

Greater Norwich Local Plan

Policies Map

Broadland

Contents

Introduction	4
Broadland overview map	6
Drayton	7
Hellesdon.....	8
Old Catton	9
Rackheath	10
Sprowston.....	11
Taverham	12
Thorpe St Andrew.....	13
Aylsham.....	14
Acle.....	15
Blofield.....	16
Brundall	17
Reepham	18
Wroxham	19
Blofield Heath	20
Buxton with Lamas	21
Cantley	22
Cawston.....	23
Coltishall and Horstead.....	24
Foulsham.....	25
Freethorpe	26
Frettenham	27
Great and Little Plumstead	28
Hainford	29
Hevingham	30
Horsford.....	31
Horsham and Newton St Faith.....	32
Lenwade (Gt. Witchingham)	33
Lingwood and Burlingham	34
Strumpshaw.....	35
Marsham.....	36
Reedham	37
Salhouse.....	38

South Walsham	39
Spixworth.....	40
Development Management DPD Policies Map Key.....	41
Development Management DPD Policies Map.....	42
Area Action Plan Proposed Allocations Map	43

Introduction

Due to the size of the Greater Norwich Local Plan area the policies map is split into three separate booklets:

- Broadland
- Norwich
- South Norfolk

Plans to be superseded by the Greater Norwich Local Plan:

- The Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2011 with amendments adopted 2014)
- Broadland Site Allocations Development Plan Document (2016)
- Norwich Site Allocations and Site-Specific Policies Local Plan Document (2014)
- South Norfolk Local Plan Site-Specific Allocations and Policies Document (2015) except for the smaller villages in South Norfolk that will be addressed through a new South Norfolk Village Clusters Housing Allocations Local Plan.

Plans to be carried forward and used in conjunction with the Greater Norwich Local Plan:

- [Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan \(2016\)](#)
- [Long Stratton Area Action Plan \(2016\)](#)
- [Wymondham Area Action Plan \(2015\)](#)
- [Broadland Development Management Policies Document \(2015\)](#)
- [Norwich Development Management Policies Document \(2015\)](#)
- [South Norfolk Development Management Policies Document \(2015\)](#). Map 1.3(1) Key Diagram March 2013 (see page 149) will be superseded by the Key Diagram in the Greater Norwich Local Plan Strategy. The remainder of the document is to be carried forward.

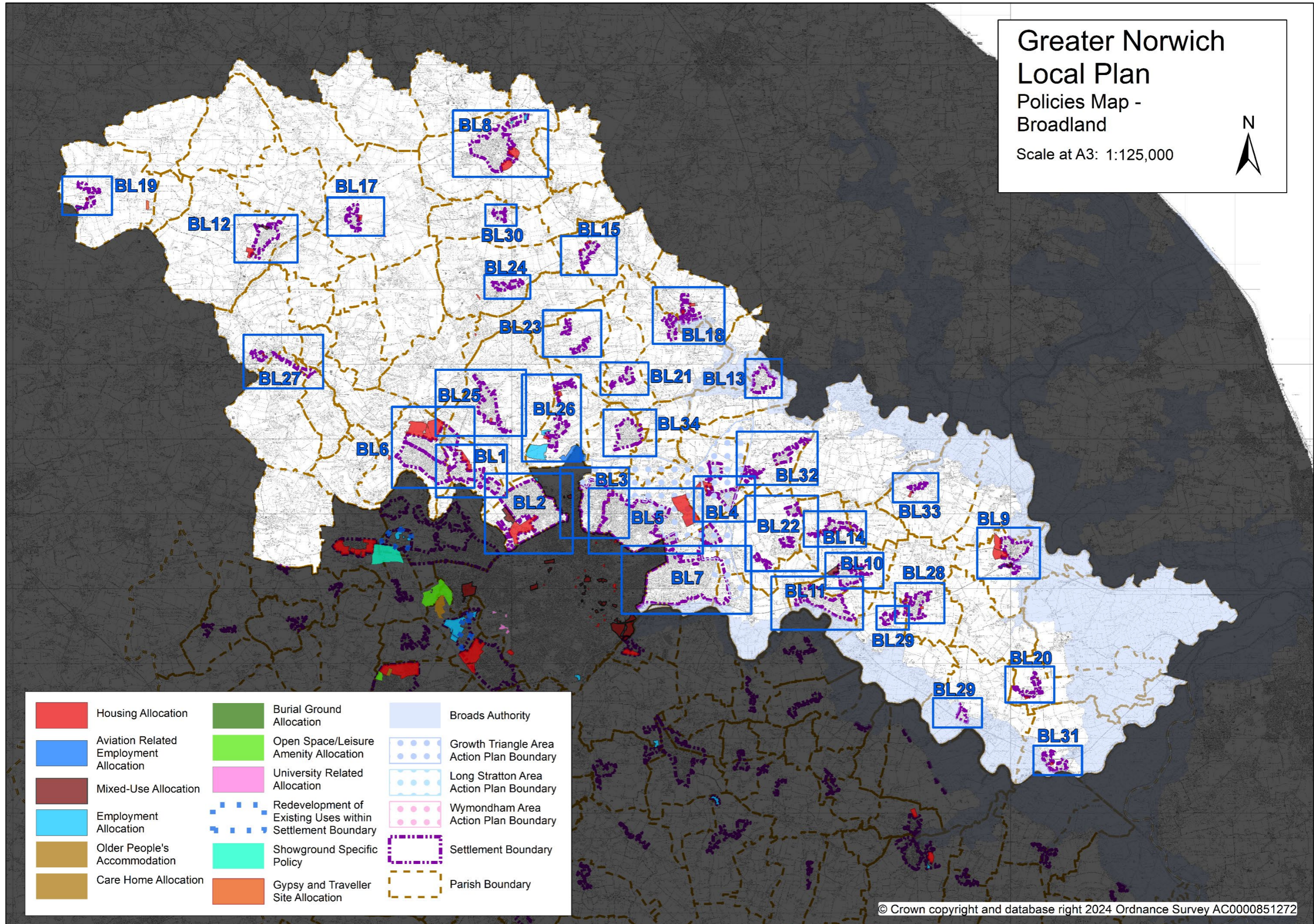
GNLP allocations that amend parts of Area Action Plans (AAPs):

GNLP Reference in Sites Document	Site name	Explanation
B.RA.1	Land to the west of Green Lane West Rackheath	This housing site was not allocated within the Growth Triangle AAP.
B.RA.2	Land at Heathwood Gospel Hall, Rackheath	A small part of a strategic employment site in the Growth Triangle AAP is allocated for housing development through the GNLP.
STR.10	Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston	This strategic scale site was not previously allocated through the Growth Triangle AAP.
S.WY.1	Land at Johnsons Farm, Wymondham	Additional housing sites in Wymondham which were not allocated in the AAP.
S.WY.2	Land north of Tuttlles Lane, Wymondham	

Neighbourhood plans to be used in conjunction with the Greater Norwich Local Plan:

Parish	Authority	Date Made	End Date
Acle	BDC	February 2015	2026
Aylsham	BDC	July 2019	2038
Blofield	BDC	July 2016	2036
Brundall	BDC	May 2016	2026
Cringleford	SNC	January 2014	2026
Drayton	BDC	July 2016	2026
Diss and District	SNC	October 2023	2038
Easton	SNC	December 2017	2042
Gt & Lt Plumstead	BDC	July 2015	2034
Hellesdon	BDC	December 2017	2026
Horsford	BDC	July 2018	2038
Long Stratton	SNC	October 2021	2036
Mulbarton	SNC	February 2016	2030
Old Catton	BDC	July 2016	2035
Poringland	SNC	July 2021	2039
Rackheath	BDC	July 2017	2037
Redenhall with Harleston	SNC	October 2022	2038
Salhouse	BDC	July 2017	2026
Spixworth	BDC	July 2021	2039
Sprowston	BDC	May 2014	2026
Starston	SNC	December 2022	2042
Strumpshaw	BDC	July 2014	2026
Taverham	BDC	July 2021	2040
The Tivetshalls	SNC	December 2022	2042
Wroxham	BDC	March 2019	2039
Wymondham	SNC	July 2023	2038

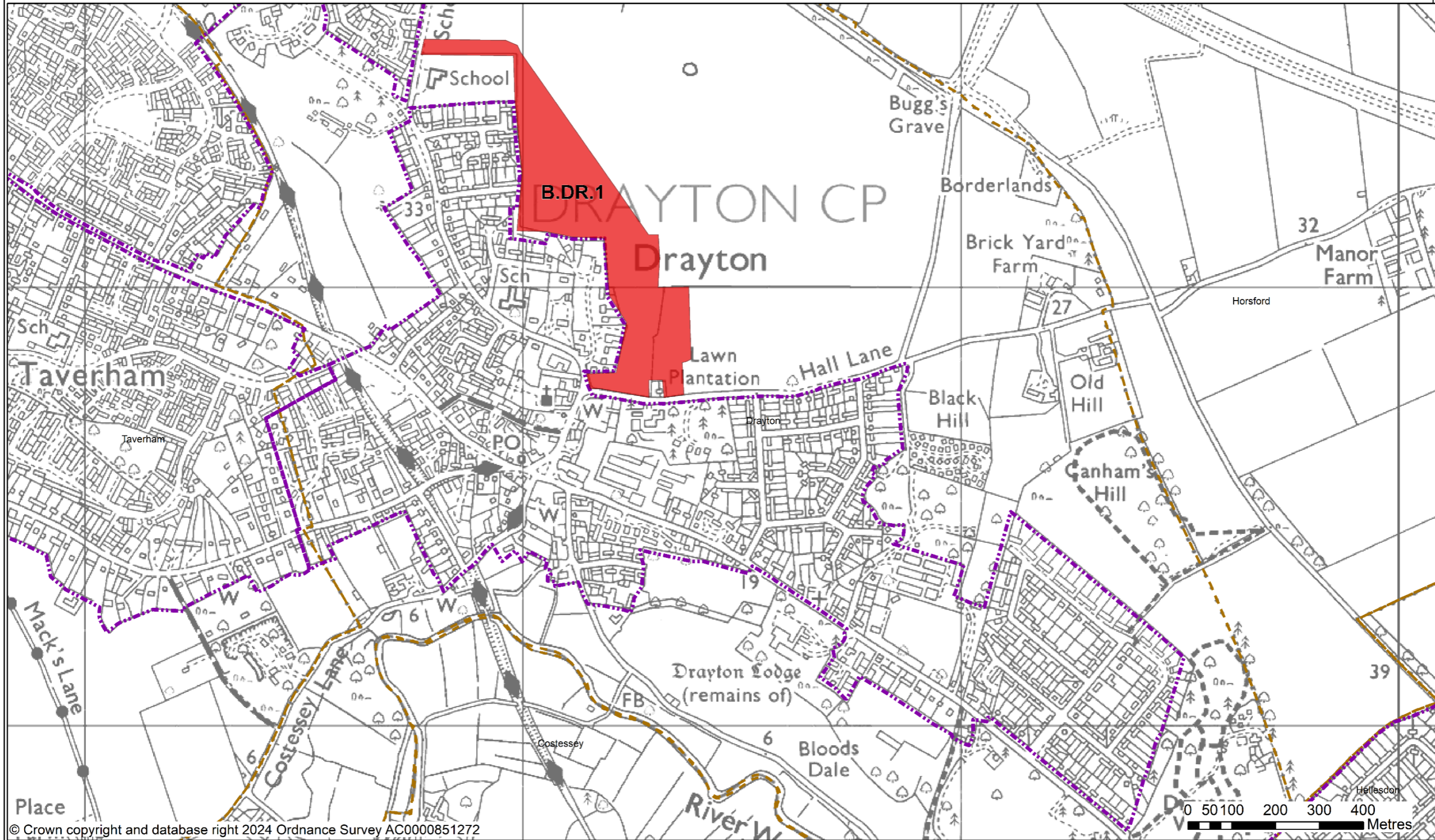
In addition, there are 7 qualifying bodies in Broadland which have designated their neighbourhood area and 7 in South Norfolk. This means they have committed to developing a neighbourhood plan. There is also one neighbourhood area designated within Norwich.



MAP DRAYTON

BL1 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



Parish Boundary Housing Allocation Settlement Boundary

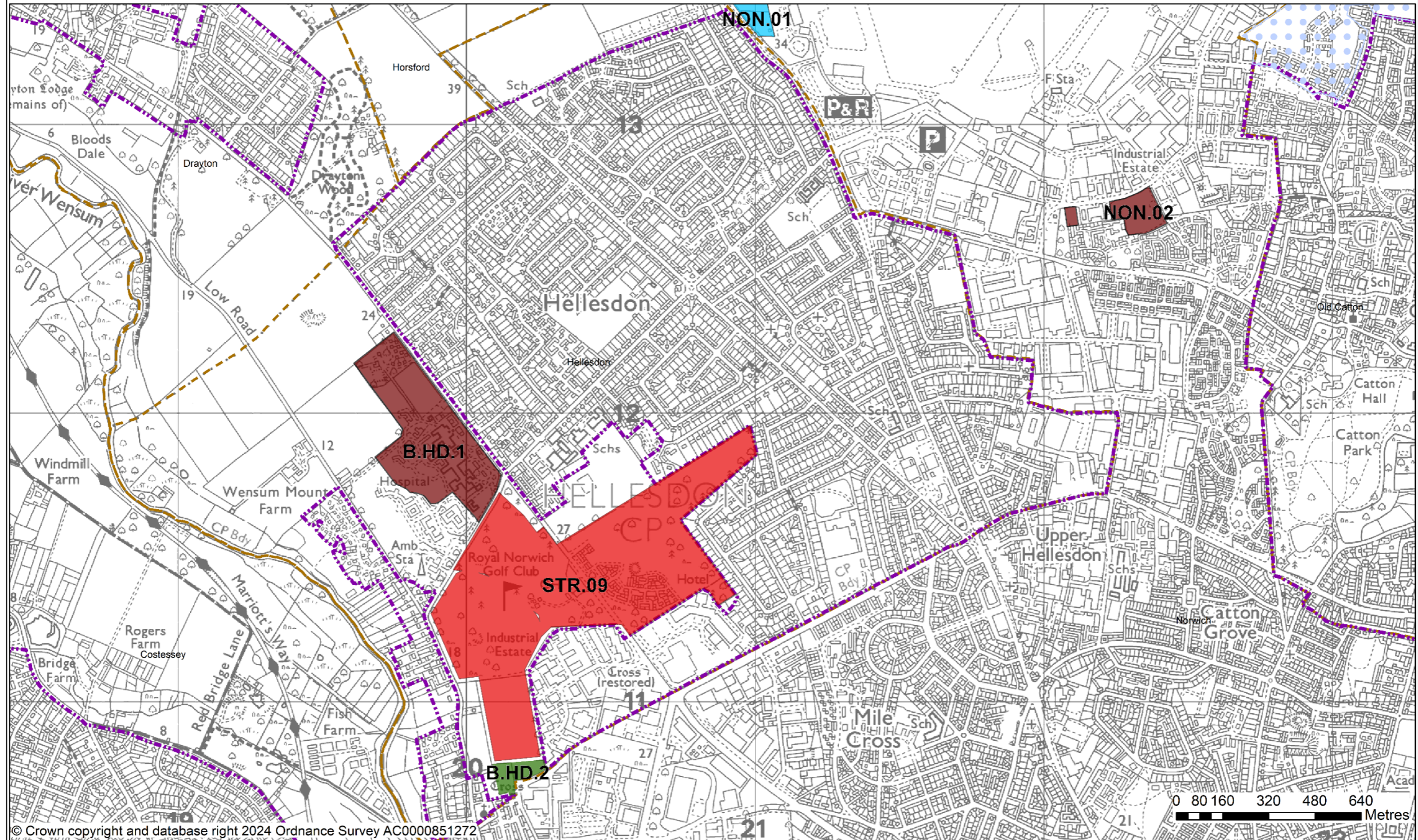
Scale at A3:
1:8,000

Date: 15/02/2024

MAP HELLESDON

BL2 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



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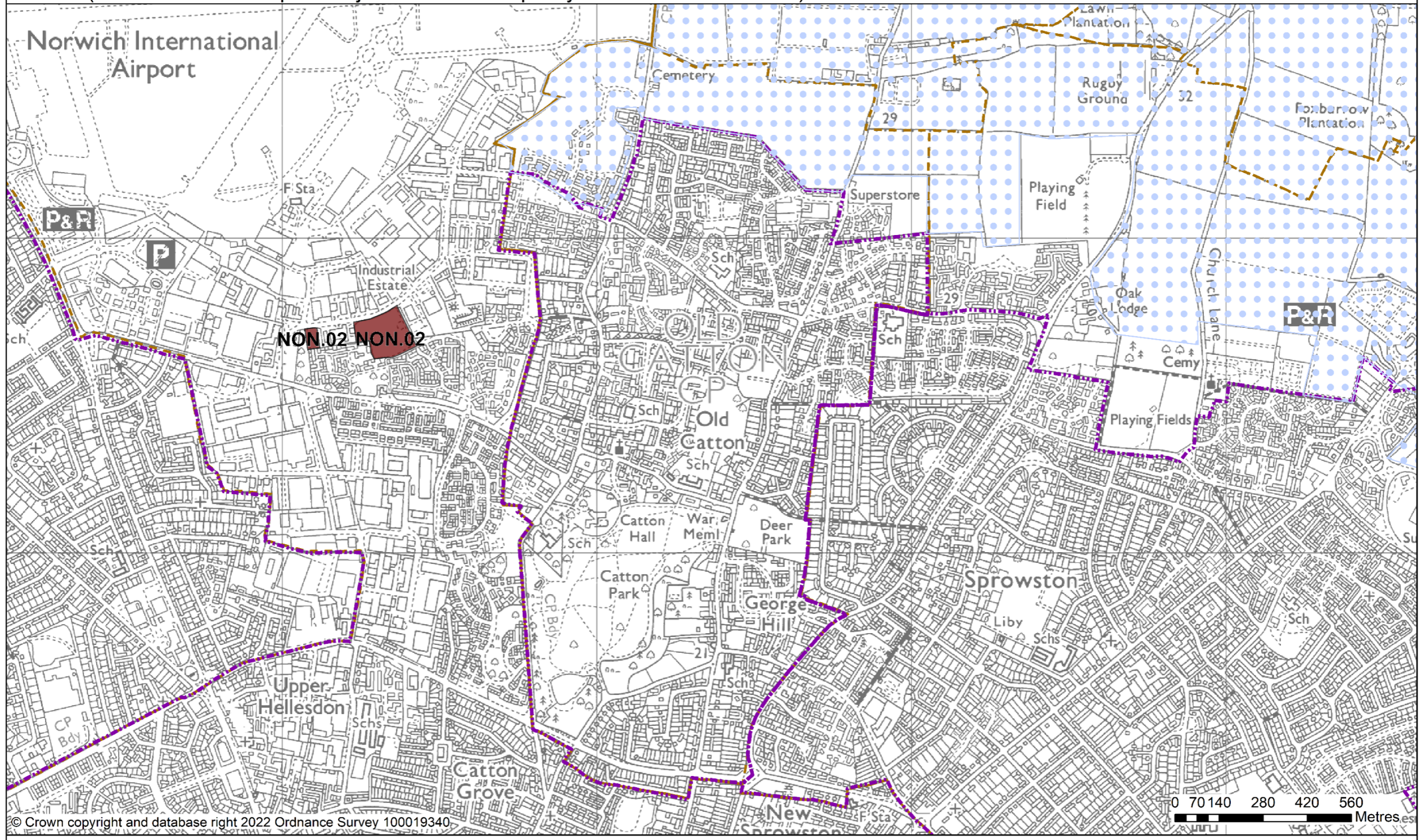
- Parish Boundary
- Mixed-Use Allocation
- Burial Ground Allocation
- Settlement Boundary
- Housing Allocation
- Employment Allocation
- Growth Triangle Area Action Plan Boundary

