

# Thorpe St Andrew Town Council Neighbourhood Development Plan 2018 – 2038

Regulation 14 Draft



THORPE ST ANDREW TOWN COUNCIL





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## 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 2038 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. It also anticipates the emerging Greater Norwich Local Plan (GNLP). 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 2038. It is appropriate that it should have the same end period and therefore it will be reviewed in 2036 and updated in 2038. 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, 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.



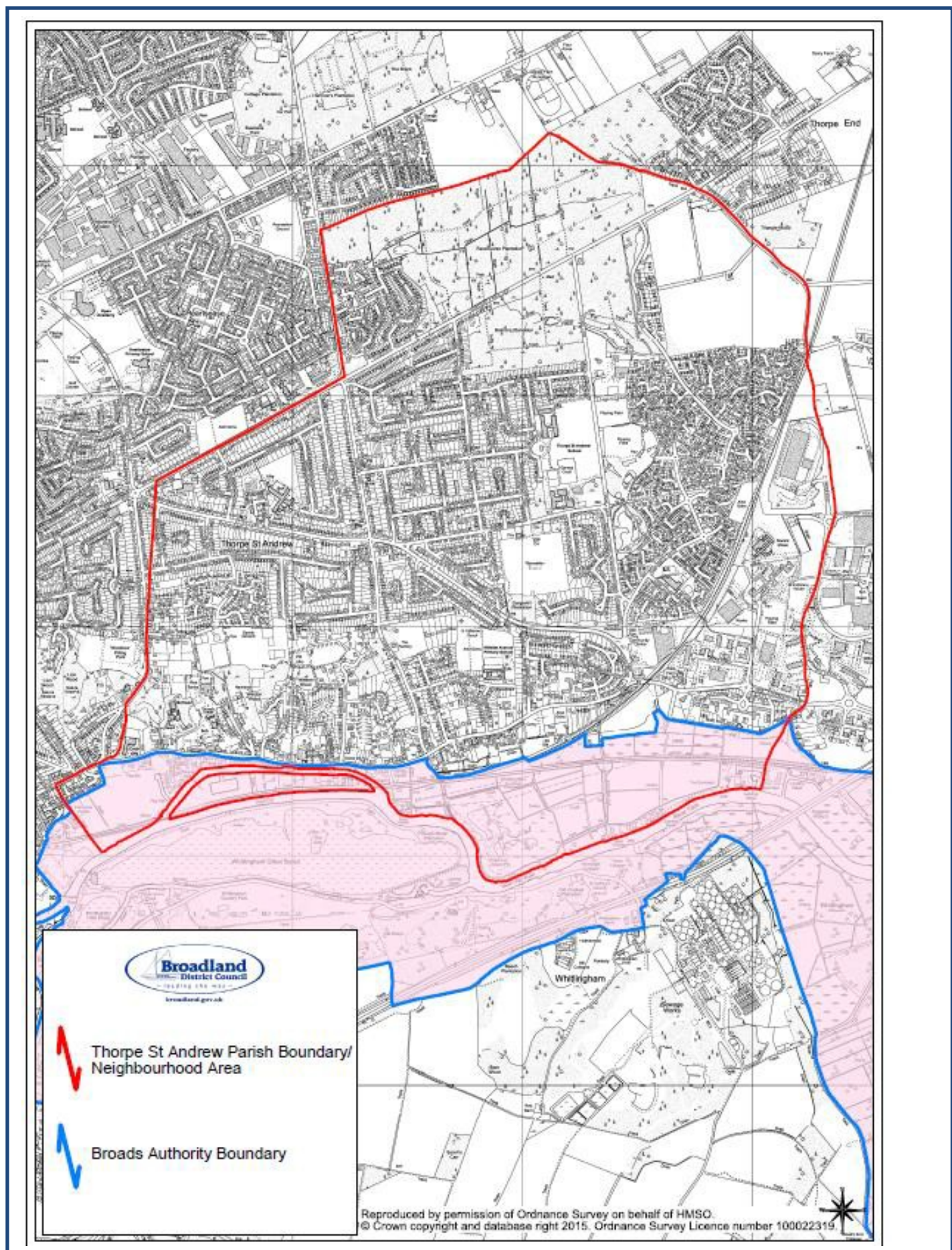


Figure 1: Designated NDP Area for Thorpe St Andrew NDP.

## 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 acting in a voluntary capacity. 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 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; displays at well-attended local events, such as St George's Day celebration, Church Fetes, Summer Fetes and Christmas Events
  - It was suggested to create a dedicated website. However the Town Council website is well established in the local area, and would therefore be widely recognised as the appropriate place for 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 summarised 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, by both Local Planning Authorities, 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 Neighbourhood Plan will become part of the statutory Development Plan, meaning that 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 – <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan>

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

- 3.1 The settlement of Thorpe St Andrew has historically been separate from 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.

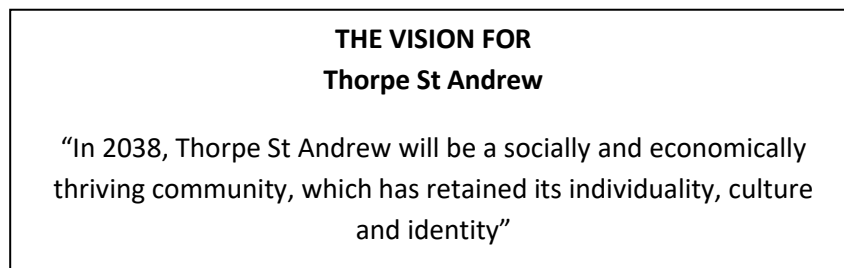
The Conservation Area is confined to the historic settlement together with the wooded slopes immediately to the north.

