South Norfolk Local Development Framework
Site Specific Policies & Allocations
Document + Long Stratton & Wymondham Area Action Plans

2nd Public Consultation (Regulation 25)
• Sites suggested for development
• Development boundaries
• Site designations
• Settlement specific policies

29th August – 18th November 2011

www.south-norfolk.gov.uk
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreword</td>
<td>3</td>
</tr>
<tr>
<td>Executive Summary</td>
<td>4</td>
</tr>
<tr>
<td>What’s happening where I live?</td>
<td>6</td>
</tr>
<tr>
<td>Map showing Norwich Policy Area (NPA)</td>
<td>9a</td>
</tr>
<tr>
<td>What are we consulting on?</td>
<td>10</td>
</tr>
<tr>
<td>Suggested development sites</td>
<td>10</td>
</tr>
<tr>
<td>Development boundaries</td>
<td>10</td>
</tr>
<tr>
<td>Site designations</td>
<td>12</td>
</tr>
<tr>
<td>Settlement specific policies</td>
<td>17</td>
</tr>
<tr>
<td>Area Action Plans:</td>
<td></td>
</tr>
<tr>
<td>• Long Stratton</td>
<td>18</td>
</tr>
<tr>
<td>• Wymondham</td>
<td>18</td>
</tr>
<tr>
<td>Frequently asked questions</td>
<td>20</td>
</tr>
<tr>
<td>Timetable for producing the document</td>
<td>24</td>
</tr>
<tr>
<td>Getting Involved</td>
<td>25</td>
</tr>
<tr>
<td>Suggested sites and development boundary maps</td>
<td></td>
</tr>
<tr>
<td>Site and area designation maps (see electronic consultation and/or published CD)</td>
<td></td>
</tr>
<tr>
<td>APPENDIX A – Joint Core Strategy Policies</td>
<td>26</td>
</tr>
<tr>
<td>APPENDIX B – Local Development Frameworks</td>
<td>27</td>
</tr>
<tr>
<td>APPENDIX C - Glossary</td>
<td>28</td>
</tr>
<tr>
<td>APPENDIX D - List of consultation events</td>
<td>31</td>
</tr>
</tbody>
</table>
Foreword

We are all interested in our own local neighbourhood, our house, the street where we live, where we can find the nearest shop or post office, the road layout, where businesses are located or where the nearest school or playground is, and even the design of the buildings to reflect local architectural patterns.

These things may just seem to appear out of the ground one day – but exactly where and when is something the local council has a lot of say on. It’s one of our main jobs and we take it very seriously to ensure our beautiful district has all the businesses, homes and roads we need in the right quantities and places– but without spoiling the countryside or the character of our villages and market towns.

The way in which South Norfolk Council controls such land use is governed by the ‘Local Development Framework’. This sets the rules to decide when a planning application is made whether the proposal should go ahead or not. There are some national planning rules too which take precedence over local ones and we have to keep these in mind when we make our planning rules and decisions at local level.

We’re at the stage where we’ve worked out how many new houses and businesses we need to provide space for in our towns and villages over the next 20 years or so. Now we need to focus-in on exactly where they should be located, fine tuning the precise number according to local conditions. Your knowledge is needed in helping us make our decisions, and that is why everyone has a chance over the next few weeks to influence where future houses, businesses, roads, shops and other facilities are built.

It’s a difficult job; landowners have suggested about 15 times more land than we need to provide for future development. Nearly 1500 parcels of land have been proposed. Only about 100 are needed so we are asking you to tell us which land should be set aside for which use especially new houses. The future of Long Stratton and Wymondham are particularly important and we will be asking you about special action plans for them.

At the back of the document you will find a list of public events you can attend to see all the plans. We hope you will find the time to comment on your area and help us to shape South Norfolk for the next 15-20 years. You will find ways to respond given on page 25.

Our planning team is looking forward to meeting with you and hearing from you before November 18th when this consultation will close.

Cllr Yvonne Bendle
Cabinet Member for Strategic Planning & Localism

David Ellis
Director of Communities
Executive Summary

What Are We Consulting On?

• The **NEW** potential development sites that have been suggested to us. As well as showing **new sites** the document also provides another opportunity to comment on the sites that were publicised during the last consultation. **N.B. If you commented on a site during the last consultation (September – November 2010) those points will be carried forward - you do not need to repeat previous comments.**

• Seeking views on how the Long Stratton and Wymondham Area Action Plans should deliver growth

• Encouraging communities to think about any other settlement specific policies they would like to see in their areas e.g. to reflect the aspirations of Diss’s Cittaslow initiative or a surface water drainage policy.

• Inviting comments on whether changes should be made to settlement designations such as Primary Shopping and Central Business Areas.

• Set out the areas where potential landscape, heritage and environmental policies could apply.

• Seeking suggestions and comments on how village and town development boundaries might be changed (this includes **new and amended boundary suggestions** and also provides another opportunity to comment on the boundary extents that were publicised during the last consultation)

The over-arching strategy document, the **Joint Core Strategy (JCS)**, is now adopted. The JCS provides some long-awaited certainty on jobs and economic growth, the broad numbers and general location of housing growth (this document is part of the process of deciding exactly where development should go) as well as setting out the areas and locations that should not expect much, or any, growth.

The Level of Growth Needed

**Housing** - The Joint Core Strategy sets out that South Norfolk Council will deliver around 10,500 new houses in the District by 2026, most of which (9,000) will go in the area closest to Norwich, known as the Norwich Policy Area (NPA) – see the glossary at appendix C for definition. The level of new houses, employment growth etc. will vary across the District as set out in the table on pages 7 & 8. This seems like a high level of growth, but to put the figures into context over the last 15 years, between 1995 and 2010, more than 8,000 homes were completed in South Norfolk.

**Employment** - Job growth will be encouraged – with the Norwich Research Park, Hethel, Wymondham and Longwater specifically mentioned in the Joint Core Strategy. Elsewhere existing employment areas will be protected and a range of new small, medium and large scale sites will be allocated in towns and villages to provide increased flexibility to new and existing businesses.
The Site Specific Policies and Allocations document and the Area Action Plans will set out how and where the policies in the JCS will be delivered. The scope of the document is very wide and should be of interest to all communities, covering potential designations, constraints, policy areas, development sites and boundary extents. This consultation gives you the opportunity to have your say on new development sites/boundary suggestions and a wide range of other policies. It also provides the opportunity for communities to put forward their own suggestions for ‘local’ policies for where they live as well as a further opportunity to comment on suggested development sites that were included in the first consultation (held late 2010).

For more information e.g. minimum number of houses in a particular settlement please see “What’s happening where I live?” on page 6.

