

## THORPE ST ANDREW TOWN COUNCIL

### NEIGHBOURHOOD PLAN MEETING

Town Hall, Pound Lane, Thorpe St Andrew, Norwich, NR7 0UL  
Tel/Fax: (01603) 701048 Email: [office@thorpestandrew-tc.gov.uk](mailto:office@thorpestandrew-tc.gov.uk)

#### Notice of Neighbourhood Plan Meeting

You are hereby summoned to attend the meeting of Thorpe St Andrew Neighbourhood Plan to be held at the Town Hall on 10<sup>th</sup> February 2020 at 5.30pm for the purpose of transacting the following business.

*Thomas Foreman*

Thomas Foreman Clerk to the Council

#### AGENDA

- 1 Apologies for absence.
- 2 Declarations of interest in items on the agenda.
- 3 To confirm the minutes of the Neighbourhood Plan meeting held on 9<sup>th</sup> September 2019
- 4 Announcements (For information only)
- 5 Pre-Consultation Comments from Broadland District Council – Attached
- 6 HRA Screening Report – Attached

**Future Agenda Items.** (Not for discussion)

**Town Clerk – Thomas Foreman**  
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**Thorpe St Andrew Town Council  
Minutes of the Neighbourhood Plan meeting  
held on 09 September 2019 at 5.30pm**

**1 Present:**

Mr S Snelling      Mr P Clarke      Mr M Martins      Mr L Reeves  
Mr J Clarke

**Apologies:** Mr J Fisher and Mr F Bowe

**In attendance:**

Dr T Foreman (Town Clerk)

**2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA**

None

**3 MINUTES**

The minutes of the meeting held on 20 May 2019 were agreed and signed as a true record.

**4 ANNOUNCEMENTS**

The Town Clerk provided an overview of the meeting which had taken place over the previous month with Broadland District Council and the Broads Authority.

**5 CONSULTATION RESULTS**

The meeting received a presentation of the results of the consultation of the draft document from Broadland District Council and the Broads Authority.

It was explained that the majority of comments related to formatting, style and wording improvements, and that many comments were duplicated between the Broads Authority and Broadland District Council.

The members of the panel considered the comments relating to Policy 2, with particular reference to similar work in Bredon and Lawshall Plans, and also the Historic England best practice. There was some discussion about the merging of Policy 4 and Policy 2, but it was felt the policies should remain separate.

With reference to Policy 3, the members felt there was sufficient justification to warrant the introduction of parking standards as Thorpe St Andrew is serviced by buses in the same way as many more rural areas. There was some discussion about the separation of parking and other types of connectivity, with reference to other Neighbourhood Plan examples. It was felt that the connectivity element of the policy combined car, pedestrian, and bike use well without these needing to be separate.

With regard to residential mooring it was decided not to allocate sites, but instead to reference the new Broads Local Plan policies.

The panel examined the suggested replication between Policy 6: Promoting and Protecting Employment with Policy E2 – Retention of employment sites. It was decided that Policy 6 provided greater and more detailed protection than Policy E2 and created more of a vision for the area. The panel also felt that the Neighbourhood Plan Policy 8: Protecting the Historic Environment was not a duplication of Policy E2 Historic Environment due to the additional protections given.

It was agreed that Policy 9 was an aspiration project and changes should be made to reflect that.

### **6 NEIGHBOURHOOD PLAN DRAFT**

With reference to the above changes and subject to any further comments from either Broadland District Council or the Broads Authority, it was felt that the document could proceed to formal consultation.

#### **Future agenda items**

*The meeting closed at 6:40 pm.*

*Signed: .....*

*Dated: .....*

## **Informal Comments / Suggestions on Draft Thorpe St. Andrew NDP**

### **30/01/2020**

#### **Policy 1: Protecting and Enhancing the Natural Environment**

We wondered whether the group has given any consideration to designating some of these locations as **Local Green Space**, as per our previous comments? LGS is a planning designation, which is enabled through the National Planning Policy Framework. Essentially it gives specific local green space sites significant protection, akin to that given to Green Belt land. It may not apply to all of the locations listed in Policy 1 (**there are criteria that such spaces have to meet, set out in paras. 99 and 100 of national guidance – click [here](#)**), but for any that do, it would provide greater protection than the policy would provide as currently worded.

If you decide to designate some of these areas as Local Green Space, you can find good examples of such Neighbourhood Plan policies in the following Plans:

[Horsford Neighbourhood Plan – Policy ENV3: Local Green Space](#)

[Malvern Neighbourhood Plan – Policy MG1: Local Green Space](#)

Also, note appendix 5.2 in the Malvern Plan which explains how each of the LGS meet the criteria for designation in the NPPF. The examiner will need to see justification for LGS designation, whether it is in an appendix to the Neighbourhood Plan, or a separate evidence document.

Finally, for any policy involving the designation of sites for protection, you will need to include an accompanying map which sets out the locations and precise boundaries of those sites, as in both of the above examples. This is the case for Policy 1, whether it remains as it is or whether it changes to incorporate the Local Green Space designation. These maps need to be clear and unambiguous so that Planning Officers know exactly where the boundaries are for a designated site. This may be something we can help you with, so please let us know if you would like some assistance with this.

#### **Policy 2: Creating a Strong Sense of Place**

Design and character is an area where Neighbourhood Plans can really add value to current Development Plan policy. This policy aims to address these issues, but we feel it could perhaps be even stronger.

Please see below for some specific comments and suggestions in relation to the policy wording:

‘Development will be designed to **fit in with the specific area of\***<sup>1</sup> Thorpe St Andrew and contribute to creating a strong sense of place.’

*\*<sup>1</sup> This phrase feels a little vague. I think the intention is to encourage new development to complement the character of the specific area of Thorpe St. Andrew in which it is located? The supporting text (paras. 8.2 -8.7) includes useful descriptions of character for three distinct areas of the parish – the south, the north and the east. We would suggest that these paragraphs are headed ‘Thorpe St. Andrew Character Statement’ (or similar), with each of the respective area descriptions*



headed appropriately. This could either be put into an appendix to the document, or kept distinct in section 8. We would also advise including a map showing the location and extent of these three areas, similar to the point about the green spaces, above.

The policy wording in this first statement could then be strengthened by making a direct reference to this character statement, e.g. **'Development will be well-designed to complement the character of the area of Thorpe St. Andrew in which it is to be located, as set out in the accompanying Thorpe St. Andrew Character Statement.'**

'This will include the protection<sup>\*2</sup> of:'

*<sup>\*2</sup> The word 'protection' implies resisting any new development in these areas. Another word which may be more suitable in this context is 'respect', as in 'In particular, development should respect the sensitivities of the following locally important landscape areas:'*

1. 'The landscape setting of the settlement<sup>\*3</sup> including the urban/rural transition and the treatment of the area as a 'gateway'

*<sup>\*3</sup> This phrase is a little vague. The sentence seems to focus on the urban/rural transition as a landscape feature, and the role of this area as a gateway – presumably to the city and the Broads? Perhaps this could be the main focus of this point? E.g. rephrase to something like: 'The area to the east of the settlement, in which there is a transition from the urban to the rural, and which acts as a 'gateway' to the city and to the Broads.'*

2. 'The Thorpe Ridge landscape and the riverside character of the southern area of the settlement'
3. 'The Thorpe St Andrew conservation area'

Therefore development should<sup>\*4</sup>:

*<sup>\*4</sup> I think this needs to be a new paragraph that introduces a new subject, as points 4 and 5 concern the design of developments. Could be re-worded to something like, 'In addition, and to ensure the creation of a strong sense of place, development is encouraged to:'*

4. 'Use of sustainable and traditional materials'
5. 'Include the planting of street trees<sup>\*5</sup> to contribute to the 'special character' of Thorpe St. Andrew'

*<sup>\*5</sup> There is a question over whether the Highway Authority would be willing to adopt these in every instance, so this may not be a reasonable requirement. We would suggest this could be changed to 'Include the planting of trees, in appropriate locations, in order to contribute to the special character of Thorpe St. Andrew.' or similar.*

### **Policy 3: Connectivity and Ensuring Adequate Parking**

Point 3 in this policy in particular will need to demonstrate sufficient evidence in order to implement parking standards that would differ from the rest of the district. Is this information available and will it be presented in a separate evidence document?

#### **Policy 4: Protecting Resident Amenity**

This policy could include points 4 and 5 from Policy 2. There is a fair degree of overlap.

In addition, point 2 in Policy 4 seems to have been added since we saw the last draft document. As currently worded, this doesn't constitute a planning policy, as it simply states that the various factors should be considered. In addition, there is already a policy in the Development Plan ('GC4 – Design', in the BDC Development Management Policies document) which addresses impacts on residential amenity. It also states in the supporting text (10.3) that this replicates Broads Local Plan DM21: Amenity. Neighbourhood Plans should avoid duplication and this point appears to already be covered by Broadland and Broads Authority policies.

Point 2 could be incorporated as point c) under Part 1 of the policy (the numbered prefix of which would no longer be required), and could state something like ***'Ensure that the impacts of development on the residential amenity of the area are minimised.'***

The current list of points a) to k) would be better located within the supporting text as the factors to be taken into account.

#### **Policy 5: Residential Mooring**

It is likely that Broads Authority will have comments on this policy?

#### **Policy 6: Promoting and Protecting Employment**

It may well be useful to include a map showing these areas as they currently exist.

#### **Policy 7: Retaining and Creating Community Facilities**

13.4 There is a typo in the last sentence. 'ne' should read 'be'.

#### **Policy 8: Protecting the Historic Environment**

Another area where Neighbourhood Plans can offer significant additional value to what is already in the Development Plan is that of protecting heritage assets. Listed buildings and Scheduled Ancient Monuments are protected under current national legislation, meaning that Policy 8 does not currently add a great deal to the protections that are already in place.