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 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.



## 4. Thorpe St Andrew NDP: The Vision

4.1 The vision for Thorpe St Andrew is as follows:



4.2 In order to achieve this vision a number of ‘objectives’ are set and to accomplish these objectives, a number of policies are 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.

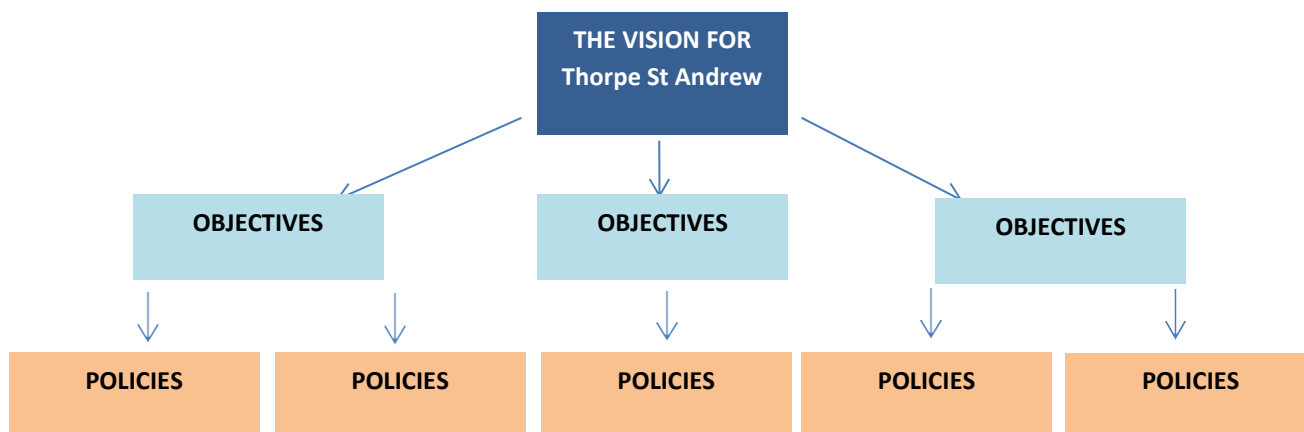


Figure 2: Thorpe St Andrew NDP: Links between Vision, Objectives and Policies

## **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 ThorpeSt Andrew

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

To promote economic growth and safeguard existing employment sites, which will encourage wealth to remain within the community and prevent the need for 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 eight policies and one project in order to 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	✓		✓		✓	✓
Project		✓	✓	✓	✓	

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

## 7. Policy 1 - Protecting and Enhancing the Natural Environment

### 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 and their biodiversity. 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:

- 1) Racecourse Plantation
- 2) Brown's Plantation
- 3) Belmore Plantation
- 4) Thorpe Island
- 5) Cary's Meadow (Broads Authority Executive Area)
- 6) River Green (Broads Authority Executive Area)
- 7) Sir George Morse Park
- 8) Gargle Hill Woodland
- 9) Fitzmaurice Park
- 10) Laundry Lane Tree Plantation
- 11) Weston Pits
- 12) Townpit Plantation
- 13) Chapel Lane Pit/South Avenue Dell
- 14) Thorpe Marshes/St Andrew Broad
- 15) Thorpe Ridge
- 16) Weston Wood

#### Policy 1 Intention

7.1 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 (TPOs) 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
- Thorpe Ridge
- 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. 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.

7.6 River Green is designated as open space within Policy TSA5: River Green Open Space within the Broads Local Plan 2019, with Cary's Meadow identified as an area to be conserved and enhanced for its contribution to landscape, wildlife, and recreation in Policy TSA1: Cary's Meadow.

7.7 References:

**MHCLG (DCLG 2019)**


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

**Growth Triangle Area Action Plan 2016**

**North East Green Infrastructure Strategy 2016**

**Broads Local Plan 2019**



 Green and Open Spaces

**Policy 1**  
Thorpe St Andrew Town Council  
Tel: 01603 701048

**Green and Open Spaces**

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## 8. Policy 2 - Creating a Strong Sense of Place

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

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 (Appendix A).

In particular, development should respect the sensitivities of the following locally important landscape areas:

- 1) 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

In addition, and to ensure the creation of a strong sense of place, development is encouraged to:

- 4) Use sustainable and traditional materials
- 5) Include the planting of trees, in appropriate locations, in order 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: the conservation area which tracks along Yarmouth Road to the south, housing dating from the 1930s to the north, and the more recent housing to the east around the Dussindale and St Andrews Park residential areas.

8.3 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.

8.4 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.

#### 8.5 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 a Healthy Life (CABE, 2020)**

## 9. Policy 3 - Connectivity and Ensuring Adequate Car Parking

### 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 movement function of 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 or 2	2
3	3
4 (& more)	4

#### Policy 3 Intention

9.1 To ensure adequate car parking provision and promote pedestrian and cycle 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 The Norfolk County Council Transforming Cities Funding Submission (2019) 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. The narrow roads and high transit routes within the town, which acts as an urban/rural gateway, means that off-street car parking is a priority. This is further evidenced by the Norfolk County Council Transforming Cities funding application, which identified on-street car parking in Thorpe St Andrew causing “‘pinch points’ that delays traffic, particularly buses, and creates difficult cycle conditions”.