Disclaimer:
The Council is currently undertaking a detailed assessment of the sites in this document and is not favouring any particular site for development at this stage. The inclusion of a site in this document does not represent a decision by the Council. If a site is allocated as part of this process planning permission will still be needed before it can be developed.

If you have any questions about this document or would like some further explanation please don’t hesitate to contact a member of the Planning and Housing Policy Team directly, either by phone (01508 533836), email ldf@s-norfolk.gov.uk or by coming along to one of the exhibitions.

You can respond and view all the consultation documents, maps and background information on the Council’s website – www.south-norfolk.gov.uk/ldf

What is presented in this document is suggestion only, and not all of the suggestions will be taken forward into the final ‘adopted’ version. Your responses will help develop the next version of the document in which we will establish firm proposals and policies.

The consultation is open for public comment between 29th August and 18th November 2011.
What’s happening where I live?

The adoption of the Joint Core Strategy (JCS) means that the Settlement Hierarchy is now fixed. JCS policies 9-17 set out the level of anticipated growth to be allocated in different towns and villages and which settlements will have development boundaries. The Site Specific Policies and Allocations document must be in conformity with these policies and will now look to identify the best sites in order to deliver the future growth requirements in line with the JCS.

South Norfolk is split into a Norwich Policy Area (NPA) and a Rural Area (RA).

- In the Rural Area the Joint Core Strategy figures set the range of houses to be provided in each settlement, these are unlikely to be exceeded unless there are strong local reasons to do so.
- The Norwich Policy Area covers the towns and villages closest to the city and with good access to the jobs, services and facilities in Norwich. The Joint Core Strategy also sets out the range of houses to be provided in each of the NPA settlements; however there are still an additional ‘floating 1,800’ homes that need to be distributed across the NPA, over and above the number already identified for each settlement.

The tables on pages 7 - 9 set out how settlements are classified in the Joint Core Strategy and gives a brief explanation of what level of development you can expect up to 2026. Some planning permissions granted since 2008 will count towards the targets in the table.

**Major growth locations, Norwich Fringe settlements, Main Towns and Key Service Centres** (Joint Core Strategy policies 9, 12-14). The majority of planned growth, both housing and jobs, is directed towards the five main growth locations plus the Norwich fringe, Main Towns and Key Service Centres.

**Service Villages** (Joint Core Strategy policy 15) Service Villages can expect small scale housing and employment growth. Typically villages can expect new allocations for around 10-20 dwellings, although settlements in the Norwich Policy Area may receive additional housing from the ‘floating 1,800’, where suitable sites are available. The allocation of sites will be informed by form, character, scale and servicing constraints, which could result in a lower number. It may also be possible to allocate more than 20 dwellings where this would help support or improve local facilities/services. Small scale employment and service development appropriate to the needs of the village and its surroundings will be encouraged.

**Other Villages** (Joint Core Strategy policy 16).
Most ‘Other Villages’ will not have specific allocations but will have defined development boundaries within which infill/windfall or small groups of dwellings and small-scale
business or services could take place, subject to form and character considerations. Other Villages in the Norwich Policy Area may receive small allocations of housing from the ‘floating 1,800’, where suitable sites are available. Sites suggested for development larger than infill plots and small groups, and those sites that are not well related to the settlement and its development boundary are unlikely to be supported.

Smaller Rural Communities (see Joint Core Strategy policy 17). Settlements not shown in the following tables are classified as ‘smaller rural communities’. In these settlements the Council WILL NOT be considering sites for residential or employment development unless they are for local needs affordable housing, farm diversification, home working or for economic activity that requires a rural location.

NB. The Joint Core Strategy identifies settlements that will have defined development boundaries subject to an assessment of their service/facilities and form and character considerations. The Council is now considering whether the settlements of Caistor St. Edmund, Great Melton, Hedenham and Starston should NOT have a defined development boundary.

<table>
<thead>
<tr>
<th>NORWICH POLICY AREA SETTLEMENTS (NPA)</th>
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</table>
| **Major growth locations**  
Norwich fringe settlements  
Key Service Centres | **Service Villages** | **Other Villages** |
| Allocations, as set out below, plus infill plots within Development Boundaries. See following line re. ‘floating 1,800’ homes. | Allocation of 10-20 dwellings plus infill plots within the Development Boundaries. See next line re. ‘floating 1,800’ homes. | Infill within Development Boundaries. See next line re. ‘floating 1,800’ homes. |

Over and above the housing numbers set out below each of the settlements listed could accommodate part of the ‘floating 1800’ homes for the Norwich Policy Area

<p>| Colney - Norwich fringe settlement, may expand if suitable site(s) available (see also Norwich Research Park) | Bramerton | Bawburgh |
| Costessey &amp; Easton - Major growth location new/expanded community + Urban Fringe Parish. At least 1000 dwellings (see also Longwater) | Bracon Ash (+Mulbarton &amp; Hethel) | Colton (see also Marlingford) |
| Cringleford - Major growth location for new/expanded community + Urban Fringe Parish. At least 1200 dwellings | Little Melton | Flordon |
| Easton &amp; Costessey - Major growth location new/expanded community + Urban Fringe Parish. At least 1000 dwellings (see also Longwater) | Mulbarton &amp; Bracon Ash (+ Hethel) | Keswick |
| Framingham Earl - Key Service Centre. 100-200 dwellings. Local retail service &amp; employment (see also Poringland) | Newton Flotman | Ketteringham |
| Hethel - Major employment growth location. 20ha focussed on hi-tech engineering (see also Mulbarton &amp; Bracon Ash) | Spooner Row | Marlingford |</p>
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<tr>
<th>Settlement</th>
<th>Details</th>
<th>Settlement</th>
<th>Details</th>
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<tbody>
<tr>
<td>Hethersett</td>
<td>Major growth location, &amp; Key Service Centre. 1000 dwellings.</td>
<td>Stoke Holy Cross</td>
<td>Swainsthorpe</td>
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<tr>
<td>Long Stratton</td>
<td>Major growth location &amp; Key Service Centre, 1800 dwellings. New bypass, services &amp; employment growth; Area Action Plan</td>
<td>Surlingham</td>
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<tr>
<td>Longwater</td>
<td>–Norwich fringe, strategic employment (Costessey &amp; Easton)</td>
<td>Swardeston</td>
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<tr>
<td>Norwich Research Park</td>
<td>–Norwich fringe, 55ha &amp; 100,000m2 of Research &amp; Development (see also Colney)</td>
<td>Tasburgh</td>
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<tr>
<td>Poringland/Framingham Earl</td>
<td>– Key Service Centre 100-200 dwellings. Local retail, service &amp; employment.</td>
<td>Alburgh</td>
<td>Aldeby (see also Burgh St Peter)</td>
</tr>
<tr>
<td>Trowse</td>
<td>– Norwich fringe settlement. May expand if suitable site(s) available</td>
<td>Alpington (also Yelverton)</td>
<td>Bressingham</td>
</tr>
<tr>
<td>Wymondham</td>
<td>Major growth location &amp; Main Town. 2200 dwellings. 15ha new employment. Area Action Plan</td>
<td>Ashby St. Mary (also Thurton)</td>
<td>Brockdish</td>
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<td></td>
<td></td>
<td>Ashwellthorpe</td>
<td>Burgh St. Peter (+ part Wheatacre &amp; Aldeby)</td>
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**IMPORTANT NOTE:**
**SMALLER RURAL COMMUNITIES**
Settlements not listed in the table are classified as “Smaller Rural Communities” see Joint Core Strategy policy 17 (www.gndp.org.uk).
The Council WILL NOT be considering allocations or defining development boundaries in smaller rural communities