However, Neighbourhood Plans can identify other locally important heritage features that are not currently listed by Historic England. These are referred to as **Non-Designated Heritage Assets**, and any that are identified locally can be set out in a Local Plan or Neighbourhood Plan policy as a *Local List*, which will give them a degree of protection. Again, any such identified features should meet a range of criteria to justify their inclusion on a Local List.

The following are three examples of Neighbourhood Plans that identify local lists of non-designated heritage assets:

[Ropley Neighbourhood Plan – Policy RNP8: Built Heritage](#)



Kenilworth Neighbourhood Plan - Policy KP14: Non-designated Heritage Assets  
(and App 3)

Fressingfield Neighbourhood Plan – Policy FRES8: Non Designated Heritage Assets *(note the examiner has recommended the deletion of the last paragraph in this policy)*

Has the steering group thought about identifying locally important heritage assets that are not listed? This could add significant value to the Neighbourhood Plan, so it is certainly something worth thinking about. If you are interested in going down this route, I would recommend having a read of the [Historic England Advice Note on Local Heritage Listing](#) (Part 7 includes a useful list of criteria that can be used to assess any potential buildings/features).





1. Home (<https://www.gov.uk/>)

# National Planning Policy Framework

From:

Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

Published:

27 March 2012

Updated:

27 March 2012, see all updates (<https://www.gov.uk/guidance/national-planning-policy-framework/updates>)

Give feedback about this page (<https://www.gov.uk/contact/govuk>)

## 8. Promoting healthy and safe communities

Paragraphs 91 to 101

**91.** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

**92.** To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

(b) take into account and support the delivery of local strategies to improve health, social and cultural

well-being for all sections of the community;

(c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

(d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

(e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

**93.** Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

**94.** It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

(a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

(b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

**95.** Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

(a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate <sup>41</sup>. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

(b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

## **Open space and recreation**

**96.** Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

**97.** Existing open space, sports and recreational buildings and land, including playing fields, should

not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

**98.** Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

**99.** The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

**100.** The Local Green Space designation should only be used where the green space is:

- (a) in reasonably close proximity to the community it serves;
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) local in character and is not an extensive tract of land.

**101.** Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

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## Footnotes

(41) This includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres. ↩





# Thorpe St Andrew Town Council Neighbourhood Development Plan 2018 – 2036

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## Contents

1.	Introduction.....	- 1 -
2.	Thorpe St Andrew NDP – The Preparation Process .....	- 3 -
	Getting this far .....	- 3 -
	What next? .....	- 4 -
3.	Thorpe St Andrew: Background .....	- 5 -
4.	Thorpe St Andrew NDP: The Vision .....	- 6 -
5.	Thorpe St Andrew NDP: Objectives.....	- 7 -
	a) Housing Objective. ....	- 7 -
	b) Economic Objective.....	- 7 -
	c) Community Facilities Objective.....	- 7 -
	d) Transportation Objective. ....	- 7 -
	e) Historic Protection Objective. ....	- 7 -
	f) Natural Environment Objective.....	- 7 -
6.	Thorpe St Andrew NDP: Neighbourhood-wide Policies .....	- 8 -
7.	Policy 1 .....	- 9 -
	Policy 1 Intention.....	- 9 -
	Policy 1 Justification .....	- 9 -
8.	Policy 2 .....	- 11 -
	Policy 2 Intention.....	- 11 -
	Policy 2 Justification .....	- 11 -
9.	Policy 3 .....	- 13 -
	Policy 3 Intention.....	- 13 -
	Policy 3 Justification .....	- 13 -
10.	Policy 4 .....	- 14 -
	Policy 4 Intention.....	- 14 -
	Policy 4 Justification .....	- 14 -
11.	Policy 5 .....	- 16 -
	Policy 5 Intention.....	- 16 -
	Policy 5 Justification .....	- 16 -
12.	Policy 6 .....	- 18 -
	Policy 6 Intention.....	- 18 -

	Policy 6 Justification .....	- 18 -
13.	Policy 7 .....	- 19 -
	Policy 7 Intention.....	- 19 -
	Policy 7 Justification .....	- 19 -
14.	Policy 8 .....	- 21 -
	Policy 8 Intention.....	- 21 -
	Policy 8 Justification .....	- 21 -
15.	Thorpe St Andrew NDP: Project .....	- 22 -
16.	Implementation and Monitoring.....	- 22 -
17.	Glossary & Abbreviations .....	- 22 -



## 1. Introduction

- 1.1 This document is the draft Thorpe St Andrew Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for Thorpe St Andrew over the NDP period to 2036 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the adopted Development Plan for Broadland, which includes the documents making up the Broadland District Council Local Plan and the Broads Authority Local Plan. The Thorpe St Andrew NDP has been developed to ensure that future growth and development throughout the town is guided by the local community, and gives an extra level of detail at the local level.
- 1.3 Thorpe St Andrew NDP runs in tandem with the Local Plan, which runs to 2036. It is appropriate that it should have the same end period and therefore it will be reviewed in 2034 and updated in 2036. The Town Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4 This document is supported by a number of other documents and background information which are referred to throughout. A glossary and abbreviations section are included at the back of this document for reference (Section 20).
- 1.5 Thorpe St Andrew NDP applies to the area that is administered by Thorpe St Andrew Town Council, covering the civil parish boundary of Thorpe St Andrew, and as shown in Figure 1.
- 1.6 Thorpe St Andrew is the administrative headquarters of Broadland District Council. Both Broadland District Council and the Broads Authority are the Local Planning Authorities for the parish.
- 1.7 The community of Thorpe St Andrew has decided to develop an NDP in order to:
  - Identify potential for development
  - Inform the types of housing and development needed in the town. This includes:
    - The size and style of houses
    - The footprint to amenity ratio
    - Adequate number of car parking spaces
    - Provide greater local detail to the design guide issued by Broadland District Council
  - Ensuring the protection of open spaces for the town
  - Improving sustainable transport, traffic conditions and highways
  - Having an impact on social spaces
  - Protecting the culture and identity of Thorpe St Andrew, with a special interest in the river frontage
- 1.8 Once finalised and adopted by Broadland District Council (BDC) and the Broads Authority (BA), the planning policies presented in this NDP seek to positively plan for the future of Thorpe St Andrew and will be used and acted upon by BDC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.



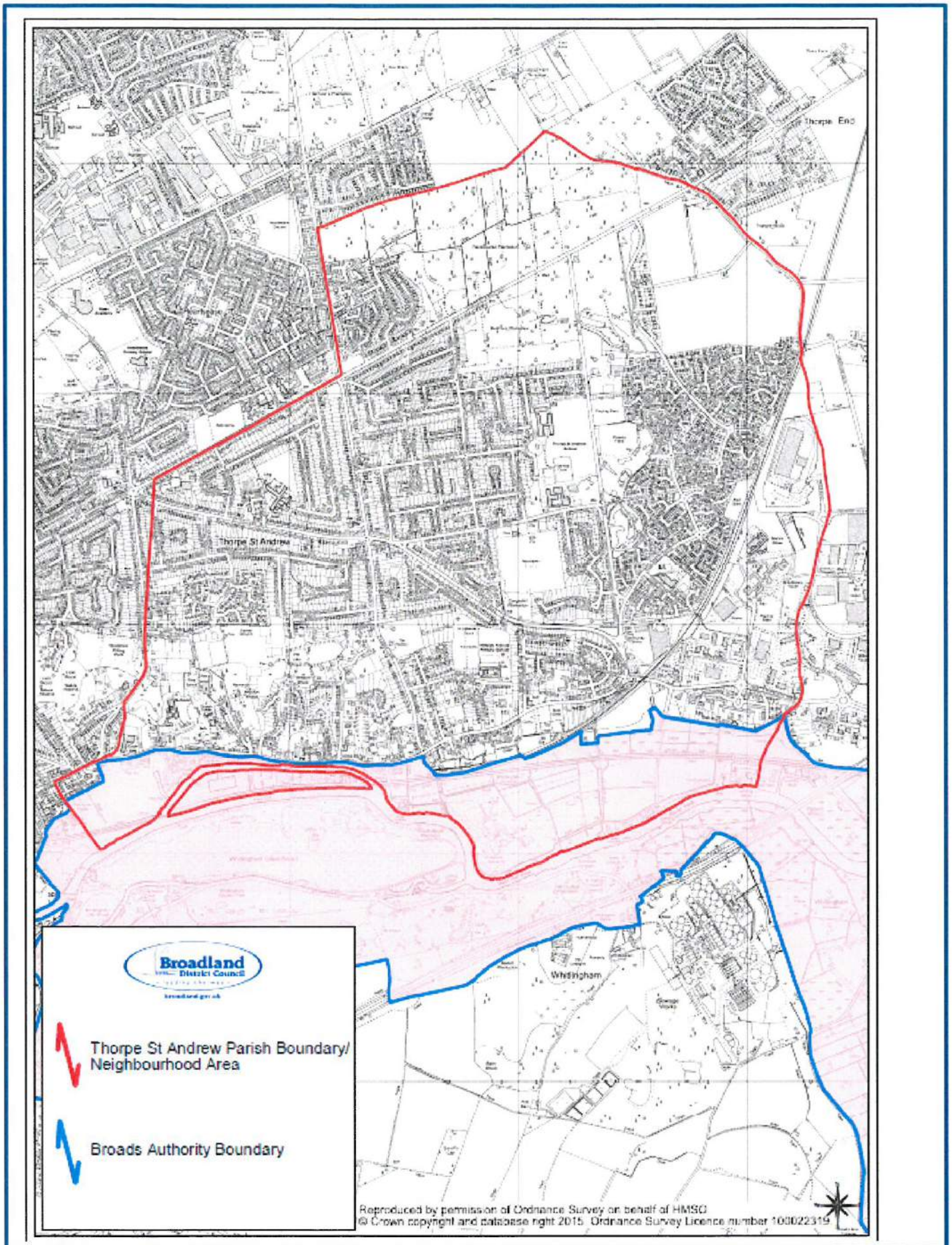


Figure 1: Designated NDP Area for Thorpe St Andrew NDP.



