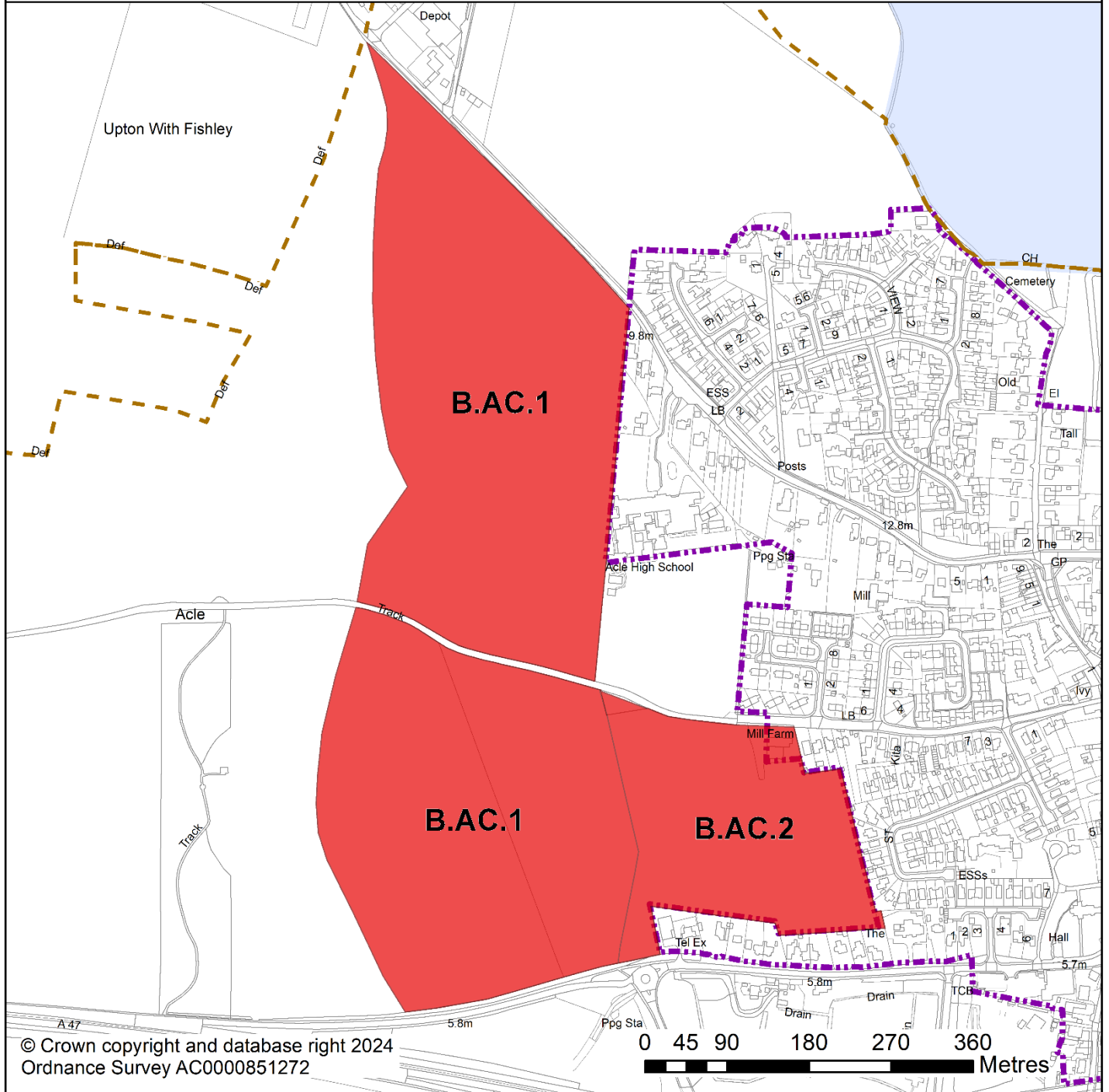
4. Provision of a link road between Norwich Road and South Walsham Road of a sufficient standard to accommodate HGV and agricultural traffic.





5. Access (vehicular and pedestrian) provided through allocation B.AC.2 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 include a footway along the west of Mill Lane and east at South Walsham Road.
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: B.AC.1  
LOCATION: Land west of Acle, north of Norwich Road, south of South Walsham Road  
ALLOCATION: Residential development (340 dwellings)  
SITE AREA: 25.5 ha



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

Scale at A4:  
1:6,000



Date: 12/02/2024

## **POLICY B.AC.2: Land to the north of Norwich Road, Acle**

- 6.9 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 this local plan's time-period up to 2038. Housing numbers at the site are included as deliverable commitment in the table in policy 7.3.
- 6.10 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 B.AC.2**

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

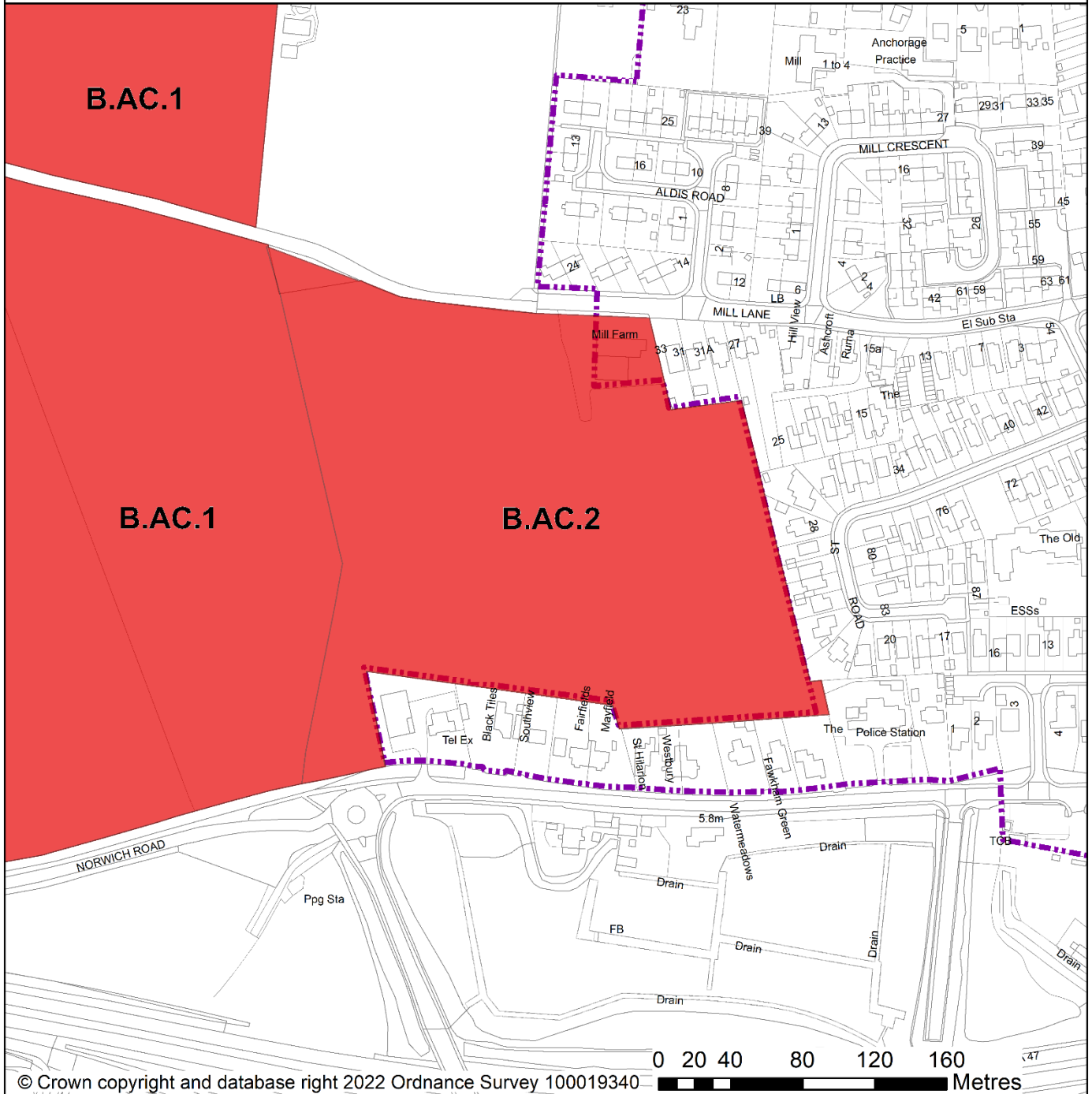
The development will achieve the following site-specific requirements:

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 B.AC.1 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.

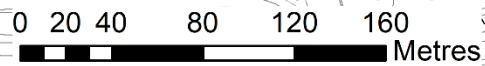
# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: B.AC.2  
LOCATION: Land to the north of Norwich Road  
ALLOCATION: Residential development (140 dwellings)  
SITE AREA: 5.6 ha



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Scale at A4:  
1:3,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 21/12/2022



**POLICY B.AC.3: Land south of Acle Station, between Reedham Road and New Reedham Road, Acle**

6.11 This site was allocated in 2016 as part of the Broadland Local Plan and part of the site has planning permission for 30 dwellings (20180941 and 20190241). It is expected that development will take place within this local plan's time-period up to 2038. Housing numbers at the site are included as deliverable commitment in the table in policy 7.3, providing at least 30 homes. More may be accommodated, subject to an acceptable design and layout being achieved.

**POLICY B.AC.3**

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

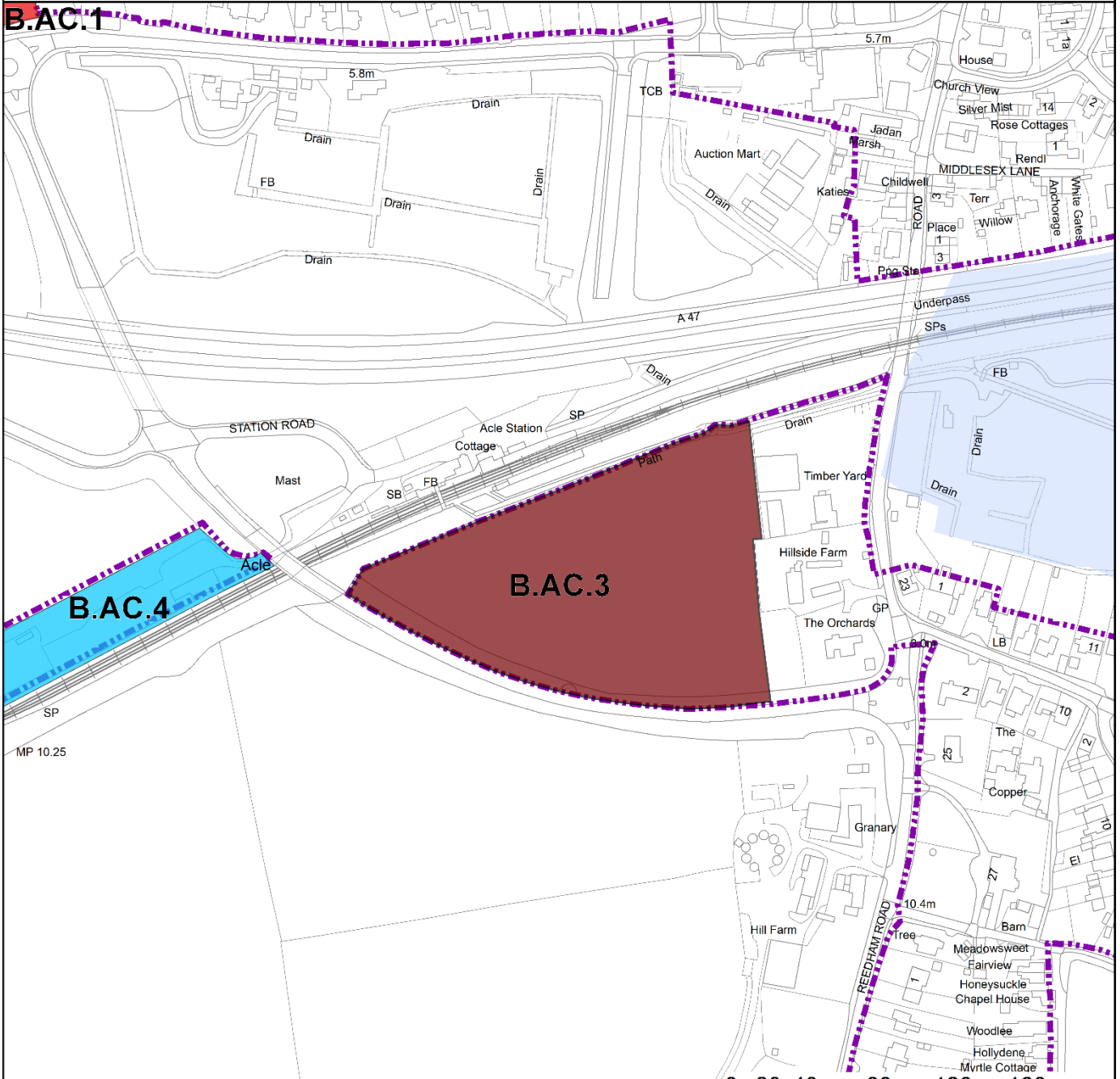
The development will achieve the following site-specific requirements:

1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Off-site improvements to the highway network are required 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. Ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads SAC.

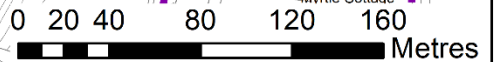
# ACLE







## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.AC.3  
 LOCATION: Land south of Acle Station  
 ALLOCATION: Residential and employment  
 SITE AREA: 2.0 ha



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

Scale at A4:  
1:3,000



Date: 12/02/2024

#### **POLICY B.AC.4: Land at the former station yard, west of B1140, Acle**

6.12 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. It is expected that development will take place within this local plan's time-period up to 2038. The site is re-allocated for employment/commercial development.