**RURAL POLICY AREA SETTLEMENTS (RPA)**

<table>
<thead>
<tr>
<th>Main Towns and Key Service Centres</th>
<th>Service Villages</th>
<th>Other Villages</th>
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<tr>
<td>Allocations, as set out below, plus infill plots within Development Boundaries.</td>
<td>Allocation of 10-20 dwellings plus Infill plots within Development Boundaries</td>
<td>No allocations Infill within Development Boundaries</td>
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<tr>
<td>Chedgrave - Key Service Centre see Loddon</td>
<td>Alburgh</td>
<td>Aldeby (see also Burgh St Peter)</td>
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<tr>
<td>Diss - Main Town. 300 dwellings. Significant town centre &amp; employment growth</td>
<td>Alpington (also Yelverton)</td>
<td>Bressingham</td>
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<tr>
<td>Harleston - Main Town. 200-300 dwellings. Limited town centre &amp; employment growth</td>
<td>Ashby St. Mary (also Thurton)</td>
<td>Brockdish</td>
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<tr>
<td>Hingham - Key Service Centre. 100 dwellings. Local retail, service &amp; employment growth</td>
<td>Ashwellthorpe</td>
<td>Burgh St. Peter (+ part Wheatacre &amp; Aldeby)</td>
</tr>
<tr>
<td>Loddon/Chedgrave - Key Service Centre. 100-200 dwells. Local retail service &amp; employment growth</td>
<td>Aslacton (also Great Moulton)</td>
<td>Burston</td>
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<tr>
<td>Settlement</td>
<td>Town</td>
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<td>Barford</td>
<td>Claxton</td>
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<td>Barnham Broom</td>
<td>Denton</td>
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<td>Bedingham (also Woodton)</td>
<td>Forncett St. Mary</td>
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<td>Bergh Apton</td>
<td>Forncett St. Peter</td>
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<td>Brooke</td>
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<td>Broome</td>
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<td>Bunwell</td>
<td>Langley Street</td>
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<td>Carleton Rode</td>
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<td>Dickleburgh</td>
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<td>Earsham</td>
<td>Shotesham</td>
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<tr>
<td>Ellingham (see also Kirby Cane)</td>
<td>Tibenham</td>
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<tr>
<td>Forncett End (also Tacolneston)</td>
<td>Tivetshall St. Margaret</td>
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<td>Geldeston</td>
<td>Tivetshall St. Mary</td>
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<td>Gillingham</td>
<td>Toft Monks</td>
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<td>Great Moulton (also Aslacton)</td>
<td>Topcroft Street</td>
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<td>Hales (inc. part Heckingham)</td>
<td>Wheatacre (also Burgh St. Peter)</td>
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<td>Hechingham (inc. part Hales)</td>
<td>Winfarthing</td>
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<td>Hempnall</td>
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<td>Kirby Cane (inc. part Ellingham)</td>
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<td>Norton Subcourse</td>
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<td>Pulham Market</td>
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<td>Rockland St. Mary</td>
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<td>Tacolneston &amp; Forncett End</td>
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<td>Thurston</td>
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<td>Thurston (inc. part Ashby St. Mary)</td>
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<td>Wicklewood</td>
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<td>Woodton (inc. part Bedingham)</td>
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<td>Wortwell</td>
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<td>Wreningham</td>
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<td>Yelverton (inc. part Alpington)</td>
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**IMPORTANT NOTE:**
**SMALLER RURAL COMMUNITIES**
Settlements not listed in the table are classified as “Smaller Rural Communities” see Joint Core Strategy policy 17 (www.gndp.org.uk).
The Council WILL NOT be considering allocations or defining development boundaries in smaller rural communities.
Map of South Norfolk showing the Norwich Policy Area (NPA)
What are we consulting on?

Suggested development sites

We asked landowners whether they would like land considered for development. Not surprisingly we have had many more sites suggested to us than will be needed, so the Council will be evaluating them to determine which are the best ones for development. It is therefore important that we get as much input and information as possible from people who know or live near the sites regarding any potential barriers to development and their concerns about impacts arising from development. Following the assessment of sites, only a small proportion are likely to be allocated. We may also, after evaluating sites, only allocate/or include within the development boundary a small part of the site leaving the remainder to be undeveloped. The Council will publish its preferred options setting out which sites and boundaries it is supporting in Spring 2012.

The consultation document sets out a number of possible sites which have been put forward for future allocation, most of which have been suggested to the Council by landowners and developers (see frequently asked questions). NEW sites are shown with a diagonal hatching, sites previously consulted on are shown coloured filled. **NB. You can comment on all the suggested sites but if you gave us your views on a site during the last consultation (September – November 2010) these comments will be carried forward - you do not need to repeat them.**

**Question 1 - Sites suggested for development**

Do you have any comments on the sites that have been suggested for development?

If yes, please tell us what you think, including the site reference, map number and settlement name in your response.

**N.B. If you commented during the last consultation (September – November 2010) those points will be carried forward - you do not need to repeat previous comments.** Please go to www.south-norfolk.gov.uk/ldf to respond electronically.

Development boundaries

New Development can come forward in two main ways, either as an **allocation** or as **windfall**.