## 2. Thorpe St Andrew NDP – The Preparation Process

### Getting this far

2.1. The preparation of the NDP has been led by the Thorpe St Andrew NDP Working Group. This group comprises of four Town Councillors, a representative from Thorpe History Group and two local residents. One of whom is a local business owner, the other a chartered town planner. The working group is assisted by the Town Clerk, Dr Thomas Foreman and has administrative support by a committee officer.

2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taken place over the last two years. These have included:

- Newsletters, published at least twice a year to all households in Thorpe St Andrew
- Posters; across 15 locations
- Events; attendance at well attended local events, such as each St George's Day, Church Fetes, Summer Fetes and Christmas Events
- It was suggested to create a dedicated site; however the Town Council website is widely known in the local area, and therefore would be widely recognised and remembered by residents wanting more information on the NDP
- Facebook and Twitter posts
- Public Meetings; arranged and widely publicised
- Embedded 'Neighbourhood Plan' promotional pop-ups on the Town Council website

2.3. All consultations have been summarized in the 'Consultation Statement', as required by the formal NDP legislative requirements.

2.4. The outcomes of the various consultations have highlighted the key priorities of:

- Housing Design
  - i. Availability of more individual plots, opposed to large developments
  - ii. Retain the character of the town
    - a. Southern Thorpe and the conservation area
    - b. Northern Thorpe
    - c. Dussindale
- Leisure and Recreation
  - i. Identify and increase services and infrastructure in line with new developments
  - ii. Achieve enhanced community facilities
- Transport
  - i. Improve and increase public transport options
  - ii. Improve traffic flow with new developments
- Environment
  - i. Protect open spaces; specifically, woodland areas and River Green
  - ii. Identify and retain employment areas in sustainable locations

## What next?

- 2.5. Following submission of this draft plan to Broadland District Council and the Broads Authority for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by Broadland District Council, the Broads Authority and Thorpe St Andrew Town Council) who will check the NDP to ensure it conforms with the 'Basic Conditions' of Neighbourhood Planning<sup>1</sup>. At that stage, the independent examiner may recommend that the NDP is amended before continuing to the referendum stage or recommend that the NDP continue straight to the referendum stage as is.
- 2.6. If approved, the NDP will be subject to a referendum, in order to gauge community support. The NDP will only be adopted by Broadland District Council and the Broads Authority if the majority of those voting in the referendum support it.
- 2.7. Once adopted, the policies contained within the Thorpe St Andrew NDP will have to be taken into consideration when planning officers determine future planning applications within the parish.

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<sup>1</sup> Basic condition for neighbourhood planning – [www.gov.uk/guidance/neighbourhood-planning](http://www.gov.uk/guidance/neighbourhood-planning)

### **3. Thorpe St Andrew: Background**

- 3.1 The settlement of Thorpe St Andrew has historically been separate to the city of Norwich and to this day the administration remains so. Thorpe St. Andrew is a town, independent of the City and falls under the jurisdiction of Broadland District Council. The civil parish boundary runs north along - or just east of - Harvey Lane, then east along Plumstead Road, north along Woodside Road and then again eastwards to include Racecourse Plantation. It then runs south a little to the west of Thorpe End to meet the River Yare to the east of the former St. Andrew's Hospital. The southern boundary is the river itself.

The historic village is the linear settlement along Yarmouth Road, hemmed in between the river to the south and a steeply wooded slope to the north. The rest of the parish to the north was originally part of the then much more extensive, Mousehold Heath. Today the eastern part of this area, either side of Plumstead Road, remains as open space, though wooded rather than heathland. The rest has been developed for residential use since the Second World War, most recently at Dussindale.

The Conservation Area is confined to the historic settlement together with the wooded slopes immediately to the north.

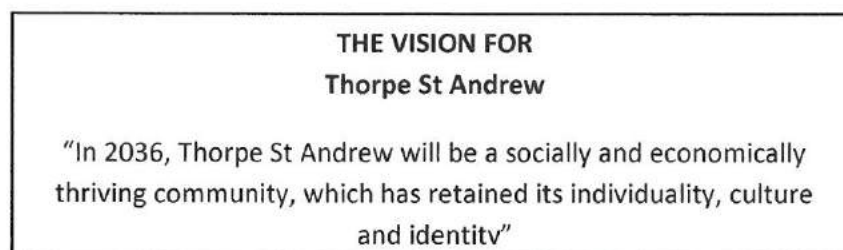
The importance of the river to the setting of Thorpe St. Andrew cannot be overestimated. This is most obvious where road and river run close together, which forms the much of the Broads Authority executive area within the town. West of the Green the historically significant buildings face the river and are best seen from the river. The steep wooded slopes to the north of the historic settlement are the setting of School Lane and Chapel Lane and of a number of large houses (now in commercial use). They are also the essential backdrop to the settlement as a whole; best appreciated from the river.

This Neighbourhood Plan will be subject to a sustainability appraisal, and will be delivered within the context of the Greater Norwich Local Plan and the Broads Local Plan.



## 4. Thorpe St Andrew NDP: The Vision

4.1 The vision for the Thorpe St Andrew is as follows:



4.2 In order to achieve this vision a number of 'objectives' are set and then, in turn, in order to achieve these objectives, a number of policies have been developed. It is these policies that will have to be taken into consideration when planning officers determine future planning applications, thereby helping to turn the aspirations of the NDP into a reality. The way the vision, objectives and policies link together is illustrated in Figure 2.

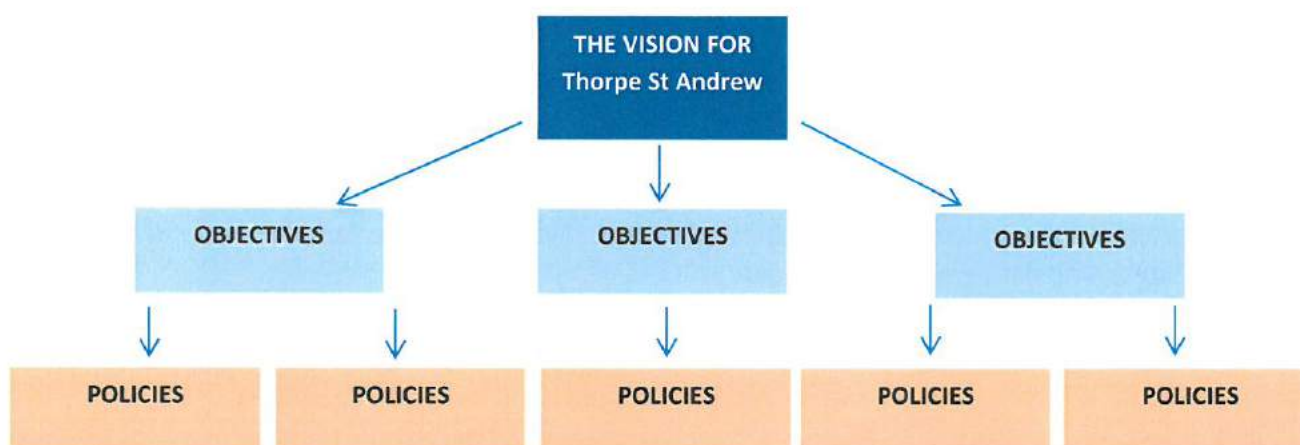


Figure 2: Thorpe St Andrew NDP: Links between Vision, Objectives and Policies

## **5. Thorpe St Andrew NDP: Objectives**

The objectives of the Thorpe St Andrew NDP are as follows:

### **a) Housing Objective.**

To promote well designed housing, protecting the amenity of those who live and work in the Thorpe St Andrew

### **b) Economic Objective.**

To promote economic growth and safeguard existing employment sites, which will encourage more money to remain within the community and prevent the need for long commuting

### **c) Community Facilities Objective.**

To provide for the health, education and leisure needs of the community, with readily accessible facilities

### **d) Transportation Objective.**

To strengthen the provision of public and sustainable transport options, while ensuring future development includes sufficient provision for private cars

### **e) Historic Protection Objective.**

To protect, enhance and strengthen the character and appearance of the conservation area and the historic buildings of Thorpe St Andrew

### **f) Natural Environment Objective**

To protect and enhance the natural landscape of the town, including key landscapes, natural habitats and areas with nature conservation value.

## 6. Thorpe St Andrew NDP: Neighbourhood-wide Policies

6.1 Thorpe St Andrew NDP sets out nine policies in order to help achieve the objectives and the vision for the area. Table 1 illustrates how each policy contributes to each objective.