9.4 The provision must therefore meet the operational needs of those living in the area and the current reliance on 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.

9.5 Whilst the use of public transport is encouraged wherever possible, the “Red Line” bus route covering Thorpe St Andrew does not serve the town in the evenings or on Sundays, so the majority of residents will require their own transport.

9.6 References:

**Transforming Cities Funding Submission (Norfolk County Council 2019)**  
**Policy T:2: Transport in New Developments Norfolk Structure Plan (1999)**  
**Parking Standards for Norfolk 2007**  
**PPG13 creating sustainable transport**



## 10. Policy 4 - Protecting Resident Amenity

### 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 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 policies were also well supported through the initial consultation process.
- 10.4 Planning applications for schemes which could have a negative impact on existing housing through a loss of daylight, sunshine, shadowing or an increase in noise or overlooking, must have 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 – Residential Mooring

### 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:

- 1) That they will not have a detrimental impact on the natural environment;
- 2) Areas of mixed moorings will retain their open feel and maintain wide views across the River Yare
- 3) Have suitable waste disposal facilities
- 4) Have access by road for emergency service vehicles
- 5) 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 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 an identified need for 63 residential moorings within the Broads Local Plan 2019 policy DM37. However, no need for gypsy and traveller accommodation within the Broads Executive Area was identified (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 affected their quality of life, with inconsiderate parking being the most common 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 – Promoting and Protecting Employment

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

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

- 1) North: Retail service, and hospitality businesses clustered on Thunder Lane, Plumstead Road and South Hill Road
- 2) South: Smaller business units and hospitality along Yarmouth Road, Bungalow Lane, Gordon Avenue and on St Williams Way
- 3) East: Sainsbury's supermarket retail area, larger mixed-use units at the St Andrews Business Park, and Griffin Lane

Mixed use development (residential/retail) should be included in new development 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 long-standing 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 This policy is in line with the Broads Local Plan Policy SP10, which supports proposals for sustainable economic growth, prosperity and employment. Thorpe St Andrew falls within the Development Plan for Broadland Growth Triangle.
- 12.5 References:  
**National Planning Policy Framework (DCLG 2012), Joint Core Strategy for Broadland, Norwich and South Norfolk, Broads Local Plan 2019**