Scale at A3:
1:12,000

Date: 15/02/2024

MAP OLD CATTON
BL3 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



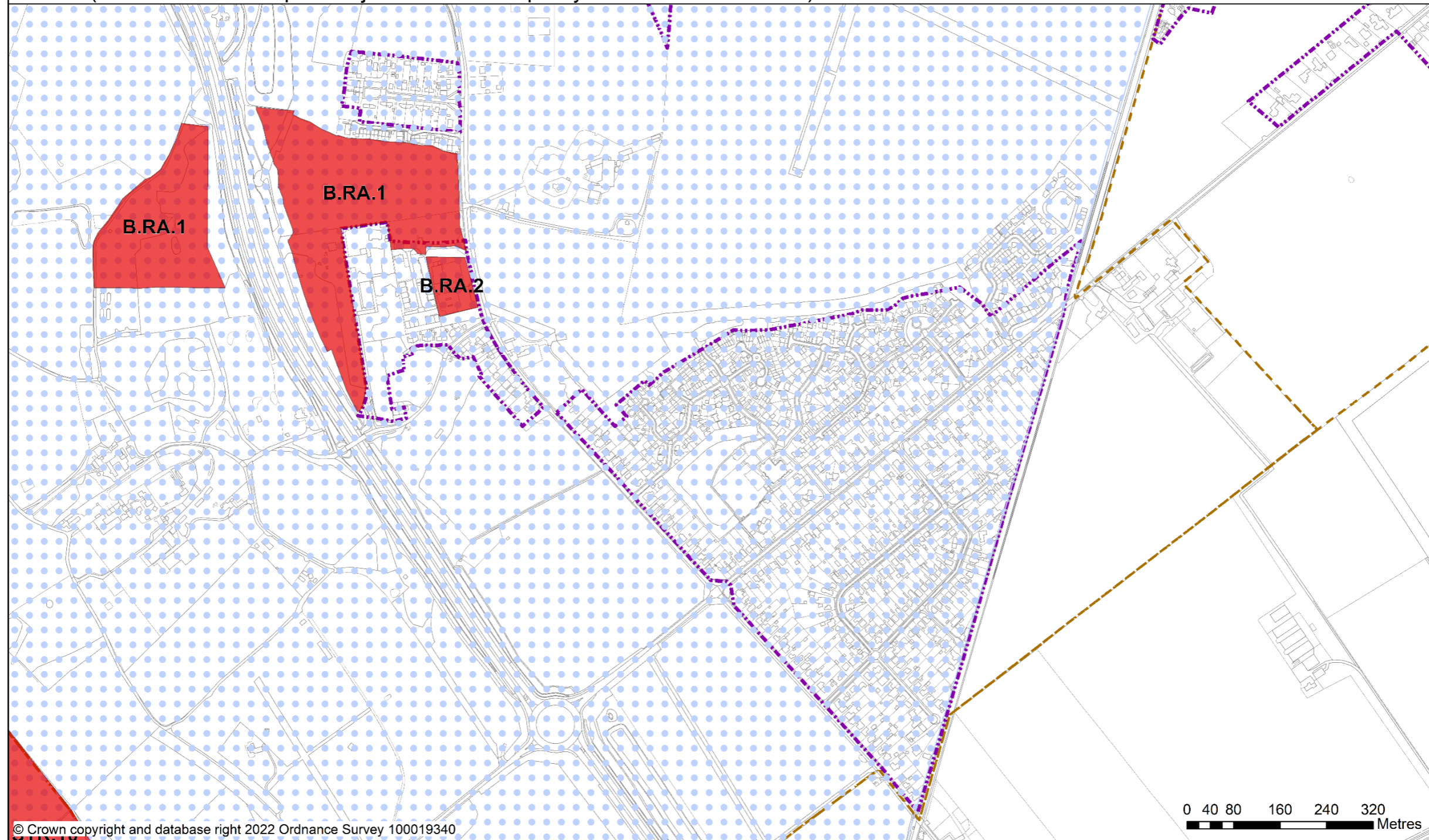
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 Mixed Use Allocation	 Settlement Boundary
 Growth Triangle Area Action Plan Boundary	 Parish Boundary

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

MAP **RACKHEATH**
BL4 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



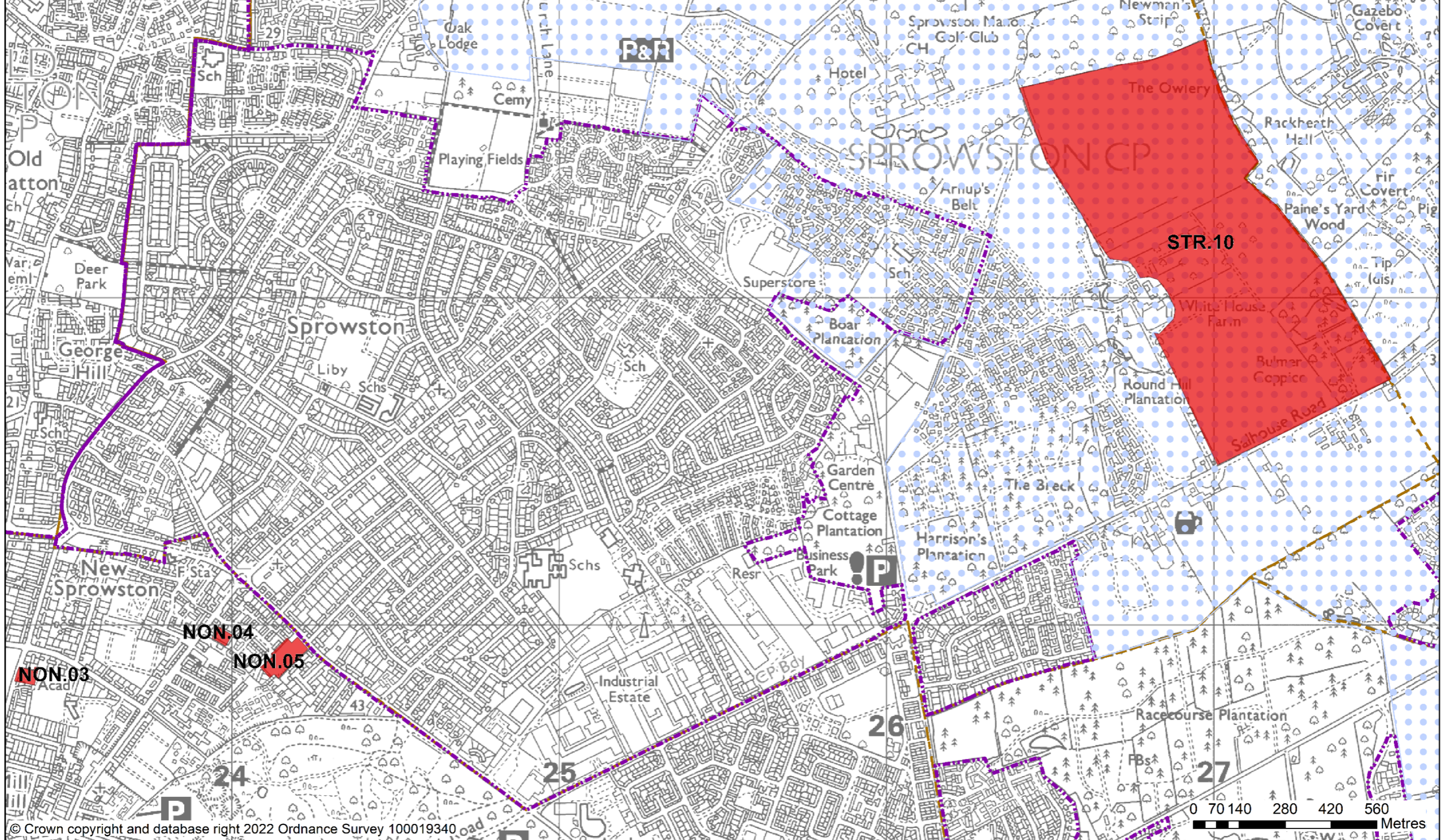
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- Housing Allocation
- Growth Triangle Area
- Settlement Boundary
- Parish Boundary





Scale at A3:
1:6,000
Date: 22/12/2022

MAP SPROWSTON
BL5 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



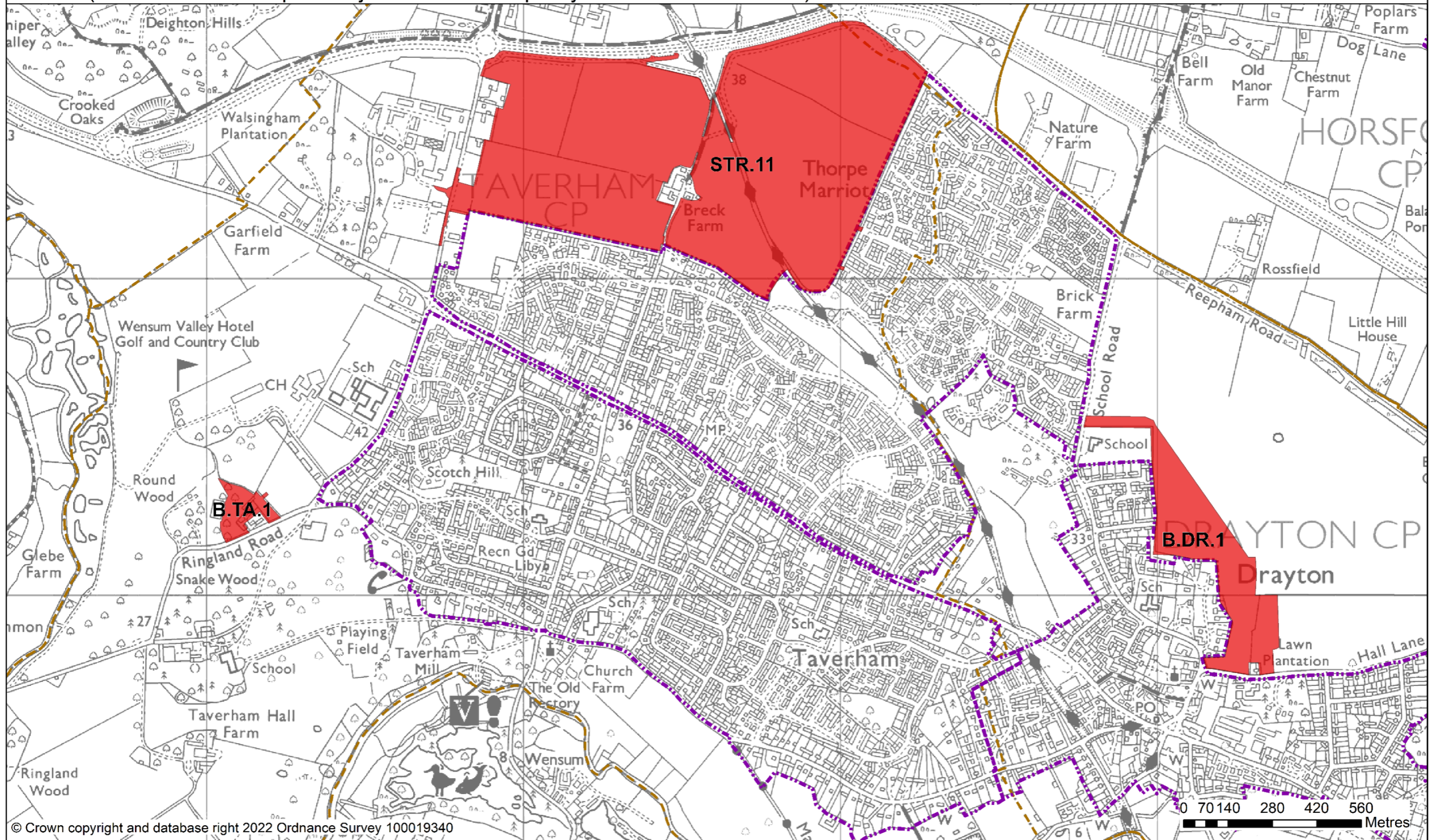
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 Housing Allocation	 Parish Boundary	 Growth Triangle Area Action Plan Boundary
 Settlement Boundary		


N
Scale at A3:
1:10,750
Date: 22/12/2022

MAP TAVERHAM
BL6 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



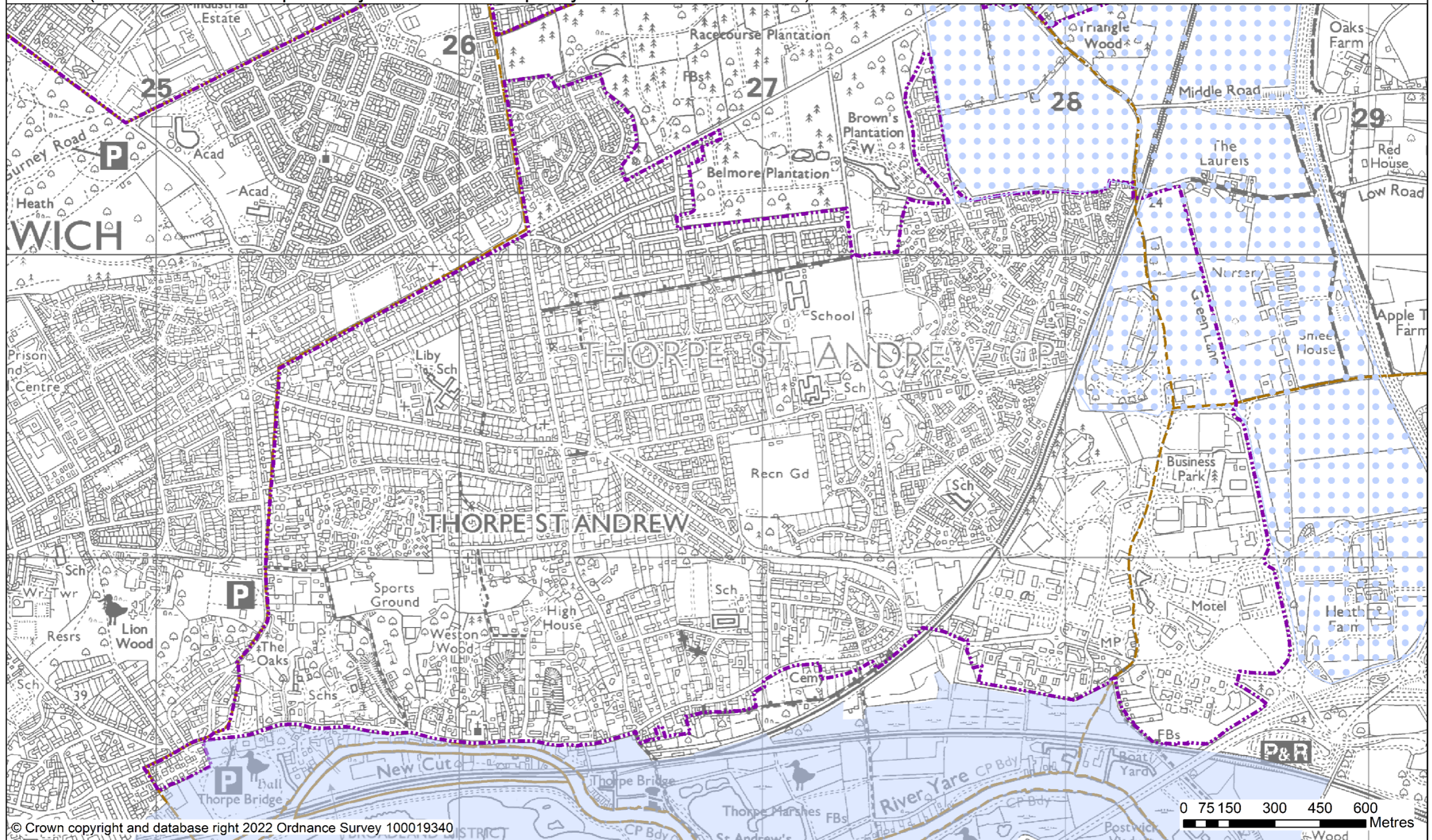
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 Housing Allocation  Parish Boundary
 Settlement Boundary

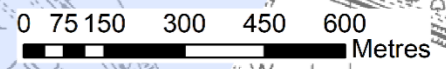
N
Scale at A3:
1:11,000
Date: 22/12/2022