#### **POLICY B.AC.4**

**Land at the former station yard, west of B1140, Acle (1 hectare) is allocated for small scale employment use. 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.**

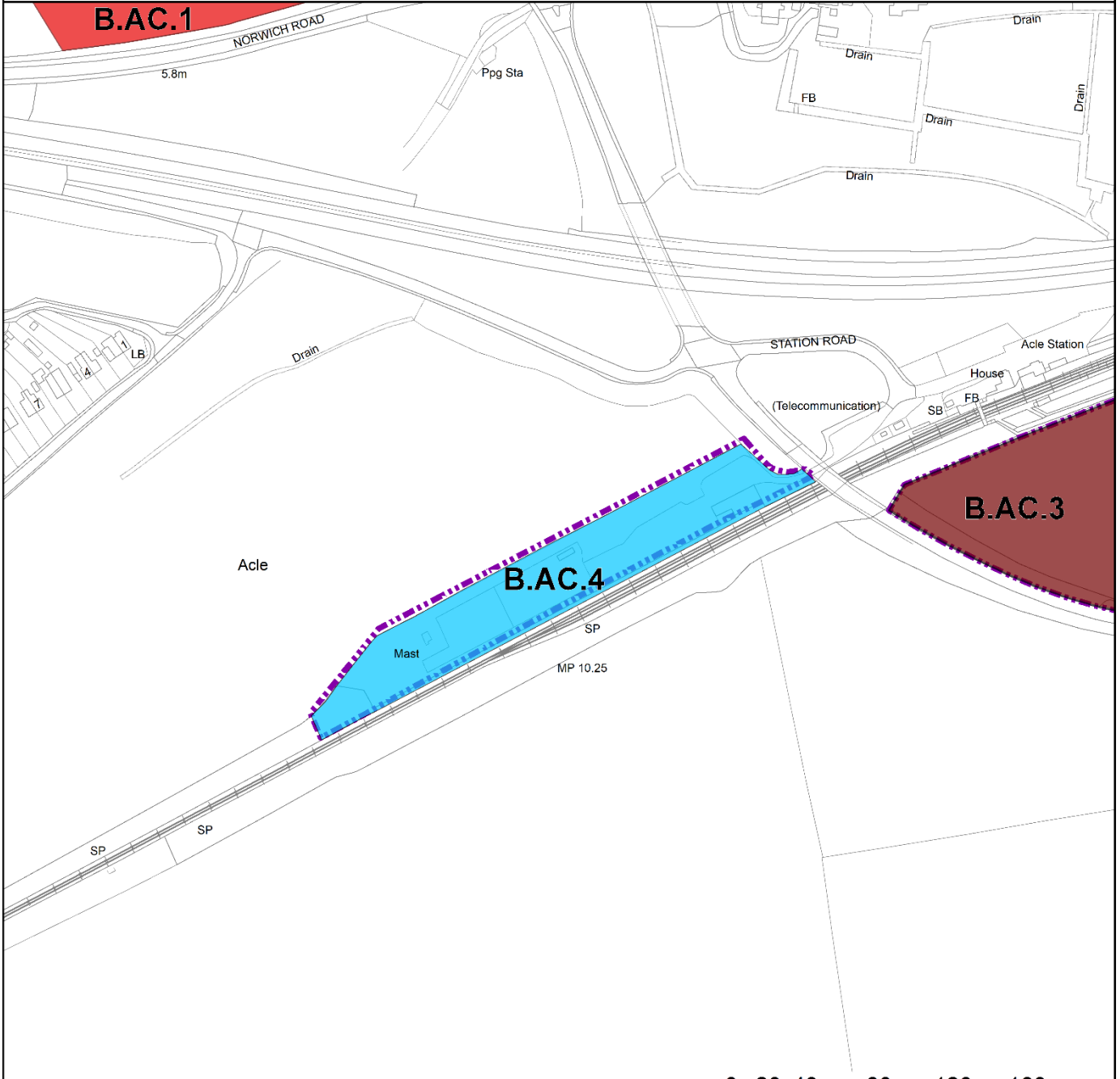
The development will achieve the following site-specific requirements:

1. Access (vehicular and pedestrian) to be from New Reedham Road.
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.
3. There is a metered water supply to the existing station buildings and it is required that an appropriate water supply is retained.
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 will be required.

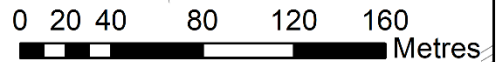
# ACLE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.AC.4  
LOCATION: Land at the former station yard, west of B1140  
ALLOCATION: Small scale employment use  
SITE AREA: 1.0 ha



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Scale at A4:  
1:3,000

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



Date: 06/02/2024

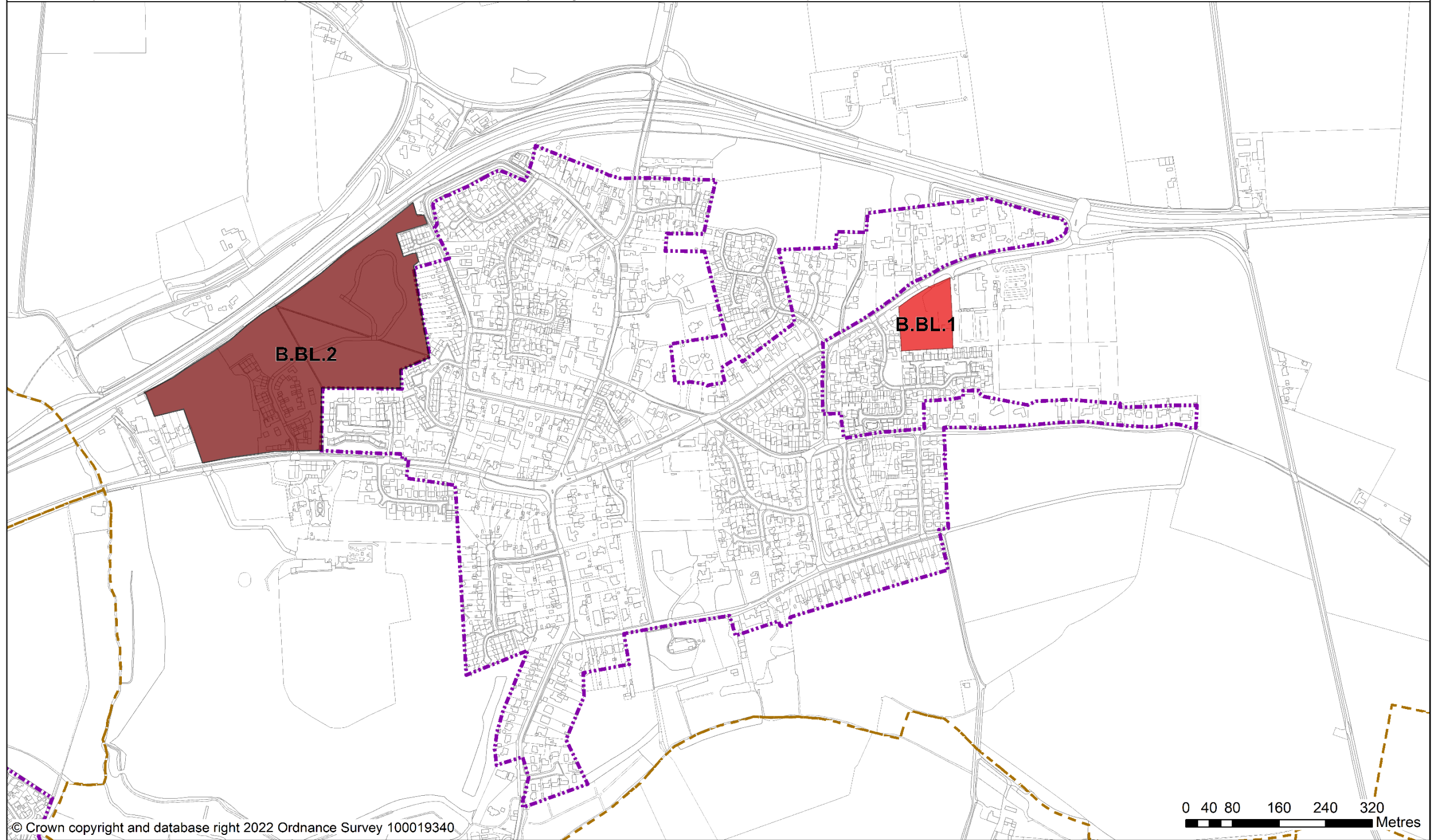
## **BLOFIELD**

- 6.13 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 part of the Blofield Heath and Hemblington village cluster and are covered in the Broadland Village Clusters section of this plan.
- 6.14 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.
- 6.15 As set out in policy 7.3, 274 homes were delivered in Blofield between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were deliverable commitment, having planning permission or being allocated at the latter date. This includes the site allocated as B.BL.2 in this plan. There is also one newly allocated site (B.BL.1) providing for 15 homes. Further allocations have not been made in this plan due to the level of prior commitment and capacity issues with the A47 roundabout. This gives a total deliverable housing commitment for Blofield in policy 7.3 of 289 homes between 2018-2038.
- 6.16 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and avoid landscape intrusion.

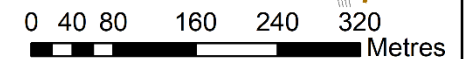
# BLOFIELD

(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: 22/12/2022

**POLICY B.BL.1: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield**

6.17 The promoter would need to demonstrate the availability of an 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 density.

**POLICY B.BL.1**

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

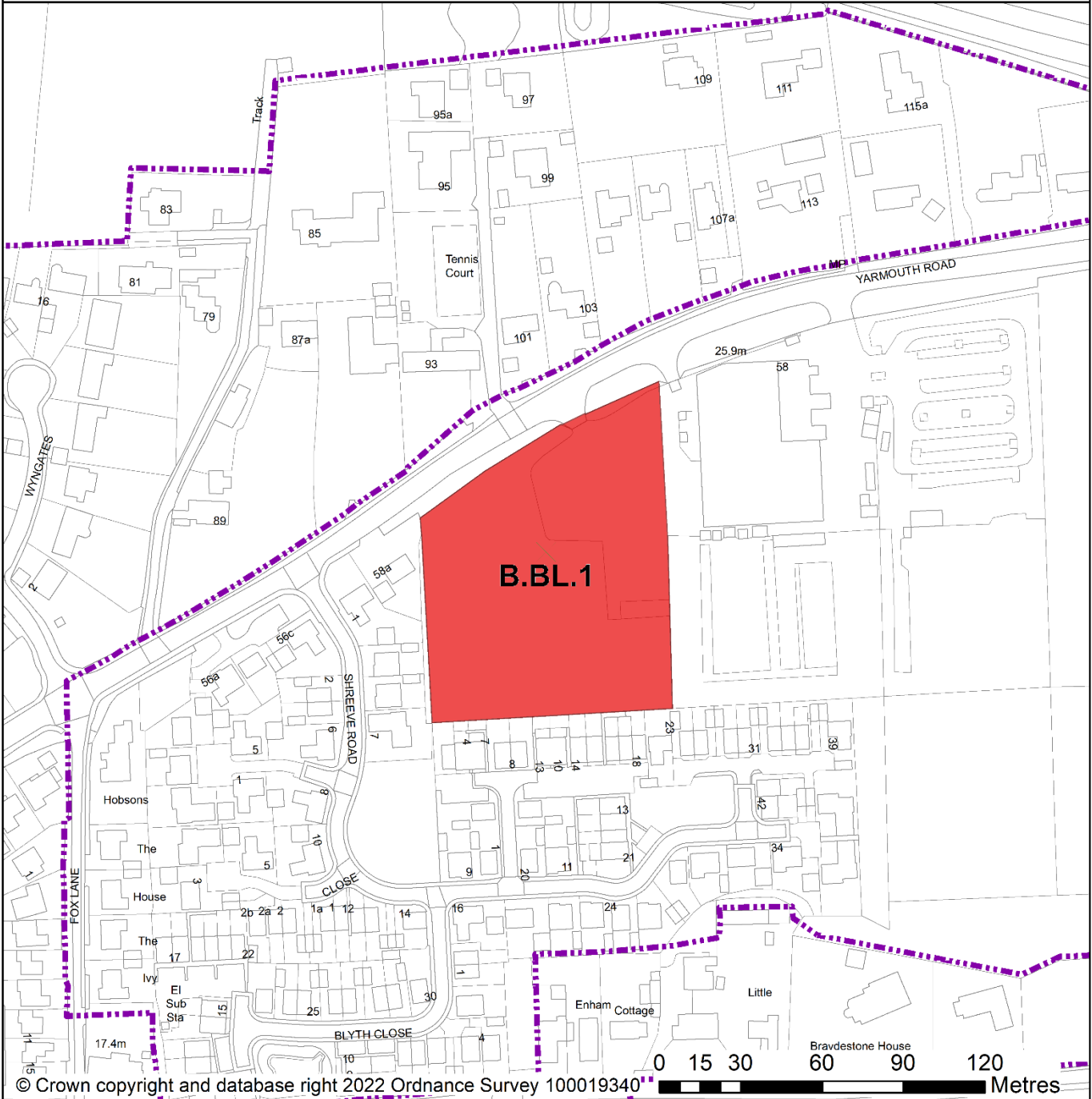
The development will achieve the following site-specific requirements:

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. Avoid contamination of groundwater.
6. Subject to achieving an appropriate visibility splay, the tree belt and hedgerows surrounding the site will be 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.

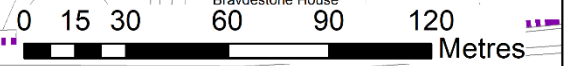
# BLOFIELD

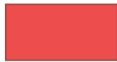


## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.BL.1  
LOCATION: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road  
ALLOCATION: Residential development (15 dwellings)  
SITE AREA: 0.91 ha



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-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



Date: 21/12/2022



**POLICY B.BL.2: Land to the south of A47 and north of Yarmouth Road, Blofield**

6.18 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. It is expected that development will take place within the time-period of this 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 20172131; a supermarket and restaurant reflecting permission 20140758; and 2,500 square metres of employment floorspace reflecting permission 20160497.

