

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

Referendum Version February 2024



THORPE ST ANDREW TOWN COUNCIL





This Referendum Version of the Thorpe St Andrew Neighbourhood Plan includes all changes requested by the Examiner, Andrew Ashcroft in his report dated 6th December 2023.

The Examination was carried out using the National Planning Policy Framework (NPPF) dated September 2023 and the Neighbourhood Plan was originally prepared using the NPPF from July 2021.

In addition, this version includes modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative, factual and technical changes.



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## 1. Introduction

- 1.1 This document is the Submission Version of the 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 This Neighbourhood Plan builds on the National Planning Policy Framework (NPPF) and the adopted Development Plan for Thorpe St Andrew, 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) which will replace the Adopted Joint Core Strategy. 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 The Development Plan for each of the Local Planning Authorities is made up as follows:

### **Broadland:**

- Adopted Joint Core Strategy 2011
- Broadland Development Management Development Plan Documents 2015
- Broadland Site Allocations Development Plan Document 2016
- Growth Triangle Area Action Plan 2016

### **Broads Authority:**

- Broads Local Plan 2019

- 1.4 The plan period of the Thorpe St Andrew NDP runs in tandem with the emerging Greater Norwich Local Plan, which runs to 2038. It is appropriate that it should have the same end period and therefore it will be reviewed before the end date of the Plan. The Town Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.5 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 17).
- 1.6 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**.
- 1.7 Thorpe St Andrew was formerly the administrative headquarters of Broadland District Council, before the Council relocated to the Broadland Business Park in Postwick in 2023. Both Broadland District Council and the Broads Authority are the Local Planning Authorities for the parish.



- 1.8 The community of Thorpe St Andrew has decided to develop an NDP in order to:
- Identify the potential for development.
  - Inform the types of housing and development needed in the town. This includes:
    - The size and style of houses
    - The built footprint to outside amenity area ratio
    - Ensuring adequate car parking
    - Providing 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 highway safety
  - Minimising the impact on social spaces
  - Protecting the culture and identity of Thorpe St Andrew, with a special interest in the river frontage
- 1.9 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 and BA planning officers, landowners, and developers through the development process, providing clarity on the community's needs and aspirations.



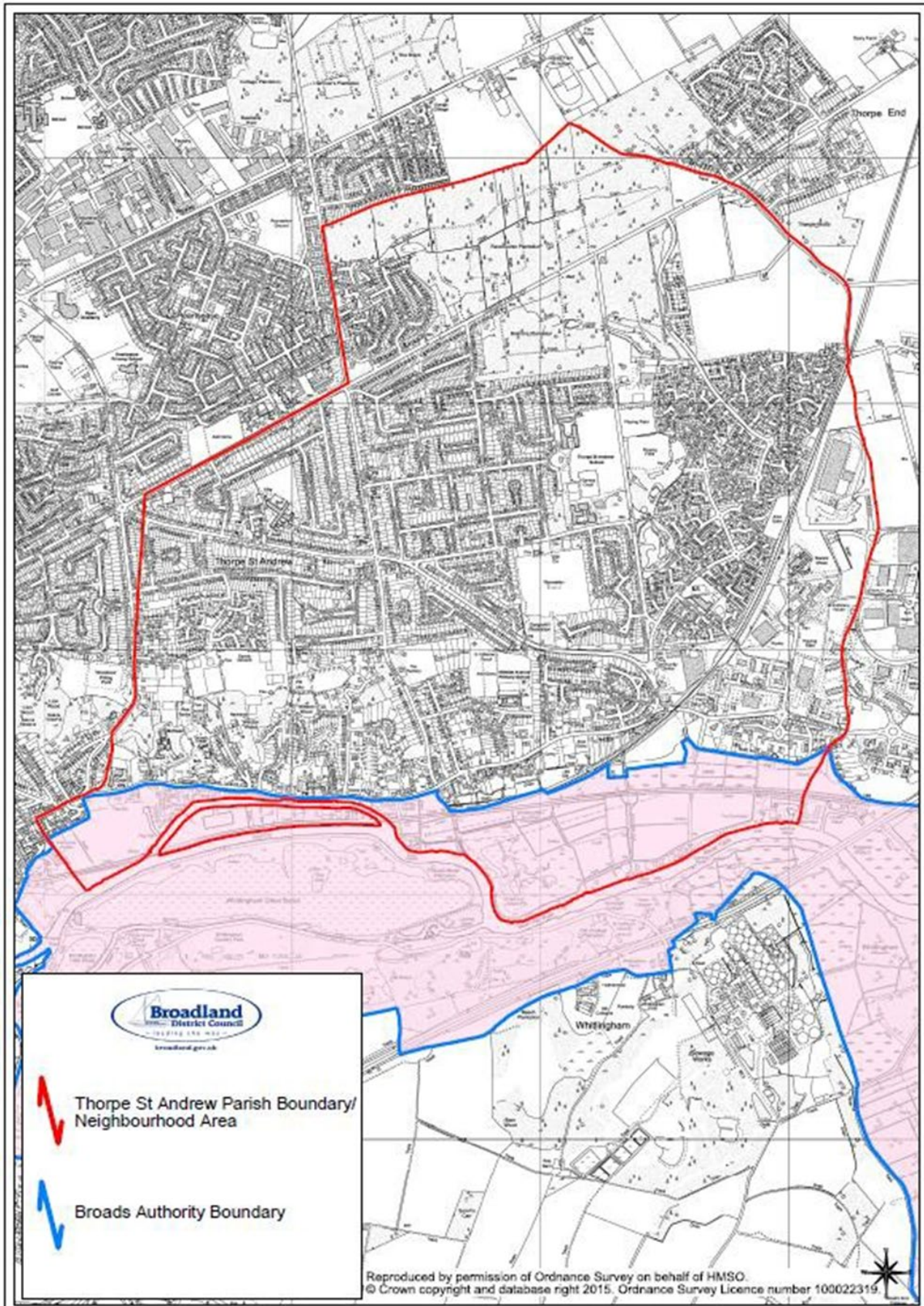


Figure 1: Designated NDP Area for Thorpe St Andrew NDP.



## 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 was 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 four 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**
  - **Website:** 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
  - **Formal public consultation on the Regulation 14 draft Neighbourhood Plan** between June and August 2021.
- 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:
1. **Housing Design:**
    - i. Availability of more individual plots, opposed to large developments.
    - ii. Retain the character of the town.
    - iii. Southern Thorpe and the conservation area
    - iv. Northern Thorpe
    - v. Dussindale

## **2. Leisure and Recreation**

- i. Identify and increase services and infrastructure in line with new developments.
- ii. Achieve enhanced community facilities.

## **3. Transport**

- i. Improve and increase public transport options.
- ii. Improve traffic flow with new developments.

## **4. 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 Thorpe St Andrew is a town and civil parish in the Broadland district of Norfolk, England. It is situated on the River Yare, two miles east of the centre of Norwich, and is outside the boundary of the city. The civil parish has an area of 708 ha (1,750 acres) and had a population of 14,556 at the 2011 census;[1] this was an increase from the 2001 figure of 13,762.
- 3.2 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.
- 3.3 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 town 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.
- 3.4 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; best appreciated from the river. The Conservation Area is confined to the historic settlement together with the wooded slopes immediately to the north.
- 3.5 The 2011 census population of 14,556 is broken down in age profile in the town is as follows:-

<b>South-East ward</b>	<b>2011 figures</b>
<b>Age (years)</b>	<b>Population percentage (%)</b>
<b>0-19</b>	<b>24.98</b>
<b>20-64</b>	<b>60.42</b>
<b>65 and above</b>	<b>14.6</b>



<b>North-West ward</b>	<b>2011 figures</b>
<b>Age (years)</b>	<b>Population percentage (%)</b>
<b>0-19</b>	<b>19.92</b>
<b>20-64</b>	<b>53.58</b>
<b>65 and above</b>	<b>26.5</b>

- 3.6 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 projected that by 2030 the demographic profile would 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" Further up to date information can be found in the Greater Norwich Physical Activity and Sports Strategy (PASS) which is a strategy to increase physical activity levels across Greater Norwich between 2022 and 2027<sup>2</sup>
- 3.7 There are numerous leisure facilities, groups and organisations including the County Arts indoor and outdoor bowling club on Plumstead Road. There is a significant retail area off Dussindale Drive which takes the form of a neighbourhood centre and hosts a significant Sainsbury's, Argos, petrol station and community centre. Other areas of retail include parades of shops, cafes, and other hospitality at Thorpe Road (River Green), Yarmouth Road and Plumstead Road.
- 3.8 The local high school is Thorpe St Andrew High School; it was established in its present form in 1977. The high school is fed by several small primary schools from the local villages along with 3 large primary schools within Thorpe St Andrew. These schools are Dussindale, St Williams and Hillside.
- 3.9 In recent years, Thorpe St Andrew has expanded eastwards in the shape of the Dussindale housing development, which includes Dussindale Primary School, which opened in 2007 and Broadland Business Park.
- 3.10 St Andrews Business Park is a large employment development located to the east of the parish. Another significant employment area, although predominantly outside of the Neighbourhood Area is the Broadland Business Park (located close to the A47 and the Broadland Northway Junction which is home to a mix of business and commercial uses including some prominent firms located here include, Startrite shoes, Yodel, Bertram Book, Premier Inn,

<sup>2</sup> <https://www.greaternorwichgrowth.org.uk/dmsdocument/2876>

Menzies Distribution, Royal Bank of Scotland, Costa Coffee, and the Horizon Business centre.