Thorpe St Andrew NDP POLICIES	Thorpe St Andrew NDP OBJECTIVES					
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
	Housing	Economic	Community Facilities	Transportation	Historic Protection	Natural Environment
Policy 1			✓		✓	✓
Policy 2	✓		✓		✓	✓
Policy 3	✓			✓	✓	✓
Policy 4	✓		✓			✓
Policy 5	✓				✓	✓
Policy 6	✓	✓		✓		
Policy 7		✓	✓	✓		✓
Policy 8	✓		✓		✓	✓
Policy 9		✓	✓	✓	✓	

Table 1: Thorpe St Andrew NDP: Links between Policies and Objectives



## 7. Policy 1

### Thorpe St Andrew NDP Policy 1: Protecting and Enhancing the Natural Environment

Development should minimise the disruption of habitats and seek to conserve and enhance existing environmentally important sites. Development in areas of local importance including valued green and open spaces must be appropriate and proportionate in terms of its scale and impact. This includes:

- Thorpe Ridge
- Racecourse Plantation
- Browns Plantation
- Belmore Plantation
- Thorpe Island
- Cary's Meadow (Broads Authority Executive Area)
- River Green (Broads Authority Executive Area)
- Sir George Morse Park
- Gargle Hill Woodland
- Fitzmaurice Park
- Laundry Lane Tree Plantation
- Weston Pits
- Town Hill Pit
- Chapel Lane Pit/South Avenue Dell
- Thorpe Marshes/St Andrew Broad

#### Policy 1 Intention

The Thorpe St Andrew natural environment will be protected, and opportunities will be sought for its maintenance and enhancement, increasing the benefits for residents and wildlife.

#### Policy 1 Justification

7.2 Thorpe St Andrew has many natural environmental features, from wooded parks to open grassy meadows and fields. The wildlife is numerous and varied, ranging from insects to large mammals such as deer and foxes. The town has a higher than average tree cover, containing significant areas of woodland and retaining good specimens of individual trees. Some of these remain from the original woodland which was once extensive, and some from field and boundary trees. The abundance of street and mature garden trees gives Thorpe St Andrew its special character.

7.3 Many of these trees are subject to Tree Preservation Orders (TPO's) and some fall within the conservation area. The main areas of significant woodland in Thorpe St Andrew are:

- Gargle Hill Woods
- Laundry Lane Tree Plantation
- Racecourse, Belmore and Brown's Plantation
- Thorpe Island

7.4 There are a number of dells, pits, and marshes within the town which are also features of its character and identity, these include:

- Weston Pits
- Tower Hill Pit
- Chapel Lane Pit / South Avenue Dell
- Thorpe Marshes/St Andrews Broad



- Cary's Meadow

7.5 In addition to factual evidence, public consultation feedback has indicated that this shall be a fundamental policy of the Thorpe St Andrew NDP. It is seen as a policy which will protect and preserve the environmentally important green open spaces in Thorpe St Andrew.

7.6 This is evidenced by 82.84% of respondents stating specific areas of Thorpe St Andrew need protecting, specifically woodland, River Green, and general open spaces. During consultation events, local people highlighted these areas on a map when identifying areas for no development, requiring protection.

7.7 References:

**MHCLG (DCLG 2019)**

**Joint Core Strategy for Broadland, Norwich and South Norfolk 2016**

**Broads Local Plan 2019**

## 8. Policy 2

### **Thorpe St Andrew NDP Policy 2: Creating a strong Sense of Place**

Development will be well designed to fit in with the specific area of Thorpe St Andrew and contribute to creating a strong sense of place.

This will include the protection of:

- 1 The landscape setting of the settlement including the urban/rural transition and the treatment of the area as a 'gateway'
- 2 The Thorpe Ridge landscape and riverside character of the area
- 3 The Thorpe St Andrew conservation area

Therefore, development should:

- 4 Use of sustainable and traditional materials
- 5 Include the planting of street trees to contribute to the 'special character' of Thorpe St Andrew

#### **Policy 2 Intention**

8.1 To promote good and appropriate design which is sympathetic to the character of the town.

#### **Policy 2 Justification**

8.2 Thorpe St Andrew has three principle areas of development, from the conservation area which tracks along Yarmouth Road to the south, housing dating from the 1930's to the north, and the more recent housing to the east around the Dussindale and St Andrews Park residential areas.

8.3 The area of Thorpe St Andrew with the oldest houses is where the settlement developed along the banks of the River Yare. The conservation area features leafy roads leading to the river and can often be characterised as larger houses positioned on plots with large gardens. There have been some newer developments in the area, ranging from Victorian terraces to larger houses with good views of the river and marshes. More modern developments have included flats.

8.4 Any development within this area of Thorpe St Andrew should compliments its features, including:

- Victorian Arts and Crafts style properties
- Brick feature walls
- Elaborate chimneys
- Timber framed buildings
- Steeply pitched roofs
- Dutch and crow stepped gables
- Elaborate detailing

8.5 The northern area of Thorpe St Andrew features a mix of detached and semi-detached houses and bungalows which were developed by local builders such as Caston and Fisher since the 1930's. Many of the bungalows to the north have since been extended into the roof to meet the need for larger family homes.

8.6 Key features and materials include:

- Red brick and white or coloured render
- Grey, Red and brown pantiles
- White Windows
- Stained glass features
- Arch features to enhance doors
- Hipped roof forms
- Decorative timber detailing
- Integral or set back garages with courtyard parking
- Larger than average front gardens

8.7 The eastern area of the town has seen development more recently over the past 30 years and is likely to feature more changes in the coming years. The Dussindale area was built in sections, featuring a range of modern styles, ranging in size, with no particular binding character feature. The area also features some affordable homes. St Andrews Park was built in 2002 and is to the south of Yarmouth Road.

8.8 From the public consultation, there was an 82.87% majority wanting new development to be sympathetic to the character of Thorpe St Andrew. Typical comments referred to keeping design in line with existing development, inclusion of historic materials such as flint and a variety of mix and styles, like those found on Dussindale. There was also reference to smaller scale developments, featuring large gardens, which reflects the type of development found on Yarmouth Road.

8.9 Respondents also stated that new developments should have design features which minimise the impact on the environment, including trees, solar panels, electric charging points and off-street parking.

8.10 References

**National Planning Policy Framework (DCLG, March 2012)**  
**Joint Core Strategy for Broadland, Norwich and South Norfolk 2016**  
**Design and Access Statements: How to write, read and use them (CABE, 2006)**  
**Creating successful masterplans (CABE, 2004) Building for Life (CABE, 2003)**

## 9. Policy 3

### Thorpe St Andrew NDP Policy 3: Connectivity and Ensuring Adequate Car Parking

Applications for new housing developments should address:

1. The need to have rear on-plot parking before front on-plot parking where possible. This will orientate the front of housing onto pedestrian routes, encouraging walking to local services
2. The need to ensure a cycling and walking friendly neighbourhood by applying highway design principles which shall not prioritise the use of vehicles on the streets at the expense of quality of place
3. The need to have sufficient off-street parking to avoid street environments that are dominated by cars, based on the following table;

Bedrooms	Minimum Number of Car Parking Spaces to be Provided
1	2
2	2
3	3
4 (& more)	4

#### Policy 3 Intention

9.1 To ensure adequate car parking provision and promote pedestrian routes.

#### Policy 3 Justification

9.2 The orientation of housing and the design of the highway should promote pedestrian and alternative modes of transport other than motor vehicles. In Norfolk, this is underpinned by a policy context which requires sufficient access to alternative modes of transport other than private car, which includes the provision of walking, cycling and public transport.

9.3 Norfolk County Council states that limited availability of car parking does not necessarily correlate with a reduction in households with vehicles. Instead, a lack of suitable off-street car parking pushes more vehicles onto the adjacent highway and can potentially limit traffic flow and access for emergency services. The provision must therefore meet the operational needs of those living in the area and the current reliance of motor vehicles by the public at large has resulted in insufficient parking provision being an issue in areas with older housing stock. During the second public consultation, the need for greater off-road parking provision was agreed by 96.36% of respondents. This reflects frequently raised local issues related to damage to pathway kerbs and verges as a result of vehicles parking.

9.4 References:

**Policy T:2: Transport in New Developments Norfolk Structure Plan (1999)**  
**Parking Standards for Norfolk 2007**  
**PPG13 creating sustainable transport**



## 10. Policy 4

### Thorpe St Andrew NDP Policy 4: Protecting Resident Amenity

1. The development of new housing close to existing homes shall:
  - a) Ensure that the height of new residential buildings or extensions should respect the surrounding residential area and not impact on the amenity of adjoining properties
  - b) Promote the 'open feel' of streets is maintained at the front of existing houses where appropriate, with front gardens of similar size to existing houses
2. When assessing the impact of the occupation, operation and construction of a development on amenity, consideration will be given to:
  - a) Overlooking of windows of habitable rooms and private amenity space;
  - b) Overshadowing of private amenity space;
  - c) Loss of daylight and/or sunlight to existing windows of habitable rooms;
  - d) Overbearing impact/visual dominance;
  - e) Light pollution;
  - f) Airborne pollutants;
  - g) Odours;
  - h) Noise pollution and disturbance;
  - i) Vibration;
  - j) Insects and vermin; and
  - k) Provision of a satisfactory and usable external amenity space to residential properties in keeping with the character of the immediate surrounding area.

#### Policy 4 Intention

- 10.1 To protect and preserve the amenity for current and future householders and neighbouring residents.

#### Policy 4 Justification

- 10.2 Broadland District Council Development Management DPD (2015) Policy GC4 outlines the need for large scale development to have regard for the area surrounding the development and should suit adjacent buildings through varying its height and density accordingly. This policy adds further local detail to GC4 to better reflect the character of Thorpe St Andrew.
- 10.3 Thorpe St Andrew falls between the Broads Authority and Broadland District Council for planning. In order to standardise the amenity policy across the town, policy 4 (2) replicates Broads Local Plan Policy DM21: Amenity. This policy reflects the ambitions and preferences of many residents who comment on planning applications within the town, both within the Broads Authority executive area for planning, and the Broadland District Council planning area. These were also well supported through the consultation process.
- 10.4 Development which could have a negative impact on existing housing through a loss of daylight, sunshine, shadowing or an increase in noise or overlooking, must be supported by a supporting document. This includes any development which increases building or population density through extensions, conversions and/or redevelopment which may result in the displacement of garden

space or other greenery. Development should protect the amenity for both current and future occupants of land and building.