An **allocation** is where land is identified for a specific use in the Site Specifics Document. By allocating a site for a particular use there is an expectation that the site will be developed for that use within the life of the Document. In terms of housing sites, the Site Specifics Document will allocate sites of 5 or more units. These sites will contribute to the numbers set out in the tables on pages 7 - 9. Once a site is allocated for a particular use, the Development Boundary for that town or village will be drawn around it.
Windfall is any site that comes forward which is not allocated through the Site Specifics Document. Windfall development can come from a wide variety of sources; one of the main sources of windfall is **infill development**. As well as allocating housing sites of 5 or more dwellings, plus small sites for employment or other uses, the LDF will define Development Boundaries, within which infill development can occur. Infill does not count towards meeting the Joint Core Strategy development targets in the tables on pages 7 - 9, but will be taken into account when the JCS targets are reviewed. Infill development can only occur within defined development boundaries.

Other sources of windfall development can include:

- Redevelopment of sites currently in use;
- Conversions of redundant buildings or buildings currently in other uses e.g. barn conversions or change of use of commercial premises within towns and villages;
- Local Needs affordable housing; or
- Small-scale rural employment.

These types of windfall can occur both inside and outside Development Boundaries, however, development outside of defined Development Boundaries will be strictly controlled.

Development boundaries will be defined based on form and character, access, amenity and an assessment of suitability and other constraints. The majority of the development boundaries being consulted on have been taken directly from the 2003 South Norfolk Local Plan (SNLP). Where a development boundary is proposed under the JCS settlement hierarchy but no boundary currently exists in the Local Plan then the last published boundary extent has been used (usually from the 1997 version of the Local Plan). In a small number of cases no development boundary has ever existed for a settlement, in these cases a new development boundary has been created for the purposes of this consultation.

A number of smaller settlements are not mentioned in the JCS hierarchy and therefore will not have a development boundary as these areas are not considered to have the services and facilities necessary to support development. **As the JCS is now finalised the Council will not be considering site suggestions in these locations – unless the proposal accords with the very limited opportunities as set out in JCS policy 17 (see www.gndp.org.uk for more information).**

**Question 2 - Proposed development boundaries**

Do you have any comments regarding the proposed development boundaries shown (where applicable) on the individual settlement Maps?

If yes, please tell us what you think including the settlement name and map number in your response (you may wish to send us a map to illustrate your suggestions)

N.B. If you commented during the last consultation (September – November 2010) those points will be carried forward - you do not need to repeat previous comments. Please go to www.south-norfolk.gov.uk/ldf to respond electronically
Site designations
In addition to allocating specific development sites and defining development boundaries the Site Specific Policies and Allocations document will also designate and introduce policies for other sites and areas. These policies may seek to influence the range and type of development that can occur in a defined location and/or protect certain characteristics/features of an area. Listed below are the Council’s suggested designations. We are seeking your views on the following sites/areas and the policies that accompany them.

Strategic Gaps
The Joint Core Strategy (policy 10) identifies the importance of maintaining strategic gaps between Wymondham, Hethersett and Cringleford. The suggested extents of the strategic gaps are shown on MAP B.

Suggested Policy

DRAFT STRATEGIC GAPS/IMPORTANT BREAKS POLICY
Development which would erode, or otherwise undermine the openness of the Strategic Gaps/Important Breaks, identified on the Proposals Map, between the development boundaries of the settlements listed below, will not be permitted.
Wymondham – Hethersett
Hethersett – Cringleford
Easton – Costessey

Question 3 - Strategic gap / important breaks
Do you agree with the policy wording and that we should be trying to protect the areas shown on Map B? Are there any other areas we should be protecting?

Please tell us of any changes you would make to the extents of the strategic gaps/important breaks. Please go to www.south-norfolk.gov.uk/ldf to respond electronically.

Landscape Character Areas & River Valleys
The South Norfolk Landscape Assessment identifies a number of Landscape Character Areas and River Valleys that make a significant contribution to the attractiveness of the District. The Council intends to protect the particular characteristics and landscape assets identified for each area. See MAP A.

Suggested Policy

DRAFT LANDSCAPE CHARACTER AREAS & RIVER VALLEYS POLICY
All development should respect, conserve and, where possible, enhance the landscape character of its immediate and wider environment. Development will not be permitted where it would significantly harm the identified landscape character of an area.
All development will be expected to demonstrate how they have taken the following elements (from the South Norfolk Landscape Assessment) into account:

- the key characteristics, assets, sensitivities and vulnerabilities;
- the landscape strategy; and
- development considerations

Particular regard will be had to protecting the special character, and geographical identity of the identified Rural River Valleys and Valley Urban Fringe landscape character areas.

The landscape character areas and river valley extents (Rural River Valley and Valley Urban Fringe character areas) are shown on Map A.

**Question 4 - Landscape character areas & River Valley**

Do you agree with the suggested policy wording and the extent of each character area? Please tell us of any changes you would like to see.

The South Norfolk Landscape Assessment is available to view online at www.south-norfolk.gov.uk/landscapestudies

Please go to www.south-norfolk.gov.uk/ldf to respond electronically

Areas which contribute to maintaining the landscape setting of the Southern Bypass of the city

The Council is considering whether or not to continue to apply a restrictive designation around the southern fringe of Norwich following the line of the southern bypass. See MAP B.

**Suggested Policy**

**DRAFT NORWICH SOUTHERN BYPASS LANDSCAPE PROTECTION ZONE POLICY**

Development within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), as shown on the Map B, should have regard to preserving and, where possible, enhancing the landscape setting of the southern bypass and the urban area, in particular:

- Long distance views and relatively undeveloped approaches to Norwich which contribute to the historic setting of the City; and
- Historic urban/rural 'gateways' on major routes to/from the City.

Development which would significantly harm the NSBLPZ will not be permitted.
Protection of important spaces, frontages and key viewpoints

Protection of important spaces, frontages and key viewpoints. There are a number of undeveloped spaces and frontages within and around the built up area of settlements that contribute to the character of the area. There are also a number of key viewpoints to significant landscape and heritage features that the Council considers worthy of protection. See Maps C,D,E,F,G,H,I,J,K

Suggested Policy

DRAFT POLICY FOR IMPORTANT SPACES/FRONTAGES

Important spaces
Within the areas identified on the Maps C - K, development will only be permitted where it retains the open character and appearance of the site, where it respects the contribution which the identified open site or open frontage makes to the form and character of the settlement and where there is no seriously detrimental impact of the setting of any existing building.

Important frontages
The District Council will resist development proposals which would detrimentally affect important frontages identified on the Maps C - K

Central business & primary shopping areas

The town centres of Diss, Harleston and Wymondham are considered in the Joint Core Strategy to have the potential for additional employment, leisure, shopping and service uses. They will have defined Central Business Area as well as primary and secondary
secondary shopping areas to focus on and protect the role of the town centre. Hethersett, Hingham, Loddon, Long Stratton and Poringland are considered large village centres by the Joint Core Strategy. These centres serve localised areas, have little potential for additional growth but provide valuable shops and services for everyday needs. They will have a defined Central Business Area.