- 3.11 Thorpe lies on the River Yare which is part of the Broads Authority network of navigable rivers. Thorpe Green is on the main Yarmouth Road and gives access to the river with the opposite bank being an island after the creation of the new cut which allowed vessels to make their way to and from the city of Norwich without traversing the town via two low bridges that carry the railway to Great Yarmouth, Lowestoft, Cromer and Sheringham. The only operating boat yards in Thorpe are now towards the east of the town at Griffin Lane, where there are two hire boat operators as well as private facilities and boat building operations.

## 4. Thorpe St Andrew NDP: The Vision

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

**The Vision for Thorpe St Andrew**

*“In 2038, Thorpe St Andrew will be a socially and economically thriving community, which has retained its individuality, culture and identity.”*

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**.

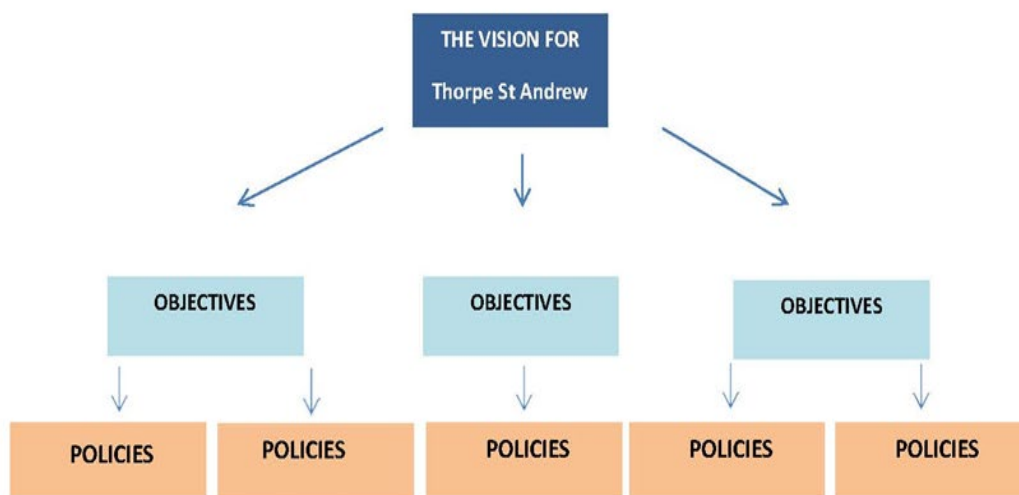


Figure 2: Links between vision, objectives, and policies



## 5. Thorpe St Andrew NDP: Objectives

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

a) **Natural Environment Objective.**

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

b) **Housing Objective.**

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

c) **Transportation Objective.**

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

d) **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.

e) **Community Facilities Objective.**

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

f) **Historic Environment Objective**

To protect, enhance and strengthen the character and appearance of the Conservation Area and the historic buildings of Thorpe St Andrew

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

6.1 The Thorpe St Andrew NDP sets out eight policies and one project 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	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
	Natural Environment	Housing	Transport	Employment	Community Facilities	Historic Protection
Policy 1: Protecting & enhancing the Natural Environment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Policy 2: Creating a strong sense of Place	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Policy 3: Connectivity & ensuring adequate car parking	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Policy 4: Protecting residential amenity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	X	X	<input checked="" type="checkbox"/>
Policy 5: Residential Mooring	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	X	<input checked="" type="checkbox"/>
Policy 6: Promoting & protecting employment	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	X
Policy 7: Retaining & creating community facilities	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>	X
Policy 8: Protecting the Historic Environment	<input checked="" type="checkbox"/>	X	X	X	X	<input checked="" type="checkbox"/>

<b>Thorpe St Andrew NDP POLICIES</b>	<b>Objective A</b>	<b>Objective B</b>	<b>Objective C</b>	<b>Objective D</b>	<b>Objective E</b>	<b>Objective F</b>
	<b>Natural Environment</b>	<b>Housing</b>	<b>Transport</b>	<b>Employment</b>	<b>Community Facilities</b>	<b>Historic Protection</b>
<b>Project: Improving car parking</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

*Development proposals should protect and, where practicable, enhance existing environmentally important sites, for their openness, their undeveloped character and/or their geodiversity or biodiversity value. Development proposals in the following areas of local importance, (which include County Wildlife Sites, Local Nature Reserves, and sites of Geodiversity Value) will only be supported where they are consistent with the relevant designation of the site:*

- 1) Racecourse Plantation (County Wildlife Site)*
- 2) Thorpe Island (Broads Authority Executive Area, Tree Preservation Order), and*
- 3) Thorpe Marshes/St Andrew Broad (Broads Authority Executive Area and Local Nature Reserve)*

*The Plan designates the following areas as Local Green Spaces:*

- 4) Belmore Plantation*
- 5) Browns Plantation*
- 6) Cary's Meadow\* (Broads Authority Executive Area)*
- 7) River Green (Broads Authority Executive Area)*
- 8) Sir George Morse Park*
- 9) Gargle Hill Woodland*
- 10) Fitzmaurice Park*
- 11) Laundry Lane Tree Plantation*
- 12) Town Pit Plantation*
- 13) Chapel Lane Pit/South Avenue Dell (Candidate County Geodiversity Site)*

*Development proposals for local green spaces will only be supported in very special circumstances.*

### 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 The areas listed in the policy above form a range of types of habitat. Some benefit from formal designations which reflect their biodiversity, landscape, or geodiversity value. A number of spaces are proposed as Local Green Spaces and these have been assessed against the criteria in paragraph 100 of the NPPF 2021. These assessments can be found in **Appendix B** together with individual map of all sites shown in the Policy.
- 7.4 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
- 7.5 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
- 7.6 There are several public rights of way within Thorpe St Andrew that pass through or adjacent to areas identified in the Neighbourhood Plan as draft plan as locally important sites. These are:
- Footpath 3 - Thorpe Marshes/St Andrew Broad (14)
  - Footpath 5 - Thorpe Marshes/St Andrew Broad (14)

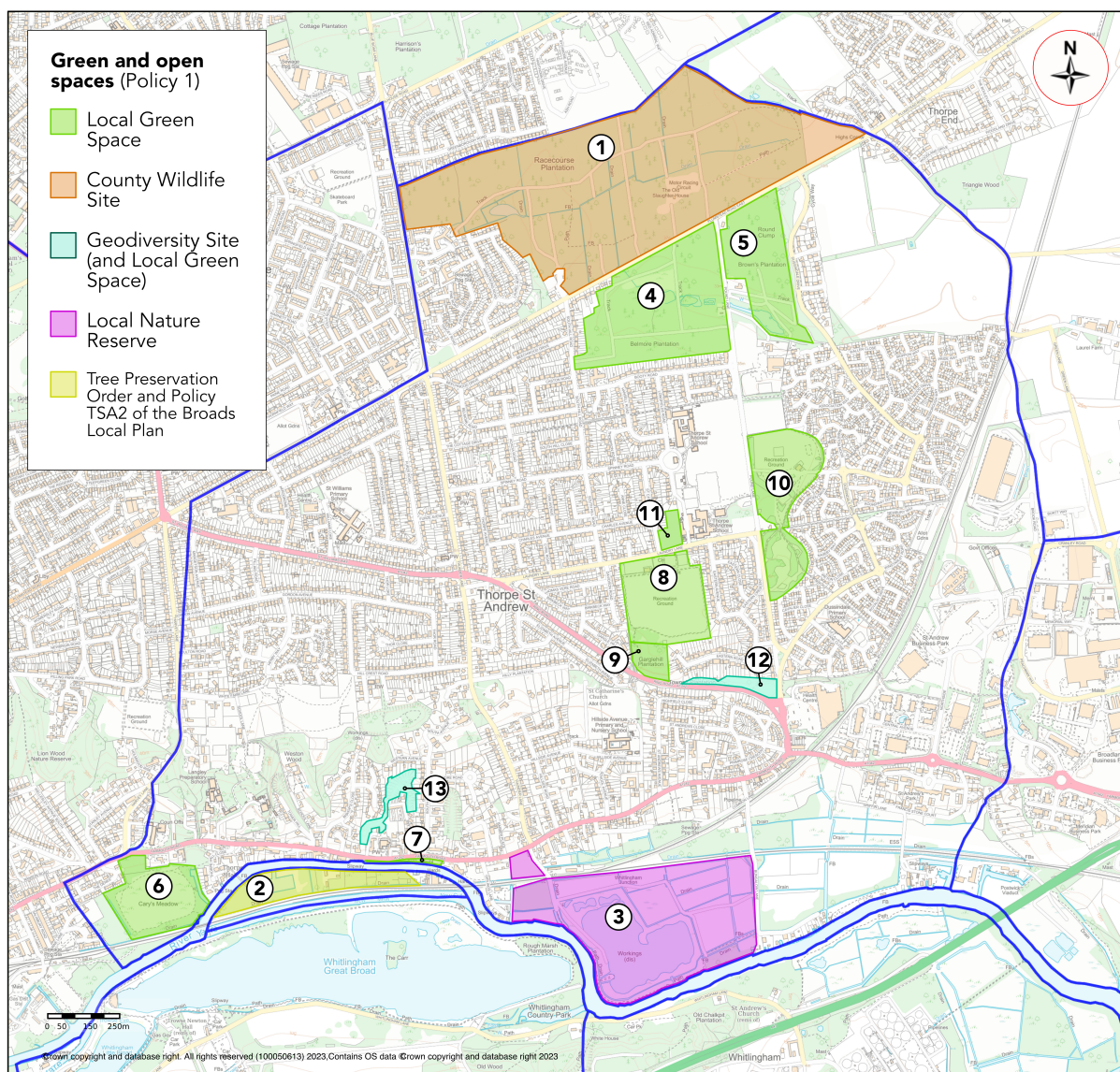
The policy seeks to recognise these areas for their historic character, intrinsic landscape value and green corridor function in addition to their recreation and travel value .