**POLICY B.BL.2**

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

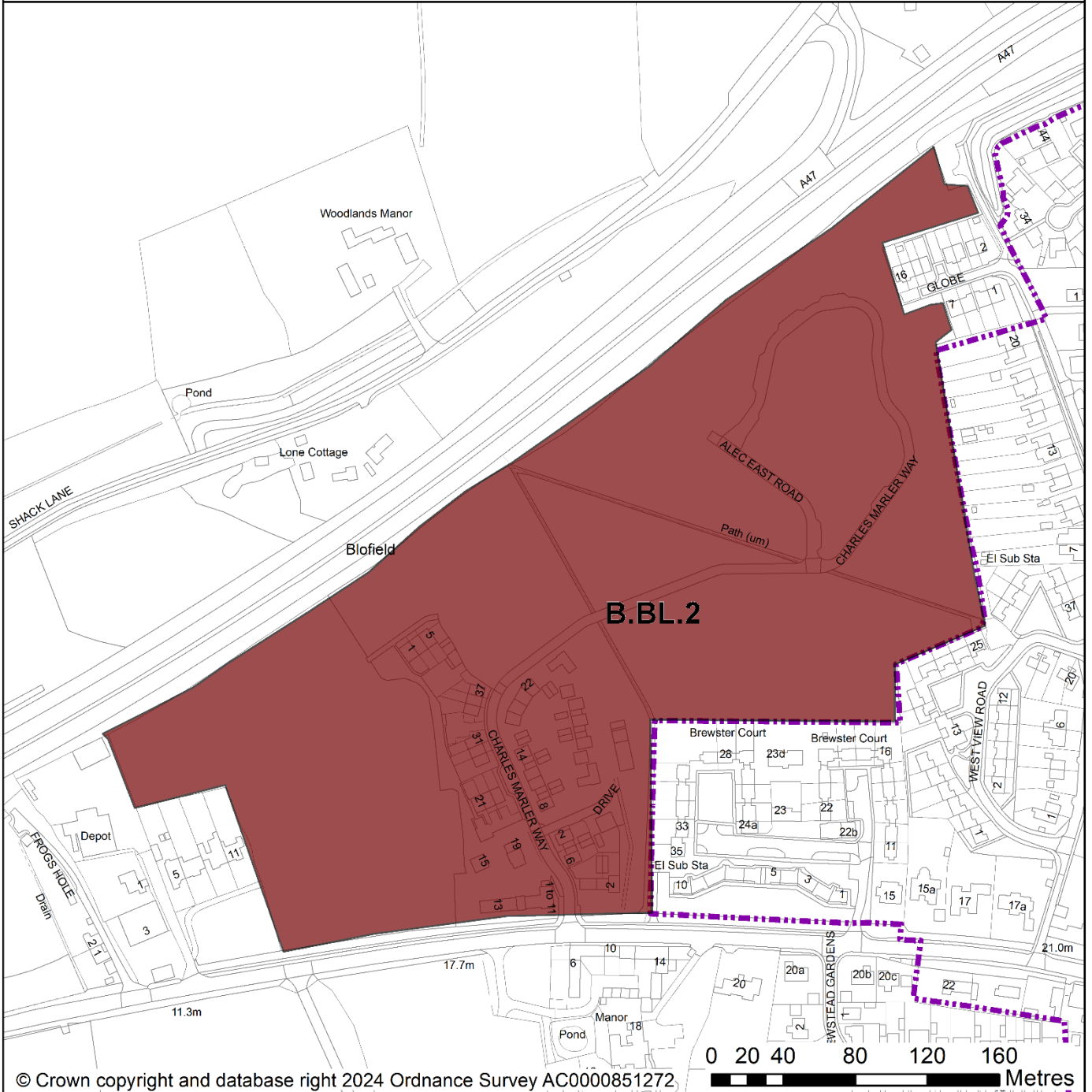
The development will achieve the following site-specific requirements:

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 its 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: B.BL.2  
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

Mixed-Use Allocation

Parish Boundary

Settlement Boundary

Scale at A4:  
1:3,000

N

Date: 06/02/2024

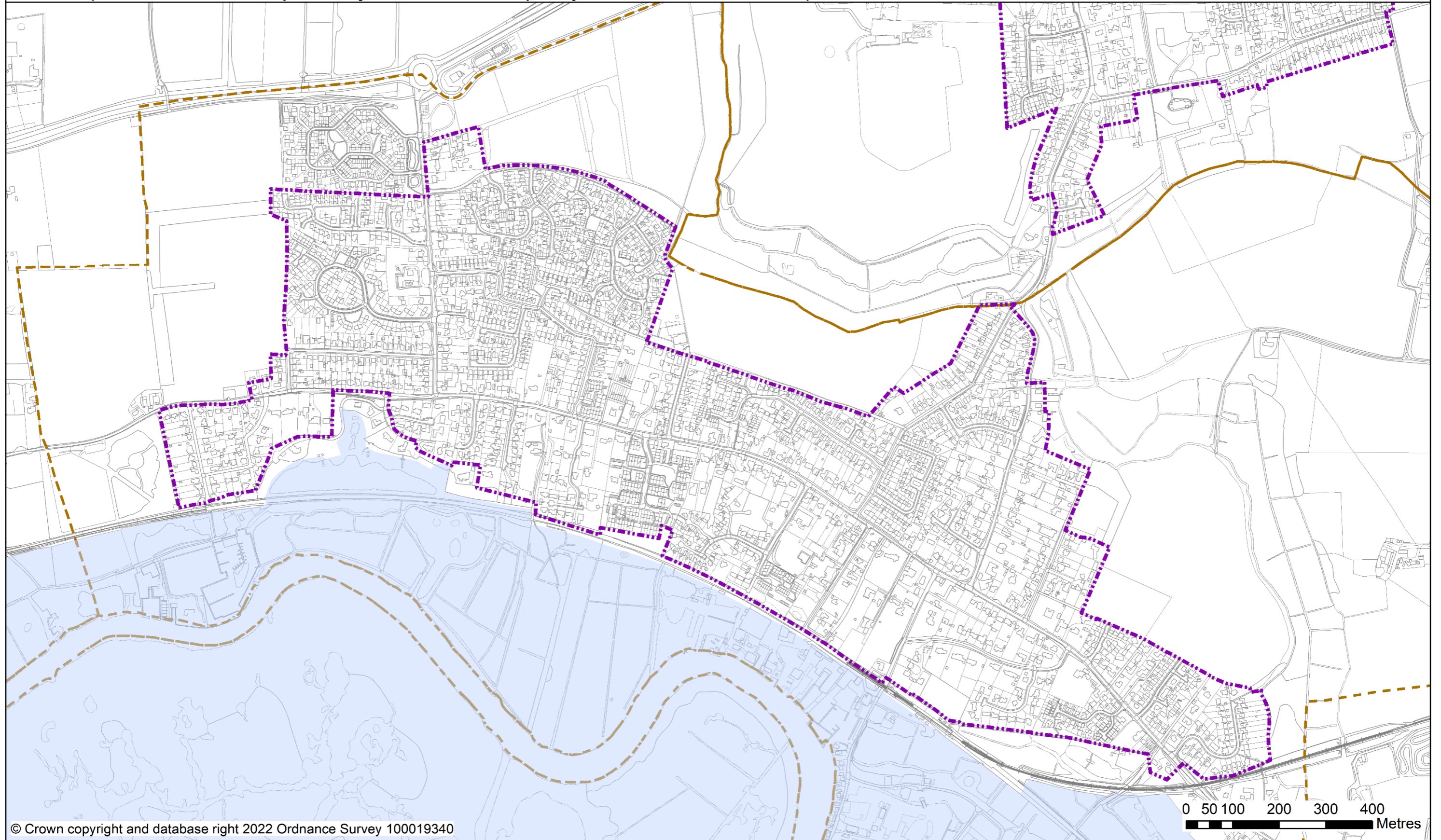
## **BRUNDALL (Including Postwick with Witton)**

- 6.19 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.
- 6.20 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.
- 6.21 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.
- 6.22 As set out in policy 7.3, 337 homes were delivered in Brundall between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were deliverable commitment, having planning permission or being allocated at the latter date. As there are no newly allocated site in this plan, this gives a total deliverable housing commitment in policy 7.3 for Brundall of 337 homes between 2018-2038. No further housing allocations have been made in this plan due to infrastructure constraints, including access to the A47 at Cucumber Lane.
- 6.23 There is also considerable housing commitment in Postwick with Witton. These homes are included in policy 7.1 of this plan as they part of the housing commitment in the Growth Triangle Area Action Plan.

# BRUNDALL

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

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP




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-  Broads Authority Area
-  Settlement Boundary
-  Parish Boundary

Scale at A3:  
1:7,500

N



Date: 22/12/2022

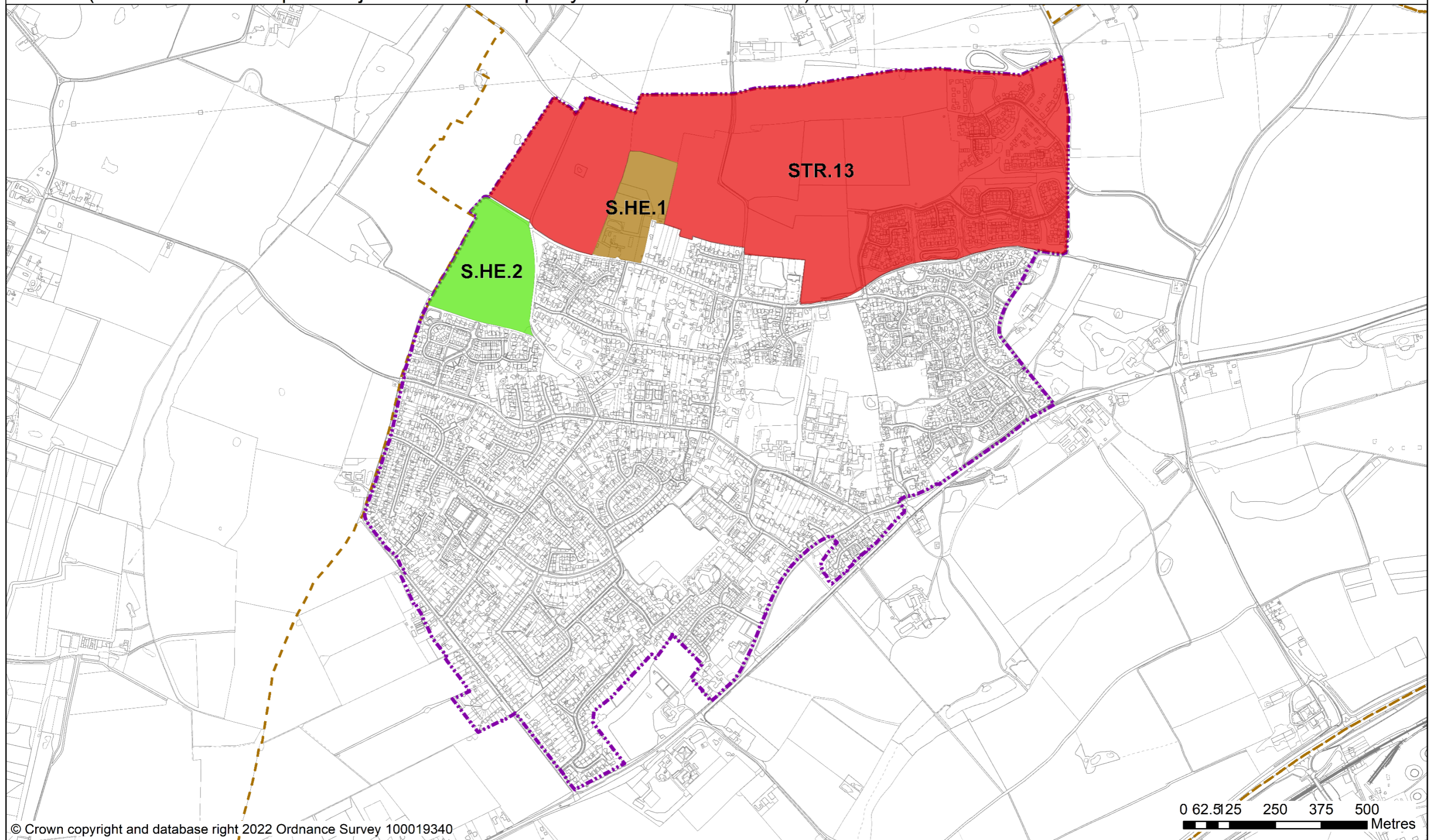
## HETHERSETT

- 6.24 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.
- 6.25 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.
- 6.26 As set out in the housing table in policy 7.3, 1,351 homes were delivered in Hethersett between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or are to be built on sites already committed for development at the latter date. This figure includes the strategic residential allocation STR.13, which now includes a 200-home uplift from the previous plan. Work commenced on this site prior the base date of the GNLP, and around a third of the site had been delivered by 2022. The policy 7.3 figure also includes the S.HE.1 allocation for extra care housing (40 units). This gives a total deliverable housing commitment for Hethersett of 1,351 homes between 2018-2038. These allocations are supported by new open space to be provided on allocation S.HE.2.
- 6.27 All allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and avoid 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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Scale at A3:  
1:9,500  
Date: 22/12/2022

### **POLICY STR.13: Land north of Hethersett**

6.28 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.

### **POLICY S.HE.1: Land north of Grove Road**

6.29 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 STR.13 allocation required to access the site has not yet progressed. It is expected that development will take place within this local plan's time-period to 2038. The boundary and policy requirements of S.HE.1 are unchanged from the original allocation, but the opportunity does exist for revision. At 3.8 hectares S.HE.1 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 S.HE.1 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.

6.30 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 S.HE.1**

**Land north of Grove Road (3.8 hectares) 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. To reflect an identified need for mixed tenure housing with care in Hethersett, land 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 STR.13.