10.5 References:

**Broadland Development Management DPD 2015, Policy GC4**

**Broads Local Plan 2019, Policy DM21**

**Planning Practice Guidance**

**National Planning Policy Framework**

## 11. Policy 5

### Thorpe St Andrew NDP Policy 5: Residential Mooring

The development of a new mooring for a residential boat, alterations to or replacement of an existing residential boat or the construction of jetties, platforms and sheds associated with residential boat moorings should demonstrate the following:

- ❖ That they will not have a detrimental impact on the natural environment; and
- ❖ Areas of mixed moorings will retain their open feel and maintain wide views across the River Yare
- ❖ Have suitable waste disposal facilities
- ❖ Have access by road for emergency service vehicles
- ❖ Have car parking for each residential boat based on the standards in the table below:

Bedrooms onboard (berths)	Minimum Number of Car Parking Spaces to be Provided
1	1
2 (& more)	2

#### Policy 5 Intention

- 11.1 Residential mooring development will be acceptable, in principle, within the settlement limits or on allocated sites, subject to meeting normal development criteria.

#### Policy 5 Justification

- 11.2 The Greater Norwich Sub Regional Housing Assessment, along with the Joint Core Strategy and Growth Triangle Area Action Plan outlines the needs, targets and areas for growth in Thorpe St Andrew. In addition, the Broads Local Plan 2019, Policy SP15: Residential Development was prepared in line with the 2012 NPPF's requirements, and calculates an objectively assessed housing need of 50 for the Broadland area.
- 11.3 In the questionnaire consultation, 56.45% of respondents gave preference to individual plots for sale, with other options including small scale development and a mixture of types of house being a higher priority to large scale development. There is a significant stretch of the River Yare within the town, and only a small proportion of this is visible from Yarmouth Road. Given the connection of sites such as Griffin Lane and Bungalow Lane to major roads and the natural screening of these sites, they may be suitable for new residential mooring. This would be subject to the sites meeting the requirements of the Broads Local Plan Policy DM37, which specifically requires a maximum 800m/10 minute walk to three or more key services.
- 11.4 Riverside areas were identified at consultation events as needing protection and this was also apparent in the questionnaire, where protection of River Green was specifically stated. There is, however an identified need for 63 residential moorings within the Broads Local Plan 2019 policy DM37. This is however, no need for gypsy and traveller accommodation within the Broads Executive Area (Broads Local Plan Policy DM36). A large majority of respondents, 96.36%, also stated that off-road car parking provision should be included for new dwellings. A total of 54.95% of respondents also stated that traffic effected their quality of life, with parking being the most stated comment.
- 11.5 References:  
**National Planning Policy Framework (MHCLG, March 2019)**



Joint Core Strategy for Broadland, Norwich and South Norfolk Submission Document February 2013

Greater Norwich Housing Strategy 2008-2011, Greater Norwich Housing Market Assessment September 2007

Central Norfolk Strategic Housing Market Assessment 2017

Housing and Planning Act 2016,

Broads Local Plan 2019, Policy PUBDM36, DM37, SP15

Local Plan for the Broads (Draft) 2015 to 2036

## 12. Policy 6

### Thorpe St Andrew NDP Policy 6: Promoting and Protecting Employment

Existing employment areas should be retained and expanded where appropriate, specifically:

- ❖ North: existing businesses clustered on Thunder Lane, Plumstead Road and South Hill Road
- ❖ South: the small business units along Yarmouth Road, Bungalow Lane, Gordon Avenue and on the south side of St Williams Way
- ❖ East: Sainsbury's supermarket retail area, the St Andrews Business Park, and Griffin Lane

Mixed use development (residential/business) should be included to ensure sustainability of new communities. Where possible, developments shall seek to create a mixed-use centre, to improve sustainability of the businesses and create opportunities for building efficiency and energy efficiency.

#### Policy 6 Intention

- 12.1 To retain, promote and enhance economic growth and diversity to support a wide range of employment. Development and growth will ensure that the economic and aspirational needs of the community are supported.

#### Policy 6 Justification

- 12.2 Land to the east of Dussindale has been primarily zoned for business development. Existing sites, such as the St Andrews Business Park are thriving and gradually growing as new businesses looking for accommodation away from the City Centre move in and transport links develop. On the southern side of Yarmouth Road, Griffin Lane has been a longstanding industrial area. Outside the Sainsbury's complex on Pound Lane, other business areas are scattered in clusters throughout Thorpe St Andrew
- 12.3 A 64.84% majority of respondents felt Thorpe St Andrew needed more employment opportunities. As a result the Thorpe St Andrew NDP Working Group agree that employment sites should be retained and new opportunities for business and employment in Thorpe St Andrew should be exploited.
- 12.4 References:  
**National Planning Policy Framework (DCLG 2012), Joint Core Strategy for Broadland, Norwich and South Norfolk**

## 13. Policy 7

### Thorpe St Andrew NDP Policy 7: Retaining and Creating Community Facilities

The Neighbourhood Plan supports the improvement and extension of current community facilities. Proposals that would result in any loss of community facilities will not be supported unless:

- ❖ It can be demonstrated that the facilities are no longer needed or viable
- ❖ It can be demonstrated that suitable alternative provision exists
- or
- ❖ Suitable alternative provision will be delivered by new development

The construction methods and furnishing of community buildings will be encouraged to minimise energy and water use and promote the use of alternative energy sources.

Any new play areas and public open spaces should be located close to community hubs, such as schools.

#### Policy 7 Intention

13.1 To improve health and quality of life

#### Policy 7 Justification

13.2 This policy builds on the Broadland District Council Development Management DPD (2015) policy CSU2, and aligns strongly with the Broads Local Plan 2019 Policy DM44, but broadens its impact beyond the Broads Authority Executive Area.

13.3 The 2011 census states Thorpe St Andrew has a population of 14,556. The age profile in the town is as follows:-

South East ward	
Age (years)	Population percentage (%)
0-19	24.98
20-64	60.42
65 and above	14.6

North West ward	
Age (years)	Population percentage (%)
0-19	19.92
20-64	53.58
65 and above	26.5

13.4 The figures show that the age profile of the North West ward is generally older. However, the 2012 'Leisure Needs Assessment' for Broadland and Thorpe St Andrew projects that by 2030 the demographic profile is expected to shift. The Assessment concludes that "there is a relatively large population of young people living within Thorpe St Andrew. Whilst Broadland overall has a relatively old and ageing population, Thorpe St Andrew and other areas in the south of Broadland which border Norwich are home to the largest proportion of young people and this should be considered in planning suitable facilities for sport and physical activity".



- 13.5 Across the District, the population is projected to have a growth rate of 18% and anticipated to be 25.7% larger than its 2001 level by 2030. Based on these factors, the LNA 2012 for Broadland and Thorpe St Andrew found “future population growth in Thorpe St Andrew and Broadland will increase the demand for new homes, jobs, amenities and services including facilities for sport and physical activity” (LNA 2012:11).
- 13.6 In 2016, the Roxley Hall community space on Yarmouth Road had a complete refurbishment and continues to be one of the busiest facilities in Thorpe St Andrew. The town also benefits from the Town Hall, which is used daily by a local nursery, and the Morse Pavilion which is predominantly changing rooms. The Dussindale Centre, which is part of the Sainsbury’s complex on Pound Lane is a large well-used facility and is managed by the Dussindale Park Community Trust. The Good Shepherd, St Andrews Centre, the Our Lady Mother of God Hall and the All Saints Hall are smaller halls also in use within the town.
- 13.7 The consultation questionnaire respondents stated that more doctors and dentists were the most needed facility, followed by community social spaces. Similarly, more shops/Post Office and better public transport were important features. There was no significant majority as to whether these facilities should be part of a hub.
- 13.8 References:
- National Planning Policy Framework (DCLG 2012)**
  - Joint Core Strategy for Broadland, Norwich and South Norfolk**
  - Development Management DPD 2015 Policy CSU2: Loss of community facilities or local services**
  - Broads Local Plan 2019 Policy DM44: Visitor and community facilities and services**

## 14. Policy 8

### Thorpe St Andrew NDP Policy 8: Protecting the Historic Environment

Development planned within the conservation area, curtilage of a listed building and/or scheduled monument must minimise the impact on these assets by:

- ❖ Demonstrating that they have avoided or minimised harm to the significance of the asset(s) through the design of the development
- ❖ Conserving the asset(s) setting and any aspect which contributes to their significance
- ❖ Undertaking repair and conservation work to the asset
- ❖ Including elements of design to enhance enjoyment of the historic environment

#### Policy 8 Intention

14.1 The enhancement and protection of nationally and locally significant buildings.

#### Policy 8 Justification

14.2 Thorpe St Andrew is a culturally rich town, with both locally and nationally important buildings and structures. This includes the World War Two Zero Station which is a scheduled monument.

14.3 In addition to this, there are 32 listed buildings within the town, as contained in Appendix A.

14.4 The number of listed buildings, scheduled monuments and designation as a conservation area highlights the “special architectural or historic interest” of the town and the importance of preserving and enhancing these assets. These buildings are in addition to other buildings, which although are not listed, remain significant in their own right. Through road widening schemes and unflattering developments in the 1950s and 60s, some of this character has been eroded and this policy seeks to prevent further erosion of the character and significance of the area.