- 7.7 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.
- 7.8 River Green is designated as open space within Policy TSA5: River Green Open Space within the Broads Local Plan 2019, and Cary's Meadow is identified as an area to be conserved and enhanced for its contribution to landscape, wildlife, and recreation in Policy TSA1: Cary's Meadow. In addition

the Policy GT2 of the Growth Triangle Area Action Plan (GTAAP), identifies the primary Green Infrastructure corridor within the area which a number of the spaces identified in Policy 1 of this Plan.

7.9 References:

- National Planning Policy Framework (NPPF) July 2021 – Department for Housing , Levelling up and Communities (DHLUC) (superseded by NPPF 2023)
- 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
- The GNLP Green Infrastructure Strategy 2020
- The Greater Norwich Infrastructure Plan (GNIP)



Map1 : Green and open spaces.

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

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

*Development proposals should be well-designed and complement the character of the area of Thorpe St Andrew in which it is to be located and reflect its local distinctiveness as set out in the 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 Woodside Road, 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*

*As appropriate to their scale, nature and location, development proposals should:*

- a) Respect the existing settlement pattern and scale in order to preserve its character*
- b) Integrate with existing paths, streets, and other connections as well as natural features such as tree groups, hedgerows, and public rights of way*
- c) Reinforce the established character of streets, greens, and spaces*
- d) Be orientated to maximise solar gain, daylight, and sunlight*
- e) Use contextually appropriate high-quality materials including sustainable and traditional materials*
- f) Use appropriate boundary treatments including walling, hedging and new tree planting which respect and reinforce the character of the area and ensure that development edges are visually attractive*
- g) Incorporate measures which will help to offset or mitigate climate change, and which minimise visual impact*
- h) Use sustainable drainage systems to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.*
- i) Avoid the use of hard-standings and encourage the use of loose and porous surfaces e.g. for driveways to help manage surface water and drainage*
- j) conform to the principles of Secured by Design to help create safe spaces and neighbourhoods*



### 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 principal 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 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:*
- NPPF 2021
  - Joint Core Strategy for Broadland, Norwich, and South Norfolk 2016
  - National Model Design Code 2021
  - National Design Guide 2021

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

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

*As appropriate to their scale, nature and location, proposals for new housing developments should incorporate:*

- *the development of streets which focus on the quality of place and where street layouts orientate dwellings onto pedestrian routes,*
- *pedestrian and cycle routes which are well-connected, well-designed, safe to use and suitable for a range of users including those with limited mobility; and*
- *off-street parking spaces to the most up to date County Council standards to maintain a pleasant visual environment and avoid streetscapes that are dominated by cars.*

### 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 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 Policy 3 has a focus on promoting the development of new residential areas which have a high-quality pedestrian environment with layouts which connect with pedestrian and cycling facilities and with parking requirements to County Council standards.
- 9.5 *References:*
- Transforming Cities Funding Submission (Norfolk County Council 2019) Policy T:2:
  - Broadland Parking Standards SPD June 2007
  - Parking Guidelines for new developments in Norfolk 2022

## 10. Policy 4 - Protecting Resident Amenity

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

*Development proposals for new housing should safeguard the amenity of existing housing in the immediate locality by:*

- *ensuring that the height of new residential buildings or extensions is compatible with and respects the surrounding residential area; and*
- *promoting the 'open feel' of streets at the front of existing houses and providing new front gardens that are of a similar size to those in the immediate locality.*

### 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 is covered by both the Broads Authority and Broadland District Council as local planning authority. In order to ensure consistency in respect of amenity policy across the town, Policy 4 (2) takes its lead from the 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 Planning applications for schemes which could have a negative impact on existing residential dwellings through a loss of daylight, sunshine, shadowing, or an increase in noise or overlooking, should be accompanied by a supporting document which examines these issues and justifies the scheme proposed. This also 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 amenity areas. Policy 4 addresses these important matters. Developers should address amenity issues at an early stage including light/shadow, odour, dust, vibration, and noise, overlooking, overshadowing. In addition, development proposals should incorporate the provision of satisfactory and useable external amenity space.

10.5 Development should protect the amenity for both current and future occupants of land and buildings. 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. Development should protect the amenity for both current and future occupants of land and buildings.

10.6 *References:*

- Broadland Development Management DPD 2015, Policy GC4
- Broads Local Plan 2019, Policy DM21
- Planning Practice Guidance NPPF 2021



## 11. Policy 5 – Residential Mooring

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

*Proposals for the development of new moorings for residential boats; alterations to, or replacement of existing residential boat moorings; and the construction of jetties, platforms and sheds associated with residential boat moorings should:*

- *respect the natural or historic environment and be designed to ensure that they do not have an unacceptable impact on those environments.*
- *retain the open character of their immediate environments and maintain the existing wide views across the River Yare.*
- *provide suitable waste disposal facilities.*
- *provide safe and suitable access for emergency service vehicles; and*
- *provide one car parking space for each new mooring.*

### 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 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.
- 11.3 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. 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.
- 11.4 *References:*
- National Planning Policy Framework 2021
  - Broads Local Plan 2019
  - Joint Core Strategy for Broadland, Norwich, and South Norfolk 2016
  - Greater Norwich Housing Strategy 2008-2011,
  - Greater Norwich Housing Market Assessment September 2007

- Central Norfolk Strategic Housing Market Assessment

## 12. Policy 6 – Promoting and Protecting Employment

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

*The Plan defines the following employment areas (as shown on the Maps below):*

*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*

*Development proposals which would involve the loss of employment related activities in these areas will not be supported unless:*

- it can be demonstrated that the existing use is not viable; or*
- significant environment or community gains arise from the proposed redevelopment or change of use which outweighs the benefits of retaining the existing use*

*Major new residential development should include appropriate provision for retail, employment uses and live-work units to meet the day to day needs of residents and businesses and to ensure the sustainability of new communities. Where practicable, such developments should cluster these uses together to create mixed use areas.*

### Policy 6 Intention

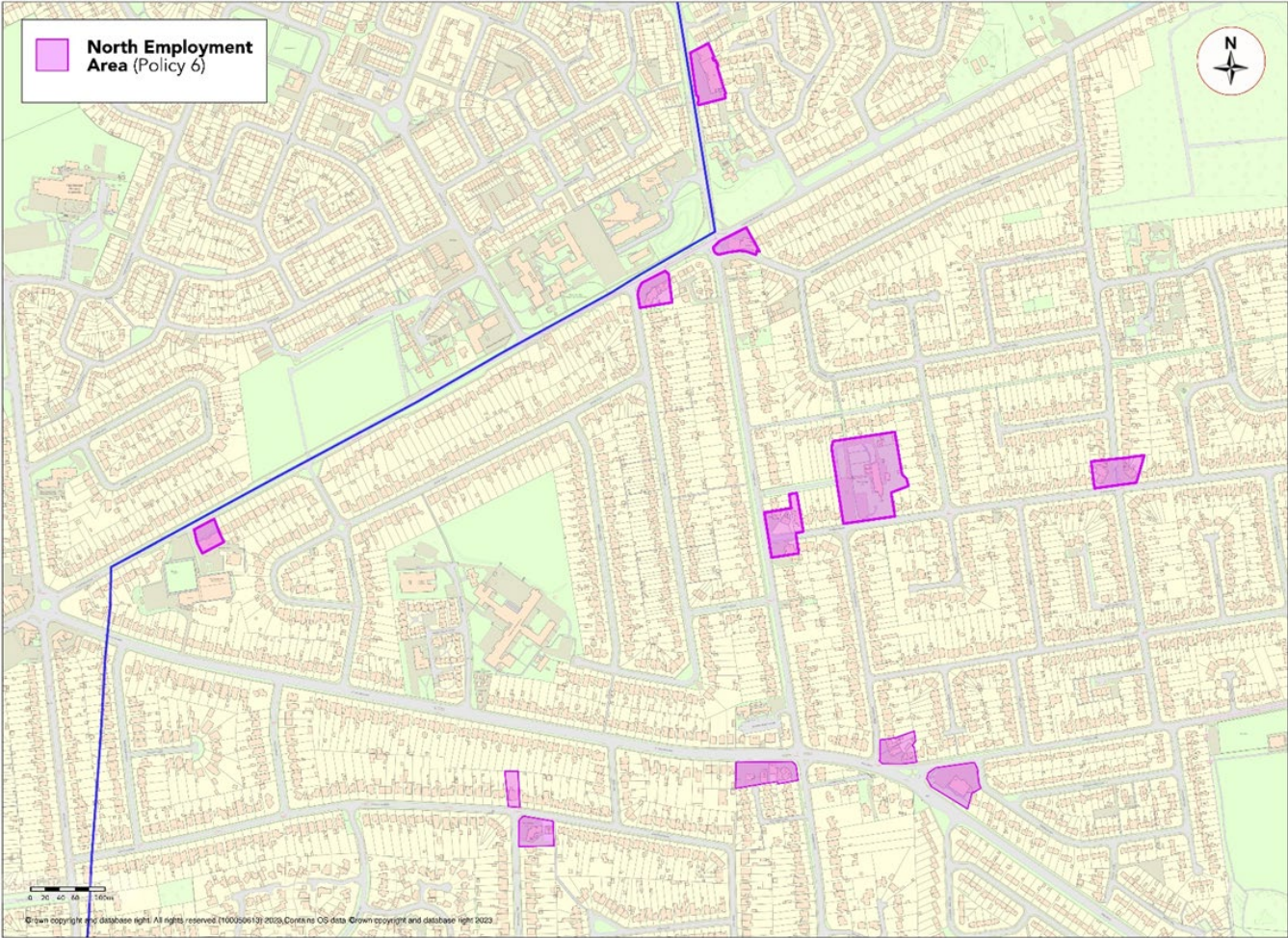
- 12.1 To retain, promote and enhance economic growth and diversity to support a wide range of employment. Development and growth will ensure that the economic and aspirational needs of the community are supported.