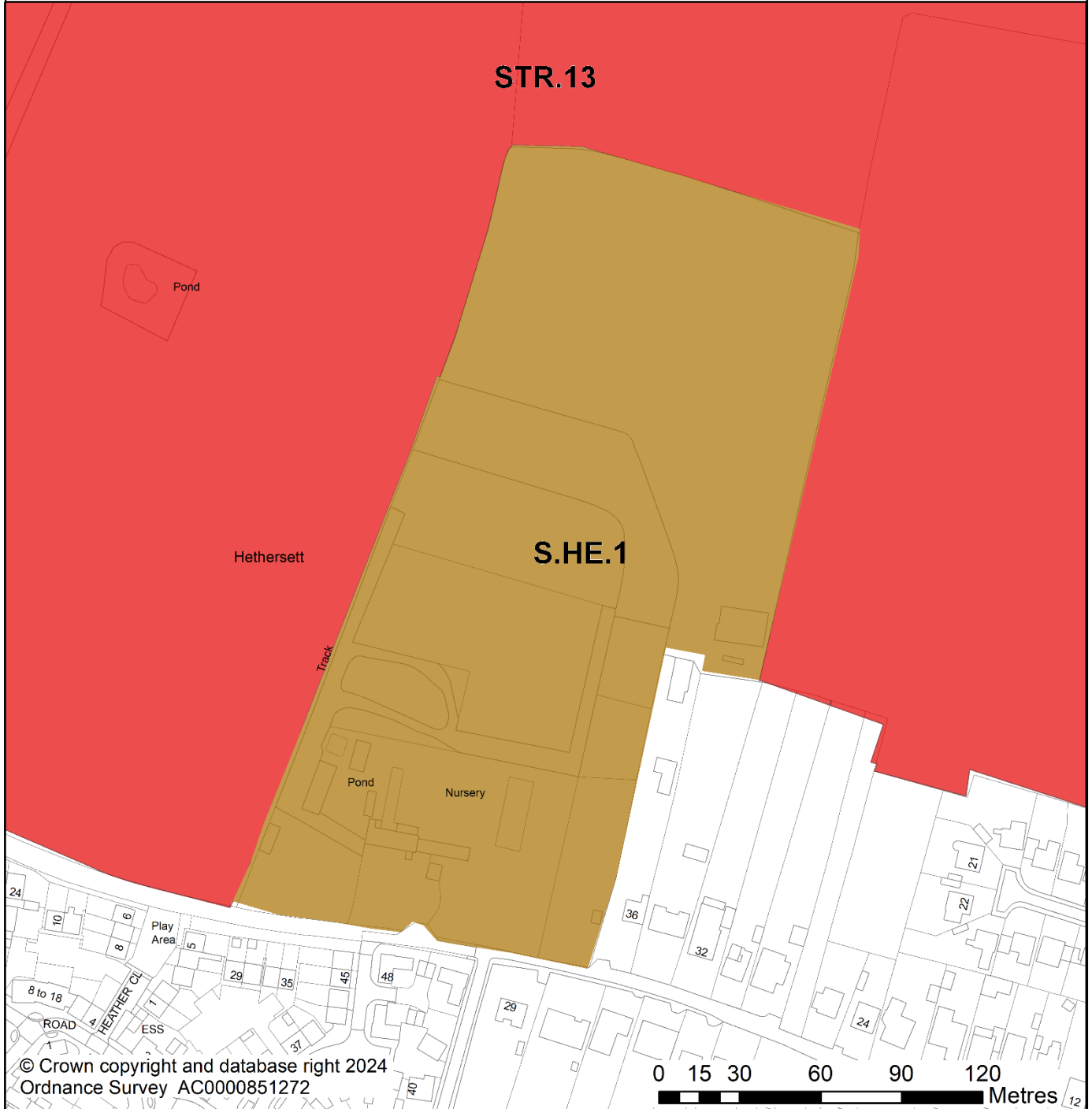
The developer will achieve the following site-specific requirements:

1. The site should integrate with existing development and development under policy STR.13 and should be master-planned alongside STR.13.
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for STR.13.
3. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
4. Avoid contamination of groundwater.

# HETHERSETT

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: S.HE.1  
LOCATION: Land north of Grove Road  
ALLOCATION: At least 40 places of extra care housing  
SITE AREA: 3.8 ha



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Ordnance Survey AC0000851272

0 15 30 60 90 120 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Care Home Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 06/02/2024



## **POLICY S.HE.2: Land west of Poppyfields**

6.31 This site has not been brought forward as part of the current permissions on the STR.13 allocation; however, the increase in numbers on STR.13 and possibly on S.HE.1 mean that additional supporting infrastructure, including green infrastructure, may be necessary. The site is therefore allocated in this plan for open space as site S.HE.2. This recognises the public benefit of providing informal open space, and safeguards the archaeological interest relating to the land.

6.32 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 S.HE.2**

#### **Land west of Poppyfields (6.6 hectares) is allocated for informal open space.**

This site lies to the south-west of STR.13 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 STR.13 and this should minimise impact on the archaeological site.

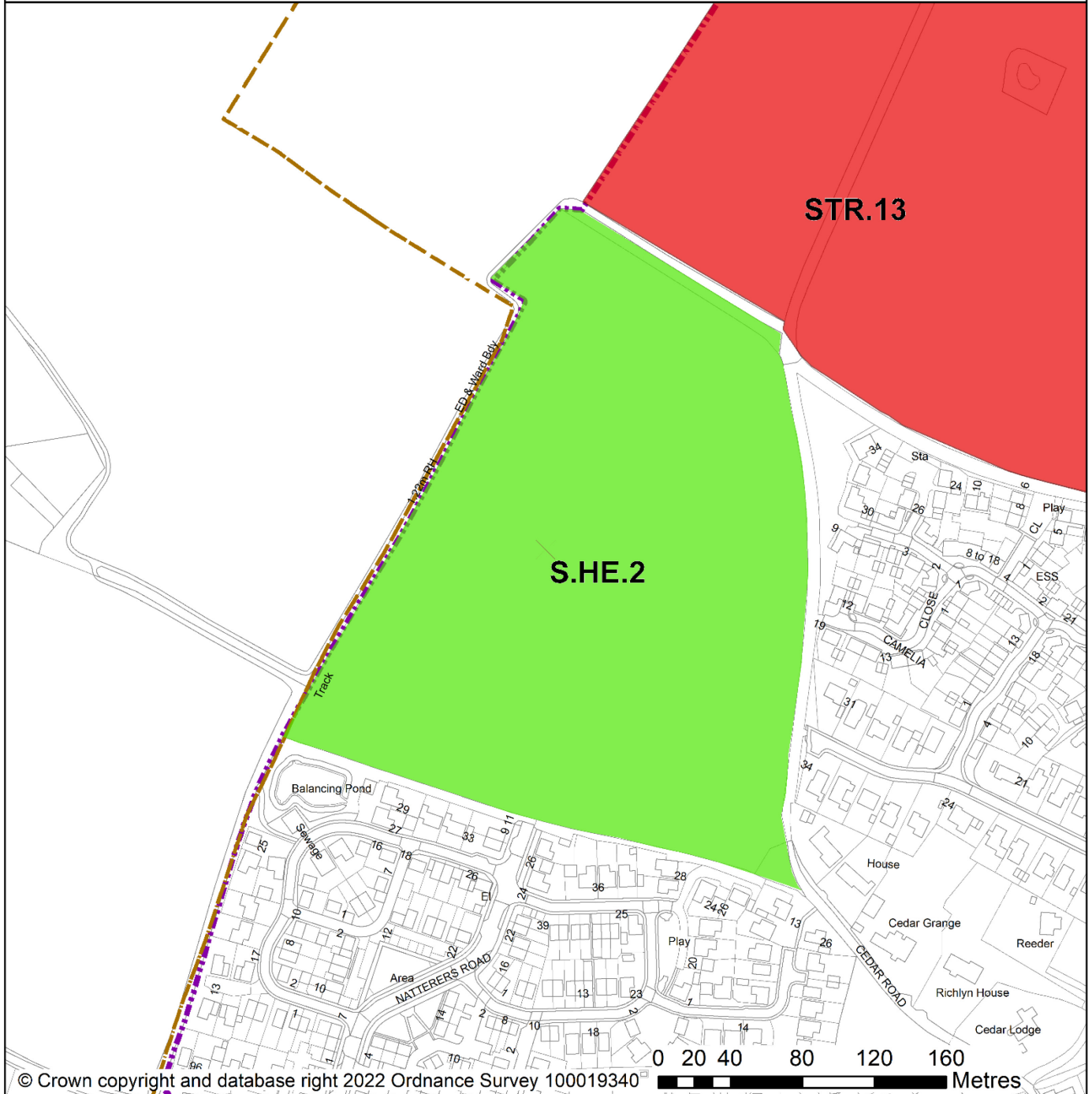
The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at STR.13 and S.HE.1. The land amounts to approximately 6.5 hectares. In bringing forward the 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 STR.13 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.

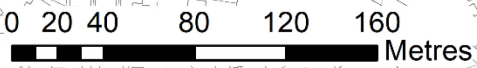
# HETHERSETT

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: S.HE.2  
LOCATION: Land west of Poppyfields  
ALLOCATION: Open space  
SITE AREA: 6.6 ha



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Scale at A4:  
1:3,000

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



Date: 21/12/2022

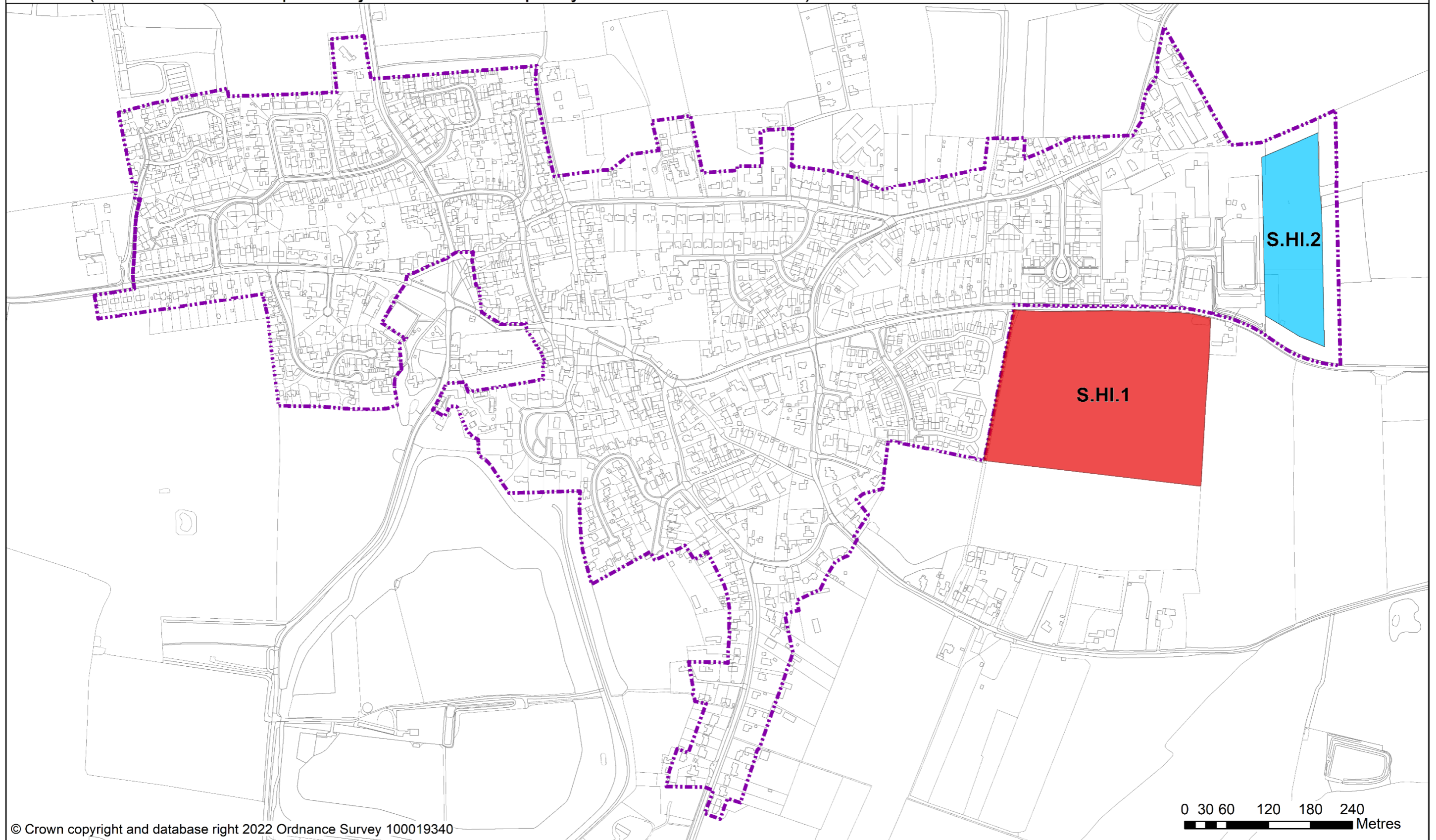
## HINGHAM

- 6.33 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.
- 6.34 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.
- 6.35 As set out in the housing table in policy 7.3, 18 homes were delivered in Hingham between the base date of 1<sup>st</sup> April 2018 to 31 March 2022 or were planned to be delivered on committed sites. One site (S.HI.1) is allocated in this plan providing for 80 new homes in the key service centre. This gives a total deliverable housing commitment in policy 7.3 of 98 homes between 2018-2038. There is also an employment allocation (S.HE.2) in the east of the town.
- 6.36 A Neighbourhood Plan for Hingham is being prepared.
- 6.37 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and avoid landscape intrusion.

# HINGHAM

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

## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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N  
Scale at A3:  
1:5,000  
Date: 22/12/2022

## **POLICY S.HI.1: Land south of Norwich Road, Hingham**

6.38 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.

6.39 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 public right of way 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.