The individual settlement Maps show the Council’s suggestions for the Central Business Area and Primary Shopping Area for the Diss, Harleston, Hethersett, Hingham, Loddon, Poringland, Long Stratton and Wymondham.

**Suggested Policy**

**DRAFT TOWN CENTRES POLICY:**
The vitality of the main shopping and service centres will be enhanced through provisions for the appropriate mix of retailing, leisure, cultural, services and other town centre uses within the central business areas defined for the main town centres of Diss, Harleston and Wymondham, and the large village centres of Hethersett, Hingham, Loddon, Long Stratton and Poringland. Provisions will be made to retain and encourage mainly retailing development in ground floor premises in the defined primary shopping areas of the main town centres of Diss, Harleston and Wymondham, and shops and services in general in accordance with development management policies.

**Question 7 - Central business & primary shopping areas**

Central business areas (town centre) and primary shopping areas (main shopping core – where relevant). Do you agree with the suggested areas and the policy wording designed to promote/protect their function? Please tell us of any changes you would make. Please go to www.south-norfolk.gov.uk/ldf to respond electronically.

**Other Designations**

There are a number of areas and designations across the District that are already set and are listed below.
- Conservation Areas and Historic Parklands (National and local registers)
- Nationally and locally important archaeological remains
- County Wildlife and Geodiversity Sites & Local Nature Reserves
- Hazardous Installations Consultation Zones
- Sites of Special Scientific Interest, Special Protection Areas & Special Areas of Conservation
- Corridors of movement

The Council is **not** consulting on the extent of these areas/designations but **IS** seeking your views on the suggested policy wordings as follows;
Suggested Policy

**DRAFT POLICY HISTORIC PARKLAND**
The parkland quality and landscape integrity of the historic parks shown on the Proposals Map, and their settings, will be protected. Proposals that would facilitate the restoration or enhancement of the parks will be supported, provided there would be no adverse impact on their historic form, character or setting. All development proposals within or affecting historic parklands will be required to respect the nature and layout of the original parkland planting scheme.

Suggested Policy

**DRAFT POLICY HAZARDOUS INSTALLATIONS & UNDERGROUND PIPELINES**
Planning permission will not be granted for development on, or in the vicinity of, hazardous installations (as shown on the proposals map) or high pressure gas and oil pipelines and similar pipeline installations, unless the development would not give rise to additional public risk.

Suggested Policy

**DRAFT POLICY COUNTY WILDLIFE & GEODIVERSITY SITES (sites of geological interest) & LOCAL NATURE RESERVES**
All development proposals should:

- protect the biodiversity and geodiversity value and minimise fragmentation/loss of habitats/sites;
- maximise opportunities for restoration, enhancement and connection of natural habitats;
- incorporate beneficial biodiversity conservation and geodiversity features where appropriate.
- Demonstrate how they have maximised on and off site provision and access to green infrastructure.

Development proposals that would cause a direct or indirect adverse effect to international and nationally designated sites, or other sites of biodiversity or geodiversity importance (e.g. County Wildlife Sites, candidate Regionally Important Geological Sites), will not be permitted unless:

- they cannot be located on alternative sites that would cause less or no harm;
- the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and
- prevention, mitigation and compensation measures are provided.

Development proposals that would be significantly detrimental to the nature conservation interests of international and nationally designated sites will not be permitted.

Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.
**Suggested Policy**

**DRAFT POLICY CORRIDORS OF MOVEMENT**
Planning permission will be granted for development requiring the formation or intensified use of a direct access to a Corridor of Movement if it would not

i) prejudice the safe and free flow of traffic along the corridor of movement,
ii) be practicable to gain access from the site to the corridor of movement via a secondary road, and
iii) facilitate the use of the corridor of movement for short local journeys.

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**Question 8 - Other designations**

Do you agree with the suggested policy wordings? Please tell us of any changes you would make. Please refer to the Proposals Map.
Please go to www.south-norfolk.gov.uk/ldf to respond electronically

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**Settlement Specific Policies**

Would you like to see a particular policy introduced to help promote a specific type of development or maybe to protect a locally valued site where you live? Can you think of a policy which would help to deliver an aspiration in the Parish Plan? In addition to the designations listed above the Site Specific Policies and Allocations document can also include policies specific to individual settlements or parishes. We want your suggestions for 'settlement specific' policies. Examples of a settlement specific policy could include

- Allocating or protecting a site to help deliver a local aspiration already identified e.g. in a Parish Plan
- A policy to tackle specific problems in a settlement or to realise a local project e.g. highlighting surface water drainage issues or delivering a riverside walk
- A policy protecting a particular aspect not cover above, e.g. Gateways into a particular town or village

The design of any new development will have to meet the requirements of the Council’s Place-Making Guide which is currently being prepared.

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**Question 9 - Settlement Specific Policies**

Please tell us about your proposal for a Site Specific Policy, where it should apply and why. You may include documents, maps or other evidence re: funding/implementation measures in support of your suggestion.
Please go to www.south-norfolk.gov.uk/ldf to respond electronically
Area Action Plans

The Council is also preparing more focused Area Action Plans (AAPs) for the following locations where significant change or growth is anticipated dependent on the outcome of this and future consultations:

Long Stratton

Please give us your suggestions for how the Long Stratton Area Action Plan can deliver:
- at least 1,800 homes
- a bypass
- employment opportunities
- improvements to the village centre
- improving transport, education and sewerage provision

See MAP 54 for details.

People who responded to our 2010 consultation emphasised the need for the bypass, but also raised concerns about the impacts of traffic from 1,800 homes on the rest of the A140 and other existing roads, the need to maintain access to the countryside and to enhance local services. Please note that a route for the shorter, single carriageway bypass has yet to be agreed, which is why no suggested route for the bypass is shown on MAP 54.

Question 10 - Area Action Plan Long Stratton

Please give your views on how best to deliver the growth and improvements in Long Stratton. Please go to www.south-norfolk.gov.uk/ldf to respond electronically.

Wymondham

Please give us your suggestions for how the Wymondham Area Action Plan can deliver:
- at least 2,200 homes
- 20 hectares of employment land
- an expanded and improved the town centre
- improvements to education opportunities and green infrastructure
- transport issues including a potential bus rapid transit service and;
- protection for sites such as the setting of the Abbey, the Tiffey valley and the strategic gap to the north of the town towards Hethersett.

See MAPS 93 and 96 for details.
Is there anything missing you feel is important?