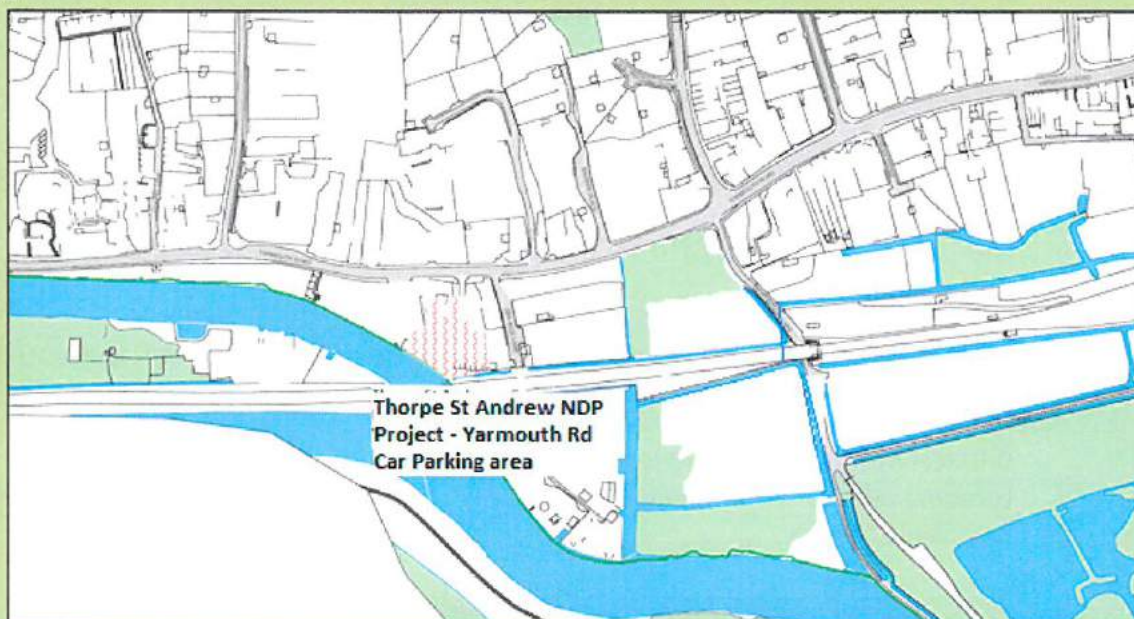
## 15. Thorpe St Andrew NDP: Project

### Thorpe St Andrew NDP Project: Improving Car Parking

Land off Yarmouth Road, Thorpe St Andrew could be suitable for use as car parking associated with River Green, Thorpe St Andrew Parish Church and local businesses.

The site is 0.3 Ha in size and is located between the railway line to the south and Yarmouth Road to the north. To the east is housing and to the west is the Rushcutters Public House. The site was previously a Highway Depot owned by Norfolk County Council but was sold and subject to a planning application in 2002, where permission was granted for a two-storey hotel bedroom block. The site has a number of constraints including a large water outlet beneath it making development problematic.

It is an aspiration that this site be used for car parking and this will be investigated further by the Town Council.



## 16. Implementation and Monitoring

16.1 Implementation of this Neighbourhood Plan is dependent upon the coordinated activities of a number of agencies.

16.2 The Town Council will monitor the delivery of the policies in this Neighbourhood Plan, and work to ensure that the objectives outlined are achieved, If appropriate, the Neighbourhood Plan will be reviewed and revised.

## 17. Glossary & Abbreviations

NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
Local Plan	Broadland District Council Local Plan: Strategic Policies Development Plan



## Appendix A

- THORPE ST ANDREW WAR MEMORIAL Grade: II  
Location: River Green, Yarmouth Road, Thorpe St Andrew, Norfolk, NR7 0HE, Thorpe St. Andrew, Broadland, Norfolk
- THORPE TOWER Grade: II (*Folly Tower, Taylor's Folly*)  
Location: THORPE TOWER, PINEBANKS, Thorpe St. Andrew, Broadland, Norfolk
- THORPE HALL Grade: II\*  
Location: THORPE HALL, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- OLD THORPE HOUSE Grade: II  
Location: OLD THORPE HOUSE, 1, DALE'S LOKE, Thorpe St. Andrew, Broadland, Norfolk
- BROADLAND DISTRICT COUNCIL OFFICES THORPE LODGE Grade: II  
Location: THORPE LODGE, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- CHURCH OF ST ANDREW Grade: II  
Location: CHURCH OF ST ANDREW, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- ST ANDREWS HOSPITAL Grade: II (*St Andrews Asylum, Norfolk Lunatic Asylum, Norfolk War Hospital*)  
Location: ST ANDREWS HOSPITAL, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- GAZEBO SOUTH EAST OF THORPE LODGE ON YARMOUTH ROAD Grade: II  
Location: GAZEBO SOUTH EAST OF THORPE LODGE ON YARMOUTH ROAD, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- CHURCH AT ST ANDREWS HOSPITAL Grade: II  
Location: CHURCH AT ST ANDREWS HOSPITAL, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- ROAD BRIDGE AT ST ANDREWS HOSPITAL Grade: II  
Location: ROAD BRIDGE AT ST ANDREWS HOSPITAL, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- RUIN OF CHURCH OF ST ANDREW Grade: II\*  
Location: RUIN OF CHURCH OF ST ANDREW, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- TOWN HOUSE HOTEL Grade: II  
Location: TOWN HOUSE HOTEL, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- IVY COTTAGE Grade: II  
Location: IVY COTTAGE, 13, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- BOUNDARY WALL TO ROAD EXTENDING FROM NUMBER 2 TO NUMBER 10 Grade: II  
Location: BOUNDARY WALL TO ROAD EXTENDING FROM NUMBER 2 TO NUMBER 10, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk

- 10, YARMOUTH ROAD Grade: II  
Location: 10, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- MANOR COTTAGE Grade: II  
Location: MANOR COTTAGE, 14, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- MONKS BARN Grade: II  
Location: MONKS BARN, 48, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- K6 TELEPHONE KIOSK Grade: II  
Location: K6 TELEPHONE KIOSK, RIVER GREEN, Thorpe St. Andrew, Broadland, Norfolk
- THE BOAT AND BOTTLE Grade: II (*Hinsbys Gardens, Cattermoles Garden, Three Tuns, Thorpe Gardens, Rushcutters*)  
Location: THE BOAT AND BOTTLE, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- THE DELL Grade: II  
Location: THE DELL, 87, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- THE WHITE HOUSE Grade: II  
Location: THE WHITE HOUSE, 105, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- THE GUILD HOUSE Grade: II  
Location: THE GUILD HOUSE, 51, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- 18-20, YARMOUTH ROAD Grade: II  
Location: 18-20, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- BOATYARD FOREMAN'S COTTAGE Grade: II (*John Fox's Cottage*)  
Location: BOATYARD FOREMAN'S COTTAGE, GRIFFIN LANE, Thorpe St. Andrew, Broadland, Norfolk
- HOMESTEAD Grade: II  
Location: HOMESTEAD, 63, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- 107-113, YARMOUTH ROAD Grade: II  
Location: 107-113, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- GARDEN HOUSE 40M SOUTH OF WALPOLE HOUSE Grade: II\*  
Location: GARDEN HOUSE 40M SOUTH OF WALPOLE HOUSE, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- BUCK INN Grade: II  
Location: BUCK INN, 55, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- THE OLD RECTORY Grade: II  
Location: THE OLD RECTORY, 103, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- KINGS HEAD INN INCLUDING OUTBUILDINGS TO EAST Grade: II (*Riverside, Rivergarden*)  
Location: KINGS HEAD INN INCLUDING OUTBUILDINGS TO EAST, 36, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk

- WALPOLE HOUSE Grade: II\*  
Location: WALPOLE HOUSE, 16, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk
- THE MANOR HOUSE Grade: II  
Location: THE MANOR HOUSE, 12, YARMOUTH ROAD, Thorpe St. Andrew, Broadland, Norfolk



## **Proposed Heritage Assets in Thorpe St Andrew**

Compiled by the Thorpe History Group  
January 2020

### Buildings

Former pump house to High House, now an electricity sub station. Thunder Lane

The thatched house at the junction of Hillside Road/Avenue. Reedroofs.

Swiss Cottage, 15 Chapel Lane, former home of George Mollett.

6-8 Chapel Lane, 3 storey cottages with flint walls.

9 Chapel Lane former brew house.

24 to 44 Chapel Lane. Row at top.

Idle Hour, Yarmouth Road

63 Yarmouth Road

Station Masters House, 56 Yarmouth Road.

The thatched cottage on Boulton Road, the last of the original Boulton & Paul buildings.

The original Good Shepherd Church wooden shed.

Whisper Wood, Weston Avenue - fascinating thatched house.

Roxley House

Fairview, Hillside Road. Robert Castons former house.

The Cottage Public House.

High House, South Avenue.

Le Chalet, Thunder Lane.

Thorpehurst.Barber Place.

Thorpehurst Lodge

Inglehurst, Yarmouth Road

National School, School Lane

Cottages, School Lane

The Ideal Home exhibition Houses on South Avenue/Stanmore Road.

Pinebanks WW2 bunker.

The Stork former maternity home, Yarmouth Road, plaque of Griffin on wall.

The Griffin Inn.

24/26 Yarmouth Road.

Point House, Yarmouth Road. c.1840

Church Cottages, Buck Yard

Well Cottage, Pound Lane.

Woodlands (Oasis) Pound Lane

### Street Scene

The Harvey and Blakiston coats of arms on original entrance to Thorpe Old Hall and the flint wall.

Boundary walls of the Rushcutters.

Boundary wall of Frostbites car park, Yarmouth Road and adjoining meadow to Whitlingham Lane.

Girlings Lane wall and railway crash commemorative plaque.