MAP THORPE ST ANDREW
BL7 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



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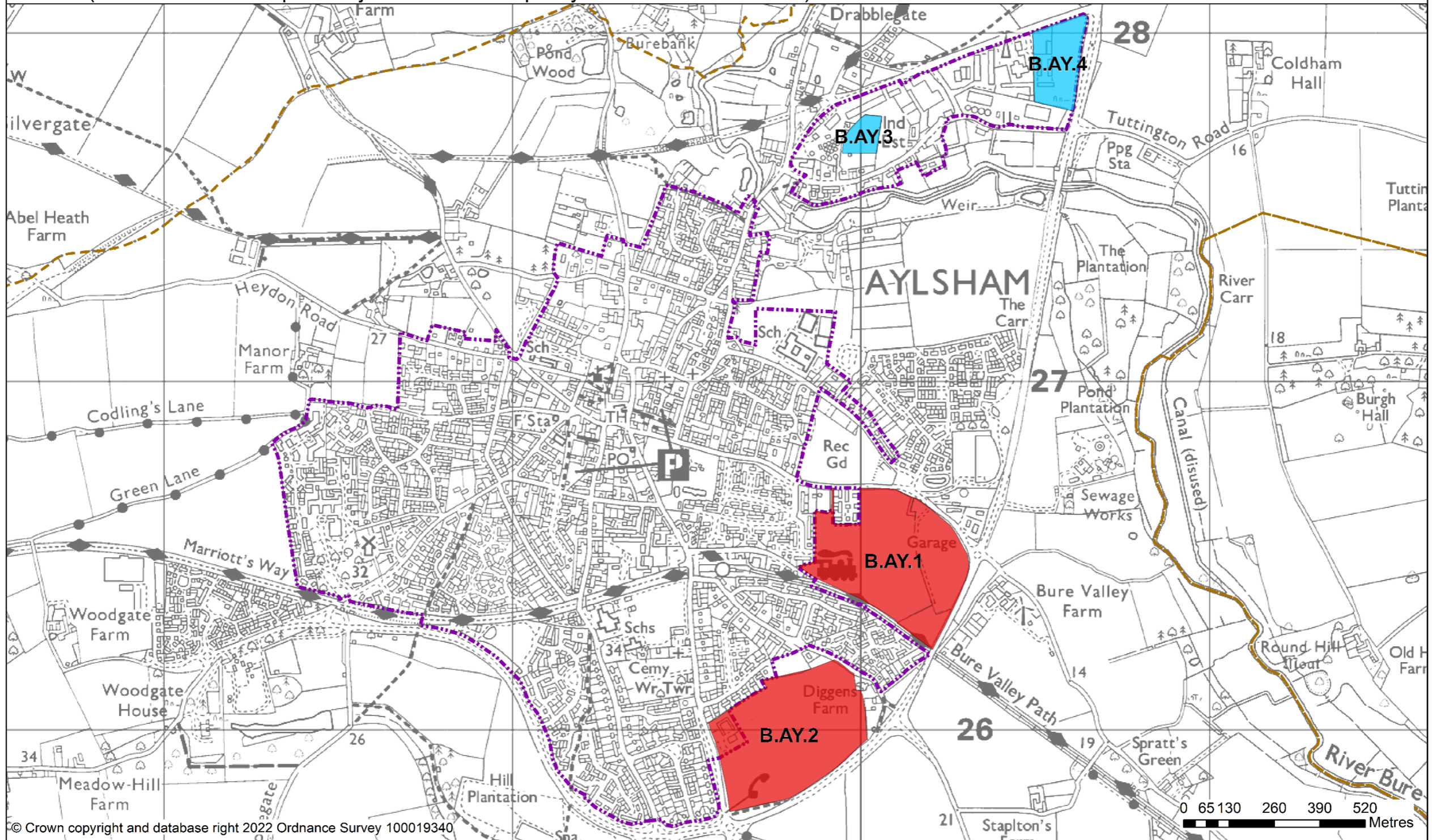


 Broads Authority Area	 Settlement Boundary	 Growth Triangle Area Action Plan Boundary
	 Parish Boundary	

Scale at A3:
 1:11,500
 Date: 22/12/2022

MAP AYLSHAM
BL8 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



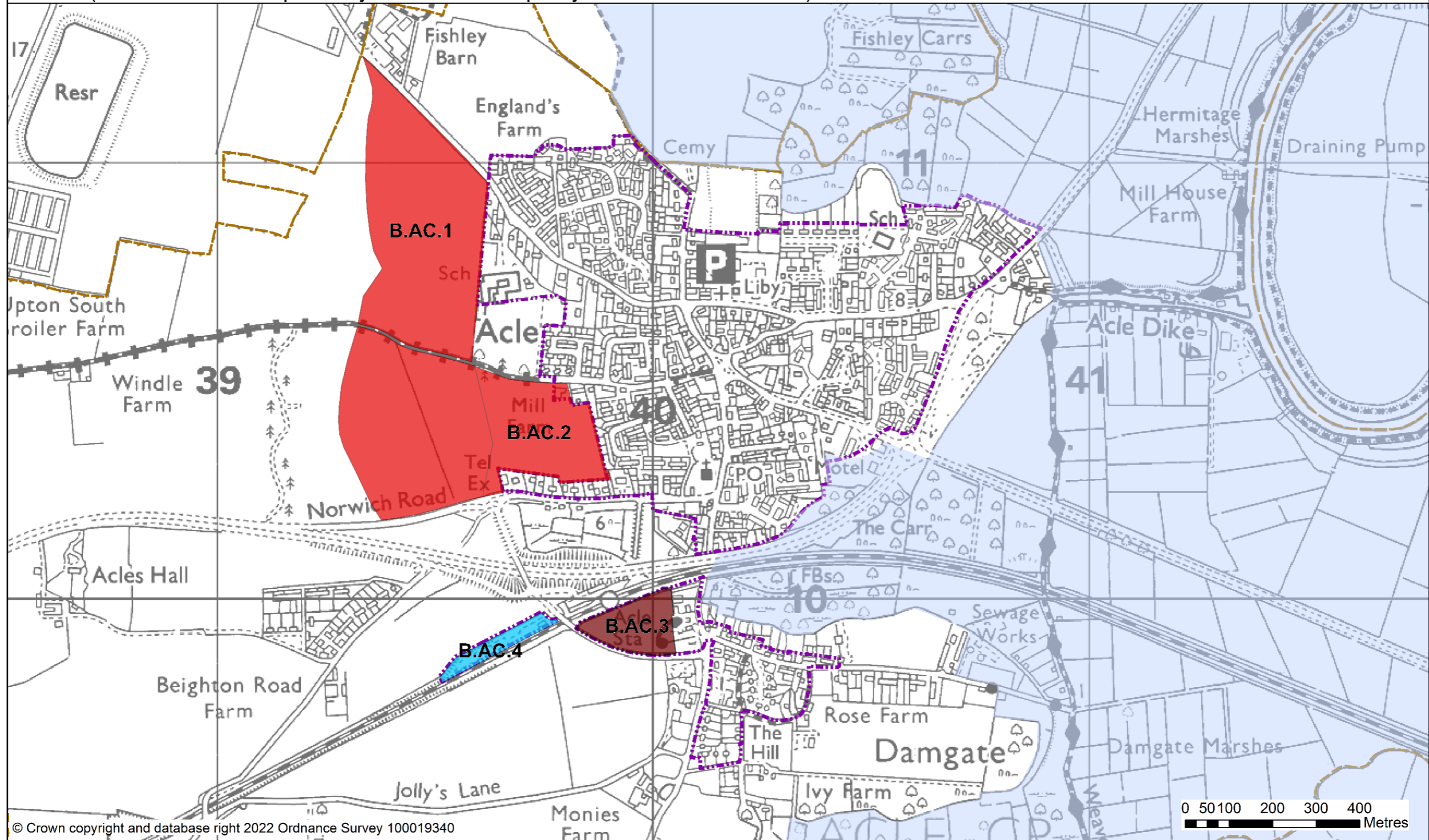
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- Housing Allocation
- Settlement Boundary
- Employment Allocation
- Parish Boundary

N
 Scale at A3:
 1:10,000
 Date: 22/12/2022

MAP ACLE
BL9 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



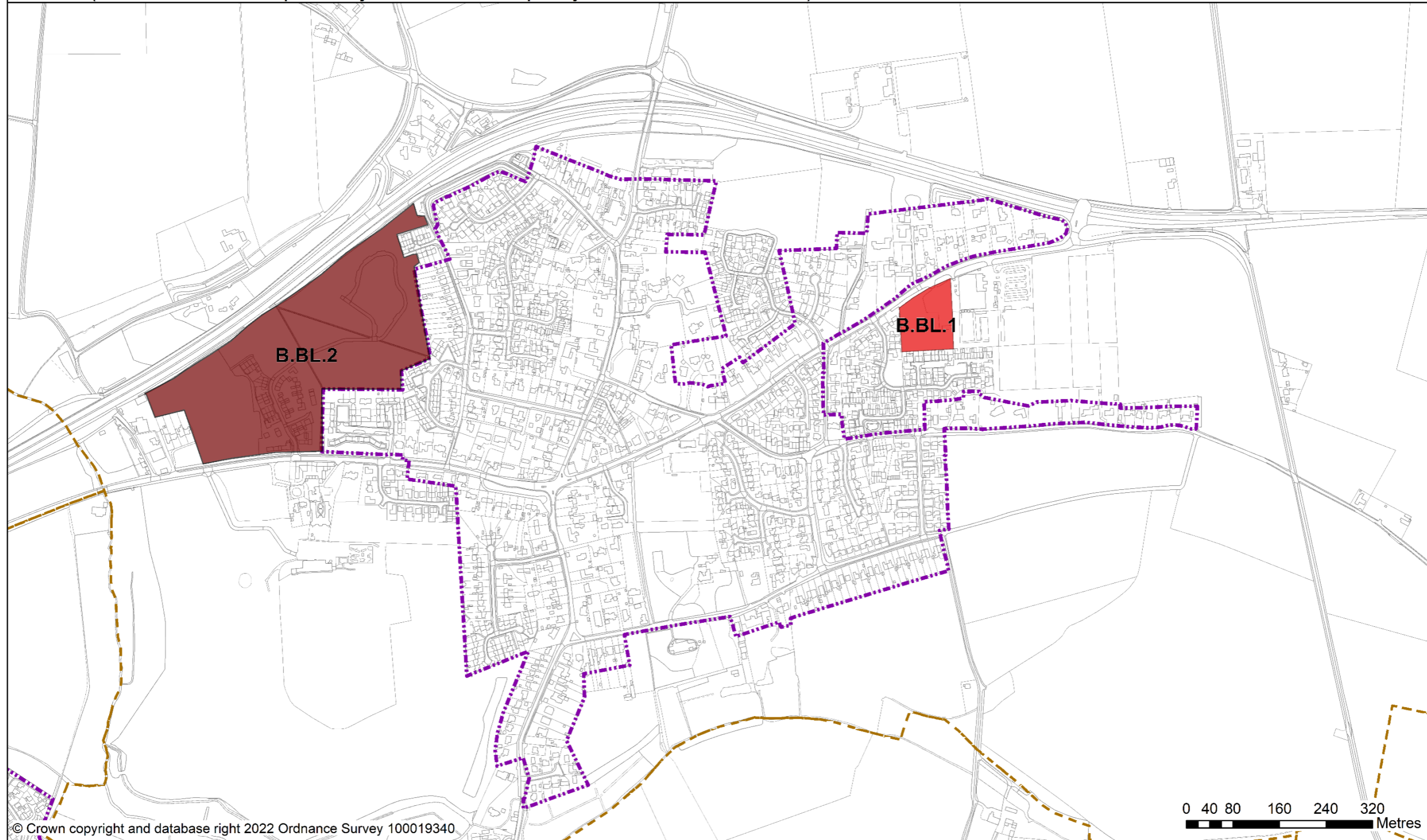
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 Housing Allocation	 Employment Allocation	 Broads Authority Area	 Settlement Boundary
 Mixed Use Allocation		 Parish Boundary	

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

MAP BLOFIELD
BL10 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



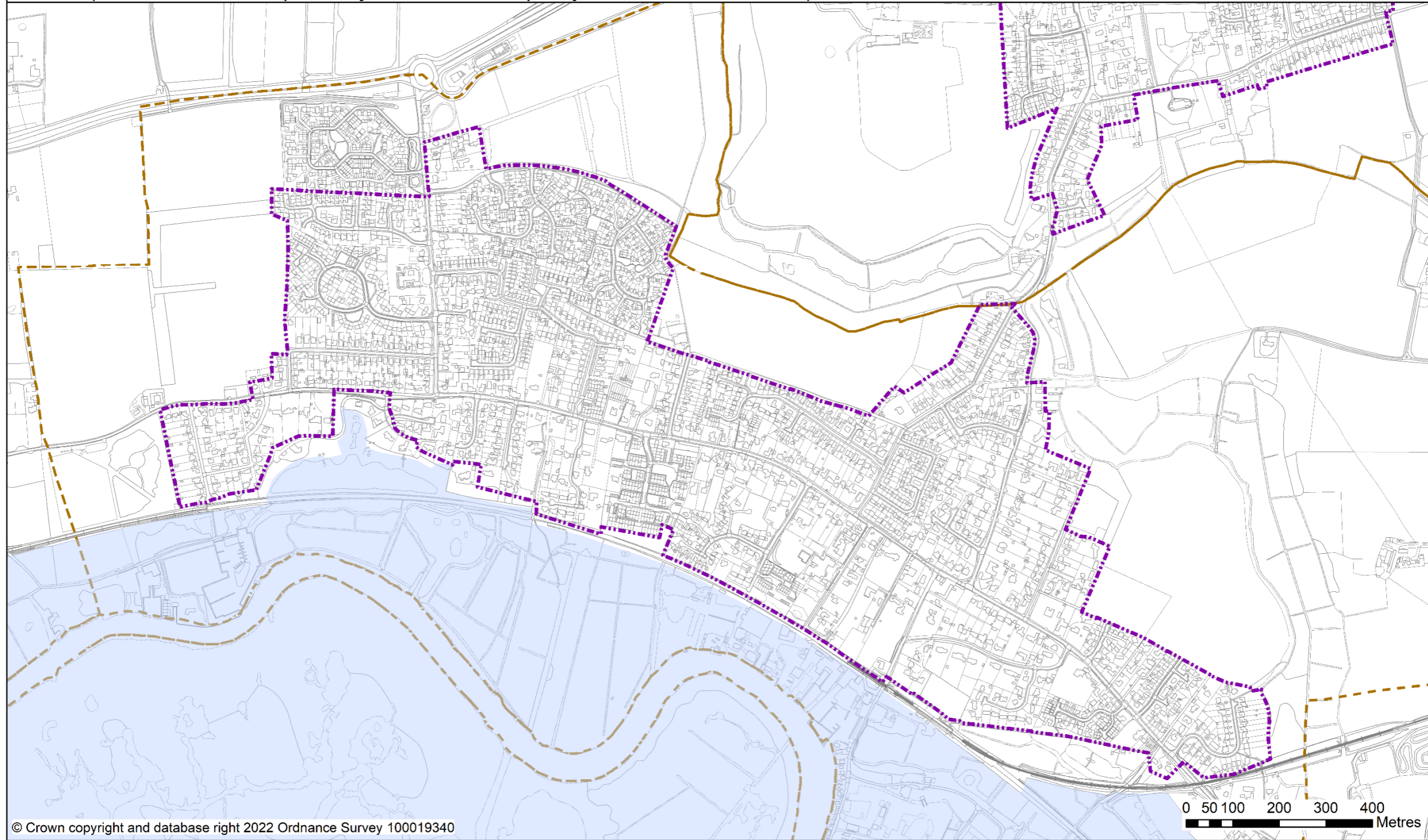
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- | | |
|--|---|
|  Housing Allocation |  Settlement Boundary |
|  Mixed Use Allocation |  Parish Boundary |

N
Scale at A3:
1:6,000
Date: 22/12/2022

MAP BRUNDALL
BL11 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



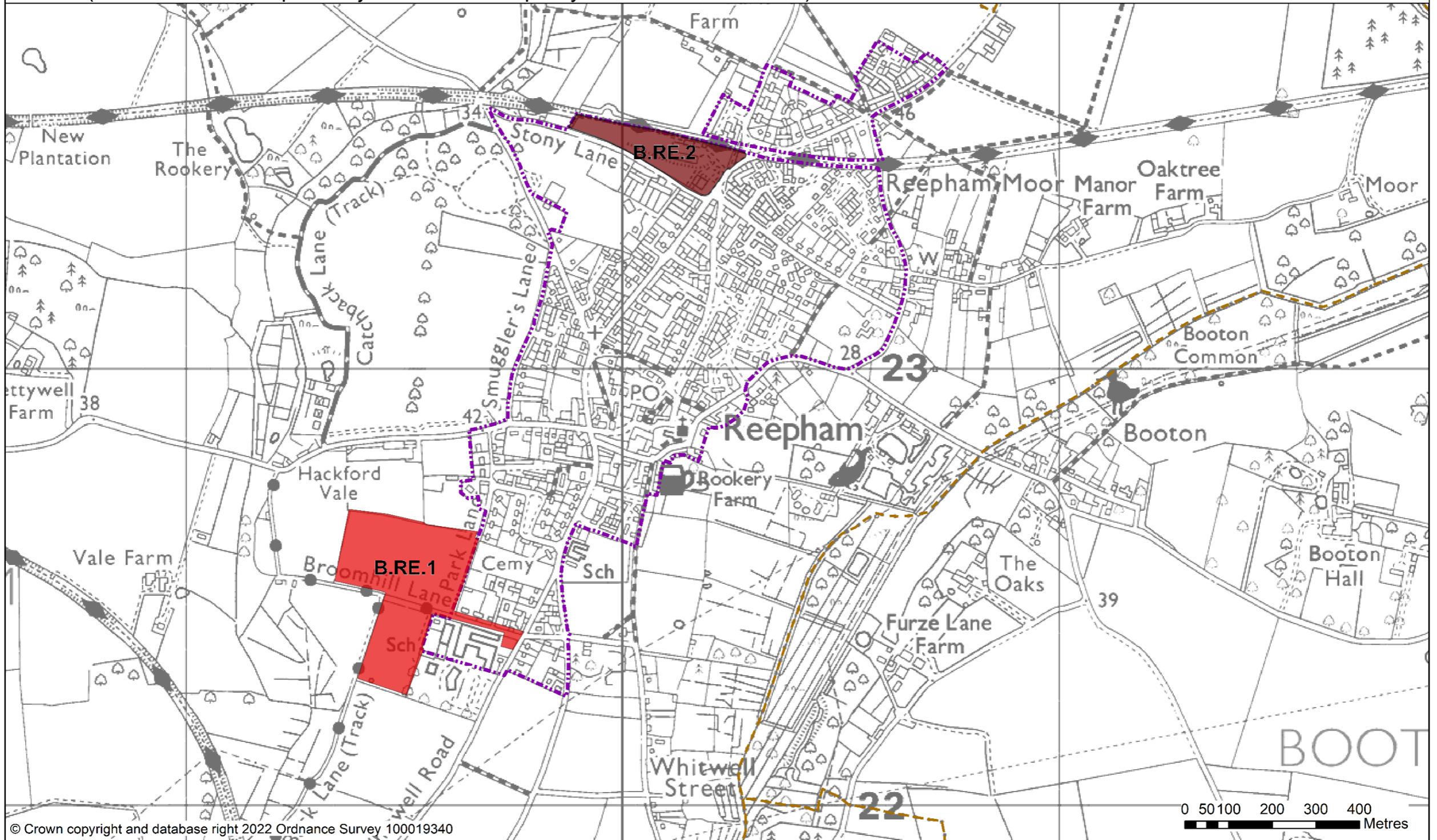
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-  Broad's Authority Area
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:7,500
Date: 22/12/2022