Question 12 - Anything else?
Is there anything else, not covered by the previous questions that you would like to tell us about?
Please go to www.south-norfolk.gov.uk/ldf to respond electronically
Frequently Asked Questions

How do I comment on any of the suggestions in the document?
Maps have been produced showing the extent of all the various sites, boundaries, designations and policies that are being consulted on. These are available to view on the Council website at www.south-norfolk.gov.uk/ldf. CDs and paper versions of the maps will be available at public exhibitions being held at various venues across the District or to view at the South Norfolk Council offices. Paper copies of maps are available on request to those people who are unable to access them electronically. To comment on a particular issue please use our online consultation system or complete a paper questionnaire.

What about comments made to the previous consultation (September – November 2010)?
If you responded with a comment during the last consultation (September – November 2010) the points you raised will be carried forward - you do not need to repeat them for this consultation. You may amend/add to your previous comments or respond on a new issue. All representations received will be assessed and used to inform the ‘preferred options’ document (expected to be published Winter 2011). The ‘preferred options’ will set out which proposals and policies the Council is supporting and which are not. The document will give reasons for and against the inclusion/reject of various proposals and you will have the opportunity to support/challenge the Council’s position.

What has changed following the adoption of the Joint Core Strategy? Where can I see the adopted Joint Core Strategy policies?
The adoption of the Joint Core Strategy in March 2011 means some policies in the 2003 South Norfolk Local Plan have been replaced. For more information please see http://www.south-norfolk.gov.uk/planning/256.asp

Joint Core Strategy policy 17 classifies a number of settlements as a “Smaller rural communities”. Smaller rural communities, due to their lack of services and relative isolation are only considered appropriate for strictly limited types of development. The Council will therefore NOT be considering sites suggested for residential or employment development unless they are for local needs affordable housing, farm diversification, home working or for economic activity that requires a rural location. More detail on the adopted Joint Core Strategy and related background information is available via the following link: http://www.gndp.org.uk/our-work/joint-core-strategy/

Isn’t the Government giving more power to local people on planning issues?
The Government has recently published its draft Localism Bill which sets out a number of suggestions on how to increase the ability of communities to influence what happens in their area. The Localism Bill is still being debated and is not expected to come into force until late 2011/early 2012. The Localism Bill can be viewed via the following link http://services.parliament.uk/bills/2010-11/localism.html
Two key proposals in the Localism Bill that sets out how Town and Parish Councils can influence development in their area are

- Neighbourhood Plans (a Neighbourhood Plan must be in conformity with National and Local Plan policy and cannot reduce the amount of growth already identified for an area)
- Neighbourhood Development Orders (which effectively pre-grant planning permission for particular types of development in a neighbourhood area, must be in conformity with National and Local Plan policy and are subject to a number of conditions)

It will still be some time until the Localism Bill is finalised and in the meantime the Council will continue to progress the Site Specific Policies and Allocations document. Extensive consultation and engagement with communities is key to any successful planning document. Detailed discussions with local people regarding the proposals in this document will improve the quality of the Site Specific Policies and Allocations document and any future documents produced under the localism agenda.

Central to the neighbourhood development plans at South Norfolk is the creation of 5 Neighbourhood Boards, chaired by a South Norfolk Councillor and supported by 4 other ward Members. Local people will be represented on these Boards as will members of other public agencies. Together we will have a powerful voice and responsibility for delivering social, environmental and economic projects which matter most in each area. For further details about neighbourhood boards, how to engage with them and the date of the next meeting can be found on the South Norfolk website (www.south-norfolk.gov.uk) or by calling 0808 168 2000.

Who has suggested the sites in the document?
The sites in the document can be broken down into four groups:

1) Sites suggested by or on behalf of landowners and developers
The vast majority of the sites in this document have been suggested to the Council by or on behalf of landowners and developers. We have received nearly 1500 sites (including some additional site suggestions put forward during the first public consultation held during September – November 2010). At the moment we are simply seeking your opinions on all the site suggestions and it is important to note that the Council has not made a full assessment of the all sites at this stage. In some cases landowners and developers have submitted additional information to support their site; this can be viewed at the Council offices upon request.

2) Sites from the 2009 Strategic Housing Land Availability Assessment (reference numbers preceded by an ‘S’ on the maps)
Some sites have been identified by the Council as part of its 2009 Strategic Housing Land Availability Assessment (SHLAA), (see appendix B for definition). The SHLAA is one of the background documents to the JCS and can be viewed on the GNDP website at www.gndp.org.uk. The SHLAA looked mainly at larger sites in and around the Norwich Fringe, the Main Towns and Key Service Centres and included a first assessment of those sites. The sites in the SHLAA could have potential for development, but in many cases the ownership or willingness to develop the land is not known.
3) Undeveloped land allocations from the South Norfolk Local Plan (reference numbers preceded by an ‘A’ on the maps)
The document also includes undeveloped land allocations from the South Norfolk Local Plan (2003). Government guidance says that we should re-examine allocations and consider whether they should continue to be allocated, be allocated for a different use or whether they should be deleted.

4) Revised sites from previous consultation (Sept-Nov 2010) reference numbers preceded by an ‘R’ on the maps
The document also includes sites that have been revised since the last consultation either because the Landowner/Agent has made this request or they are sites that have been reinstated.

What are the sites being suggested for and how to identify them?
Where a site has been proposed by a landowner or developer it has a number between 001 and 1188. A key at the bottom of each map explains what the site has been suggested for. Sites that were included as part of the September – November 2010 consultation are shown as colour filled. NEW sites that have not been consulted on are shown with a diagonal hatching. If you gave us your comments during the 2010 consultation you do not need to repeat them (although you can add to them if you wish). Views submitted on sites during the September – November 2010 consultation will be carried forward to the site selection stage (to be published spring 2012).

The majority of sites have been suggested for housing. The Council also has to identify land for other uses such as employment, retail, open space or mixed use and some of these types of site have also been suggested. Land will also be considered for facilities such as burial grounds and religious buildings. Sites vary in size from those that could accommodate 1 or 2 houses to those for thousands of houses. Larger sites would need to incorporate additional facilities such as play areas, schools and community facilities where appropriate. The Council has currently assessed all housing sites at 30 dwellings to the hectare to give some idea of the amount of development that could be accommodated, although final densities may vary to reflect individual site circumstances.

What about improvements to infrastructure/services such as schools, doctors, transport and open space?
All development will be accompanied by appropriate infrastructure provided in tandem with the development. In order to deliver this it will be essential for agencies to work together to provide services to support the development and these agencies are part of this consultation process. Work is going on to specify the exact infrastructure requirements and identify potential funding.