### **POLICY S.HI.1**

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

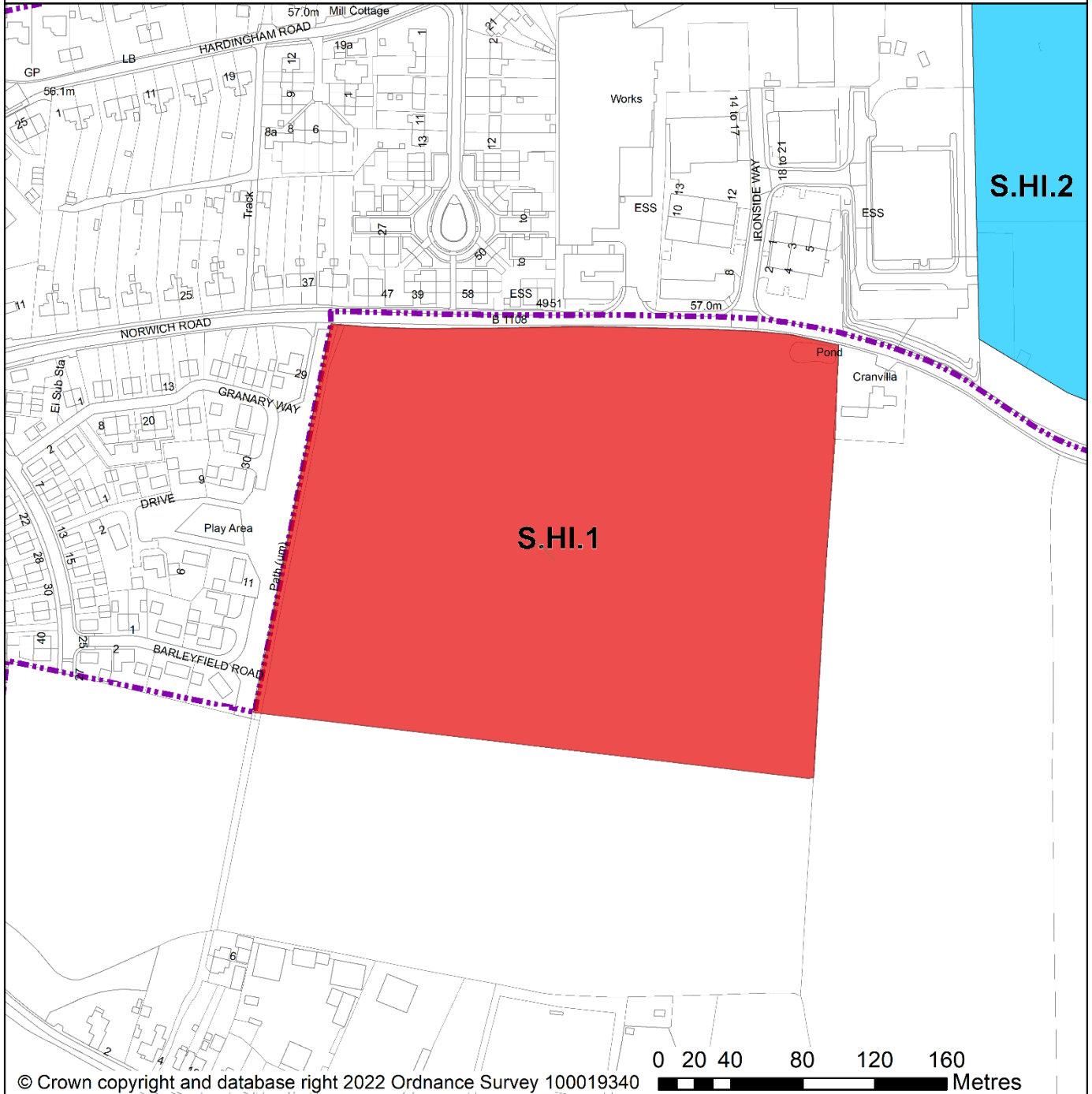
The development will achieve the following site-specific requirements:

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 along Norwich Road and show regard to the site's gateway role.
3. 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. 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.

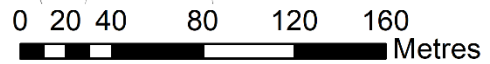
# HINGHAM

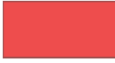



## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HI.1  
LOCATION: Land south of Norwich Road  
ALLOCATION: Residential development (80 dwellings)  
SITE AREA: 6.92 ha



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

Scale at A4:  
1:3,000



Date: 21/12/2022

**POLICY S.HI.2: Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham**

- 6.40 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. It is expected that development will take place within this local plan's time-period to 2038. The site is re-allocated for employment/commercial development.
- 6.41 The Historic Environment Record is to be consulted to determine any need for archaeological surveys prior to development.
- 6.42 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 S.HI.2**

**Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (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 achieve the following site-specific requirements:

1. A Transport Statement will be required to demonstrate how safe and sustainable access would be achieved, and implementation of any approved measures.
2. Retention of existing tree belts along northern, eastern and southern boundaries.
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.
4. An archaeological assessment will be required prior to development.
5. Development should avoid areas at risk of surface water flooding.
6. Avoid contamination of groundwater.

# HINGHAM

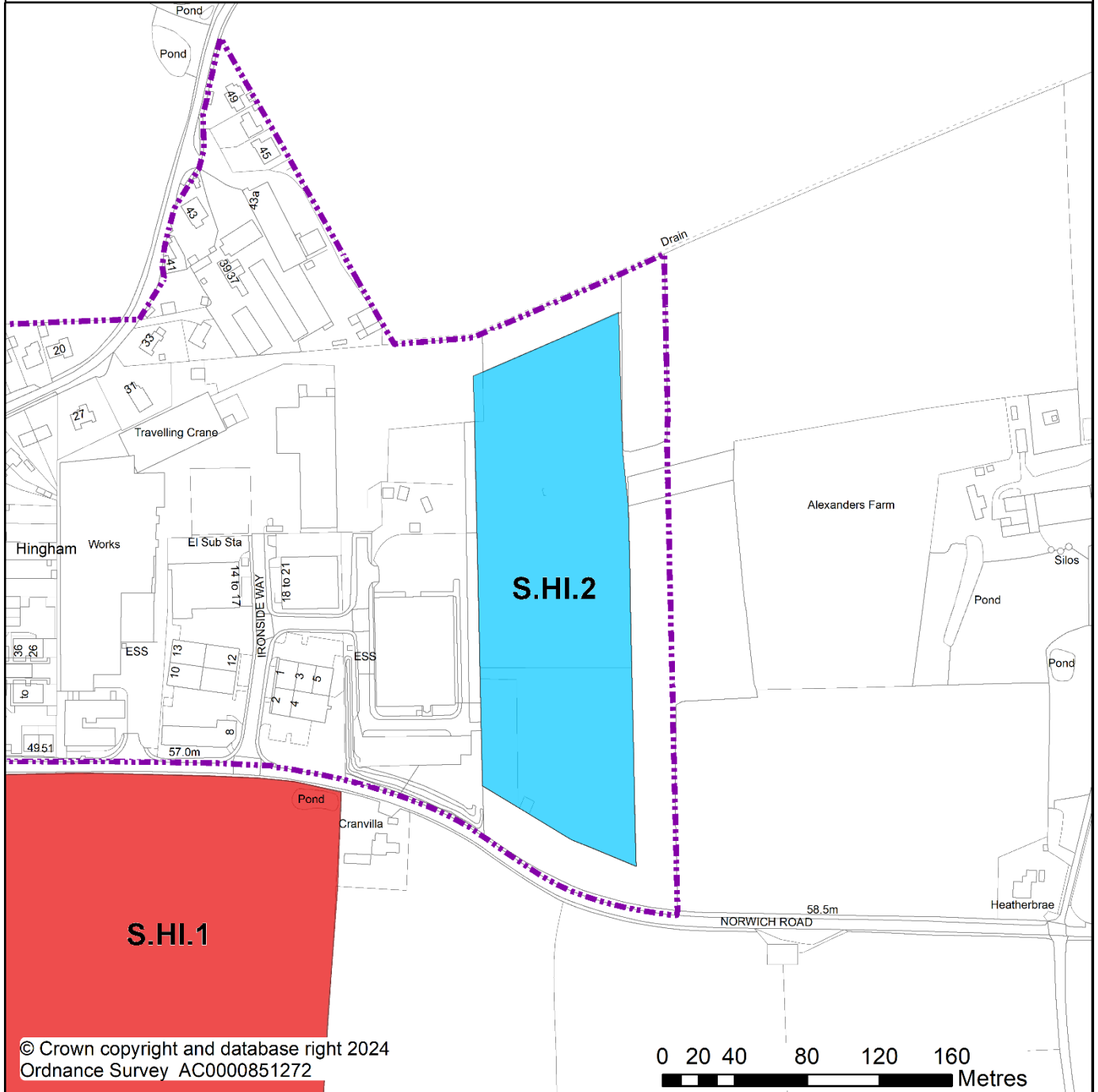
## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: S.HI.2

LOCATION: Land adjacent to Hingham Industrial Estate at Ironside Way.

ALLOCATION: Employment uses in Classes E(g)/B2/B8 as an extension to the existing industrial estate

SITE AREA: 2.24 ha



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

Scale at A4:  
1:3,000



Date: 12/02/2024



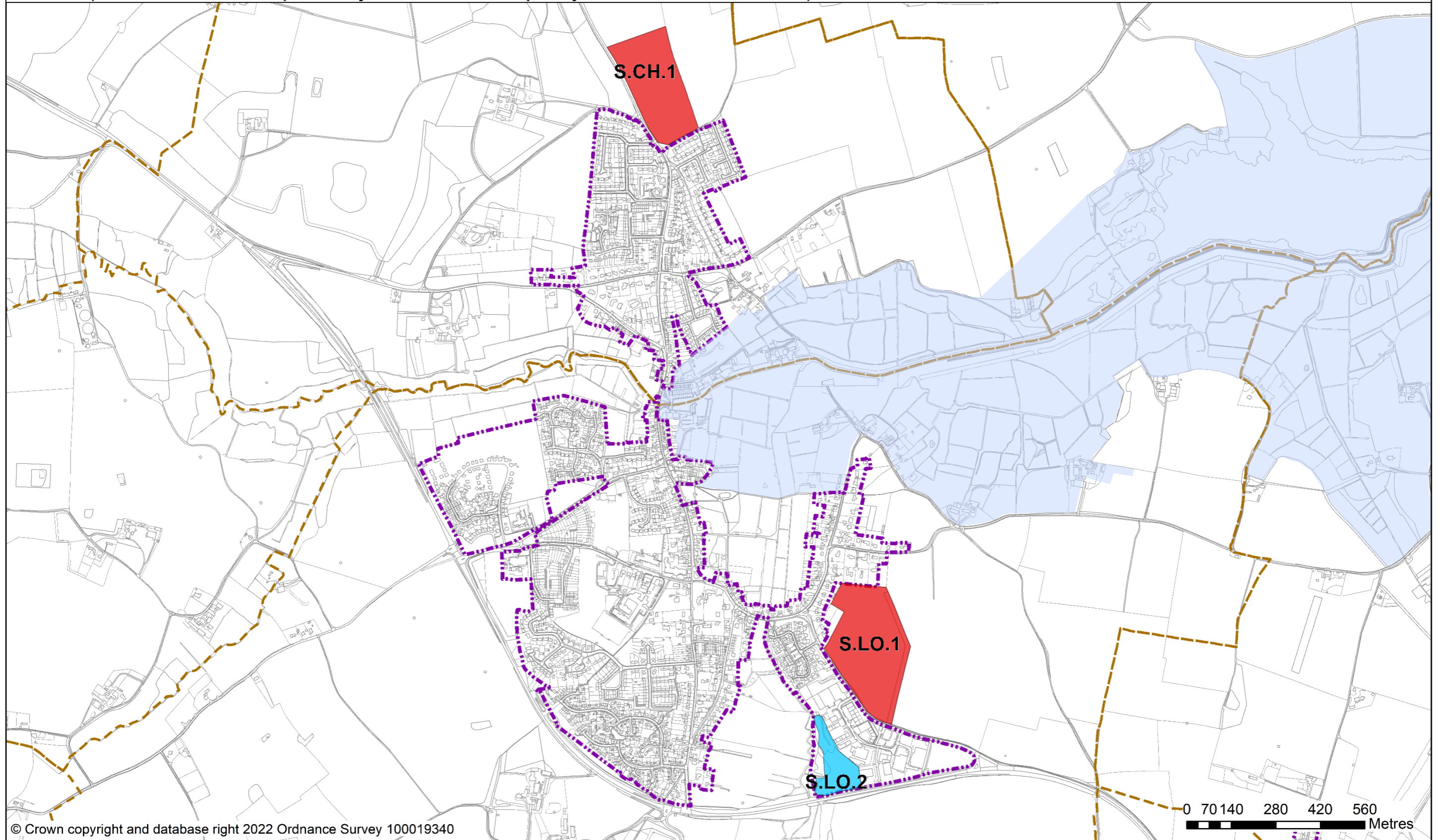
## **LODDON AND CHEDGRAVE**

- 6.43 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, a medical centre, library, public houses and an 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.
- 6.44 There is 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 in Chedgrave. The town centre is characterised by closely built-up streets, interspersed with important open spaces such as Church Plain.
- 6.45 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 green break.
- 6.46 As set out in the housing table in policy 7.3, 199 homes were either delivered in Loddon and Chedgrave between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites. Two new sites have been allocated in this plan which provide for approximately 240 new homes (S.LO.1 for 180 homes and S.CH.1 for 60 homes). This gives a total deliverable housing commitment for Loddon and Chedgrave in policy 7.3 of 439 homes between 2018-2038. Land is also allocated at site S.LO.2 to extend Loddon Industrial Estate.
- 6.47 The Chet Neighbourhood Plan is being prepared for Loddon and Chedgrave.
- 6.48 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources and land remediation, along with measures to protect the environment and biodiversity and to avoid 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    |  Broads Authority Area |  Settlement Boundary |
|  Employment Allocation |  Parish Boundary       |                                                                                                         |

Scale at A3:  
1:11,000  
Date: 22/12/2022

## **POLICY S.LO.1: Land to the east of Beccles Road, Loddon**

- 6.49 This site is adjacent to the eastern part of the built-up area of Loddon and will have two points of access.
- 6.50 The site rises to the north, so the design of the development needs to address topography issues, 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.
- 6.51 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 S.LO.1**