Victorian postbox set in wall of drive leading up to 7 Yarmouth Road.

Boundary marker stone in wall between River Green and Rushcutters. S.& P.

Chapel Lane, the date stone KH 1820.

Chapel Lane, rear yard no 7, the stone in the wall 'A Moll 1852' (important bricklayer/builder).

Chapel Lane, Flint wall at Swiss Cottage up to number 24.

The Boundary marker made by Barnes and Pye of Norwich in 1940 situated outside 2 Plumstead Road, situated on the left hand side of the road as you drive towards Norwich. Renovated 2018

The milestone marker made by Barnes and Pye of Norwich on the Yarmouth Road left hand side as you travel East after going under the hospital bridge. Renovated in 2018

Original street plates made by Barnes and Pye, dating back to the 1930's, renovated in 2017 by Dale Wiseman and Roger Pointer:

- Margetson Avenue,
- Aerodrome Crescent,
- Stanmore Road,
- Thorpe Close,
- Harvey Lane,
- Gorse Road,
- Cyril Road,
- Beechwood Drive,
- Belmore Road,
- South Hill Road,
- Davidson Road, School Lane,
- Common Lane.

Railway footbridge on Whitlingham Lane.

The Polish memorial on Memorial Way.

Shelter on the hospital North side.

Sir George Morse Park.(Recreation ground)

17th January 2020







**Thorpe St. Andrew Neighbourhood Plan  
(Pre-submission Draft – November 2019)**

**Habitats Regulations Assessment  
Screening Report  
November 2019**

## 1. Introduction

- 1.1 This screening report has been undertaken by Broadland District Council and the Broads Authority in order to support the emerging Thorpe St. Andrew Neighbourhood Plan which has been produced by Thorpe St. Andrew Town Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The aim of this screening is to assess whether there will be any likely significant impacts on designated European sites either within or in relative proximity to the designated neighbourhood area of the Neighbourhood Plan (i.e. the civil parish of Thorpe St. Andrew).

## 2. Legislative Basis

- 2.1 Article 6(3) of the EU Habitats Directive states that:

*Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

- 2.2 The purpose of the Habitat Regulations Assessment is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites', Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC). As a matter of policy the Government also expect authorities to treat Ramsar sites, candidate SAC (cSAC) and proposed SPAs (pSPA) as if they are European sites for the purpose of considering development proposals that may affect them.
- 2.3 One of the basic conditions of Neighbourhood Plans, prescribed by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) is that the plan:

*...is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2017) or a European offshore marine site (as defined in the Conservation of Offshore Marine Habitats and Species Regulations 2017) (either alone or in combination with other plans or projects).*



2.4 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (CHSR) puts into effect the requirements of Article 6(3) of the EU Habitats Directive (see 2.1 above) and requires that:

*(1) Where a land use plan –*

*(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

*(b) is not directly connected with or necessary to the management of the site,*

*the plan-making authority must before the plan is given effect, make an appropriate assessment of the implications of the site in view of that site's conservation objectives.*

2.5 Regulation 106 of the CHSR requires that:

*A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 102 or to enable them to determine whether that assessment is required.*

2.6 As the 'competent authority' for these purposes, Broadland District Council and the Broads Authority have produced this screening report to determine whether a full Habitats Regulations Assessment is required.

### 3. Screening Approach

- 3.1 The first step of the screening process involves the identification of European Sites that are either within or in close proximity to the Thorpe St. Andrew Neighbourhood Plan area.
- 3.2 A long list of Natura 2000 sites was compiled as part of the HRA Screening Report that was produced in support of the Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2014). This list includes designated sites within 15 kilometres of the potential zone of influence around the JCS area, and was subsequently agreed by Natural England.
- 3.3 There are no designated sites within the Thorpe St. Andrew Neighbourhood Area. However, part of the boundary of 'The Broads / Broadland' EU designations lies approximately 4km to the south east of the neighbourhood area. The precise EU designations in question are as follows:

<b>Designation Name</b>	<b>Designation Type</b>
Broadland	Special Protection Area
Broadland	Ramsar
The Broads	Special Area of Conservation

- 3.3 A map showing the location of these designations in relation to Thorpe St. Andrew parish can be found in Appendix 1 at the end of this report. Full details of these particular European designations, including conservation objectives, can be found in Appendix 2.

### 3. Assessment

4.1 The table below sets out a summary of the policies within the proposed Thorpe St. Andrew Neighbourhood Plan (enclosed) and provides an assessment as to whether there is a likely significant impact from these policies on either of the Natura 2000 sites listed above.

4.2 This assessment has been carried out in relation to the pre-submission draft of the Neighbourhood Plan, produced in October 2019.

Thorpe St. Andrew NP Policy	Analysis	Likely significant effect		
		Broadland SPA	Broads SAC	Broadland RAMSAR
Policy 1: Protecting and enhancing the natural environment	This policy seeks to minimise disruption of habitats and conserve and enhance existing environmentally important sites. It sets out a list of locally important green spaces that should be protected from overly intrusive development. As such, it is not considered that it is likely to have any significant negative effect on the identified Natura 2000 designations.	No likely significant effect		
Policy 2: Creating a strong sense of place	This policy seeks to ensure that development is well designed and fits in with the settlement, creating a strong sense of place. The policy specifically references three particular character areas of the community. It also encourages the use of traditional and sustainable materials, as well as tree planting along streets. It is not considered that the policy will have any significant negative effect on the identified Natura 2000 designations.	No likely significant effect		
Policy 3: Connectivity and Ensuring Adequate Car Parking	This policy aims to encourage rear on-plot parking and cycling/walking friendly neighbourhoods. It also sets out a series of parking standards for new residential properties. This is a generic, development management policy which will affect all future proposals and, as such, it is not considered likely to have any significant negative effect on the identified Natura 2000 designations.	No likely significant effect		
Policy 4: Protecting Resident Amenity	This policy looks to protect and preserve the residential amenity for current and future householders. Elements of the policy address issues such as the height of new buildings/extensions, and maintaining the 'open' feel of streets. Again, this is a general policy which will affect any future proposal and it is not	No likely significant effect		



	likely to have a significant negative effect on the identified Natura 2000 designations.	
Policy 5: Residential Mooring	This policy seeks to ensure that new moorings and other infrastructure associated with riverside moorings meet certain specified standards, in terms of impact on the environment and character, road access, and car parking. It is not considered that the policy will have any significant negative impact on the identified Natura 2000 designations.	No likely significant effect
Policy 6: Promoting and Protecting Employment	This policy seeks to retain and expand (where appropriate) existing employment areas, with three specific business centres highlighted. The policy also seeks to encourage mixed use development in general, ensuring that, where possible, businesses are included within residential schemes. It is a general development management policy that incorporates site specific elements, but which does not allocate any land for new development. As such it is not likely to have a significant negative effect on the identified Natura 2000 designations.	No likely significant effect
Policy 7: Retaining and Creating Community Facilities	This policy supports the improvement and extension of existing community facilities in the parish. It also seeks to prevent the loss of any facilities unless certain specified conditions are supported. The policy also seeks to maximise the sustainability credentials of new community buildings, and requires new play areas and public spaces to be located close to community hubs. It is a general development management policy and it is not likely to have a significant negative effect on the identified Natura 2000 designations.	No likely significant effect
Policy 8: Protecting the Historic Environment	This policy aims to ensure that any new development minimises impact on important heritage buildings and features. It is not likely to have a significant negative effect on the identified Natura 2000 designations.	No likely significant effect