MAP REEPHAM
BL12 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



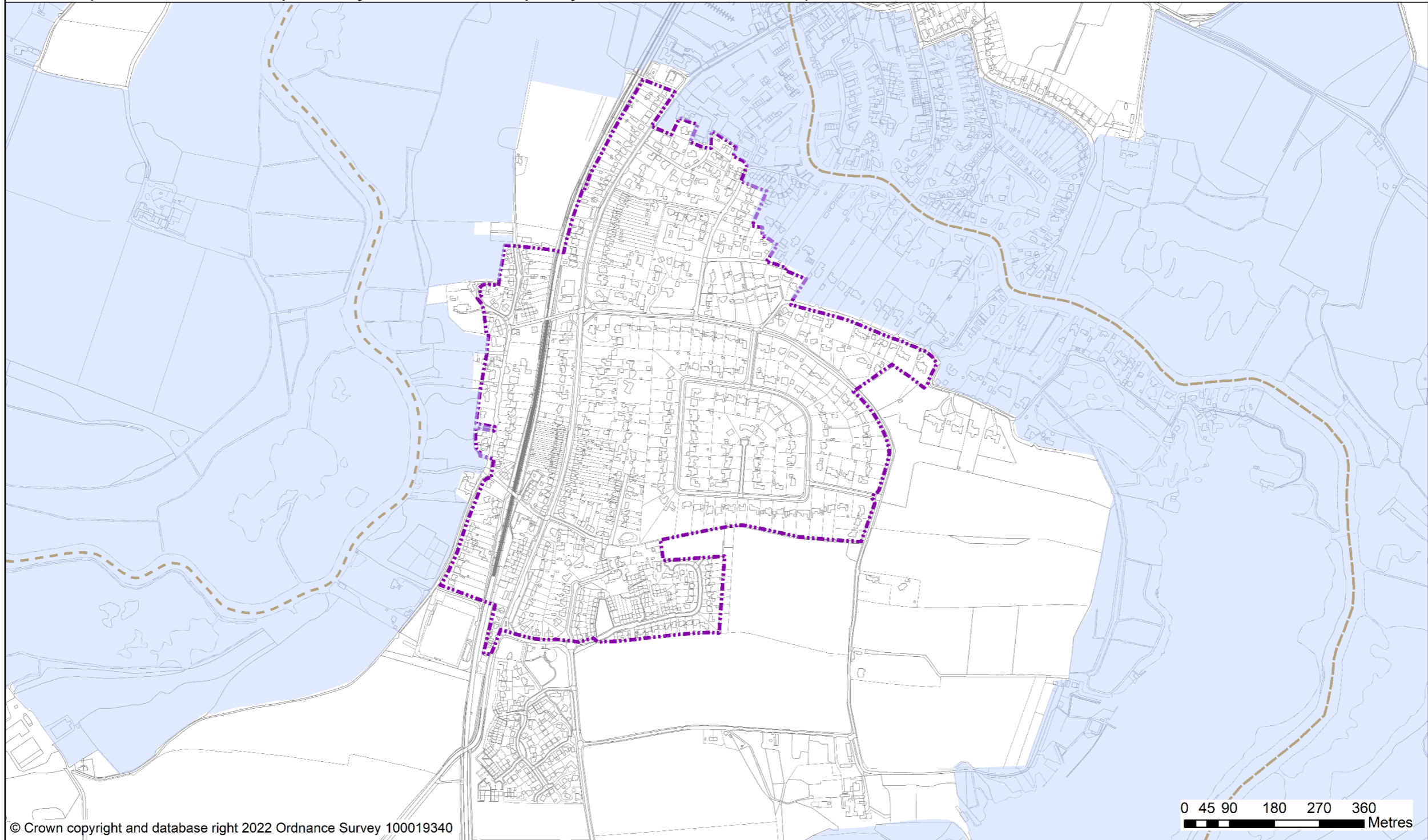
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- Housing Allocation
- Mixed Use Allocation
- Settlement Boundary
- Parish Boundary

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

MAP WROXHAM
BL13 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



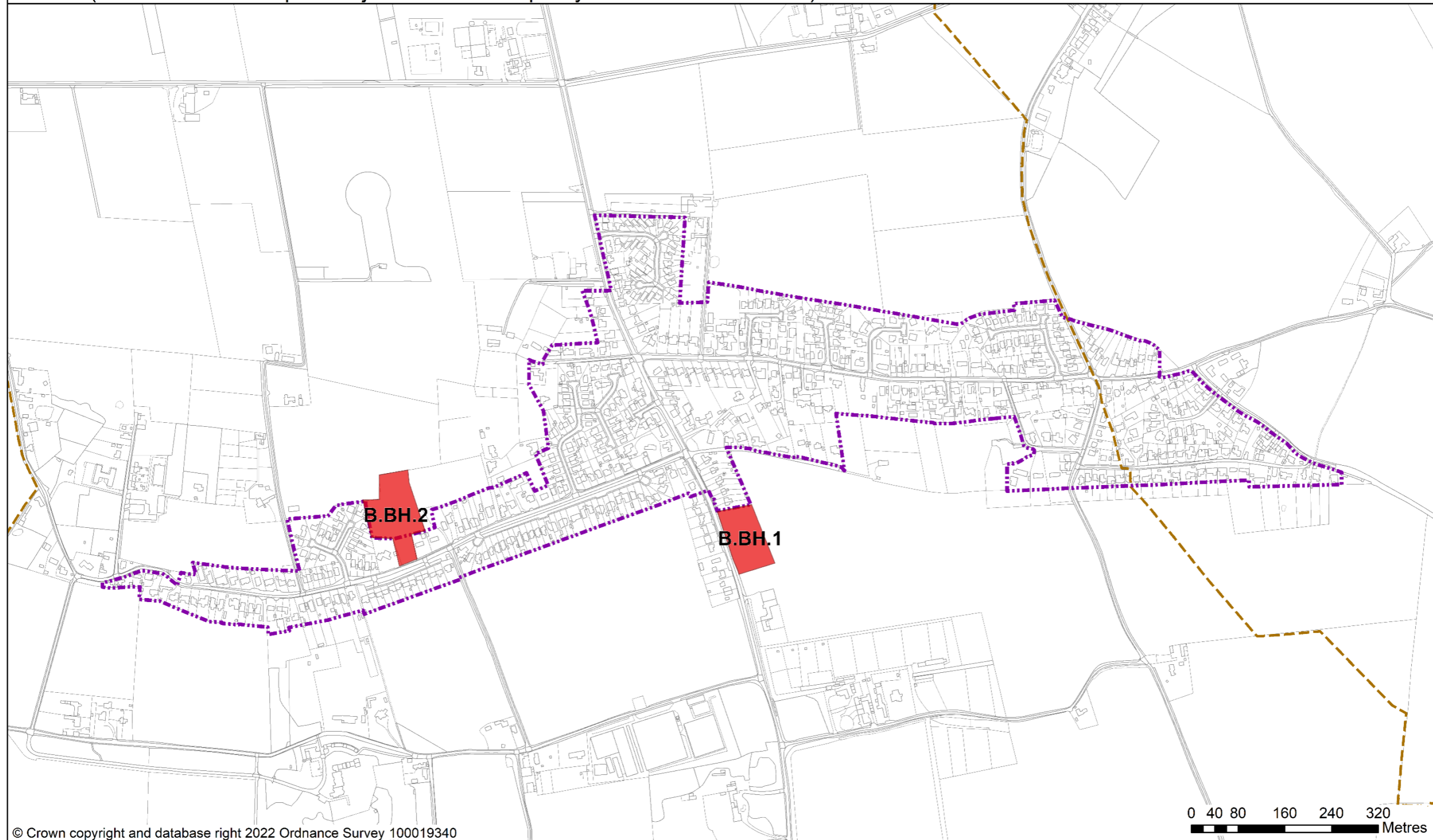
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-  Broads Authority Area
-  Settlement Boundary
-  Parish Boundary

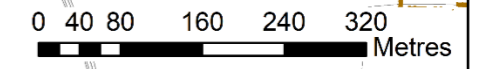
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Scale at A3:
1:7,000
Date: 22/12/2022




MAP BLOFIELD HEATH
BL14 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



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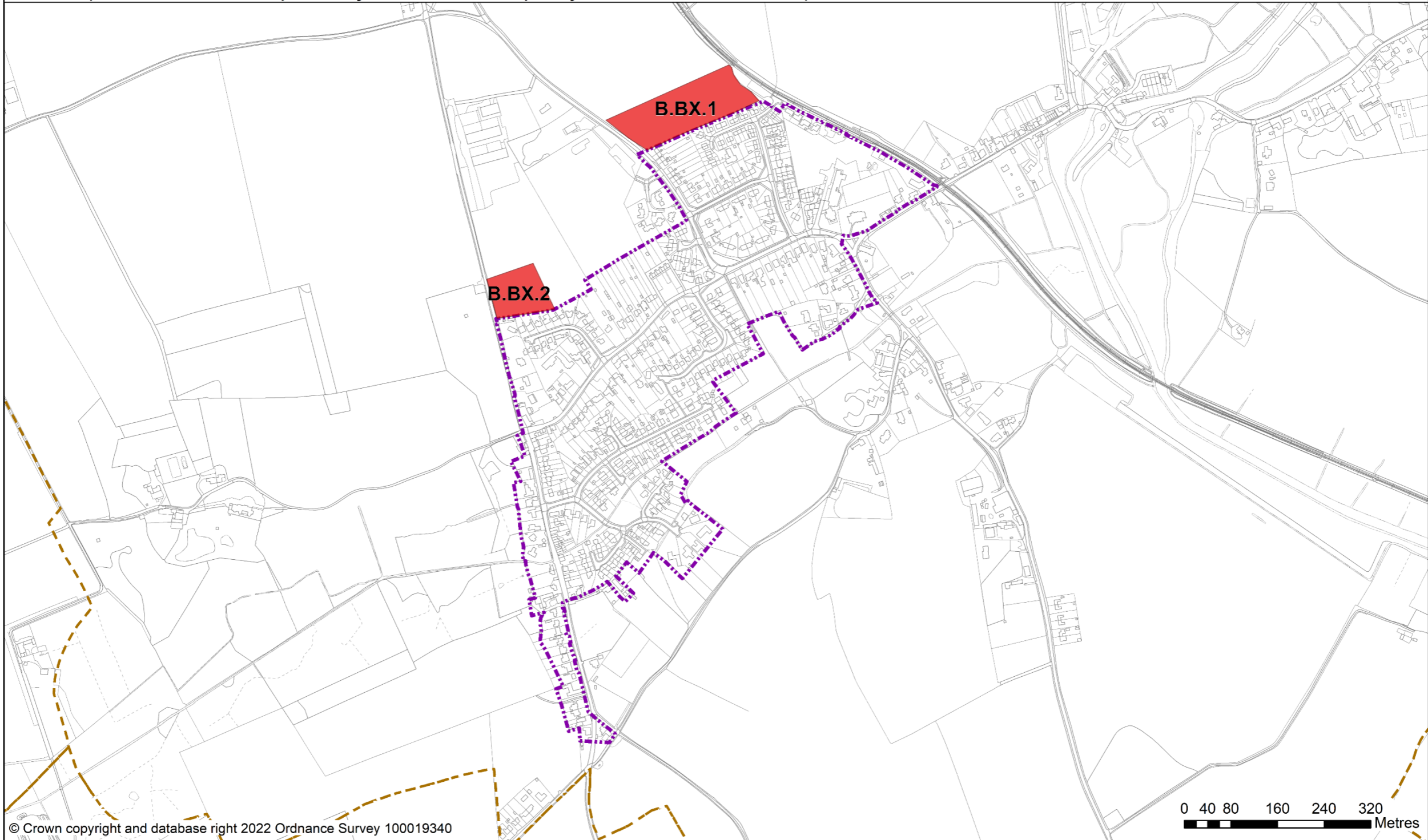





-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

N
Scale at A3:
1:6,000
Date: 22/12/2022

MAP **BUXTON WITH LAMAS**
BL15 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP

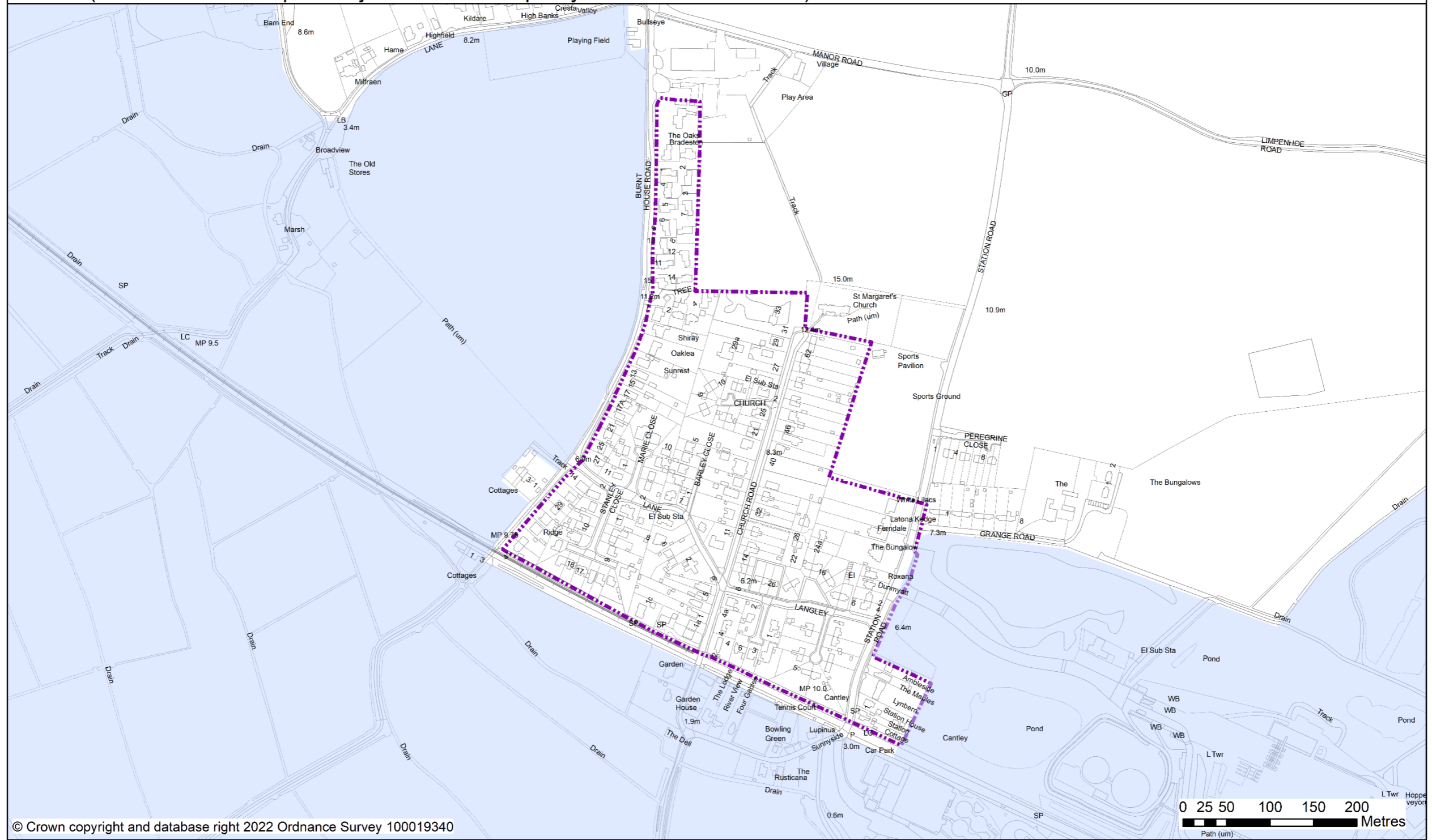


 Housing Allocation  Parish Boundary
 Settlement Boundary

N
Scale at A3:
1:6,000
Date: 22/12/2022

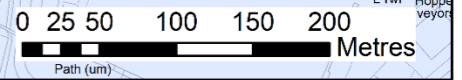
MAP CANTLEY
BL16 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



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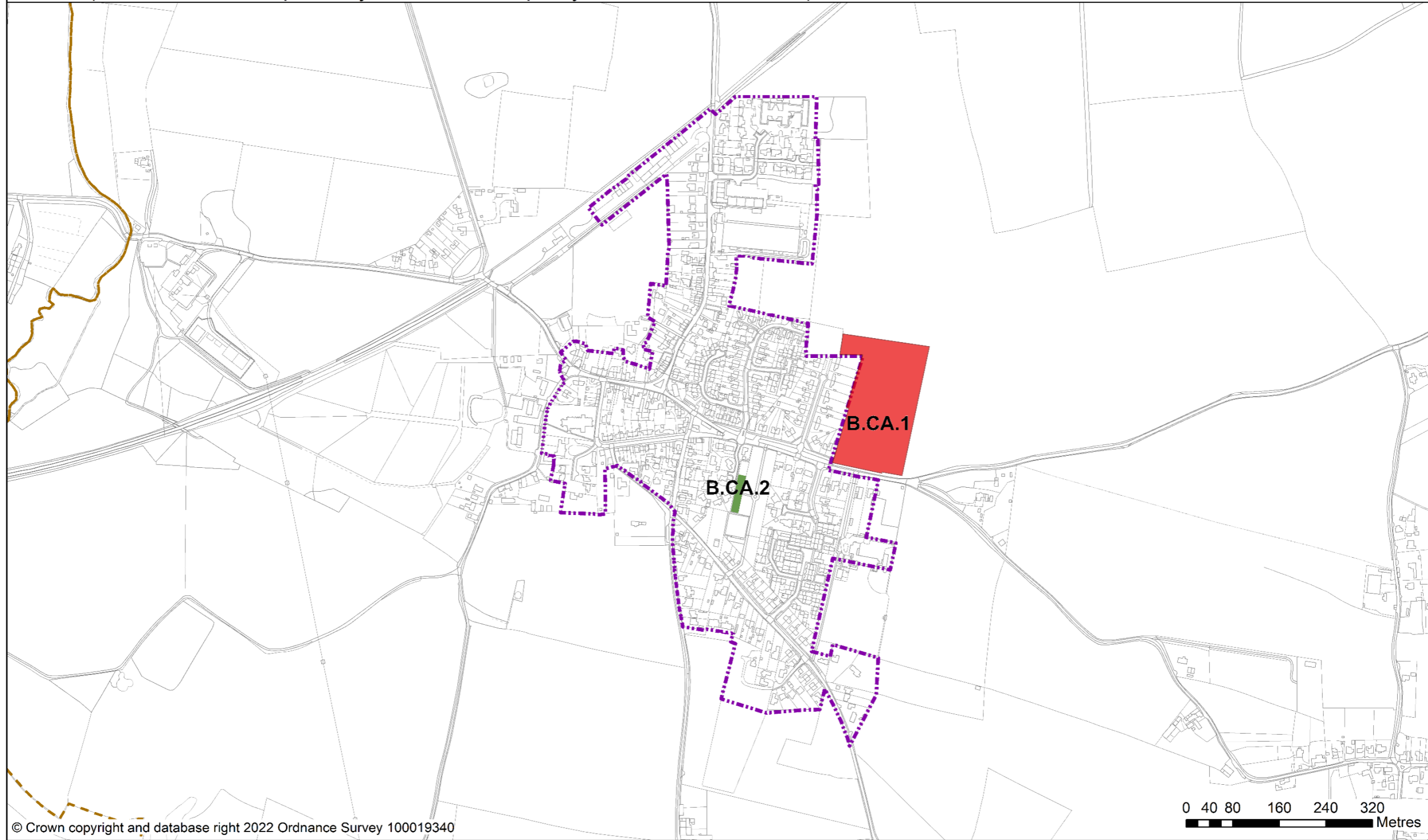
	Broads Authority Area		Settlement Boundary
			Parish Boundary