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

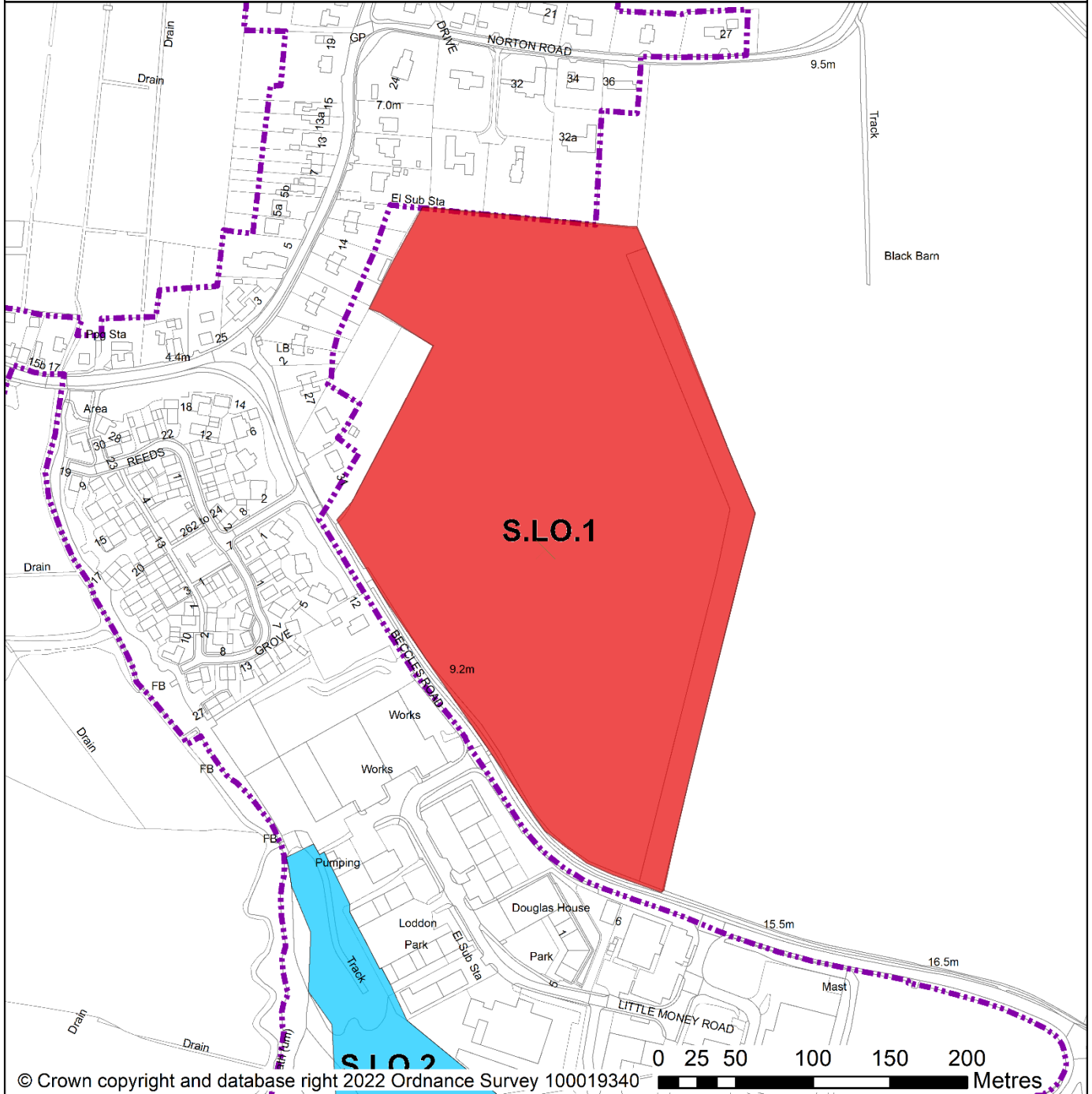
The development will achieve the following site-specific requirements:

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.

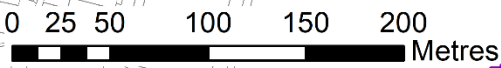
# LODDON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

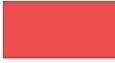



SITE REFERENCE: S.LO.1  
LOCATION: Land to the east of Beccles Road  
ALLOCATION: Residential development (180 dwellings)  
SITE AREA: 7.70 ha



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Scale at A4:  
1:3,500

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



Date: 21/12/2022

## **POLICY S.CH.1: Land off Langley Road, Chedgrave**

- 6.52 This somewhat elevated site is allocated subject to a design brief and masterplan which should provide for open space in the south of the site to mitigate landscape impacts, enhance the green infrastructure network and take advantage of the site's setting adjacent to the historic park landscape.
- 6.53 The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2-metre footway will be required at the site frontage to link with existing facilities.
- 6.54 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 density than usual to address its heritage/landscape mitigation, surface water drainage and open space requirements.
- 6.55 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 S.CH.1**

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

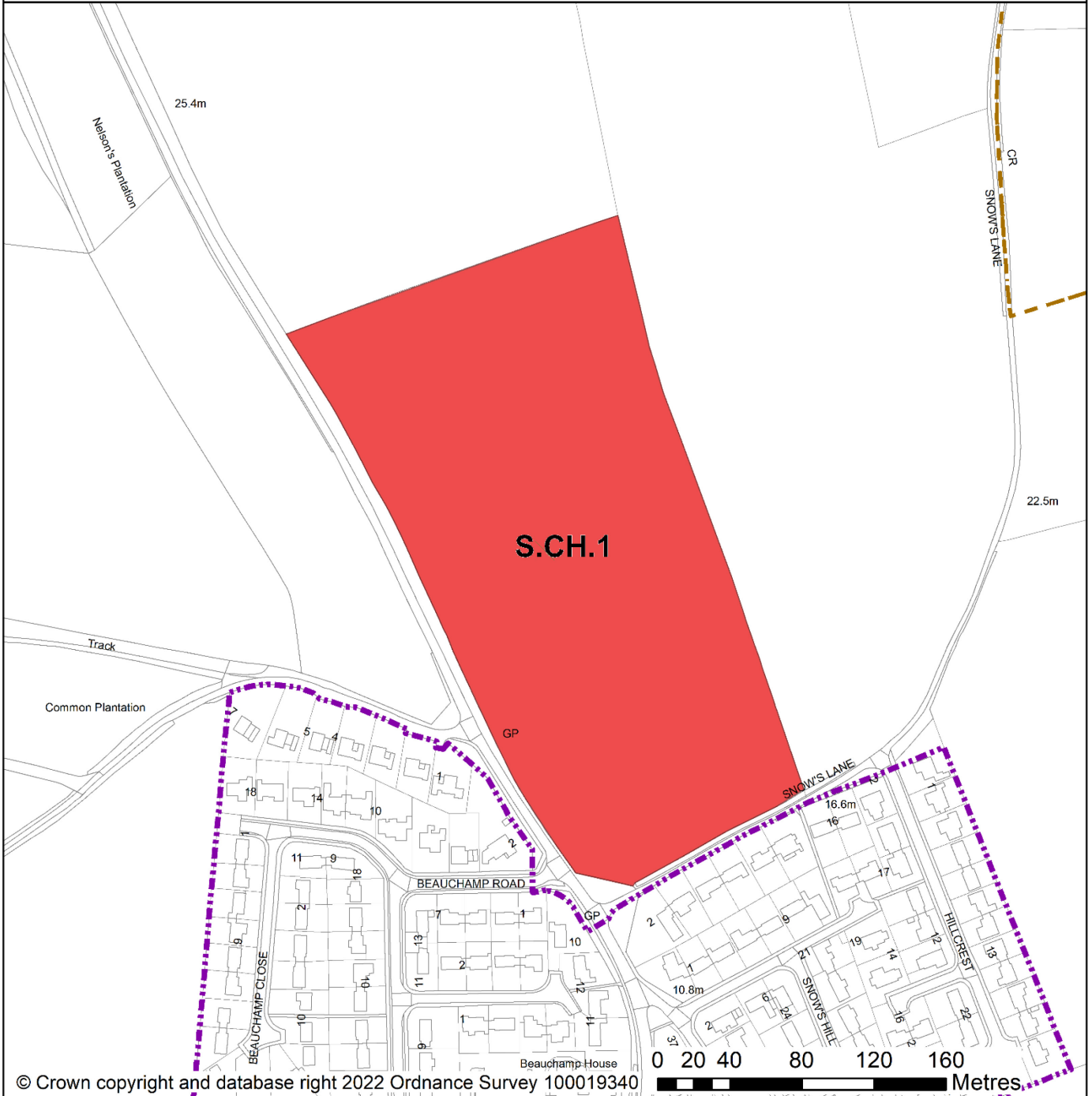
The development will achieve the following site-specific requirements:

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 statement will be required, and implementation of any approved measures, including off-site measures.
7. Access on to Langley Road with visibility splays of 2.4 metres x 90 metres in each direction, carriageway widening to a minimum of 5.5 metres at the site frontage and 2.0-metre-wide footway between the site access and existing at the south-west of Langley Road.
8. A 2.0-metre footway will be required for the full extent of the site frontage, extending southwards to Hillside to link the site frontage with existing facilities in Loddon.
9. Carriageway widening shall be required at Langley Lane.
10. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

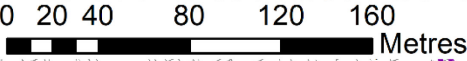
# CHEDGRAVE

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

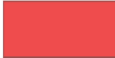


SITE REFERENCE: S.CH.1  
LOCATION: Land off Langley Road  
ALLOCATION: Residential development (60 dwellings)  
SITE AREA: 5.58 ha



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Scale at A4:  
1:3,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 21/12/2022

**POLICY S.LO.2: Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon**

6.56 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. 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.

6.57 The Historic Environment Record should be consulted to determine any need for archaeological surveys prior to development.

6.58 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 S.LO.2**

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

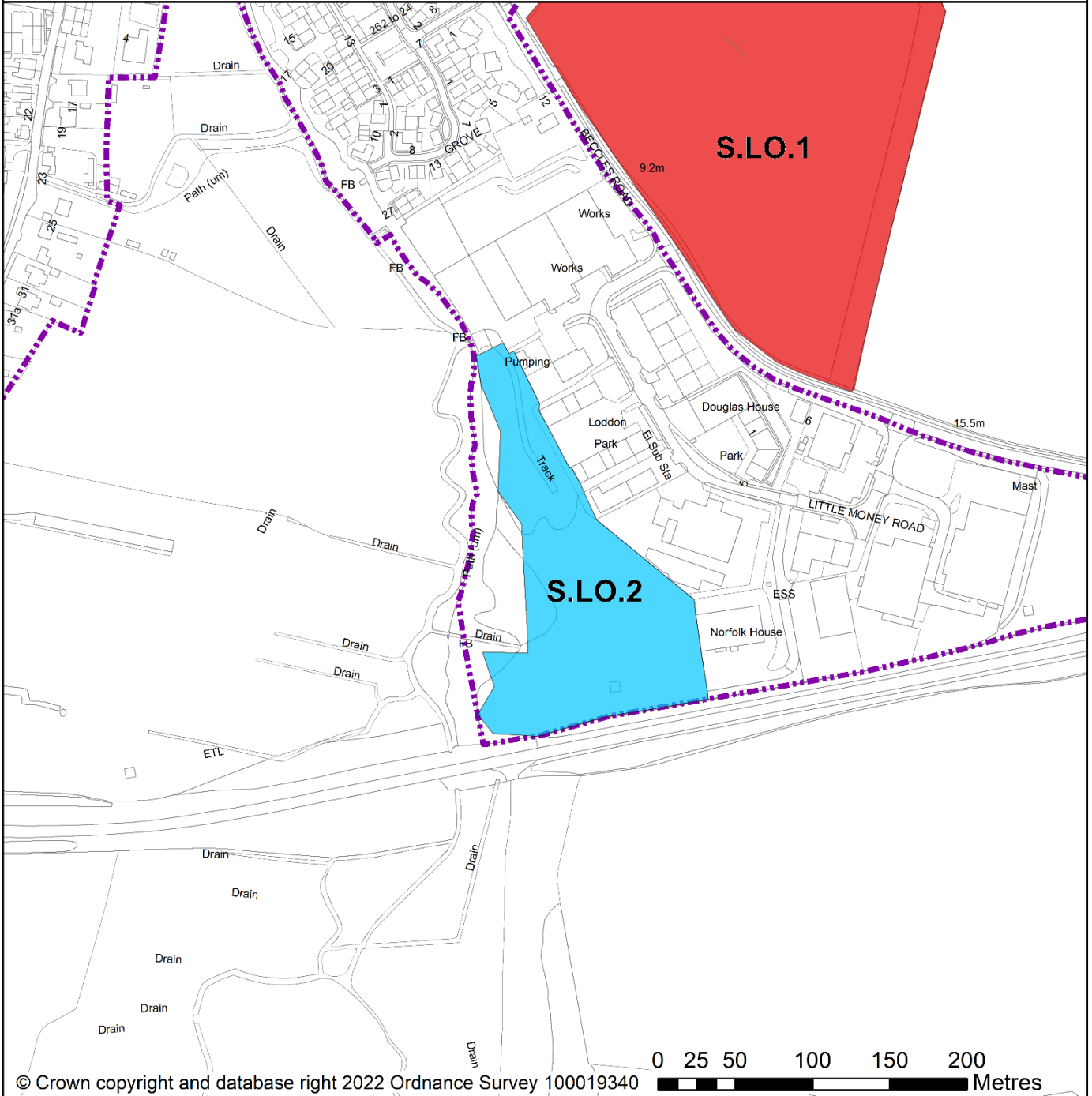
The development will achieve the following site-specific requirements:

1. Local highways improvements and safe access, with road access to the site from Little Money Road.
2. Landscape enhancements to the western and southern boundaries.
3. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated.
4. A 15 metre exclusion zone around the pumping station at northern end of site.
5. An archaeological assessment will be required prior to development.
6. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