# Policy 6

Thorpe St Andrew Town Council  
Tel: 01603 701048

## North Employment Areas

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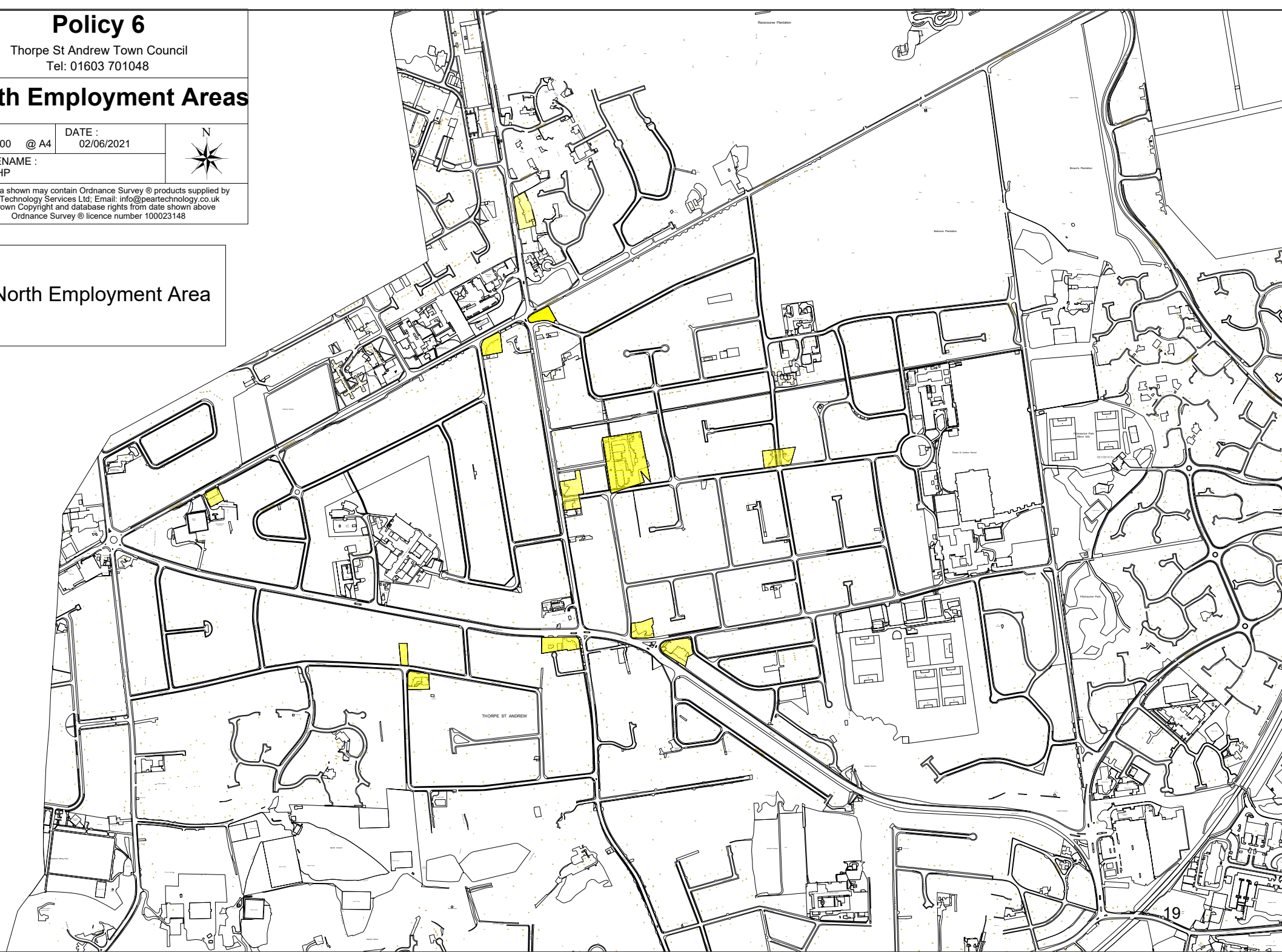
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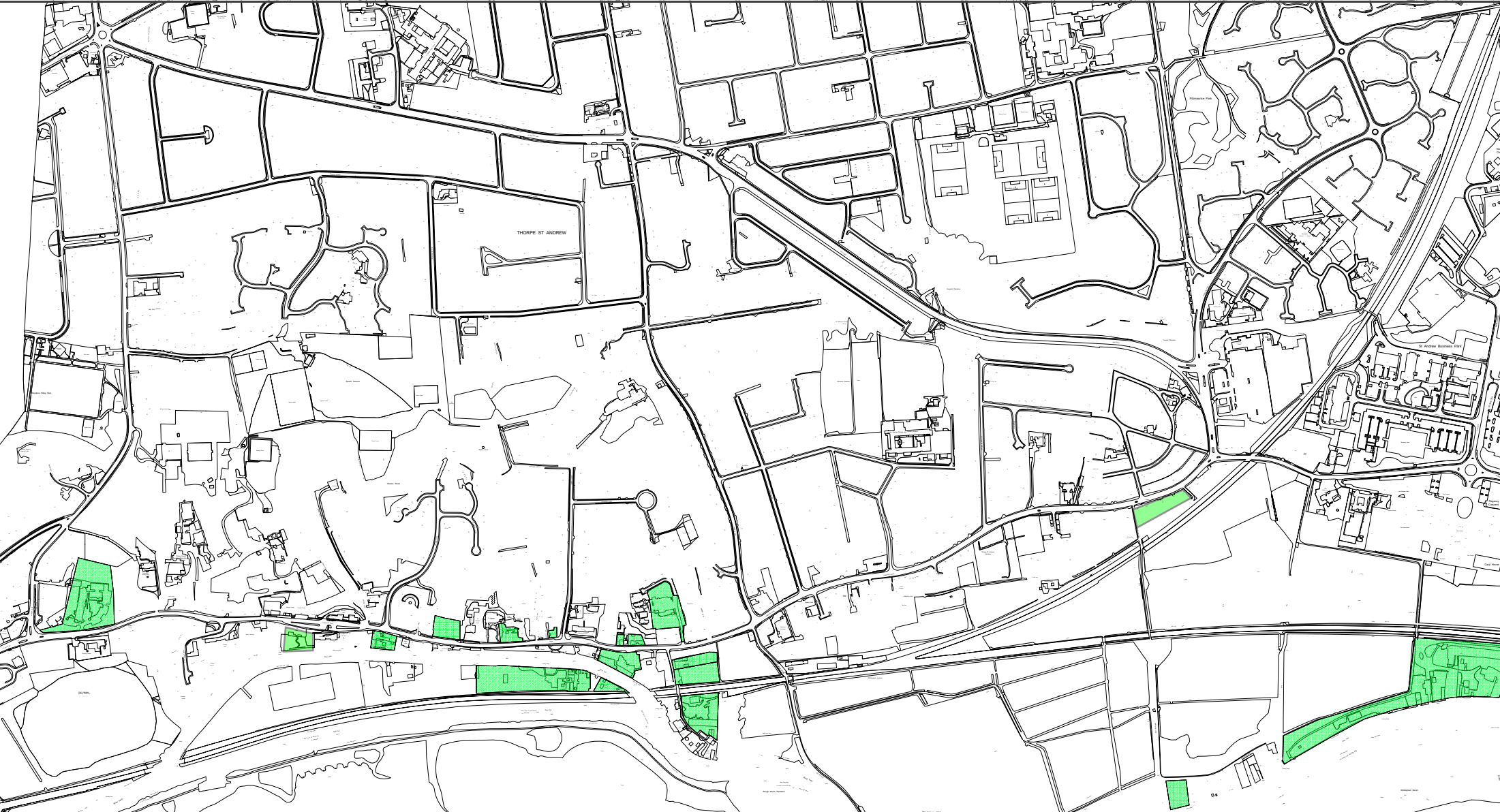