N
 Scale at A3:
 1:4,000
 Date: 22/12/2022

MAP **CAWSTON**
BL17 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



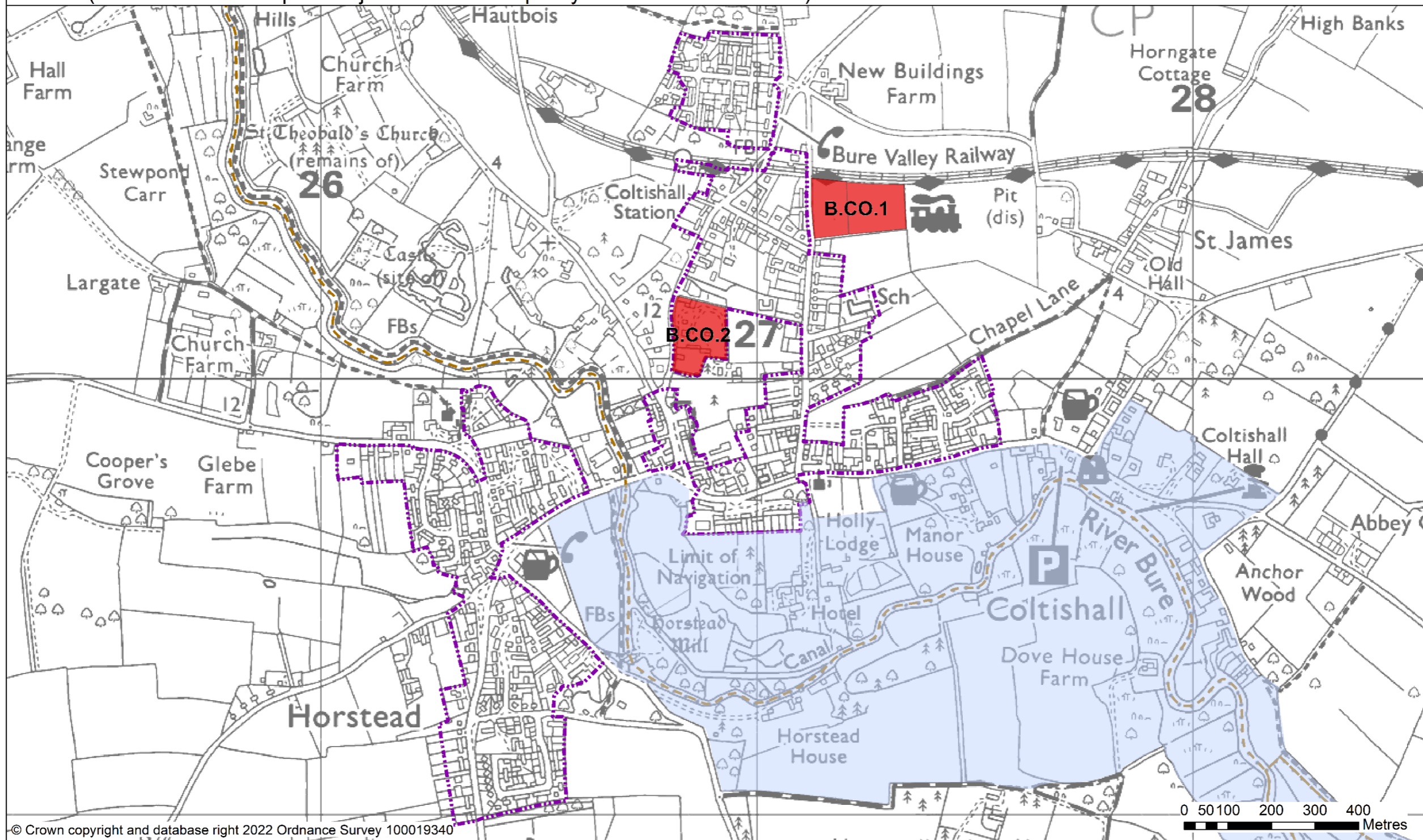
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-  Housing Allocation
-  Burial Ground Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:6,000
Date: 22/12/2022

MAP BL18 COLTISHALL AND HORSTEAD
 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



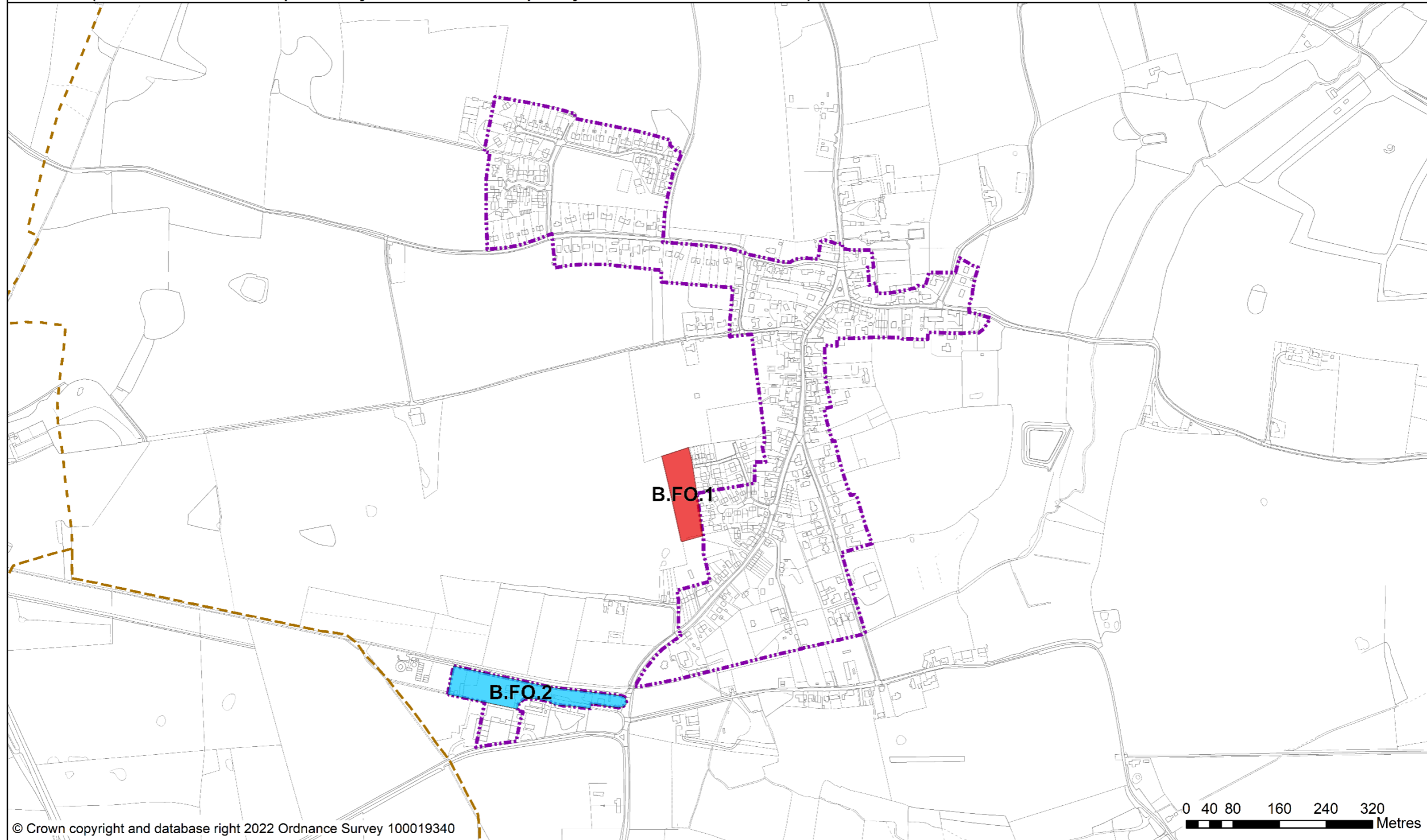
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- Housing Allocation
- Broads Authority Area
- Settlement Boundary
- Parish Boundary

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

MAP FOULSHAM
BL19 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP

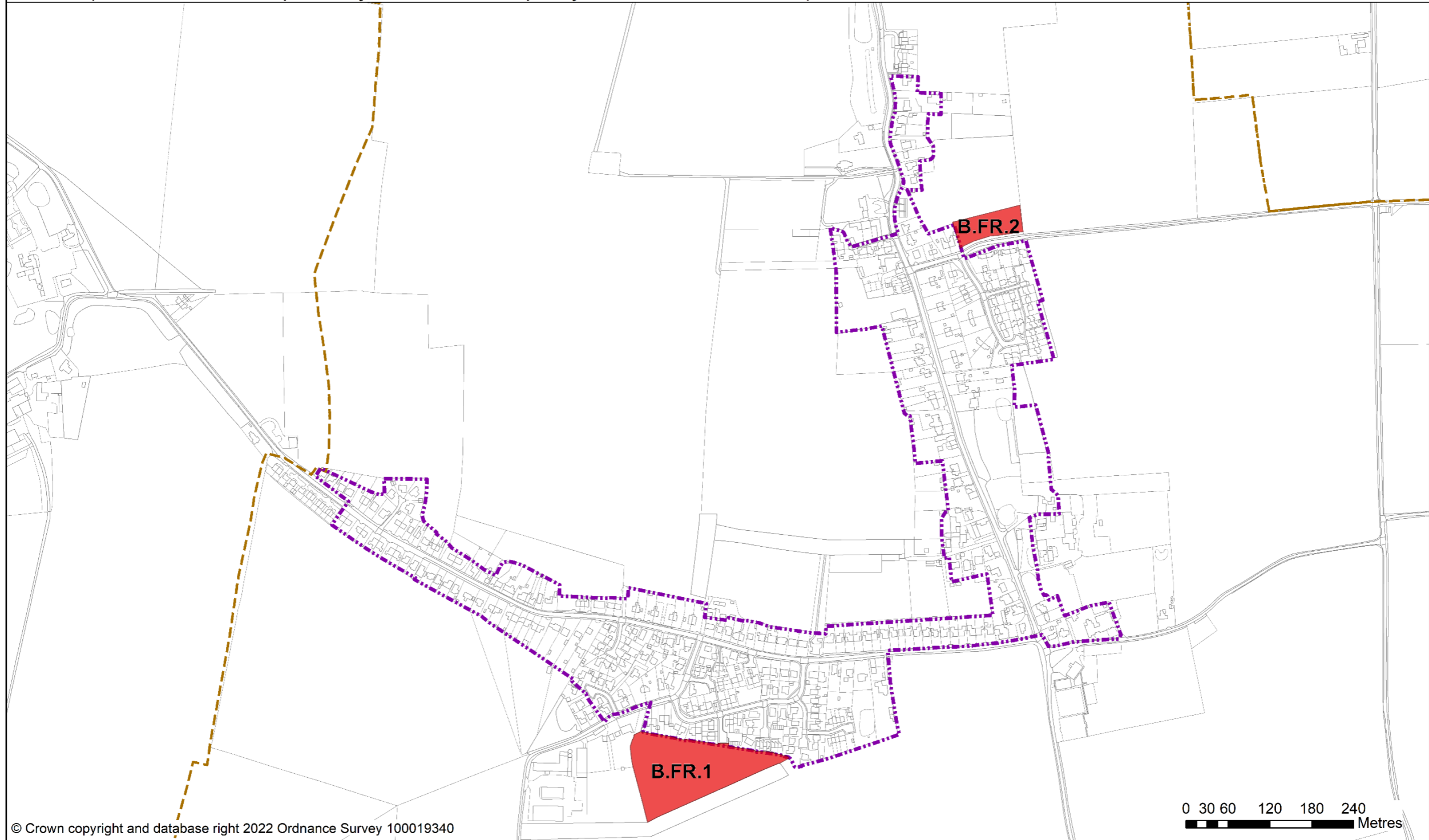





- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

N
Scale at A3:
1:6,000
Date: 22/12/2022

MAP BL20 **FREETHORPE**
(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP

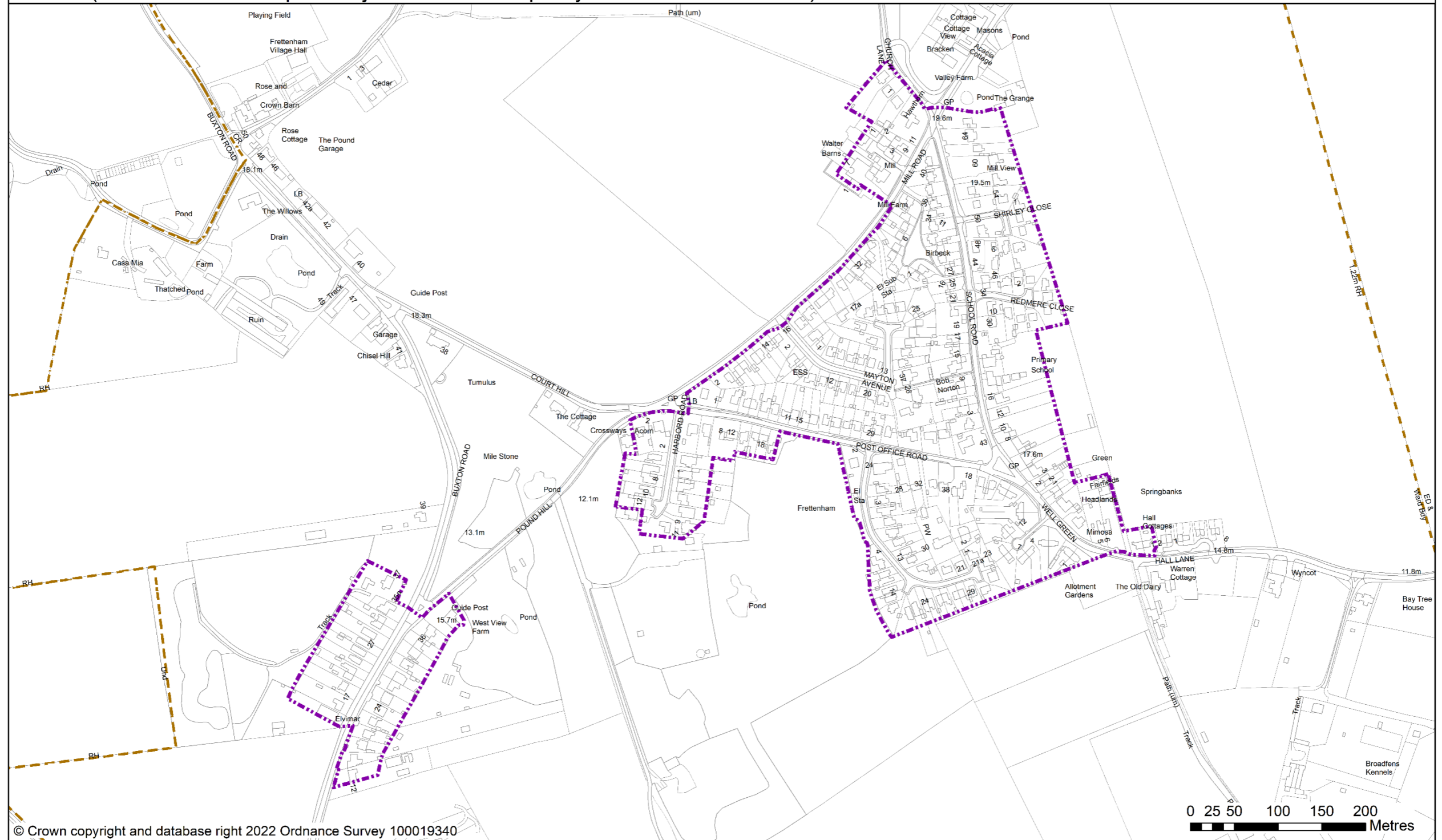


 Housing Allocation  Parish Boundary
 Settlement Boundary



N
Scale at A3:
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Date: 22/12/2022

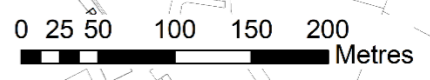
MAP FRETTHENHAM
BL21 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