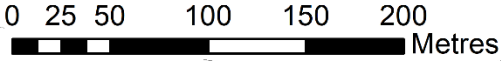
# LODDON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: S.LO.2  
LOCATION: Land adjacent to Loddon Industrial Estate  
ALLOCATION: Employment  
SITE AREA: 1.83 ha



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Scale at A4:  
1:3,500

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



Date: 21/12/2022



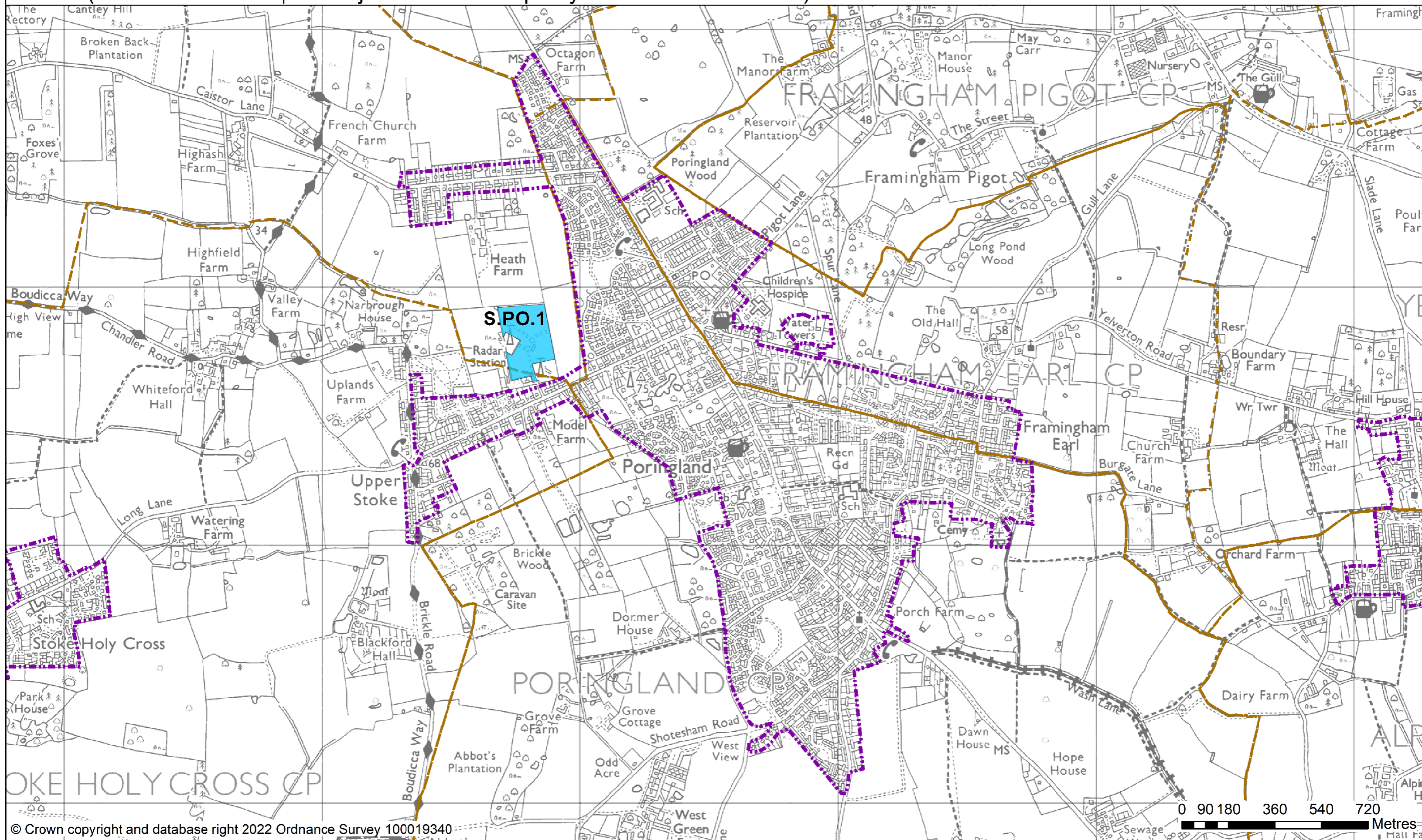
**PORINGLAND, FRAMINGHAM EARL AND FRAMINGHAM PIGOT  
(including well-related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)**

- 6.59 Poringland/Framingham Earl is identified as a key service centre under policy 7.3. The settlement 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.
- 6.60 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).
- 6.61 Large parts of the parishes are rural, with a 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.
- 6.62 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 is a consideration for many sites in Poringland and Framingham Earl, and mitigation will be needed for any development on such sites.
- 6.63 A Neighbourhood Plan for Poringland parish was made in July 2021.
- 6.64 There were 510 homes which were either 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 or were planned to be delivered on committed sites at the latter date. No new allocations are included in this plan due to the high amounts of prior commitment and to the other constraints identified above. This gives a total deliverable housing commitment for Poringland, Framingham Earl and Framingham Pigot of 510 homes in policy 7.3 between 2018-2038. An employment site (S.PO.1) in the west of the settlement is re-allocated in this plan.
- 6.65 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources and land remediation, as well as measures to protect the environment and biodiversity, and avoid 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

N  
Scale at A3:  
1:13,500  
Date: 22/12/2022

### **POLICY S.PO.1: Ex MOD site, Pine Loke, Poringland**

- 6.66 The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. It sits beneath two radio masts which dominate the site and require access for maintenance. The site is therefore unsuitable for housing or other uses and is re-allocated for light industrial uses compatible with the nearby residential and equestrian land uses.
- 6.67 The Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- 6.68 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 S.PO.1**

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

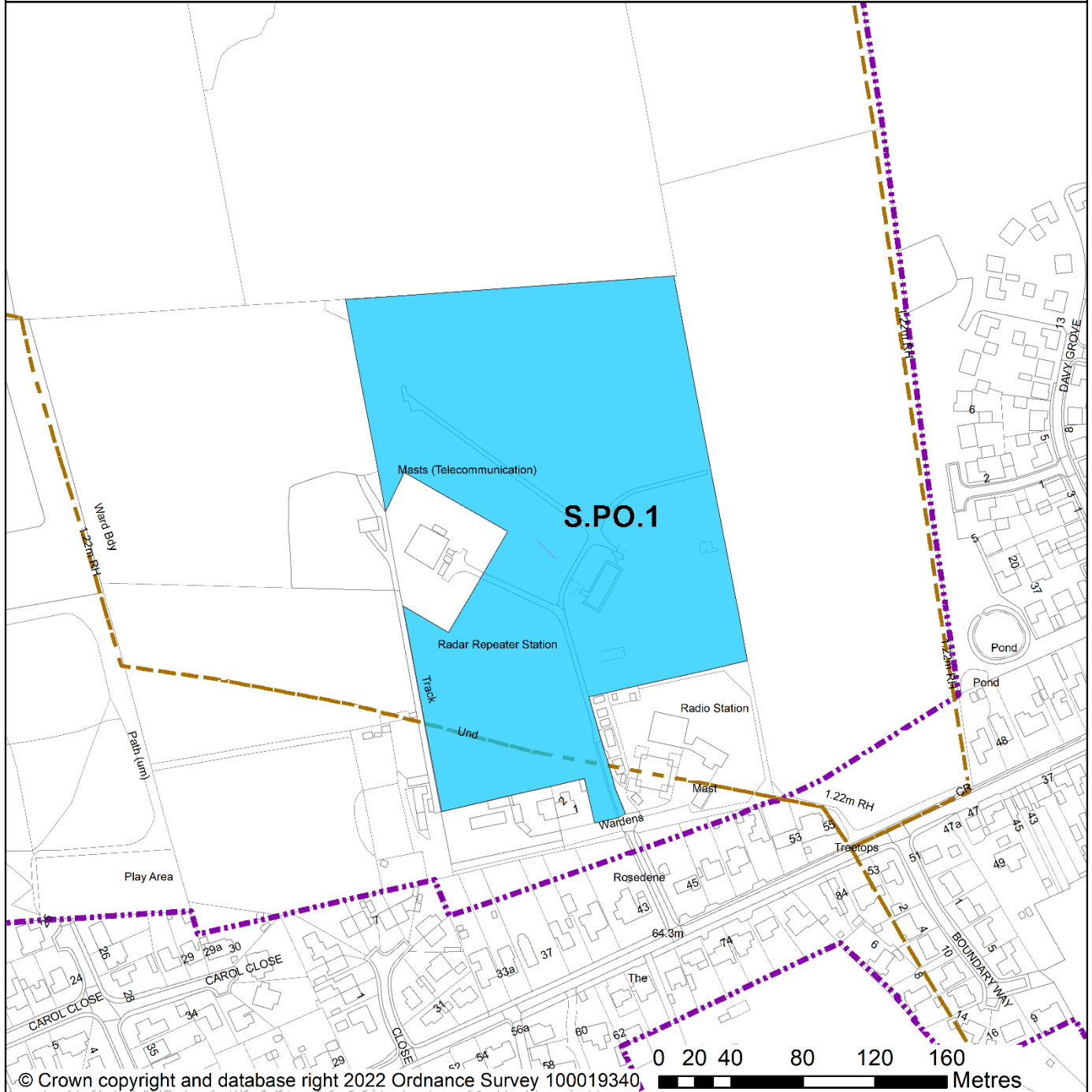
The development will achieve the following site-specific requirements:




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. An archaeological assessment will be required prior to development.

# PORINGLAND

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.PO.1  
LOCATION: Ex MOD site, Pine Loke  
ALLOCATION: Employment  
SITE AREA: 4.3 ha



-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:3,000



Date: 21/12/2022

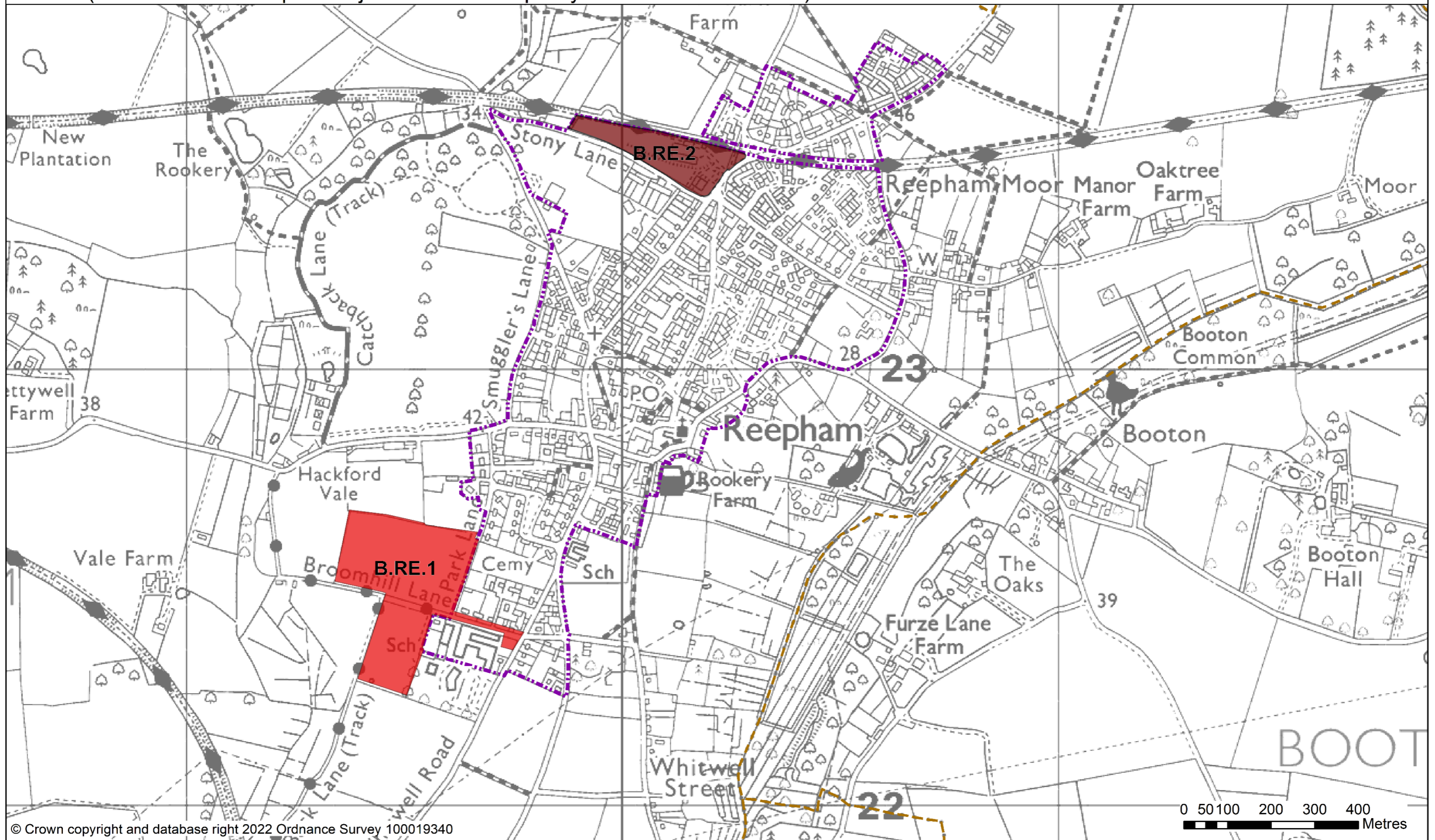
## **REEPHAM (including Booton, Guestwick, Heydon, Salle and Wood Dalling)**

- 6.69 Reepham is identified as a key service centre under policy 7.3. Services include a high school, primary school, shop, doctors' 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 no development is proposed. Guestwick has an adopted Neighbourhood Plan Area.
- 6.70 As set out in policy 7.3, 203 homes were delivered in Reepham between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were deliverable commitment, having planning permission or being allocated at the latter date. This includes the sites allocated as B.RE.1 and B.RE.2 in this plan. No further allocations have been made in this plan due to the level of prior commitment and environmental and infrastructure issues. This gives a total deliverable housing commitment in policy 7.3 for Reepham of 203 homes between 2018-2038.
- 6.71 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, as well as measures to protect the environment and biodiversity, and to avoid landscape intrusion.