What is happening about Gypsy and Traveller sites?
We are currently undertaking a needs survey to establish how many pitches for Gypsies and Travellers might be needed. Once this is established there will need to be a separate consultation on this issue.
How will the Council assess and choose between the sites that have been suggested?
The Council has a detailed checklist which will be used to assess the sites that have been suggested for development. The checklist was consulted upon during the first round of public consultation (September - November 2010) and it will be updated in response to some of the comments received. The checklist looks at whether there are any designations on or near the site, flood risk, potential contamination issues, highways and access, the site history, surrounding land uses and service availability etc. The assessment of sites will be a combination of desk based study (using computerised map systems and information), site visits and comments received during the consultation stages. This results of the sites assessments and details of which sites the Council is supporting, and why, will be included in the ‘preferred options’ stage of the process (see timetable below).

What do I do if I have a new or amended site that I wish to put forward?
It is important that sites suggested for development are subject to public consultation. Whilst it is still possible to suggest a new site or amend an existing one at this stage; the proposal will not have been subject to the same levels of scrutiny as sites in this or previous consultations. It is therefore important to state why the proposal has not been presented during earlier stages of public consultation and to highlight the various merits of the scheme that make it preferable to those that have undergone a thorough public consultation.
Time table for producing the document

The Site Specific Policies and Allocations document covers a wide and complicated range of issues and so therefore it will be progressed through a number of different stages, including many opportunities for people to get involved. It is hoped to adopt the final document late 2012/early 2013.

<table>
<thead>
<tr>
<th>Stage 1: Autumn 2010</th>
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<tr>
<td>• Public consultation on ALL sites suggested to the Council.</td>
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<td>• Public consultation on existing development boundaries from the South Norfolk Local Plan.</td>
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<td>• Request for additional sites to be submitted to the Council for consideration during Stage 2</td>
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<tr>
<td>• Public consultation of the sites assessment check-list and proposed Area Action Plans</td>
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<td>• Assessment of sites and representations received (Autumn 2010)</td>
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<th>Stage 2: Summer 2011</th>
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<tr>
<td>• Public consultation on suggested sites and boundary extents. Includes ADDITIONAL sites put forward during previous consultation.</td>
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<tr>
<td>• Public consultation on other site specific policies such as landscape character areas, town centre designations and settlement specific policies responding to the needs of individual communities</td>
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<tr>
<td>• Opportunity to suggest settlement specific policies e.g. reflecting aspiration of Parish Plan or to tackle issue of importance to community.</td>
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<tr>
<td>• Further consultation on Long Stratton and Wymondham Area Action Plans</td>
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<td>• Assessment of sites and representations received</td>
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<th>Stage 3: Spring 2012</th>
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<td>• Council’s response to Stage 1 and 2 suggestions. The Council will set out reasons for supporting/not supporting proposals and there will be an opportunity to comment on/challenge the Council’s response</td>
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<tr>
<td>• Public consultation on the Councils preferred sites, policies, extents and designations for the Site Specific Policies and Allocations document</td>
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<td>• Adoption – Winter 2012/ Spring 2013</td>
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Getting Involved

Why should I get involved?
Local knowledge is an essential part of the LDF process. Local people are best placed to know of potential issues in their area and we want to hear from you. Give us your views on any of the sites, boundaries and policy extents suggested in the document and tell us of any new policies or proposals you would like to see. This is your chance to influence the future development of South Norfolk.

How can I have my say? Where can I see the consultation documents?

Website
Please visit our website at www.south-norfolk.gov.uk/ldf to respond electronically to the consultation.

Email address: ldf@s-norfolk.gov.uk

Post
Alternatively please return the completed paper questionnaire by post to the address below

In person
We will be running a series of consultation events and exhibitions at various locations across the District where people can come and view maps of the sites as well as talk to Planning Officers. A list of exhibitions is on our website at www.south-norfolk.gov.uk/ldf.

Consultation documents and CDs will be available to view at the following locations: South Norfolk Council, Beccles, Bungay, Costessey, Diss, Harleston, Hethersett, Hingham, Loddon, Long Stratton, Norfolk & Norwich Millennium, Poringland and Wymondham Libraries and at other staffed events shown on Appendix D.

When do I have to respond by?
The consultation runs from 29th August to 5pm 18th November 2011

Who can I contact for further information?
If you require further information or simply wish to be kept informed of what is going on please contact us at:

Planning and Housing Policy Team
South Norfolk Council
Swan Lane
Long Stratton
NR15 2XE
Tel: 01508 533836
Email: ldf@s-norfolk.gov.uk
Appendix A
Joint Core Strategy Policies

Full details available from:

Policy 1: Addressing climate change and protecting environmental assets
Policy 2: Promoting good design
Policy 3: Energy and water
Policy 4: Housing delivery
Policy 5: The economy
Policy 6: Access and transportation
Policy 7: Supporting communities
Policy 8: Culture, leisure and entertainment
Policy 9: Strategy for growth in the Norwich Policy Area
Policy 10: Locations for major new, or expanded, communities in the Norwich Policy Area
Policy 11: Norwich City Centre
Policy 12: The remainder of the Norwich urban area, including the fringe parishes
Policy 13: Main Towns
Policy 14: Key Service Centres
Policy 15: Service Villages
Policy 16: Other Villages
Policy 17: Smaller rural communities and the countryside
Policy 18: The Broads
Policy 19: The hierarchy of centres
Policy 20: Implementation
Appendix B

The Local Development Framework (LDF)
The Council has to produce a Local Development Framework (LDF) to guide future development in the district. The LDF will eventually replace the 2003 South Norfolk Local Plan.

The LDF is basically a folder of different documents (see below). For more detail about each of the documents see the glossary at Appendix B.

Diagram showing ‘suite’ of documents that make up a Local Development Framework

The Joint Core Strategy (JCS)
The Joint Core Strategy was adopted in March 2011 and covers the whole of the Greater Norwich area including South Norfolk. The JCS forms a key part of the South Norfolk LDF (see diagram above) and is available to view via the following link: http://www.gndp.org.uk/our-work/joint-core-strategy/. The JCS sets the strategic context for South Norfolk and contains key policies for where development should occur and covers important issues such as housing, employment, shopping, transport, the environment as well as the number of new houses and jobs required and which settlements will have defined development boundaries.
Appendix C
Glossary

Annual Monitoring Report (AMR)
This document is submitted to the Government Office every December. It looks at how the policies in the Local Plan and LDF are working and monitors ‘Core Output Indicators’ set by the Government
http://www.south-norfolk.gov.uk/planning/291.asp

Area Action Plans (AAPs)
AAPs are prepared for areas where significant change is anticipated and where more proactive policy treatment is required.

Central Business Area
The commercial business core of a settlement that contains its main shops and services.