### Policy 6 Justification

- 12.2 Land to the east of Dussindale has been primarily identified 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. These areas are shown on Maps 2-4 below. The second part of the policy comments about the need for commercial uses to support major new residential developments. This approach will allow the sharing of buildings, and facilities which will help to improve the sustainability of the businesses and create opportunities for building efficiency and energy efficiency.

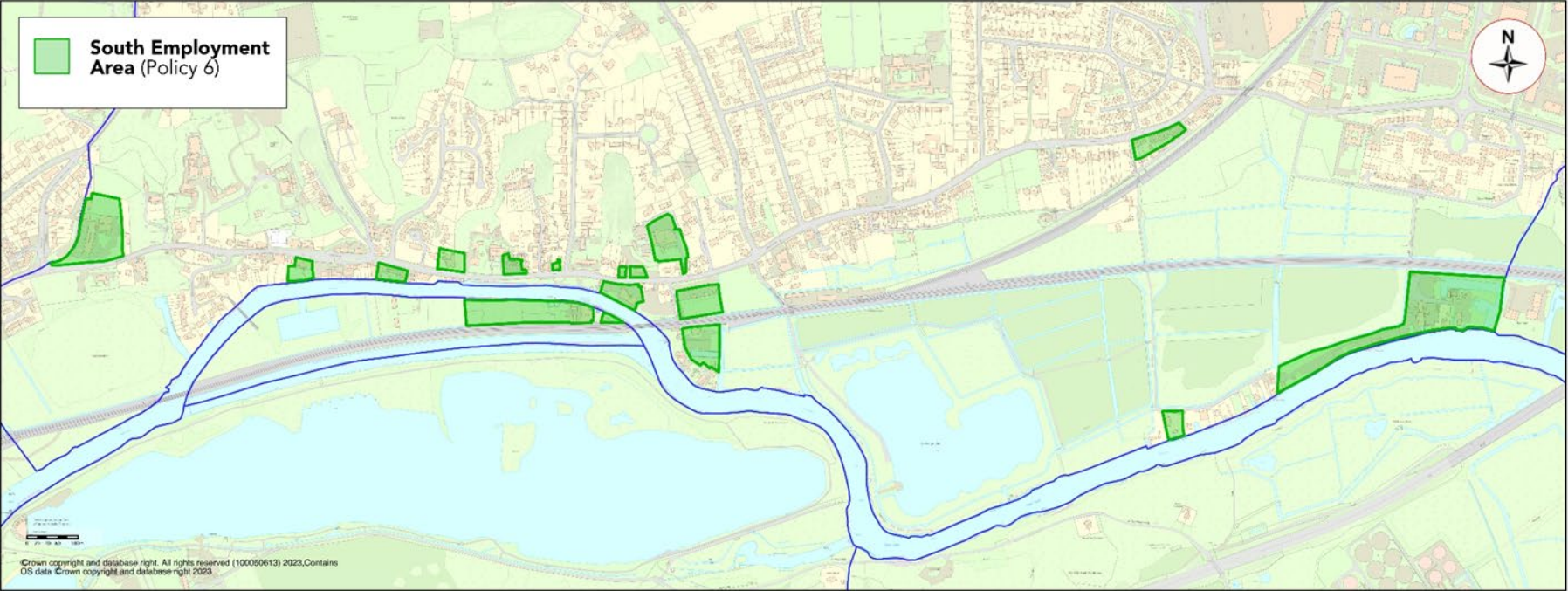
- 12.3 A 64.84% majority of respondents felt Thorpe St Andrew needed more employment opportunities. As a result the Thorpe St Andrew NDP Working Group agree that employment sites should be retained and new opportunities for business and employment in Thorpe St Andrew should be maximised.
- 12.4 This 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.
- 12.4 *References:*
- National Planning Policy Framework 2021,
  - Joint Core Strategy for Broadland, Norwich, and South Norfolk, 2016
  - Broads Local Plan 2019

Map 2: Employment Area North (Policy 6)

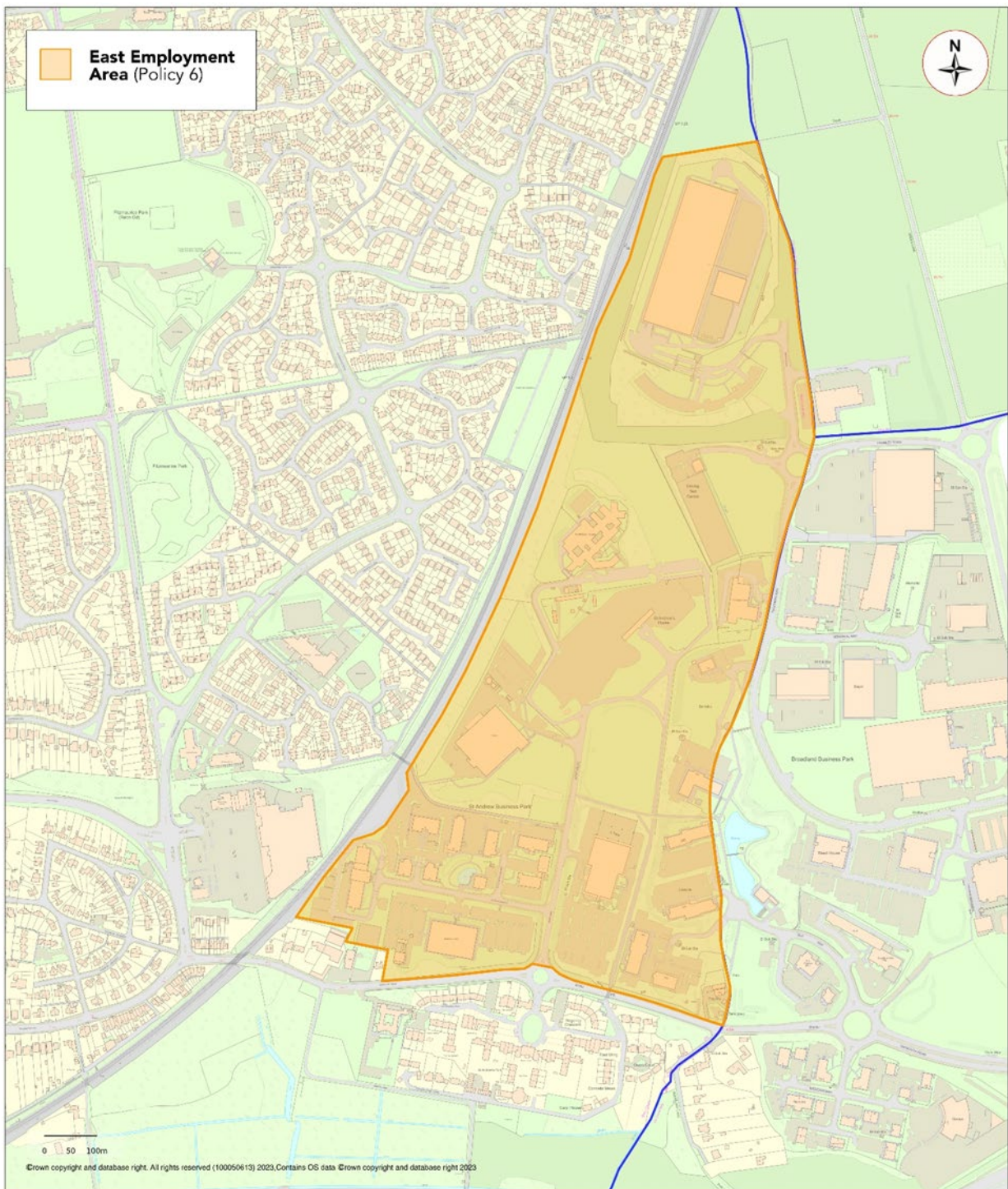




Map 3: Employment Area South (Policy 6)



Map 4: Employment Area East (Policy 6)





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

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

*Proposals for the improvement, enhancement, and extension of existing community facilities will be supported.*

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

- *it can be demonstrated that the facilities are no longer needed or viable; or*
- *it can be demonstrated that suitable alternative provision, with appropriate capacity already exists in an equally accessible location; or*
- *suitable alternative provision will be delivered by new development in an equally accessible location.*

*Proposed new development should be supported by appropriate levels of community infrastructure which meets the needs of the wider community without having a detrimental effect on existing community services. New play areas and public open spaces should be located close to community hubs, and other community buildings such as schools. Such spaces should be easily and safely accessible from residential areas, by pedestrians and cyclists and those with limited mobility. Wherever practicable, new green spaces should link with existing areas of green infrastructure to create ecological networks and biodiversity net gain.*

*Wherever practicable, the construction methods of community buildings should minimise energy and water use and promote the use of alternative energy sources.*

#### Policy 7 Intention

- 13.5 To improve health and quality of life. Community uses are defined as Local shops, meeting places, sports venues, open spaces, cultural buildings, public houses, and places of worship.