# REEPHAM

(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

0 50 100 200 300 400 Metres

N  
Scale at A3:  
1:8,000  
Date: 22/12/2022

## **POLICY B.RE.1: Land off Broomhill Lane, Reepham**

6.72 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As a result, the site is included in the completions and deliverable commitment part of the housing table in policy 7.3. It is allocated as site B.RE.1 through this plan, to provide approximately 100 homes and supporting green space and cemetery land. The site is allocated at a lower density than usual, due to the need for highway improvements, ecological mitigation and open space. More homes may be accommodated, subject to an acceptable design and layout taking account of the above being achieved.

6.73 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 B.RE.1**

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

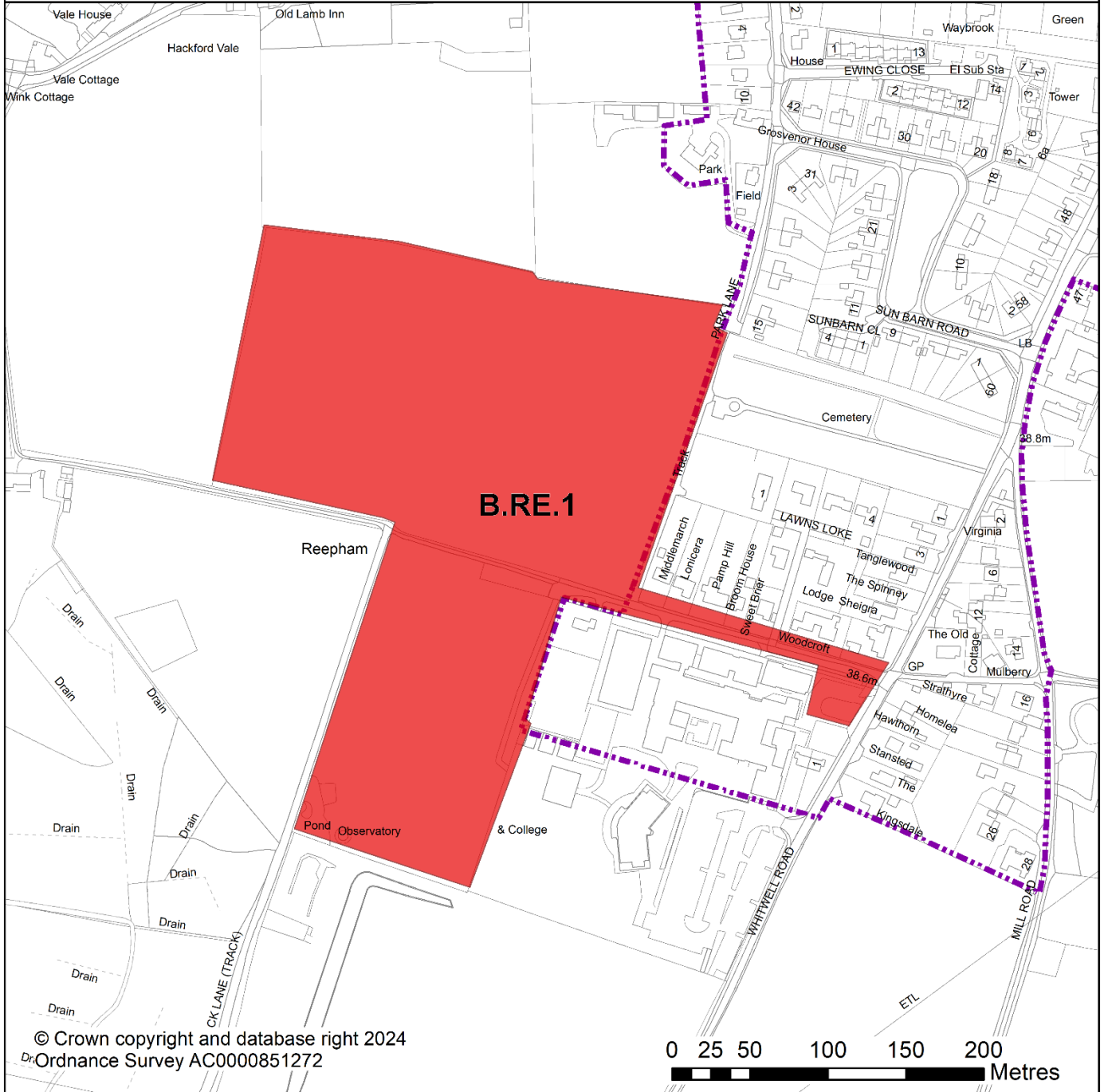
The development will achieve the following site-specific requirements:

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 to be made for an extension of the existing town cemetery.
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.
5. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.
6. Avoid contamination of groundwater.

# REEPHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: B.RE.1  
LOCATION: Land off Broomhill Lane  
ALLOCATION: Residential development & community facilities (including cemetery land and recreational open space)  
SITE AREA: 8.2 ha



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Dr. Ordnance Survey AC0000851272

0 25 50 100 150 200 Metres

Scale at A4:  
1:3,500

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 06/02/2024



## **POLICY B.RE.2: Land at former station yard, Station Road, Reepham**

6.74 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As a result, the site is included in the completions and deliverable commitment part of the housing table in policy 7.3. It is allocated as site B.RE.2 through this plan, to provide approximately 20 homes, along with employment uses. 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 B.RE.2**

**Land at former station yard, Station Road, Reepham (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.**

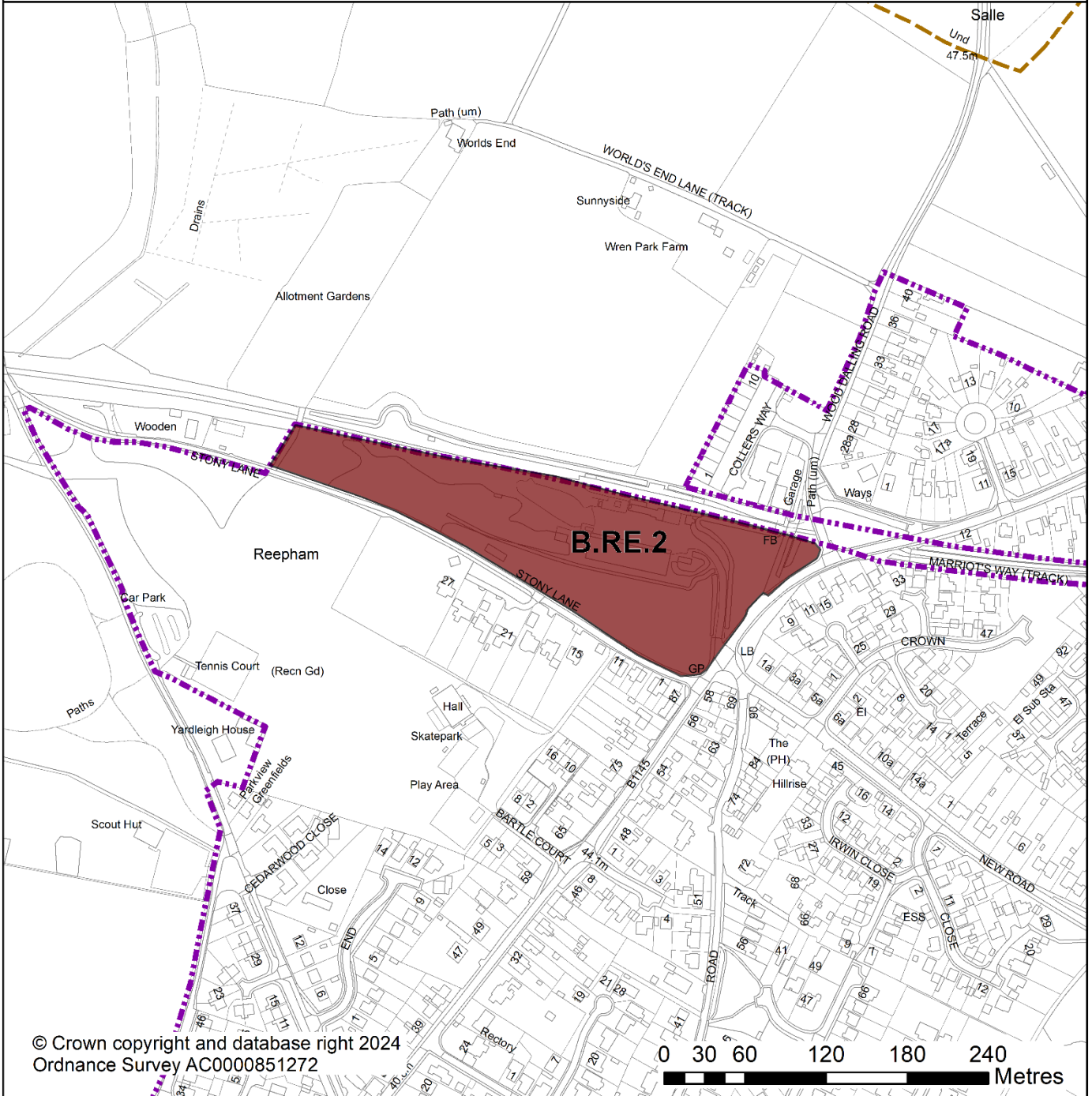
The development will achieve the following site-specific requirements:

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: B.RE.2  
LOCATION: Land at former station yard, Station Road  
ALLOCATION: Mixed-use  
SITE AREA: 2.8 ha



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Ordnance Survey AC0000851272

0 30 60 120 180 240 Metres

Scale at A4:  
1:4,000

-  Mixed-Use Allocation
-  Parish Boundary
-  Settlement Boundary



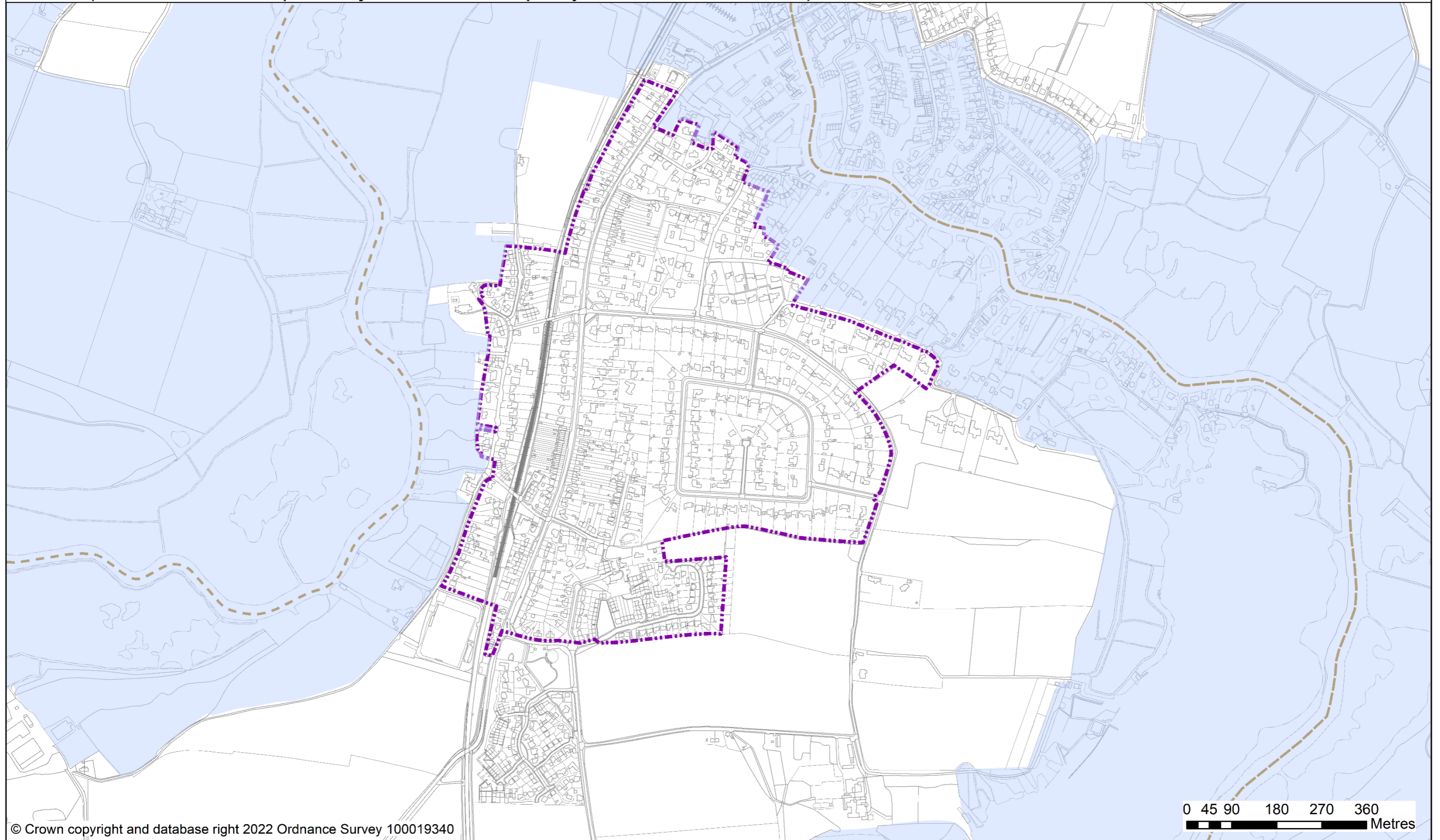
## **WROXHAM**

- 6.75 Wroxham is identified as a key service centre in policy 7.3 of this plan. Services shared with neighbouring Hoveton include a high school, primary school, shops, doctor's surgery, village hall, and library.
- 6.76 The 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.
- 6.77 5 homes were delivered in Wroxham between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There is no other prior commitment that will deliver or new allocations. Traffic constraints and Wroxham's proximity to the Broads restrict further growth in this key service centre.

# WROXHAM

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

## GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Scale at A3:  
1:7,000  
Date: 22/12/2022