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 North Employment Area





# Policy 6

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## South Employment Areas

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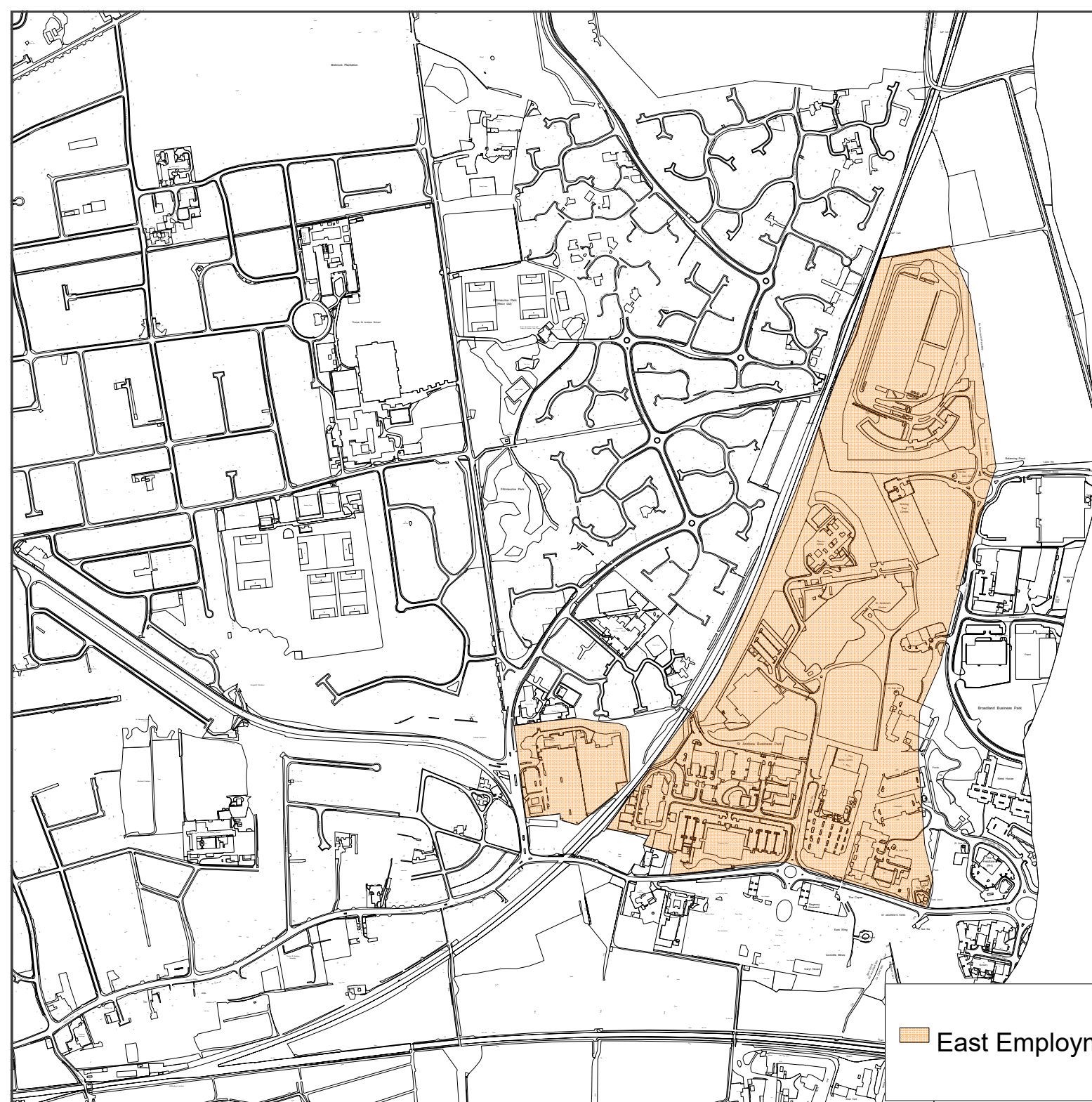
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 South Employment Area

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 East Employment Area

## Policy 6

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Tel: 01603 701048

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## 13. Policy 7 – Retaining and Creating Community Facilities

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

The Neighbourhood Plan supports the improvement and extension of current community facilities. Any new play areas and public open spaces should be located close to community hubs, such as schools.

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.

Proposals that would result in any loss of community facilities will not be supported unless:

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

### **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 use 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 – Protecting the Historic Environment

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

Development planned within the conservation area, curtilage of a listed building, scheduled monument, or non-designated asset (full list in Appendix B) must minimise the impact on these assets by:

- 1) Demonstrating that they have avoided or minimised harm to the significance of the asset(s) through the design of the development
- 2) Conserving the asset(s) setting and any aspect which contributes to their significance
- 3) Undertaking repair and conservation work to the asset
- 4) 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 B.