#### Policy 7 Justification

- 13.6 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.
- 13.7 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).

13.8 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.

13.9 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 although there are clear user and provider benefits derived from the co-location of services and shared use of buildings.

13.10 *References:*

- National Planning Policy Framework 2021
- 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

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

*The Plan identifies a series of non-designated heritage assets (as described in Appendix C).*

*Development proposals affecting the identified non-designated heritage assets should*

- *demonstrate that they have avoided or mitigated harm to the significance of the asset(s) through the design of the development.*
- *conserve the setting of the asset(s) and any aspect which contributes to their significance; and*
- *wherever practicable, 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 (SAM IN-Station) which is a scheduled monument.

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

14.4 The number of listed buildings, scheduled monuments, and the designation of part of the area as a Conservation Area highlights the “special architectural or historic interest” of the town and the importance of preserving and enhancing these assets. In addition there are a number of other buildings/structures, which although are not listed, remain significant in their own right, and contribute to the character of Thorpe St Andrew. Whilst some of the original character has been eroded by road widening schemes and in some cases unflattering developments in the 1950s and 60s, this policy seeks to prevent further erosion of the character and significance of the area.

14.5 During the preparation of the Neighbourhood Plan a number of potential Non-Designated Heritage Assets (NDHA) have been identified. They are listed in **Appendix C**.

14.6 References:

- NPPF 2021,
- Historic England Local Listing Advice Note 7, Historic England Listing Guidance

## 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.

### Project Intention

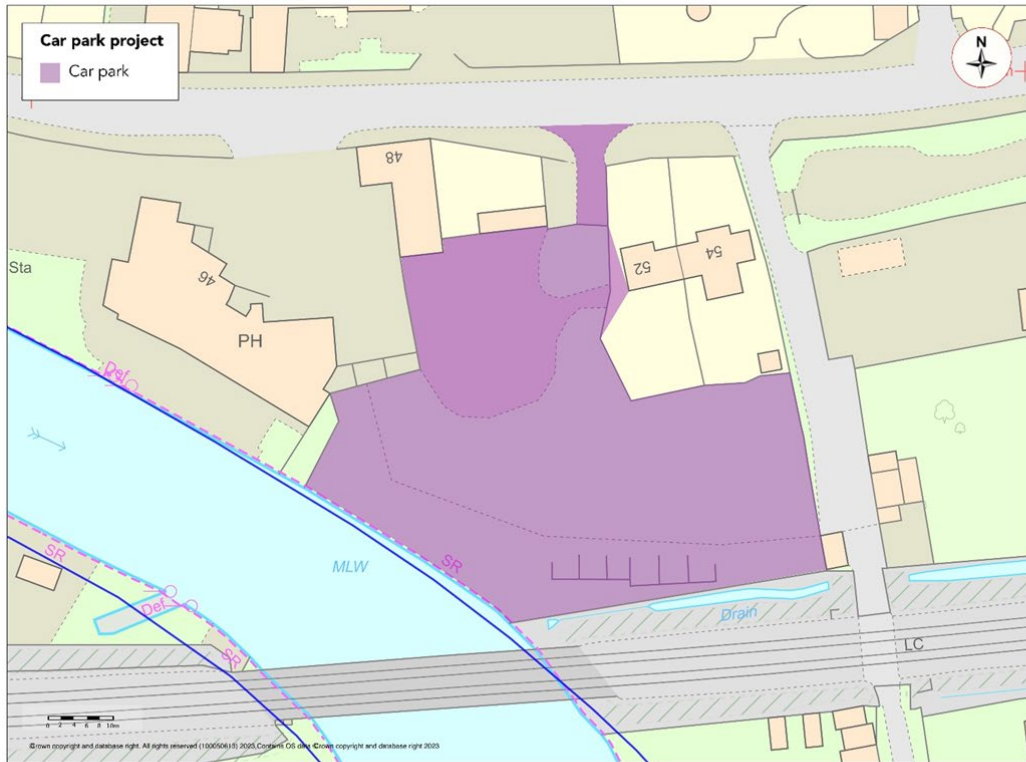
15.1 To improve car parking capacity within the River Green Conservation Area.

### Project Justification

15.2 The area of River Green that falls 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, had a detrimental impact upon the appearance of the area and limited 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 undertaken by the Highway Authority.



Map 5: Area for car parking project



## **16. Implementation and Monitoring**

- 16.1 The 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. Progress on the implementation of the Neighbourhood Plan (when adopted) will be reported and the use of its policies will be formally reported to the Town Council annually.
- 16.3 After a period of five years after the Adoption of the Neighbourhood Plan has elapsed the Town Council will consider the need for a review of the Neighbourhood Plan either in full or in part. If appropriate, the Neighbourhood Plan will then be reviewed and revised. If the Town Council considers that a significant change in either the national or local planning policy context has occurred before the five year period has been reached, it will consider the need to trigger an earlier review. Any neighbourhood plan operates within the wider context provided by national planning policy and local planning policy. The Town Council will monitor and assess the implications of any changes to national or local planning policy on the Plan throughout the Plan period. Where necessary it will consider the need for a partial review of the Plan. The eventual adoption of the Greater Norwich Plan could bring forward important changes to local planning policy. In this context the Town Council will assess the need or otherwise for a full or partial review of the neighbourhood plan within six months of the adoption of that Plan.'
- 16.4 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Broadland Council has an adopted CIL policy in place for the District and once the Neighbourhood Plan is 'made' Thorpe St Andrew Town Council will benefit from 25% of the levy revenues arising from development that takes place within the Neighbourhood Area. Currently that figure is 15%. Implementation of this Neighbourhood Plan is dependent upon the coordinated activities of a number of agencies.
- 16.5 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

Glossary of terms used and/or relevant to the Thorpe St Andrew Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework July 2021, except where stated.

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan unless the local planning authority decides that the neighbourhood plan should not be made.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas, and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**International, national, and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London, and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Non-designated heritage asset:** Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. (Definition from <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>)

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Strategic policies:** Policies and site allocations, which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Sustainable transport modes:** Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

## Appendix A

### Thorpe St Andrew Character Statement

Three broad character areas, which are distinctly different have been identified within Thorpe St Andrew , these are as follows:

#### Thorpe St Andrew Character Area South

**General Description:** This area of Thorpe St Andrew includes the historic core of Thorpe St Andrew and stretches out towards the east following the river along Thorpe Road/Yarmouth. This area feels very much as though it is on the edge of the urban city area and provides a transition to a greener, suburban, character right up to the rural edge. This area, which is almost wholly within the Conservation Area has its oldest houses located where the settlement developed along the banks of the River Yare. The Conservation Area is characterised by leafy roads leading to the river and a common feature are larger houses positioned on plots with large gardens running down to the riverside. There have been some newer developments in the area, ranging from Victorian terraces to larger houses with good views of the river and the marshes beyond. More modern developments have included flats.

**Landuse:** Predominant landuse is residential but with a mix of small scale commercial and communal uses interspersed.

**Layout:** The layout largely linear follows the River Yare with development hugging Yarmouth Road.

**Topography:** The area has relatively steep topography in places, due to the plantations and ridges of the valley side, which give some wider views beyond the parish. This character area is well treed and has a green feel.

**Spaces:** Two notable green spaces in this area are River Green which marks a focal point for the area – where the land meets the river and is a well-used communal space. Opposite River Green is Thorpe Island which is heavily treed and marks the edge of development before the countryside begins.

**Built Form:** The largely residential buildings contain a range of styles and designs, many with some significant and intricate detailing. Existing buildings include :

Victorian Arts and Crafts style properties

- Brick feature walls
- Elaborate chimneys
- Timber framed buildings
- Steeply pitched roofs
- Dutch and crow stepped gables
- Elaborate detailing

New development within this Character area should seek to preserve and enhance the distinctiveness of the Conservation Area and respect the individual character of its buildings and spaces.

### **Thorpe St Andrew Character Area North**

**General Description-** The northern area of Thorpe St Andrew is largely located between busy arterial roads that provide access to the city centre. This area is largely residential and suburban in character laid out in a predominantly regimented and symmetrical pattern. The area is characterised by 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 with more modern development from the 1950s and 1960s as you travel east. To the northeast is the large County Wildlife Site known as Racecourse Plantation which provides a large green edge to the parish on the north side of Plumstead Road with a further large green spaces (Browns Plantation) located just south of Plumstead Road.

**Landuse:** Aside from the large plantations mentioned above, the land use is predominantly residential laid out in a regular street pattern. Dwellings consist of a mix of house and bungalows with many of the bungalows to the north having been extended into the roof to meet the need for larger family homes. There are pockets of commercial and communal buildings including the school.

**Layout:** The area is characterised by a regular street pattern which is both geometric and symmetric. There are few curved lines or lanes and there are a mix of through roads and cul-de-sacs, leading off the main grid pattern roads.

**Topography:** Again there are some areas of obvious valley side, Characterise by various pockets of plantation, and the topography ranges from flat in some areas to area of steep residential roads.