Commercial Leisure
This refers to more formal leisure provision such as caravan sites, sports halls or fishing lakes rather than informal leisure or amenity land proposals for open space, including the water based recreation allocation at Bawburgh in the current South Norfolk Local Plan.

Development Boundary
Line that defines the main built up area of a settlement, inside which development in keeping with the scale / character / function of the settlement will be considered positively outside of which development will be strictly limited.

Development Management Policies DPD
This document will contain detailed policies to help Planning Officers when determining planning applications.

Development Plan Document (DPD)
The various documents that together make up the Local Development Framework.

Infrastructure / Green Infrastructure
The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply: telephones, sewerage) and also includes network of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure. The latter is green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Joint Core Strategy
This sets out key policies on important issues and the long term vision and strategy. This is currently being produced by with Norwich, Broadland and South Norfolk District Councils with Norfolk County Council
http://www.gndp.org.uk

Local Development Scheme
This document sets out the timetable for producing the various documents in the LDF
http://www.south-norfolk.gov.uk/planning/2925.asp

Mixed Use Development
This is the practice of allowing more than one type of use in a building or set of buildings. This can mean some combination of residential, commercial, industrial, office or other land use.

Norwich Policy Area
The portion of the South Norfolk District which is strongly influenced by the city of Norwich as a centre for employment, shopping and entertainment. Settlements in the Norwich Policy Area are shown on the map on page 9a.

Primary Shopping Area
Central part of the District’s market towns. They contain a high proportion of shops and high levels of pedestrian activity. The Council seeks to maintain predominantly shop uses at ground floor level

Strategy Housing Land Availability Assessment (SHLAA)
The SHLAA is a key component of the evidence base to support the delivery of land for housing. A SHLAA is required by national policy set out in Planning Policy Statement (PPS) 3 on Housing. A SHLAA should identify sites with potential for housing, assess their potential and when they are likely to be developed. Government guidance states the SHLAA should identify as many sites with housing potential in and around as many settlements as possible in the study area. The Greater Norwich SHLAA looked at the major growth locations from the Joint Core Strategy and many of the sites in the SHLAA have already been suggested through the Local Development Framework process. For completeness the SHLAA also assessed some pieces of land that have not already been put forward, however in many of these cases the Council are not aware of who owns the land and this therefore ultimately affects the site deliverability. More information on the Greater Norwich SHLAA can be found on the GNDP website at http://www.gndp.org.uk/

Settlement Hierarchy
A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.
Statement of Community Involvement (SCI)
This document sets out how the Council intends to involve local people in the preparation of the LDF
http://www.south-norfolk.gov.uk/planning/293.asp

Strategic Gap / Important Break
An area of land between two settlements.

Supplementary Planning Document (SPD)
These documents provide extra advice on certain topic areas. These are not subject to an independent examination like DPDs but will still go through public consultation.
## Appendix D
### Staffed Consultation Events

We are planning for housing and employment growth in South Norfolk up to 2026. Give us your views about the growth of your area and on the pieces of land that have been suggested to us. You can read the consultation document and respond via our website www.south-norfolk.gov.uk/ldf or come and see us at your nearest venue, see below;

<table>
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<tr>
<th>Location</th>
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<td>EASTON - VILLAGE HALL</td>
<td>Monday 12th September</td>
<td>3pm – 7pm</td>
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<td>Marlingford Road, Easton, NR9 5AD</td>
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<td>HETHERSETT - VILLAGE HALL</td>
<td>Wednesday 14th September</td>
<td>3pm – 7pm</td>
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<td>Back Lane, Hethersett, NR9 3JJ</td>
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<td>TROWSE – WHITE HORSE INN</td>
<td>Friday 16th September</td>
<td>3pm – 7pm</td>
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<td>The Street, Trowse, NR14 8ST</td>
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<td>WYMONDHAM - WAITROSE</td>
<td>Saturday 17th September</td>
<td>9am – 4pm</td>
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<td>Car Park, Norwich Road, Wymondham</td>
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<td>HINGHAM - LINCOLN SOCIAL CENTRE</td>
<td>Friday 23rd September</td>
<td>3pm – 7pm</td>
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<td>The Fairland, Hingham, NR9 4HW</td>
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<tr>
<td>LONG STRATTON - CO-OP</td>
<td>Saturday 24th September</td>
<td>9am – 4pm</td>
</tr>
<tr>
<td>Car Park, Swan Lane, Long Stratton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WYMONDHAM – CENTRAL HALL</td>
<td>Friday 30th September</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>Back Lane, Wymondham, NR18 0QB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COSTESSEY – THE RANGE</td>
<td>Saturday 1st October</td>
<td>9am – 4pm</td>
</tr>
<tr>
<td>William Frost Way, Longwater Business Park</td>
<td></td>
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<tr>
<td>LONG STRATTON – S.N.C.</td>
<td>Tuesday 4th October</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>Council Offices, Swan Lane, NR15 2XE</td>
<td></td>
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<tr>
<td>DISS – MERE’S MOUTH</td>
<td>Friday 7th October</td>
<td>9am – 2pm</td>
</tr>
<tr>
<td>Mere Street, Diss, IP22 4AG</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EATON - WAITROSE</td>
<td>Saturday 8th October</td>
<td>9am – 4pm</td>
</tr>
<tr>
<td>Car Park, Church Lane, Eaton, NR4 6NU</td>
<td></td>
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<tr>
<td>PORINGLAND – COMMUNITY CENTRE</td>
<td>Tuesday 11th October</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>Overtons Way, Poringland, NR14 7WB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HARLESTON – THE SWAN HOTEL</td>
<td>Saturday 15th October</td>
<td>9am – 4pm</td>
</tr>
<tr>
<td>The Thoroughfare, Harleston, IP20 9AS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MULBARTON – VILLAGE HALL</td>
<td>Wednesday 19th October</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>The Common, Mulbarton, NR14 8AE</td>
<td></td>
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</tr>
<tr>
<td>COSTESSEY – COSTESSEY CENTRE</td>
<td>Monday 24th October</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>Longwater Lane Recreation Ground, NR8 5AH</td>
<td></td>
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</tr>
<tr>
<td>LODDON – LIBRARY ANNEXE</td>
<td>Friday 28th October</td>
<td>3pm – 7pm</td>
</tr>
<tr>
<td>Church Plain, Loddon, NR14 6EX</td>
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</tbody>
</table>
Contact

Planning and Housing Policy Team
South Norfolk Council
Swan Lane
Long Stratton
NR15 2XE

Tel: 01508 533805
Email: ldf@s-norfolk.gov.uk
www.south-norfolk.gov.uk