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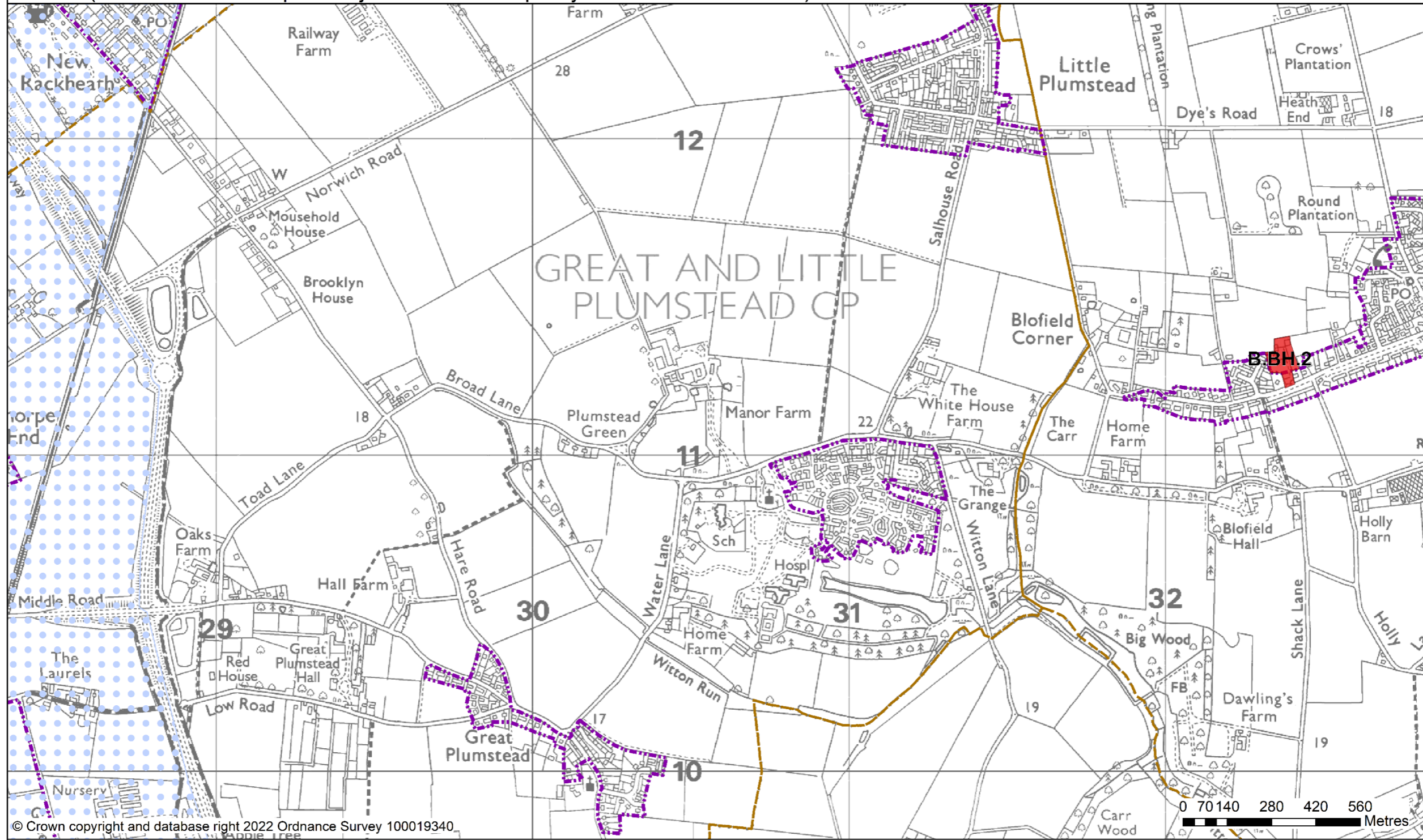
-  Settlement Boundary
-  Parish Boundary



N
Scale at A3:
1:4,000
Date: 22/12/2022

MAP GREAT AND LITTLE PLUMSTEAD
BL22 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



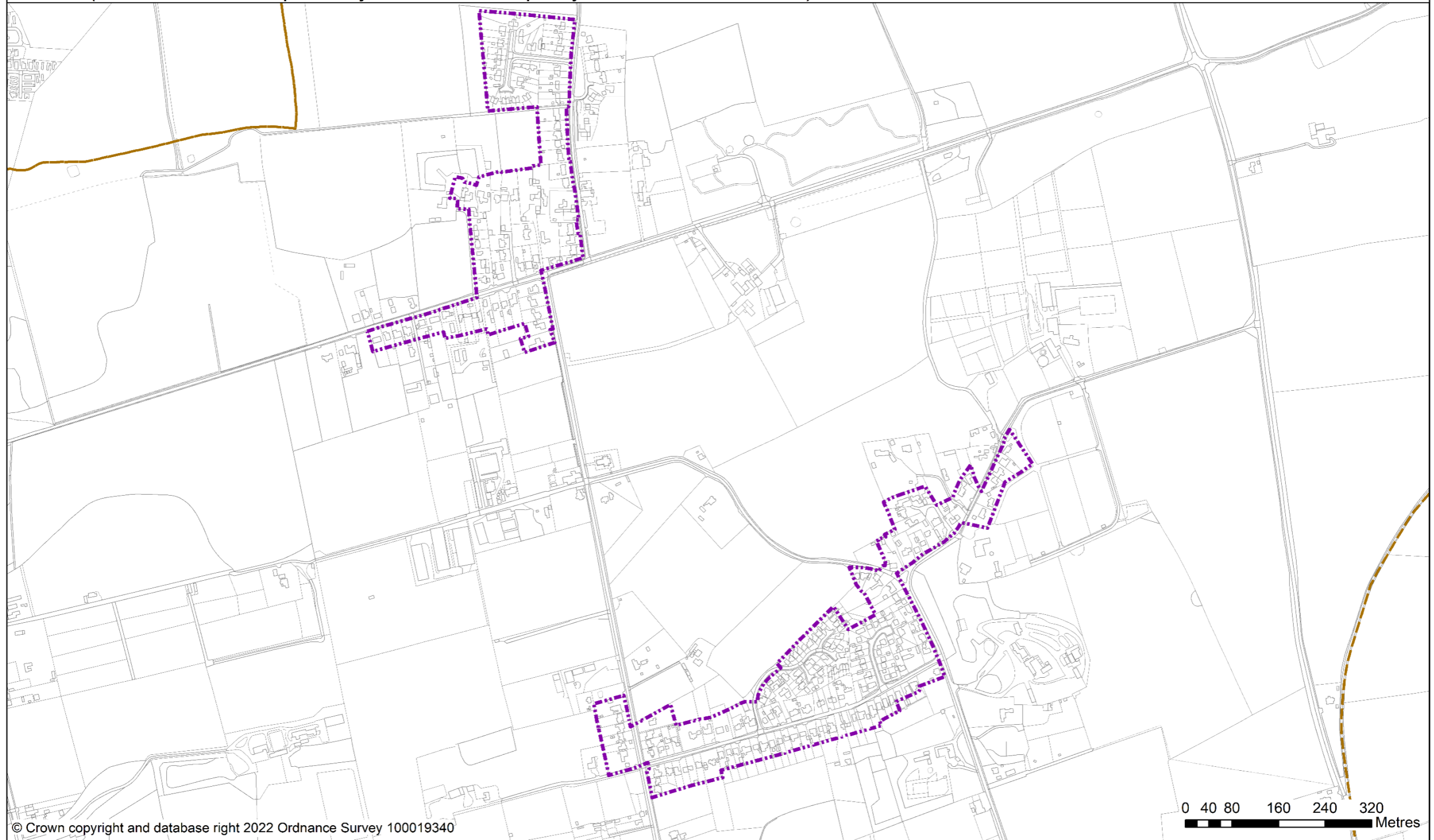
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	Housing Allocation		Parish Boundary		Growth Triangle Area Action Plan Boundary
	Settlement Boundary				

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

MAP HAINFORD
BL23 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



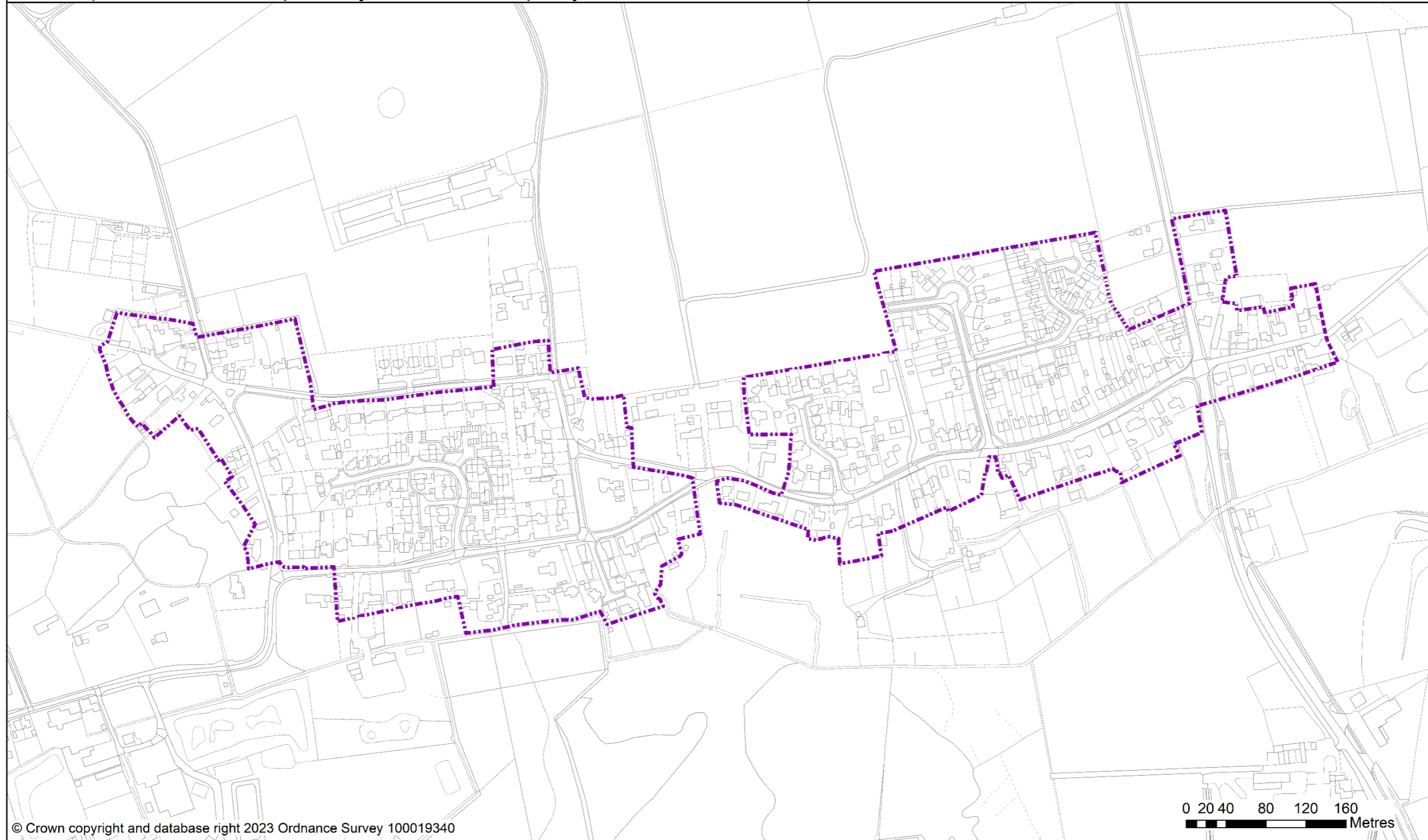
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-  Settlement Boundary
-  Parish Boundary



N
Scale at A3:
1:6,000
Date: 22/12/2022

MAP HEVINGHAM
BL24 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP

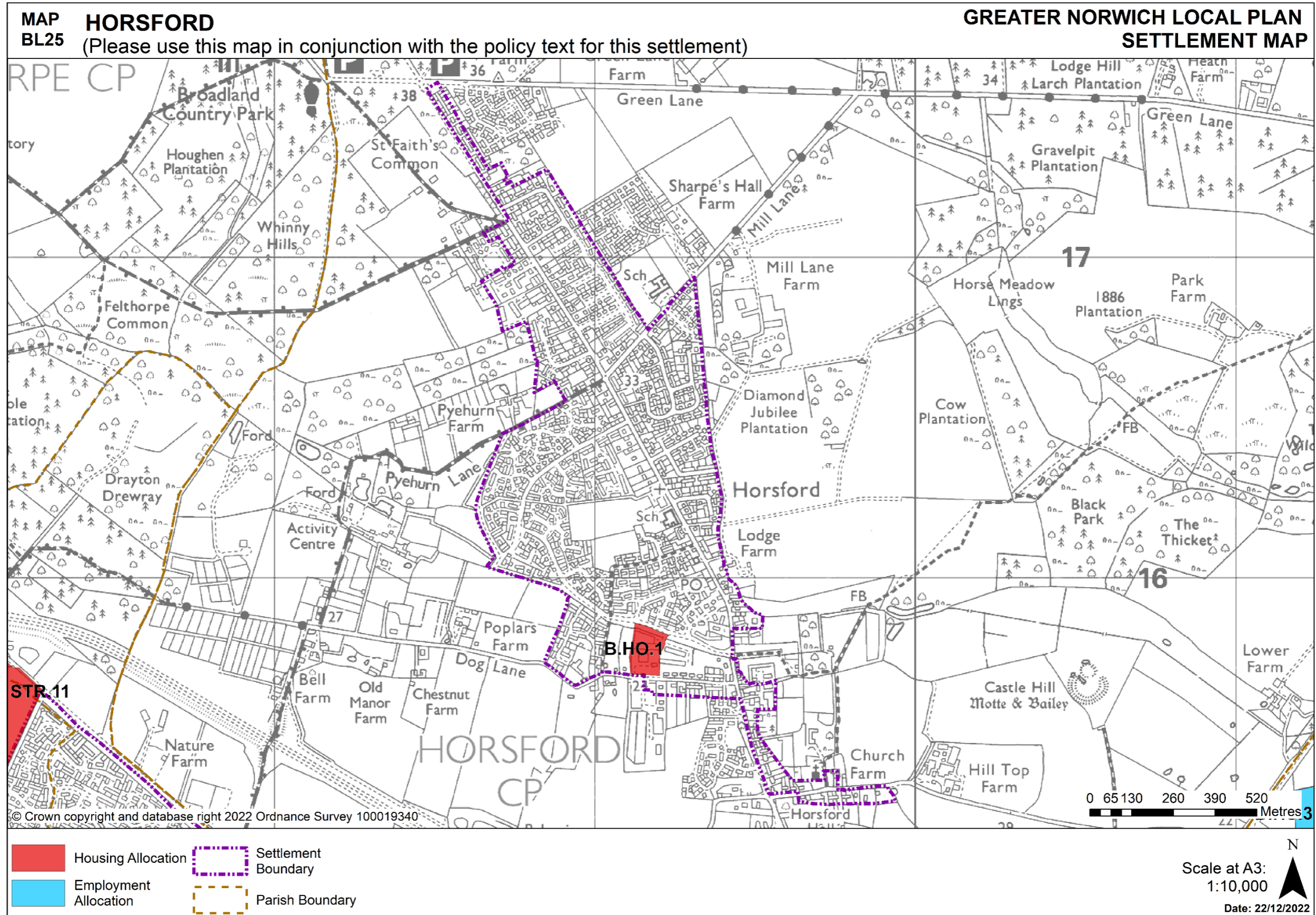


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-  Parish Boundary
-  Settlement Boundary

Scale at A3:
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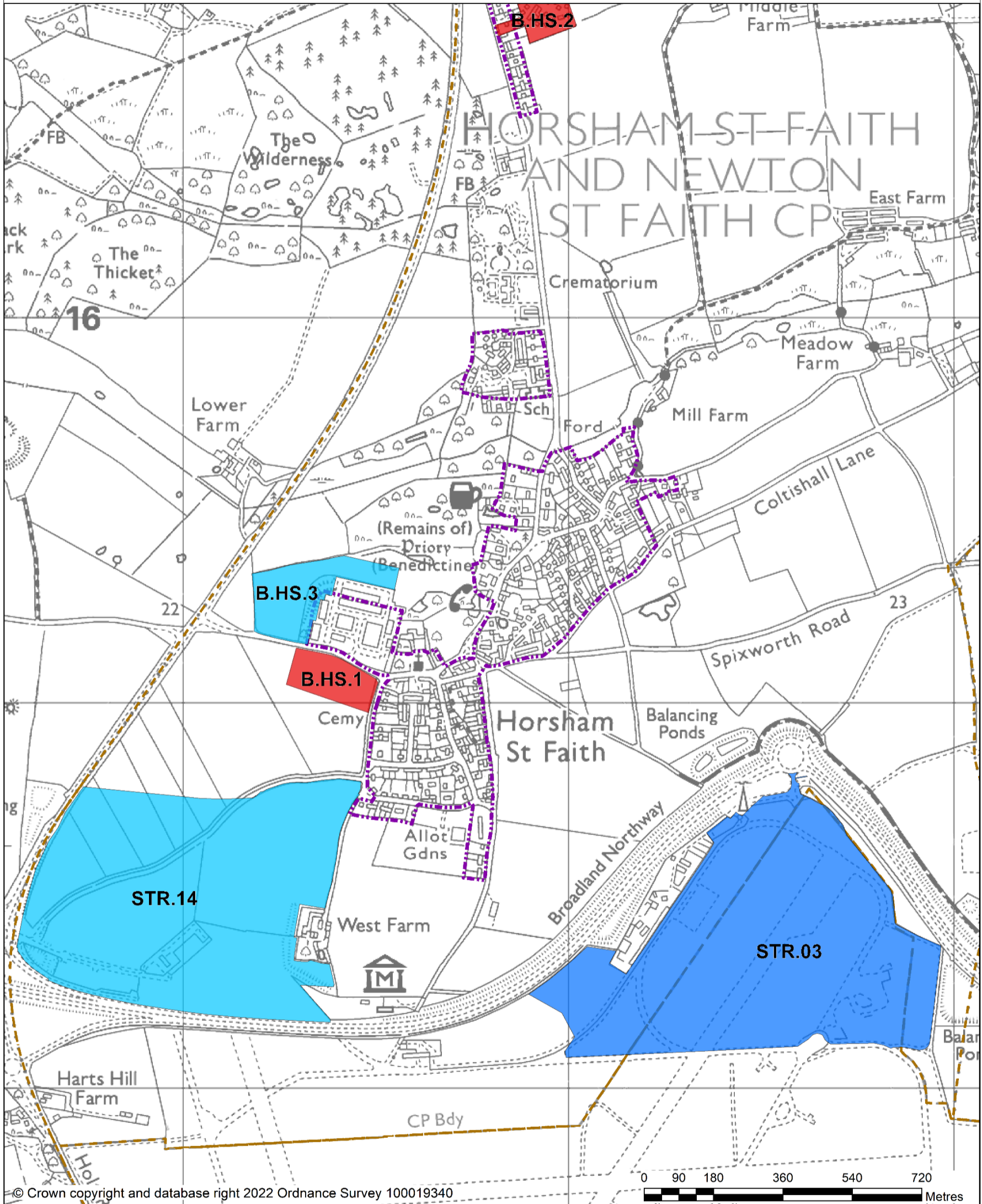
N
Date: 11/01/2023



MAP
BL26

HORSHAM AND NEWTON ST FAITH
(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
- Aviation Related Employment Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A3:
1:9,000