**Spaces:** The north-eastern part of this character area is dominated by the three larger areas of plantation which form a green entrance to the parish. Aside from these there are few large areas of other greenspace that are not related to the school .

**Built Form:** There is a high degree of uniformity within this character area which much of it having been constructed at the same time. There are some variations in style but less than other character areas. 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 Character Area East**

**General Description:** The eastern area of the town, which lies south of Plumstead Road and north of Sainsburys, has been where the most recent expansion of the town has taken place, predominantly in the last 30 years. The scale of expansion has been large and rapid with considerable numbers of new homes built. The major development of Dussindale was built in sections, featuring a range of modern styles, ranging in size, with no obvious binding character feature. The development provides a mix of open market and affordable homes, open and community spaces. Another development, St Andrews Park, was built in 2002 and is to the south of Yarmouth Road. The character area marks the eastern extent of the town and is adjacent to the Thorpe St Andrews Business Park which is a major employment site close to the A47.

**Landuse:** The predominant land use is residential, although the Neighbourhood Centre located around Sainsburys at the southern end of the area contains a wider set of commercial and communal uses including the primary school.

**Layout:** The layout of Dussindale in particular is laid out in a complicated network of cul de sacs constructed from the 1990s onwards. Whilst there are main arterial roads connecting Plumstead road with the ring road and Dussindale Drive, wayfinding through the estate is notoriously difficult. Development is relatively dense compared to the other character areas.

**Topography:** This character area is much flatter than the other in the town as it lies further from the River valley and is immediately adjacent to farmland, with the Business Park further east. The western part of the Dussindale development does have some significant wooded edges which soften it.

**Spaces:** There are fewer large green spaces within this character area, the main spaces being associated with the school although the residential element is punctuated with smaller local spaces of amenity value. The northern part lies east of Belmore Plantation located next to Brown's Plantation, which provides a green lung at the entrance to the Dussindale development from Plumstead Road.

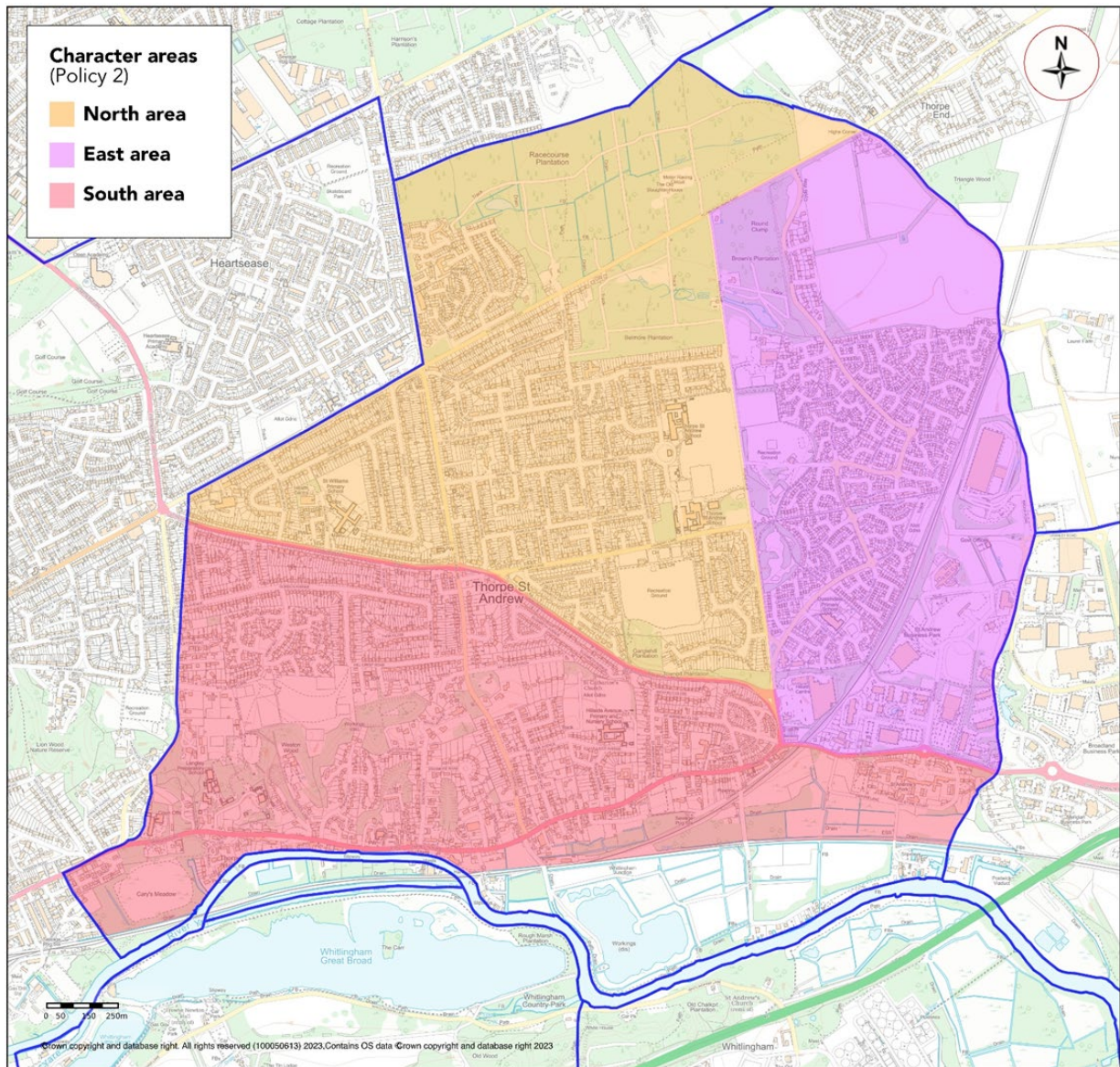
**Built Form:** There is some variation within the built form in terms of styles and materials used. The size of dwellings varies from large to small and largely have designated front and rear gardens and parking.

Key features and materials include:

- Red brick
- Cream render
- Red pantiles
- Slate roofs
- Low walling in front gardens
- A mix of hedging

- Integral or set back garages with parking
- Small front gardens
- Cul-de sacs

Map 6: Three defined character areas.



## Appendix B – Local Green Space Assessments

The following have been assessed using the criteria set out in paragraph 102 of the National Planning Policy Framework 2021.

Name of Space	In reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
Belmore Plantation	Residential development immediately to the west and south of the space	Holds a value as an undeveloped area of woodland adjacent to a built-up area, which is used for informal recreation – there are tracks and paths through the woods. It forms part of a collection of wider woodlands/plantations in the area which form an ecological corridor. Space has a biodiversity and recreational value.	Site is 17ha although in the overall context of the size of the parish itself and its edge of city location it is not an extensive tract of land.
Brown's Plantation	Residential development to the south and east	Holds a value as an undeveloped area of woodland adjacent to a built-up area, which is used for informal recreation – there are tracks and paths through the woods. It forms part of a collection of wider woodlands/plantations in the area which form an ecological corridor. Space has a biodiversity and recreational value.	Site is 13ha although in the overall context of the size of the parish itself and its edge of city location it is not an extensive tract of land.
Cary's Meadow	Within the built-up area. Residential development to the east and northwest.	Holds a value as an undeveloped area of green space where public access is encouraged. Used extensively for informal recreation by local people and managed for conservation and recreation purposes by the owners (Broads Authority). Space has a biodiversity and recreational value	Site is 8ha although in the overall context of the size of the parish itself and its edge of city location it is not an extensive tract of land.
River Green	Located within the built up area, north of the river. Built development to the east and commercial development on the	A 'pocket park' style area of green space that hosts the war memorial. Public access is encouraged, and the area is widely used by the community and by the customers of local	Site is approximately 0.2 hectares.