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 – Improving Car Parking

### 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.

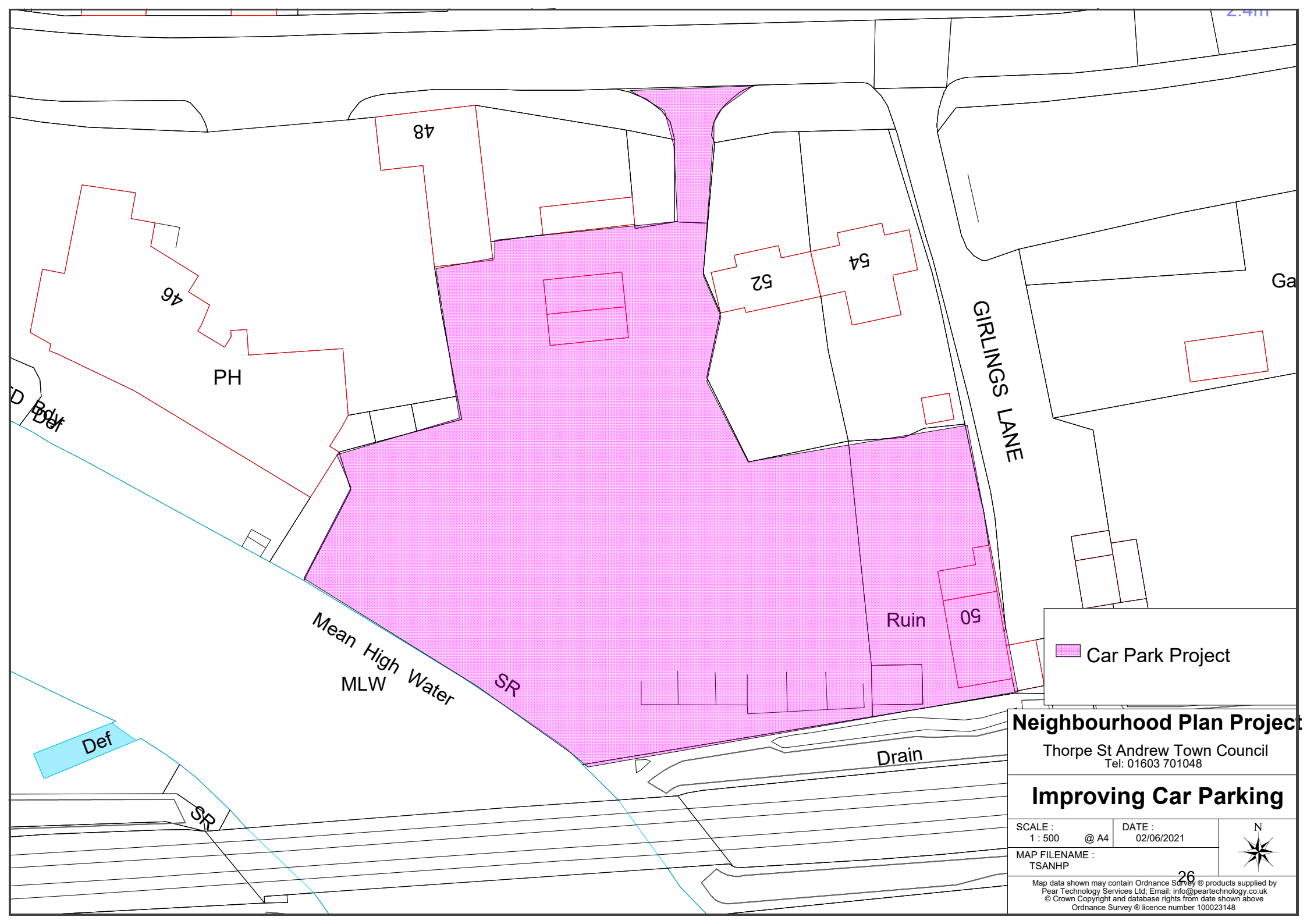
### Policy 9 Intention

17.1 To improve car parking capacity within the River Green conservation area.

### Policy 9 Justification

17.2 The River Green park within the conservation area has been identified as having a chronic lack of car parking provision. This has led to difficulties for local residents, prevented visitors to River Green and limit the length of time visitors spend in the town. A lack of parking provision more generally has been identified as an issue in the public consultation questionnaire, bolstered by the review of Yarmouth Road recently undertaken by the Highway Authority.





 Car Park Project

## Neighbourhood Plan Project

Thorpe St Andrew Town Council  
Tel: 01603 701048

## Improving Car Parking

SCALE : 1 : 500	@ A4	DATE : 02/06/2021
MAP FILENAME : TSANHP		



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## **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 Character Statement

*Thorpe St Andrew South* – This 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.