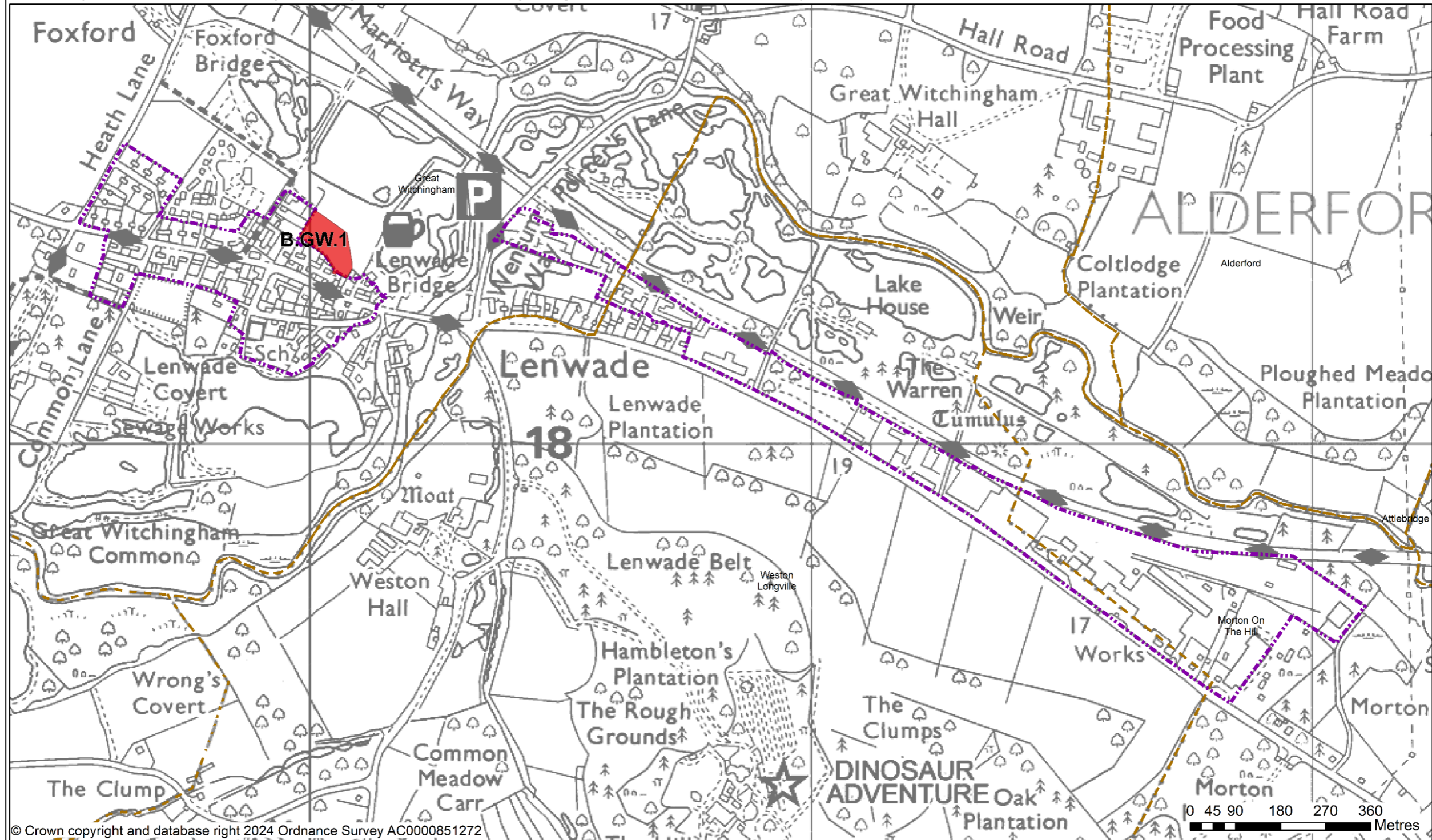


Date: 22/12/2022




MAP LENWADE (GT. WITCHINGHAM)

BL27 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



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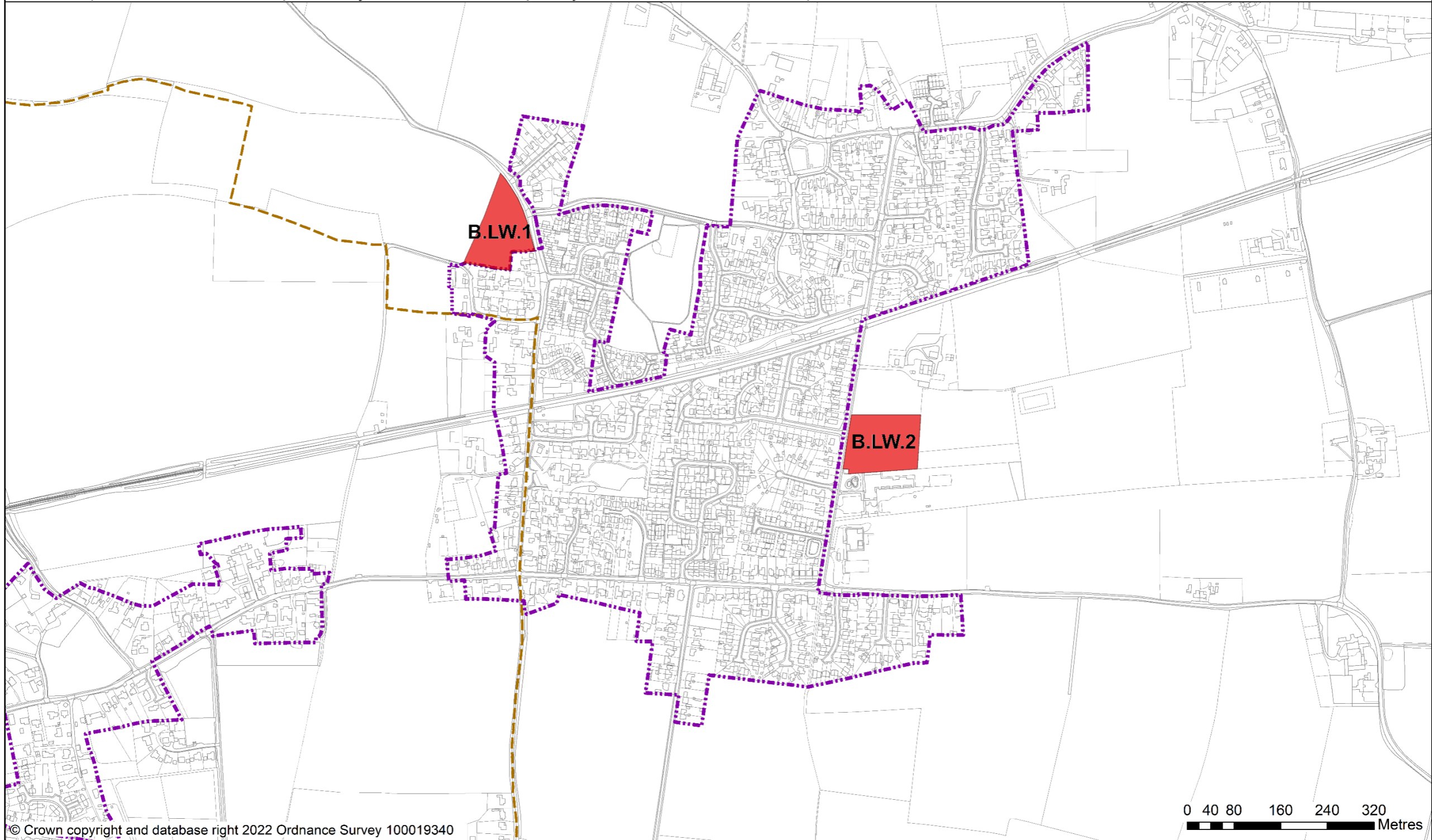
 Housing Allocation  Parish Boundary  Settlement Boundary

Scale at A3:
1:7,000






MAP **LINGWOOD**
BL28 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



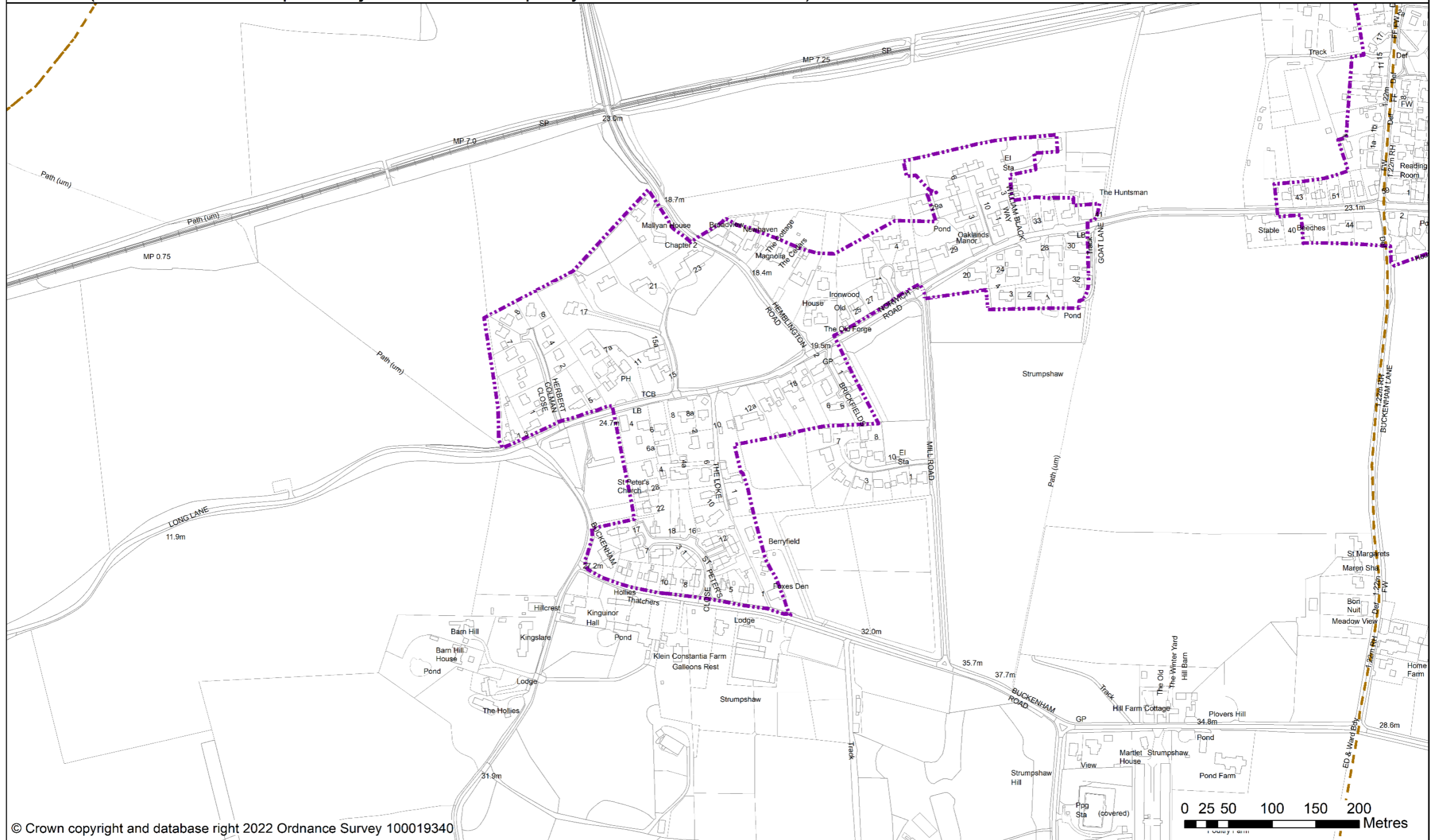
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-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

N
Scale at A3:
1:6,000
Date: 22/12/2022

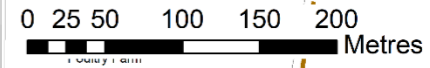
MAP BL29 STRUMPSHAW
 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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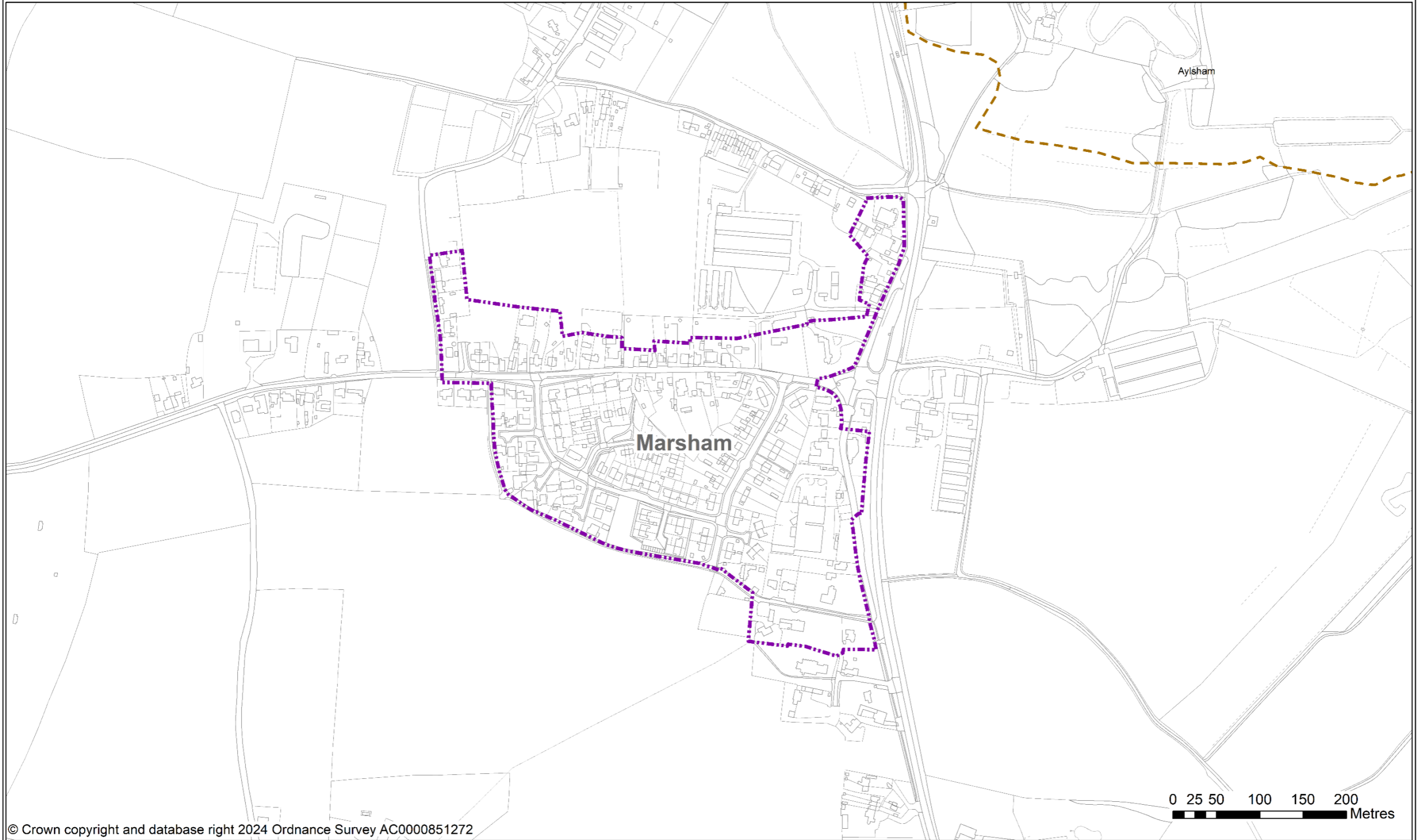
- Settlement Boundary
- Parish Boundary




N
 Scale at A3:
 1:4,000
 Date: 22/12/2022

MAP **MARSHAM**
BL30 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



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-  Settlement Boundary
-  Parish Boundary