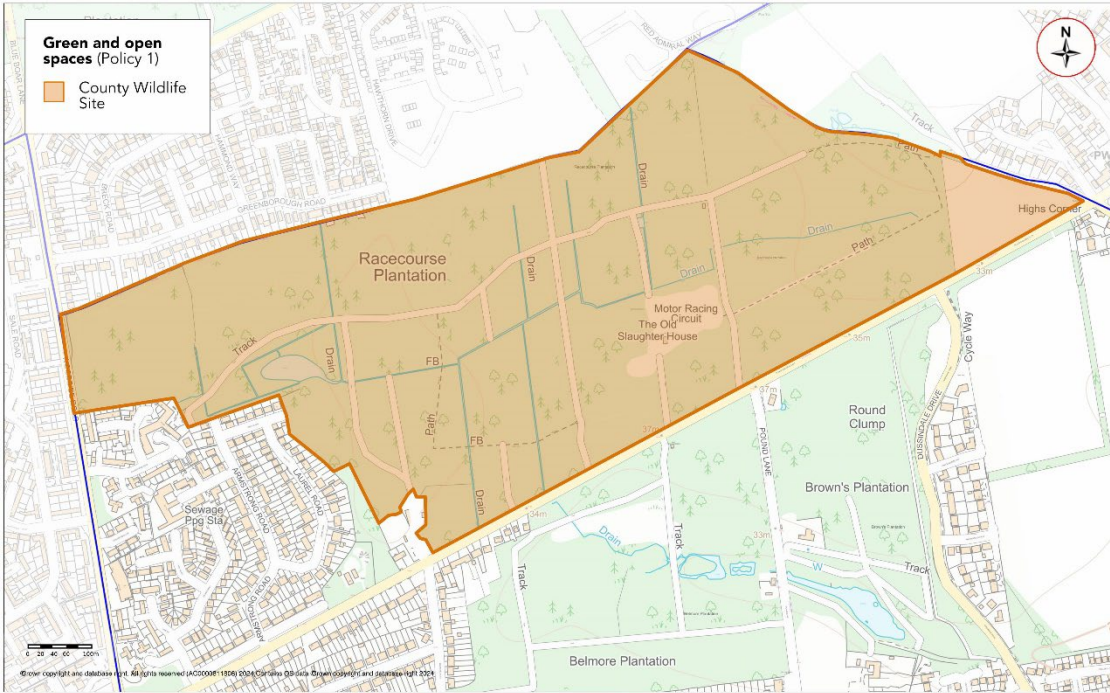
Name of Space	In reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
	other side of Yarmouth Road	businesses. Owned and managed by the Town Council.	
St George Morse Park	Located within the built-up area. Surrounded by development on all sides.	Formally laid out recreation ground, home to local football team. Has a recreational and communal value on that basis.	Site is approximately 6ha which in the overall context of the size of the parish itself and its edge of city location it is not an extensive tract of land
Gargle Hill Woodland	Located within the built-up area with development to the east and west.	Wooded area located between the recreation ground and the ring road. Used for local recreation with informal footpaths. Acts as a green lung and ecological corridor. Has biodiversity and communal value.	Approximately 1.8ha.
Fitzmaurice Park	Substantial residential development to the south and east (Dussindale).	Area comprises formal recreation, playground, and informal public access. Area provides the open space for the adjacent new development . It has recreational and communal value.	Site is 8ha although in the overall context of the size of the parish itself and its edge of city location it is not an extensive tract of land.
Laundry Lane Tree Plantation	Residential development to the north and west and the High School to the east.	Area comprises a tree plantation that provides a green area between the school and residential development. It has a biodiversity and communal value.	Site is approximately 0.8ha
Townpit Plantation	Residential development immediately to the north and the ring road to the south	Area is a plantation marking a buffer between Eastern Road and the ring road. It provides informal recreation for residents and biodiversity value through its woodland	Site is approximately 0.75 ha.
Chapel Lane Pit/South Avenue Dell	Site is within the built up area and is surrounded by residential development.	Area provides a green area in the centre of development; it has informal tracks through it and contributes to the character of the area. It has	Site is approximately 1.5 hectares.



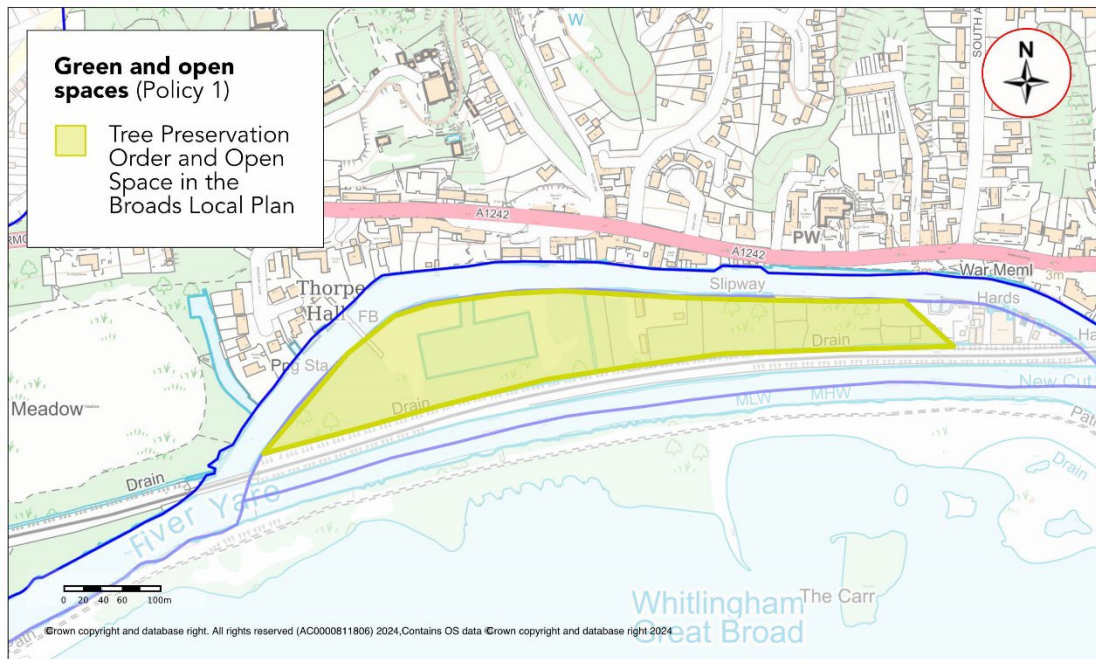
Name of Space	In reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
		communal and biodiversity value.	