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

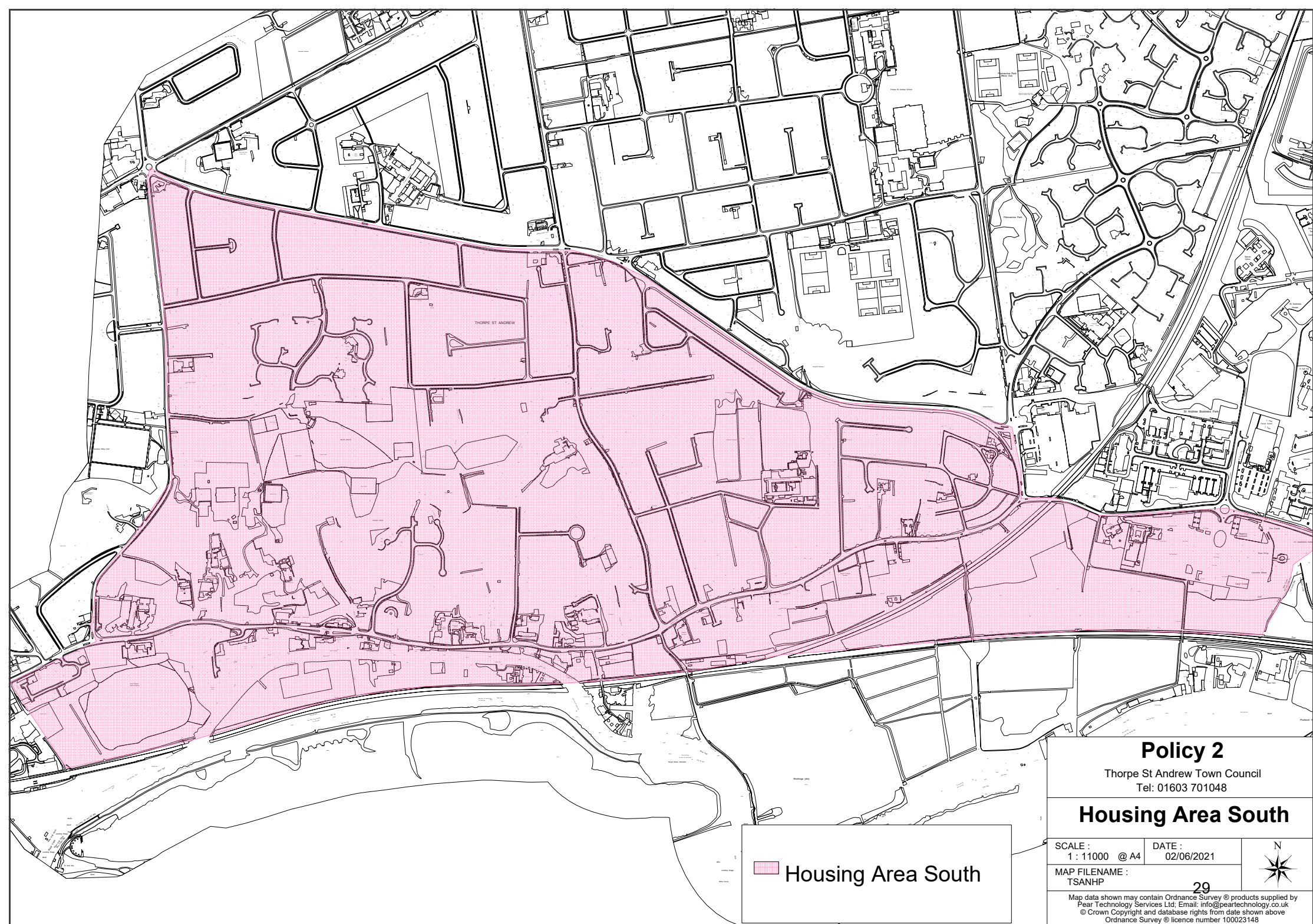
- Victorian Arts and Crafts style properties
- Brick feature walls
- Elaborate chimneys
- Timber framed buildings
- Steeply pitched roofs
- Dutch and crow stepped gables
- Elaborate detailing

*Thorpe St Andrew North* - 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.

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

*Thorpe St Andrew East* - 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.