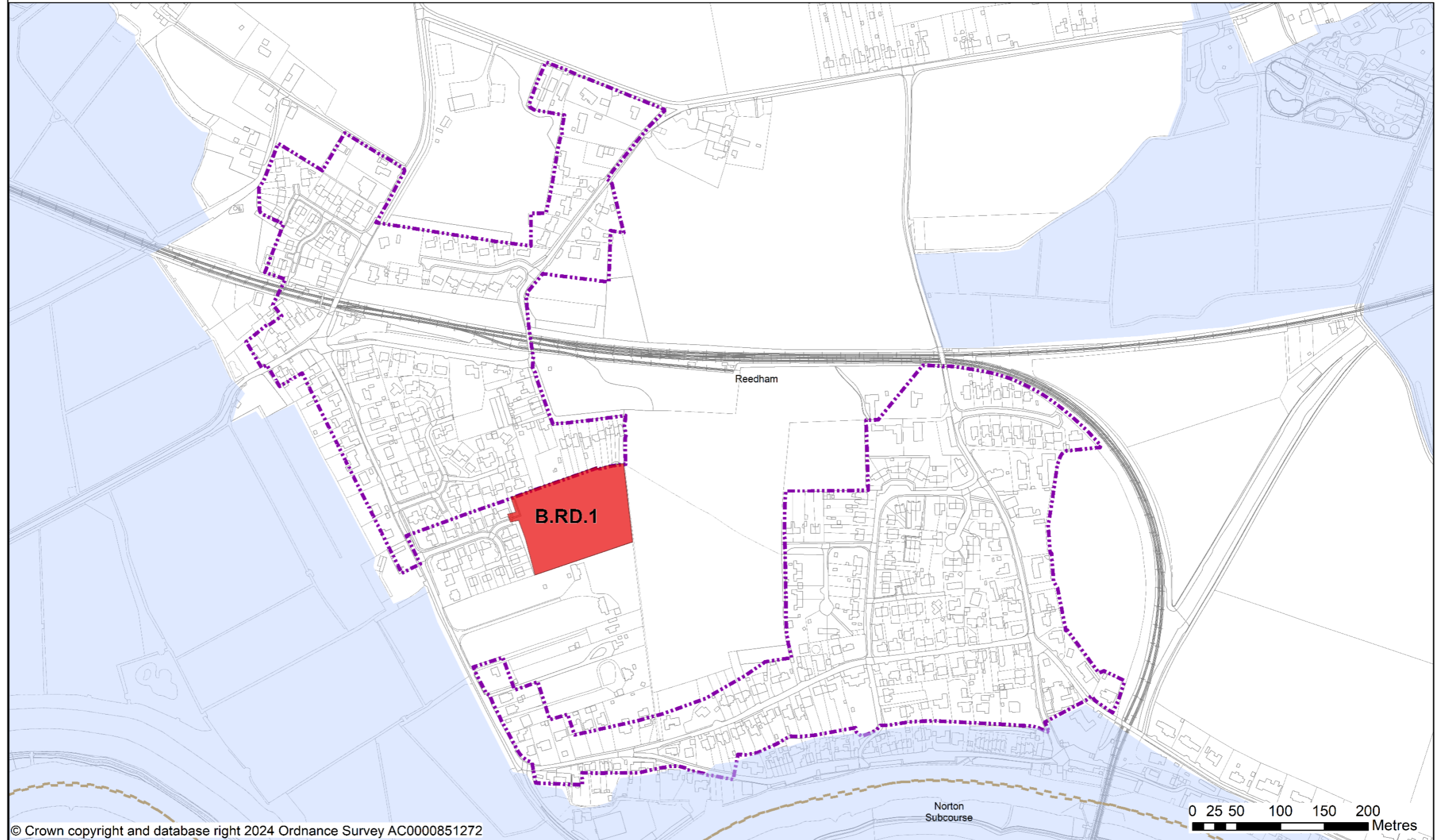
Scale at A3:
1:4,000

Date: 15/02/2024

MAP REEDHAM

BL31 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**



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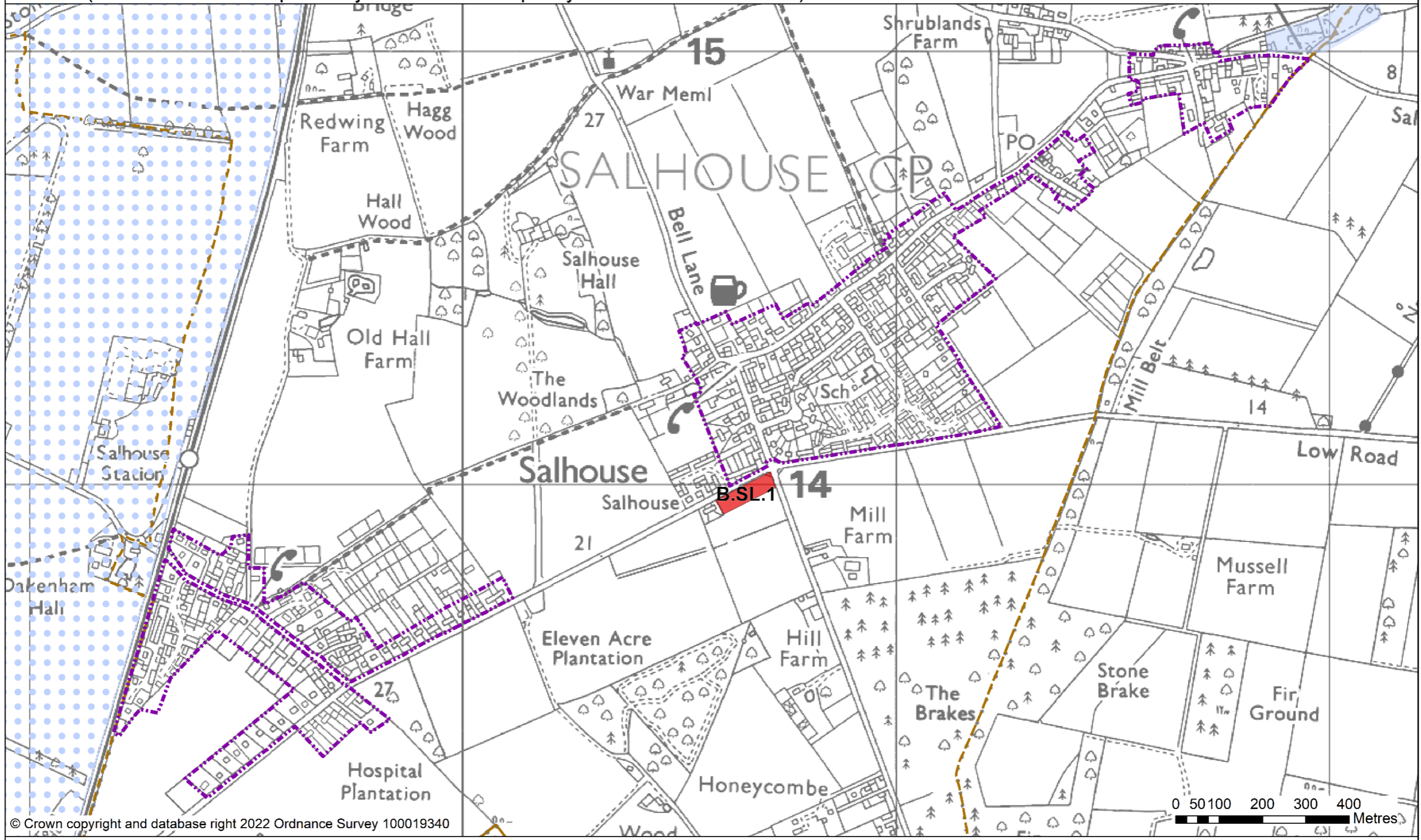
-  Housing Allocation
-  Broads Authority
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:4,000



MAP SALHOUSE
BL32 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



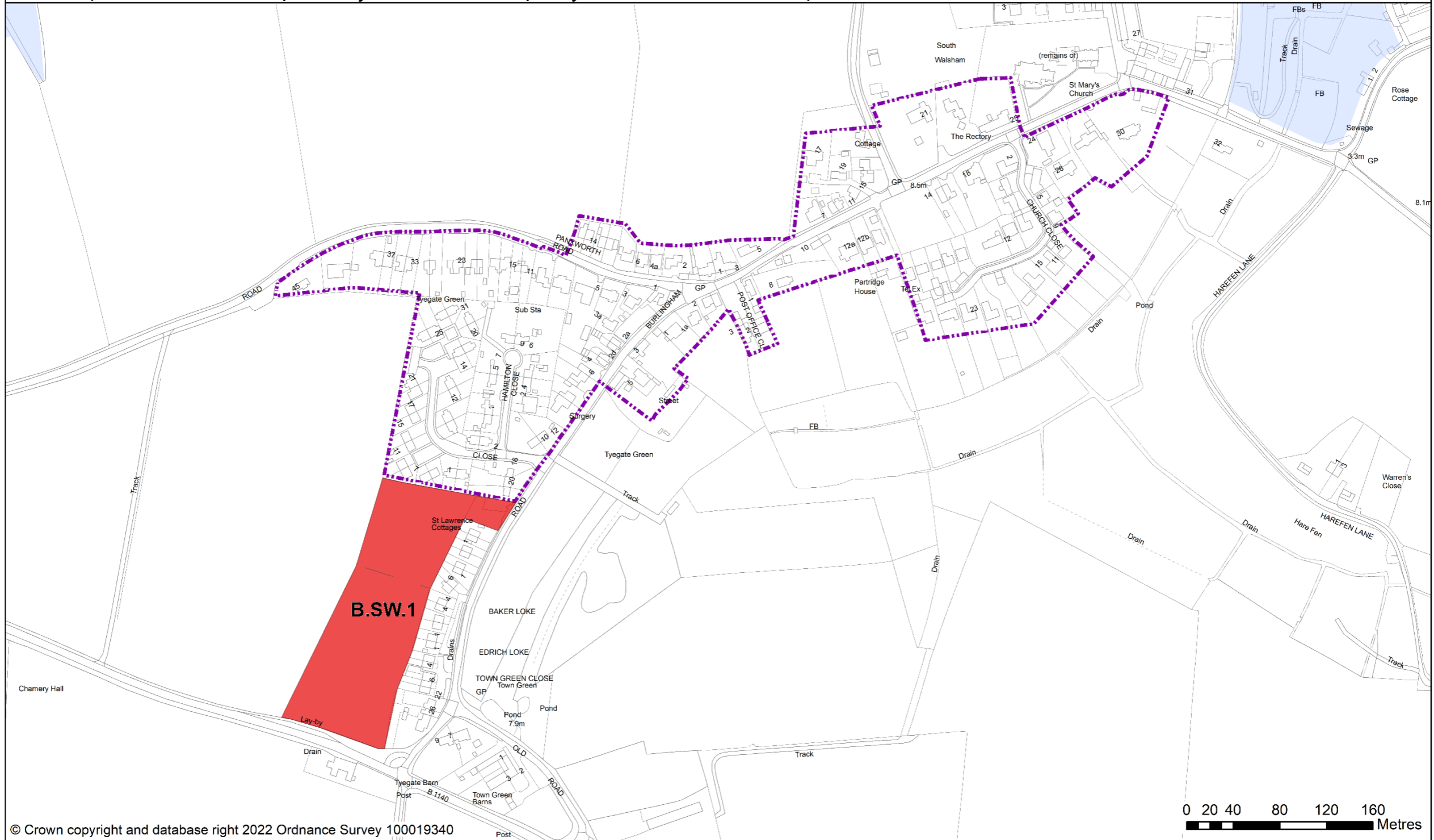
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- Housing Allocation
- Settlement Boundary
- Parish Boundary
- Growth Triangle Area Action Plan Boundary
- Broads Authority Area

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

MAP SOUTH WALSHAM
BL33 (Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP



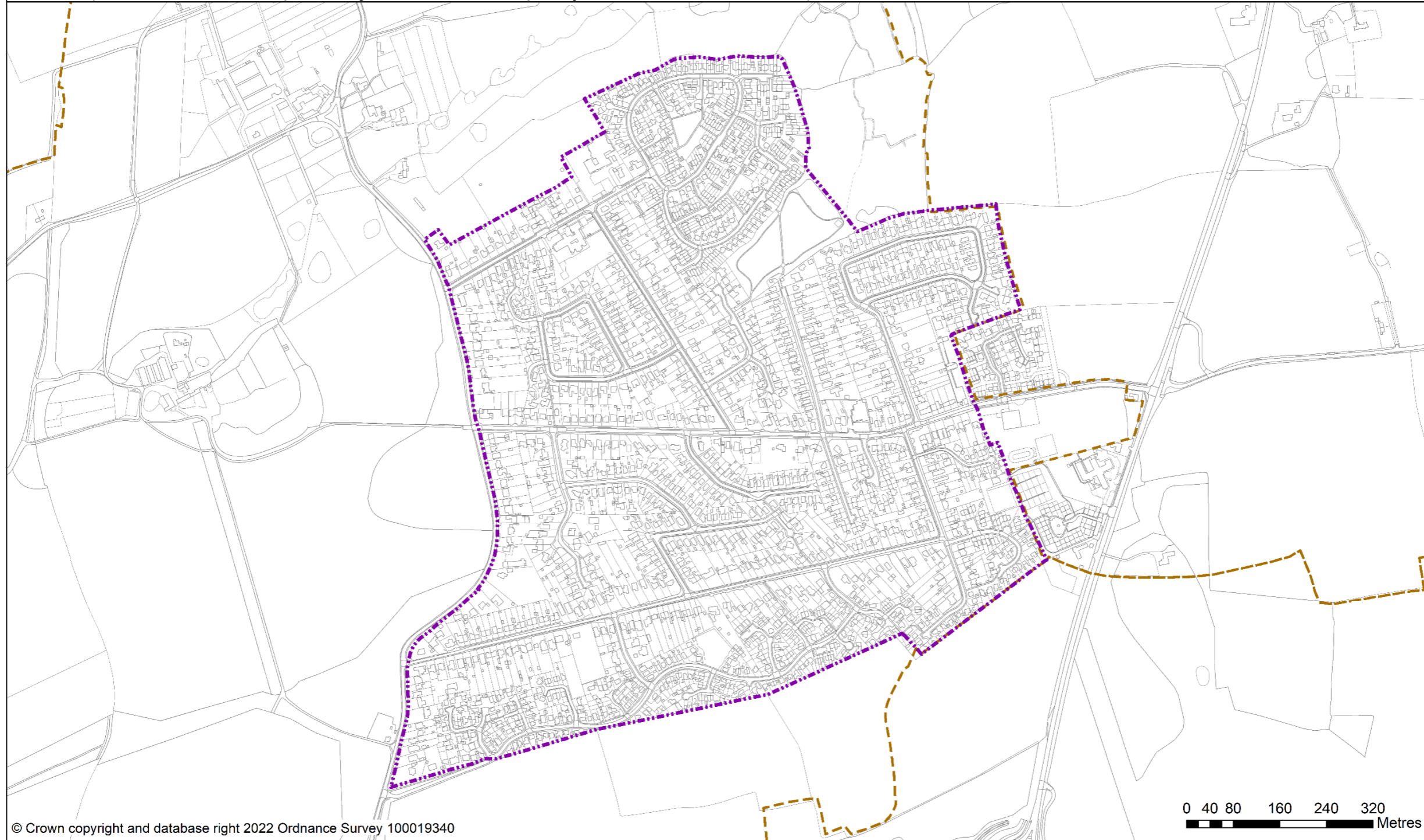
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- Housing Allocation
- Settlement Boundary
- Broads Authority Area
- Parish Boundary

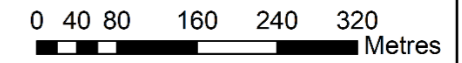
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 Scale at A3:
 1:3,000
 Date: 22/12/2022

MAP **SPIXWORTH**
BL34 (Please use this map in conjunction with the policy text for this settlement)

**GREATER NORWICH LOCAL PLAN
SETTLEMENT MAP**




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-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:6,000
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Broadland
District Council
- leading the way -
broadland.gov.uk

Development Management
DPD
Policies Map Key












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General Considerations


GC2
 Settlement Limit - See Site Allocations DPD

Environment


EN1
 Internationally Designated Area of Biodiversity Importance
e.g. Natura 2000 Sites / SPA's / SAC's / Ramsar Sites
 Nationally Defined Area of Biodiversity Importance
e.g. SSSI's / National Nature Reserves
 Locally Defined Area of Biodiversity / Geodiversity Importance
e.g. County Wildlife Site / Local Nature Reserves / RIGS
 Ancient Woodlands


EN2
 Green Space
 Conservation Areas
 Ancient Monument
 Historic Parkland / Historic Gardens
 Commons / Village Greens

Economy




E1
 Strategic Employment Sites




Retail


R1
 District, Commercial and Local Centres



R2
 Sprowston and Sweetbriar Retail Parks

Transport & Safety




TS1
 Protection of Land for Transport Improvements
 Protection of Land for Transport Improvements -
for the Proposed Northern Distributor Road
 Protection of Land for Transport Improvements -
for the Proposed Postwick Hub Scheme

TS3
 Trunk Road
 Principal Route
 Main Distributor Route

TS5
 Airport Development Boundary

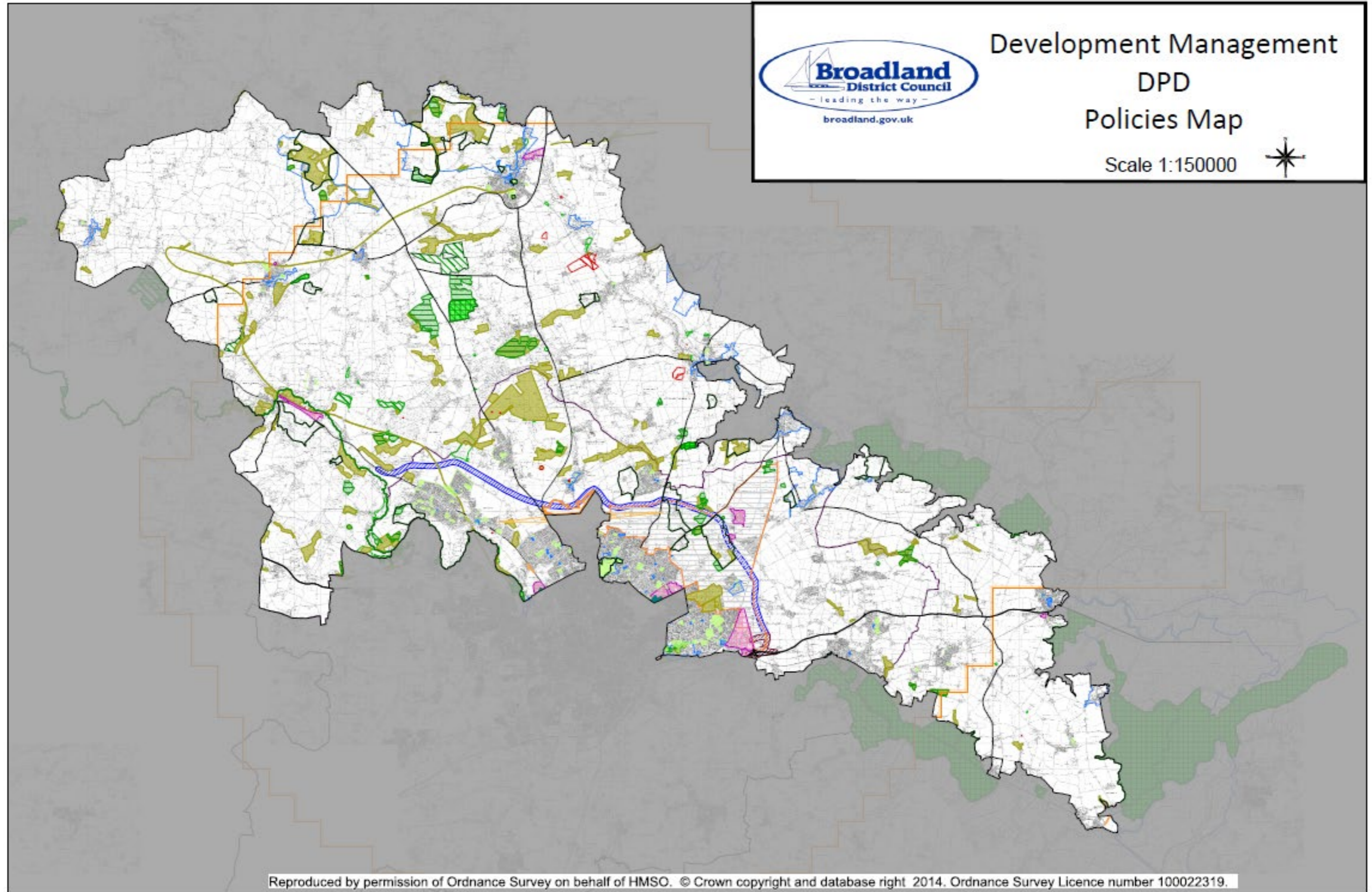
TS6
 Airport Safeguarding Boundary
 Airport Public Safety Zones

Other features

 Area Beyond Boundary of
Broadland Local Plan
 Norwich Policy Area
 Growth Area Triangle

Development Management DPD Policies Map

The allocations and policies in this policies map will NOT be replaced by the Greater Norwich Local Plan. For a high-resolution version view the [Broadland Development DPD Policies Map](#).



Area Action Plan Proposed Allocations Map

The allocations and policies in this policies map will NOT be replaced by the Greater Norwich Local Plan. For a high-resolution version view the [Growth Triangle Area Action Plan](#)