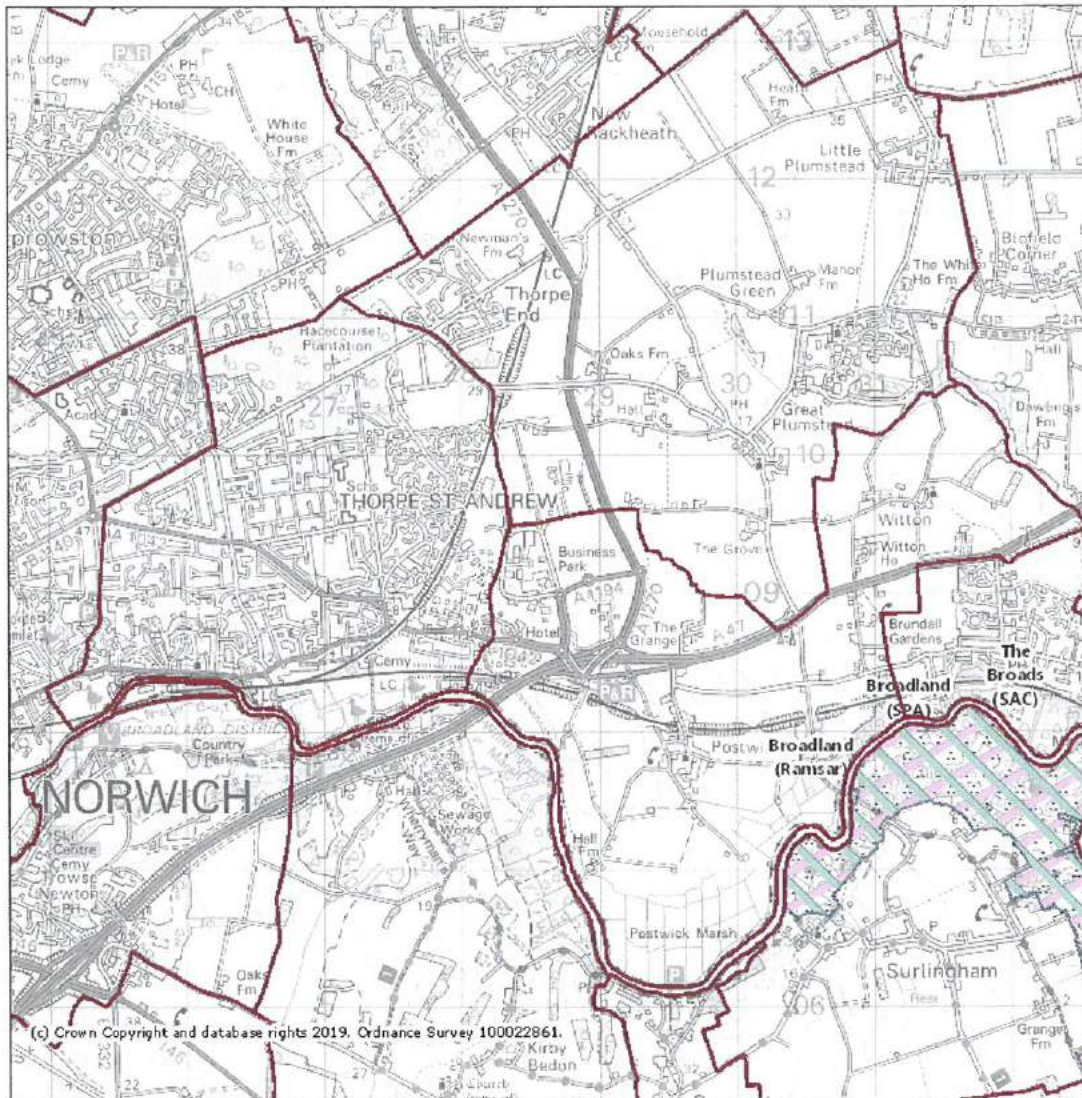
#### **4. Conclusion**

- 4.1 The screening assessment suggests that there will be no likely significant effect of the proposed Thorpe St. Andrew Neighbourhood Plan on the highlighted European designations to the south east of the parish, and therefore a full Appropriate Assessment is not required.
- 4.2 None of the policies within the draft Neighbourhood Plan allocates any sites for future development in the parish, which possibly would have a negative impact. Only two policies are site specific (Policies 1 and 6), but these, respectively, seek to protect identified green spaces of local importance from future development, and enhance current employment areas, where appropriate.
- 4.3 This screening assessment has been performed in relation to the draft version of the Plan which is intended to be subject to Reg. 14 pre-submission consultation. Once the final draft of the Neighbourhood Plan is submitted to Broadland District Council and the Broads Authority, the authorities will review the policies therein to see if there have been any significant changes. If so, then the local planning authorities may decide to update this assessment at that time.
- 4.4 This assessment report will be sent to Natural England for comments, as the appropriate nature conservation body specified by the Conservation of Habitats and Species Regulations 2017.



## Appendix 1: European Designated Sites in relation to Thorpe St. Andrew Parish

### MAGiC European Designated Sites



#### Legend

- Parishes (GB)
- Ramsar Sites (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)



Projection = OSGB36

xmin = 621900

ymin = 304500

xmax = 635400

ymax = 314100

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## Appendix 2: Details of relevant European Sites

This information has been taken from the Appropriate Assessment – Task 1 report produced in support of the Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2014).

### **Broadland SPA**

#### **(i) Site Description & Qualifying Features**

Broadland is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. The Broads are a series of flooded medieval peat cuttings. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh and fen meadow, forming one of the finest marshland complexes in the UK. The differing types of management of the vegetation for reed, sedge and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities.

#### **Broadland SPA Qualifying Features**

Article 4.1	Breeding	Over winter	Passage
Bewick's swan		X	
Whooper swan		X	
Bittern	X		
Marsh harrier	X		
Hen harrier		X	
Ruff		X	
<i>Noteworthy: Gadwall</i>			

#### **(ii) Conservation Objectives**

To restore to favourable condition, if the feature is not currently in favourable condition, the habitats for the populations of Annex1 bird species of European importance (Bewick's swan, whooper swan, bittern *Botaurus stellaris*, marsh harrier, hen harrier, ruff), migratory bird species of European importance (pink-footed goose, gadwall, shoveler) and populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance with particular reference to:

- Open water
- Swamp
- Fen
- ReedBed
- Fen meadow with ditches and water bodies, and
- Lowland wet grassland with ditches and water bodies.

#### **(iii) Vulnerability**

The site has suffered from management neglect and natural succession during this century. Sea level rise and reduced summer flows in the river Bure brought about by abstraction are resulting in increasing saline intrusion into the site and generally drier summer conditions. The site also suffers from eutrophication, brought through the build up of nutrients over a long period, primarily through sewage outfalls and, to a lesser degree, agriculture. The region as a whole is a centre for tourism and recreation, however this pressure is now starting to be brought



under control by the Broads Authority via the Broads Plan. Efficient drainage within much of the reclaimed parts of the wetland has reduced the wildlife value.

## **Broadland RAMSAR**

### **(i) Site Description & Qualifying Features**

Broadland is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The open distinctive landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh and fen meadow. The region is important for recreation, tourism, agriculture and wildlife.

### **Broadland Ramsar Qualifying Features**

<b>Criterion 6</b>	<b>Breeding</b>	<b>Over winter</b>	<b>Passage</b>
Bewick's Swan		X	
Wigeon		X	
Gadwall		X	
Shoveler		X	
<i>Noteworthy: Bean goose (fabalis), white-fronted goose (albifrons), teal, Pochard, smew, cormorant (carbo), bittern, marsh harrier, hen harrier, water rail, coot, ruff.</i>			

### **Ramsar criteria for designation:**

**Criterion 2:** The site supports a number of rare species and habitats within the biogeographical zone context, including the following Habitats Directive Annex I features: H7210 Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*; Calcium-rich fen dominated by great fen sedge (saw sedge); H7230 Alkaline fens Calcium-rich springwater-fed fens; H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnionincanae*, *Salicion albae*) and Alder woodland on floodplains. It includes also the Annex II species: S1016 *Vertigo moulinsiana* Desmoulin's whorl snail; S1355 *Lutra lutra* Otter; S1903 *Liparis loeselii* Fen orchid. The site supports outstanding assemblages of rare plants and invertebrates including nine British Red Data Book plants and 136 British Red Data Book invertebrates.

**Criterion 6:** – the site supports bird species/populations at levels of international importance

### **(ii) Vulnerability**

Broadland Ramsar vulnerability are similar to The Broads SAC (please see below).

## The Broads SAC

### (i) Site Description & Qualifying Features

The Broads SAC covers roughly the same area as the Broadland SPA and Ramsar sites. The Broads SAC is the richest area for charophytes in Britain. The core of this interest is the Thurne Broads and particularly Hickling Broad which is the richest site in the UK. Sixteen species have been recorded within Hickling Broad, a large shallow brackish lake. Within the Broads examples of *Chara* vegetation are also found within fen pools (turf ponds) and fen and marsh ditch systems.

The Broads also contain several examples of southern natural eutrophic lakes for which this is considered to be one of the best areas in the United Kingdom. The lakes are artificial and originated from peat digging in medieval times support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK.

This flood plain mire site in East Anglia has the largest example of calcareous fens in the UK and possibly the largest occurrence in the EU outside Sweden. The *Cladium* habitat occurs in a diverse set of conditions that maintain its species-richness and forms a large-scale mosaics with other fen types, open water and woodland, and important associated plant species including the fen orchid, *Liparis loeselii*.

The Broads is one of two sites selected for alkaline fens in East Anglia, where a main concentration of lowland fen occurs. The fens are principally of the flood plain mire type. The site contains a range of rare and local plant species, including the Annex II fen orchid *Liparis loeselii*, lesser tussock-sedge *Carex diandra*, and slender sedge *C. lasiocarpa*.

The complex of sites in the Broads of East Anglia contains the largest blocks of alder *Alnus glutinosa* wood in England containing a complex complete successional sequence from open water through reedswamp to alder woodland, which has developed on fen peat.

The Broads is the main stronghold of Desmoulin's whorl snail *Vertigo moulinsiana* in East Anglia and is one of several sites selected in this part of its range. Several large populations are known, associated with standing and flowing water and ditch systems. This is a very important area for its wetland invertebrate fauna, and many Red Data Book and Nationally Scarce species occur here.

Also present in the Broads with significant numbers is the otter, *Lutra lutra*.

### *SAC Qualifying features- Habitats*

- Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.;
- Natural eutrophic lakes with *Magnopotamion* or *Hydrocharition*-type vegetation;
- Transition mires and quaking bogs;
- Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*, Priority feature;
- Alkaline fens;
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) Priority feature, and;
- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*).

### SAC Qualifying features- Species

- Desmoulin's whorl snail *Vertigo moulinsiana*, and;
- Otter *Lutra lutra*.

### (ii) Conservation Objectives

The conservation objectives are to maintain, in favourable condition, the habitat features of the designation, and to maintain, in favourable condition, the habitats for the populations of the qualifying species, with particular reference to:

- Open water;
- Swamp, and;
- Fen.

### (iii) Vulnerability

The Broads are most vulnerable to sea level rise and reduced summer flows, due to abstraction in the northern rivers and drier summer conditions. The major consequence of these pressures is the saline intrusion into the site.

Eutrophication due to nutrients increase from sewage outfalls and agriculture is also considered a problem. Measures to reverse trophic state include phosphate stripping in some of the sewage works and mud-pumping to remove enriched material from lakes, followed by biomanipulation.

Pressure from tourism and recreation is being considered by the Broads Authority through the Broads Plan. Water levels are being addressed through the Water Level Management Plans and the Environmentally Sensitive Area scheme. Appropriate standards of flood defence are necessary for the wetland, and works are currently proceeding under the Environment Agency Broads Strategy.