## Policy 2

Thorpe St Andrew Town Council  
Tel: 01603 701048

## Housing Area South

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DATE :  
02/06/2021

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# Policy 2

Thorpe St Andrew Town Council  
Tel: 01603 701048

## Housing Area North

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02/06/2021

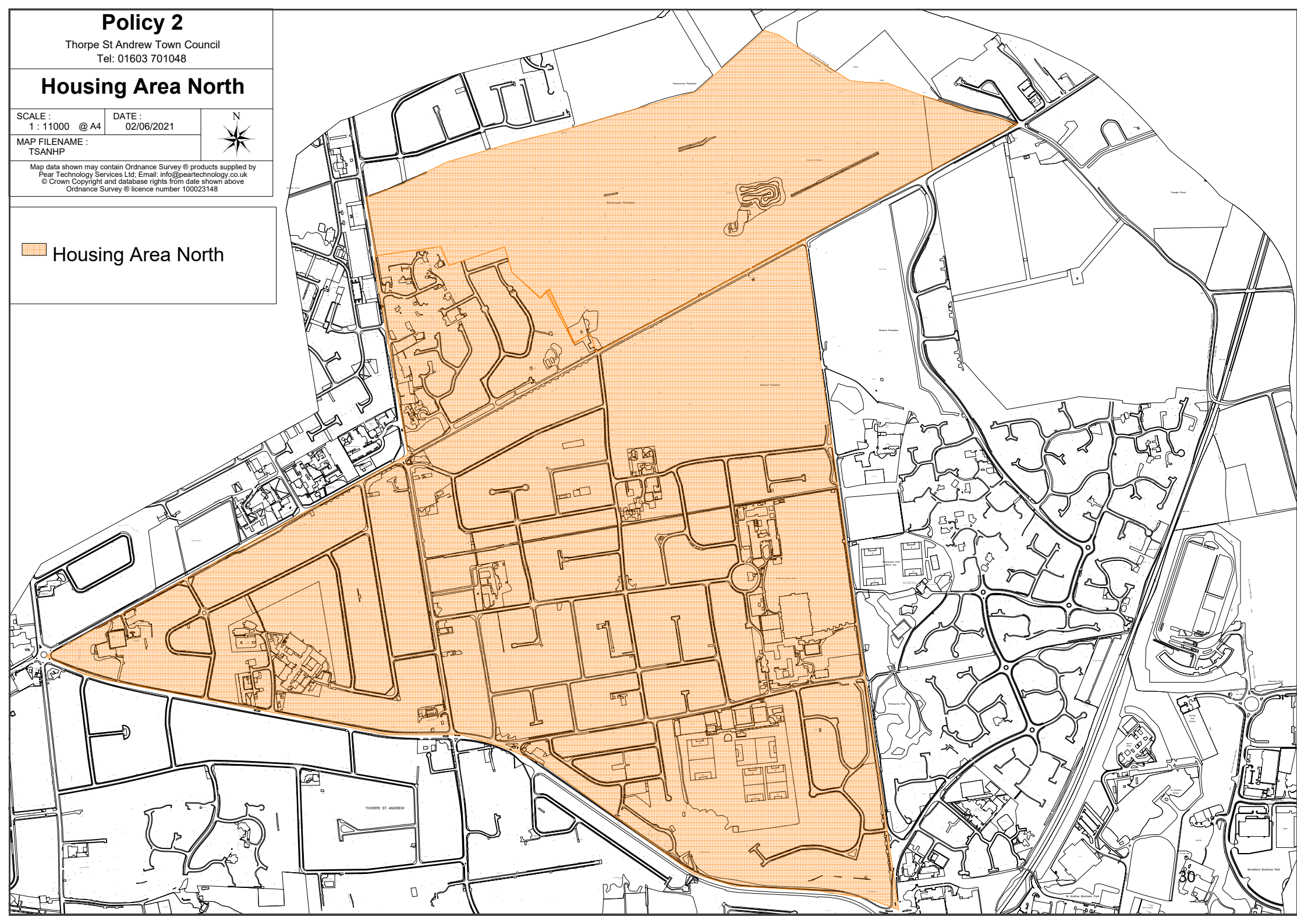
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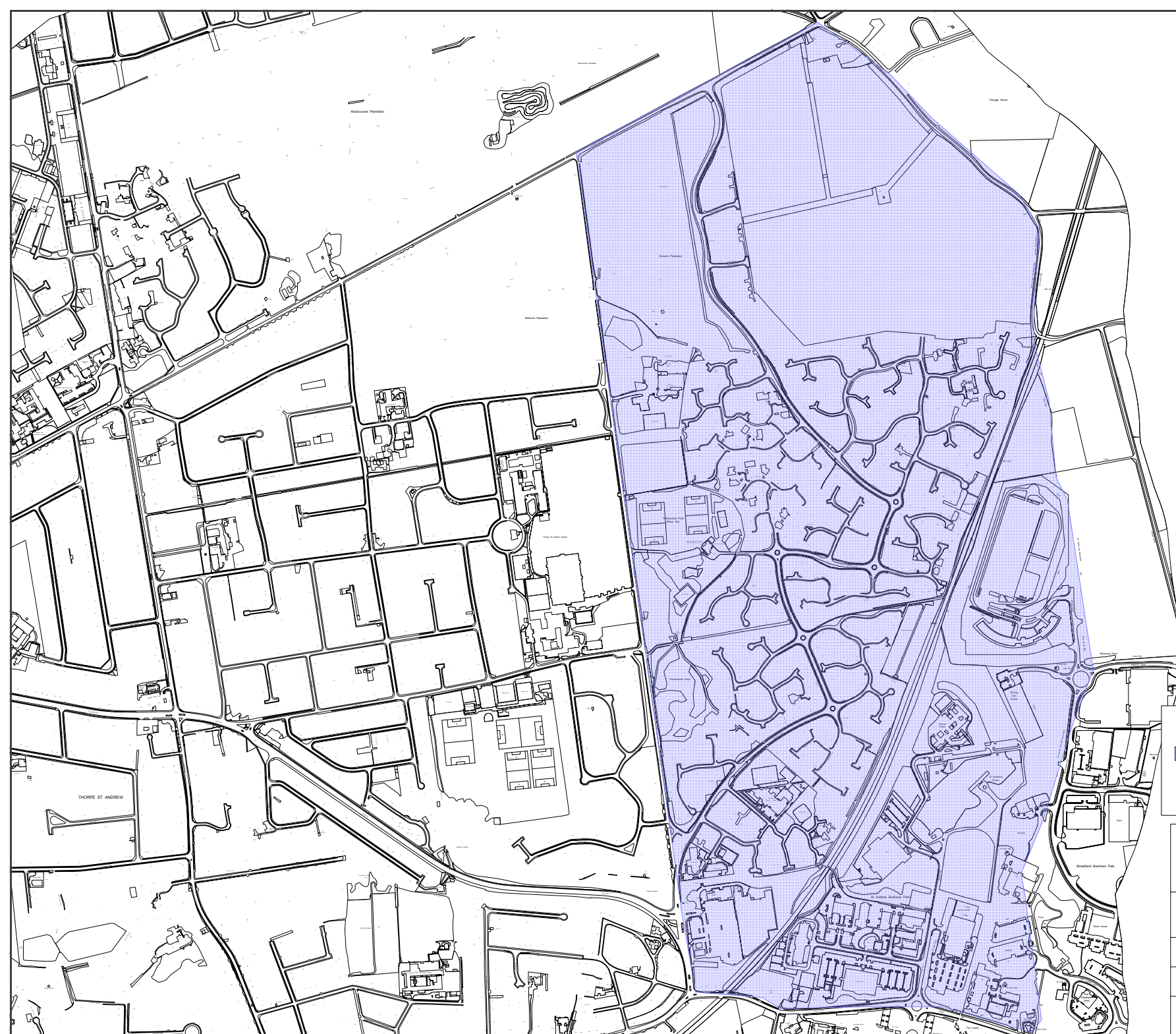
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Housing Area North







 Housing Area East

## Policy 2

Thorpe St Andrew Town Council  
Tel: 01603 701048

## Housing Area East

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## Appendix B

### Listed Buildings

- 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

#### Non-Designated Heritage Assets

- 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 Land.
- Woodlands (Oasis) Pound Lane

### Non-designated street-scene features

- 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.