**Individual Maps for all sites in Policy 1:**

**Racecourse plantation**

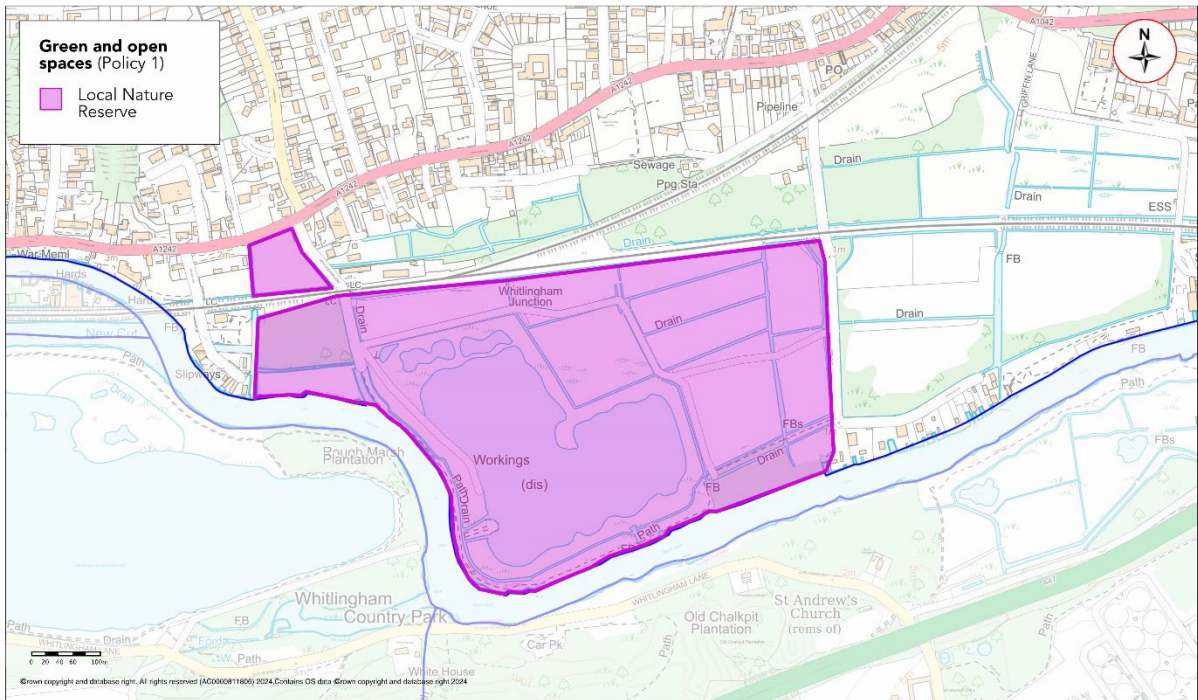


**Thorpe Island**

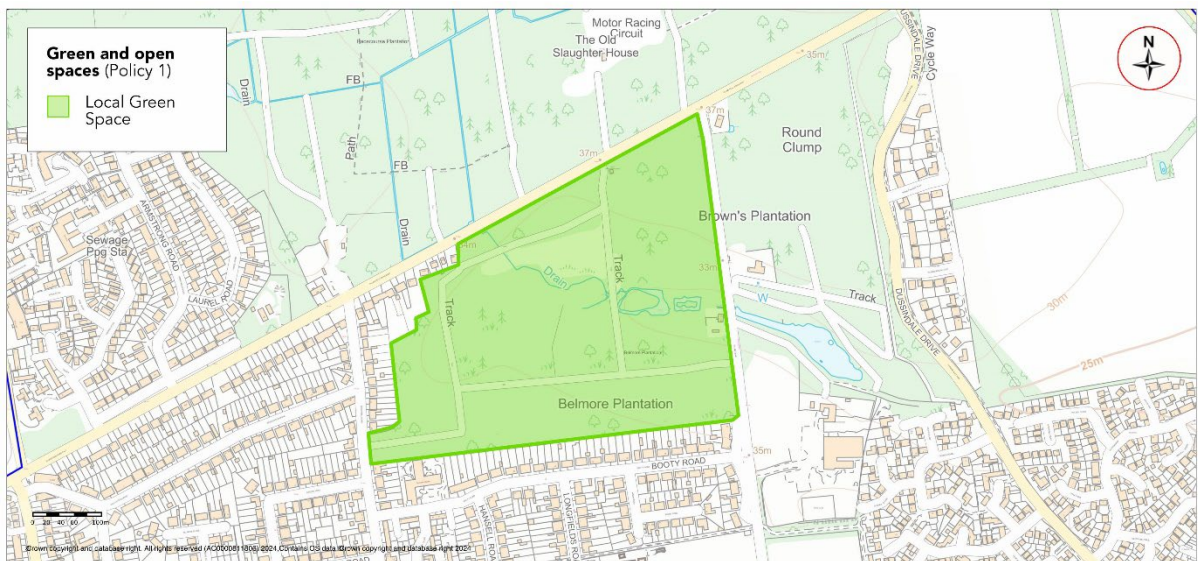




## Thorpe Marshes

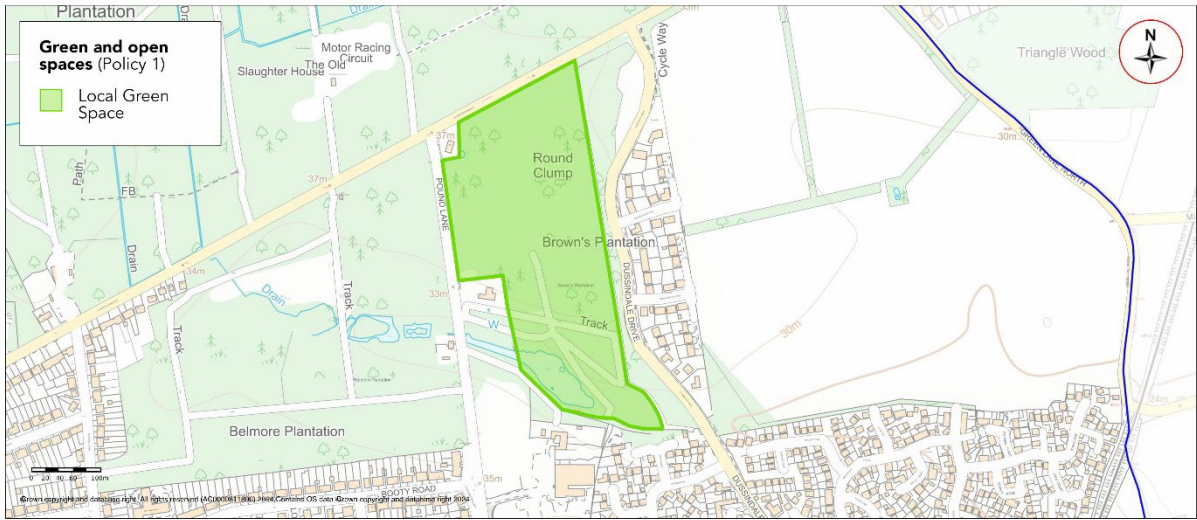


## Local Green Spaces : Belmore Plantation

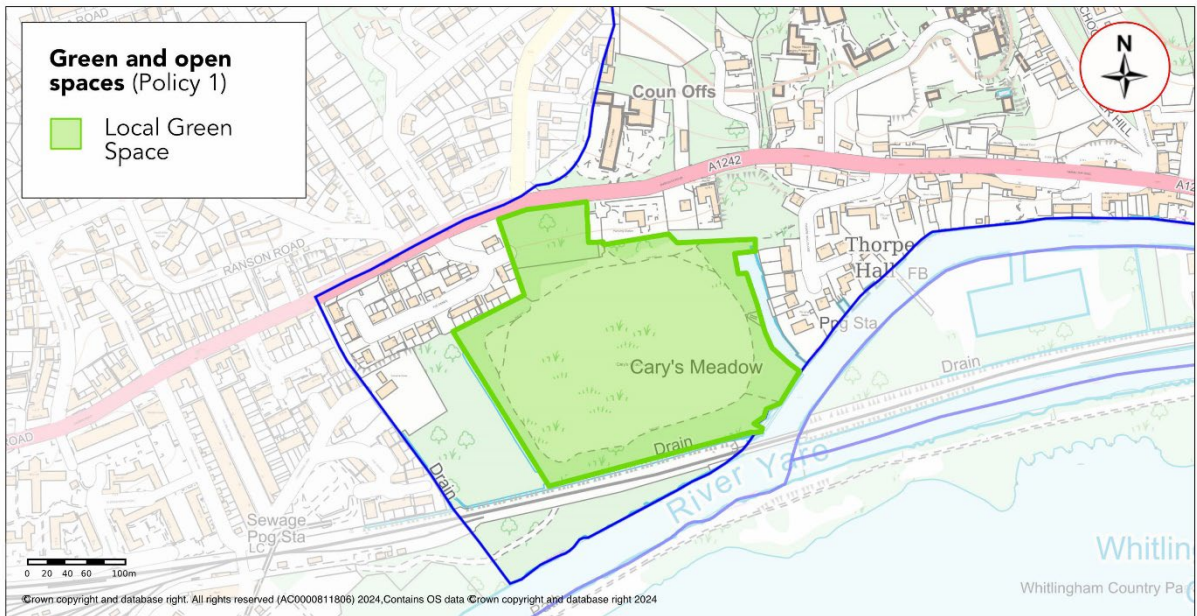




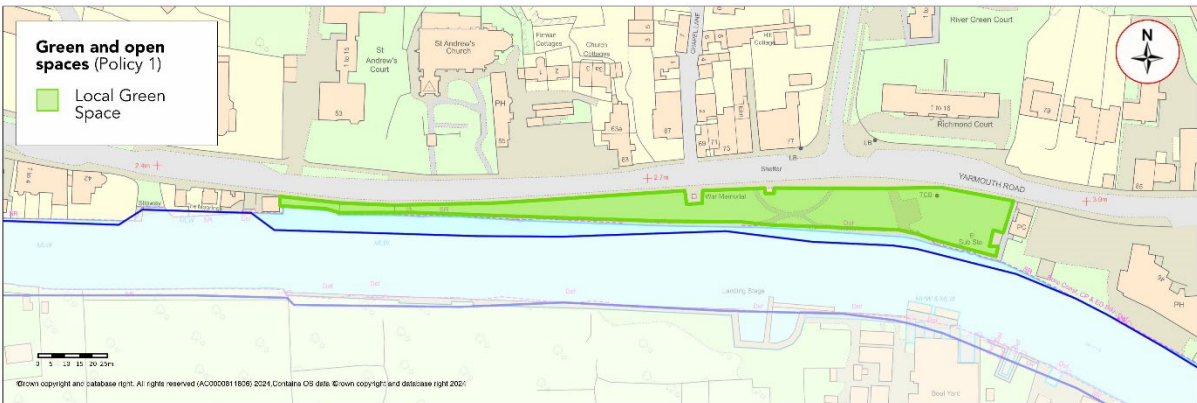
### Browns Plantation



### Cary's Meadow



### River Green

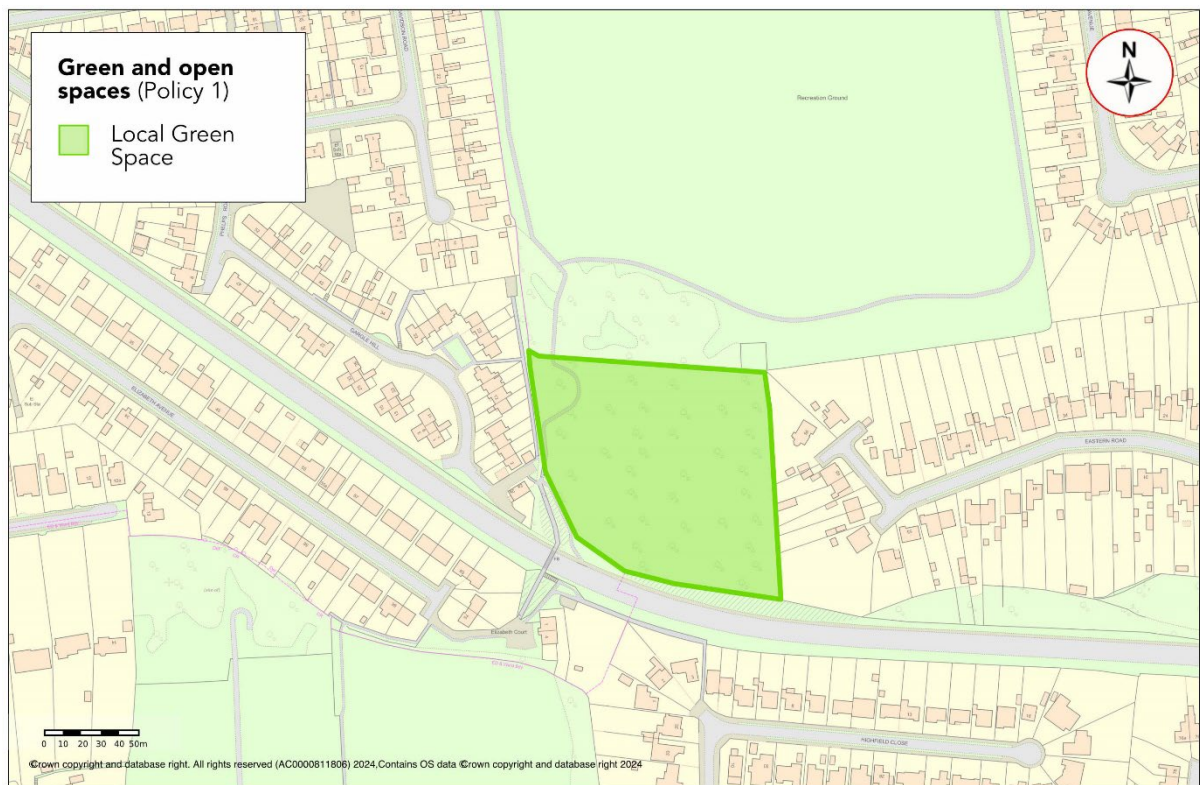




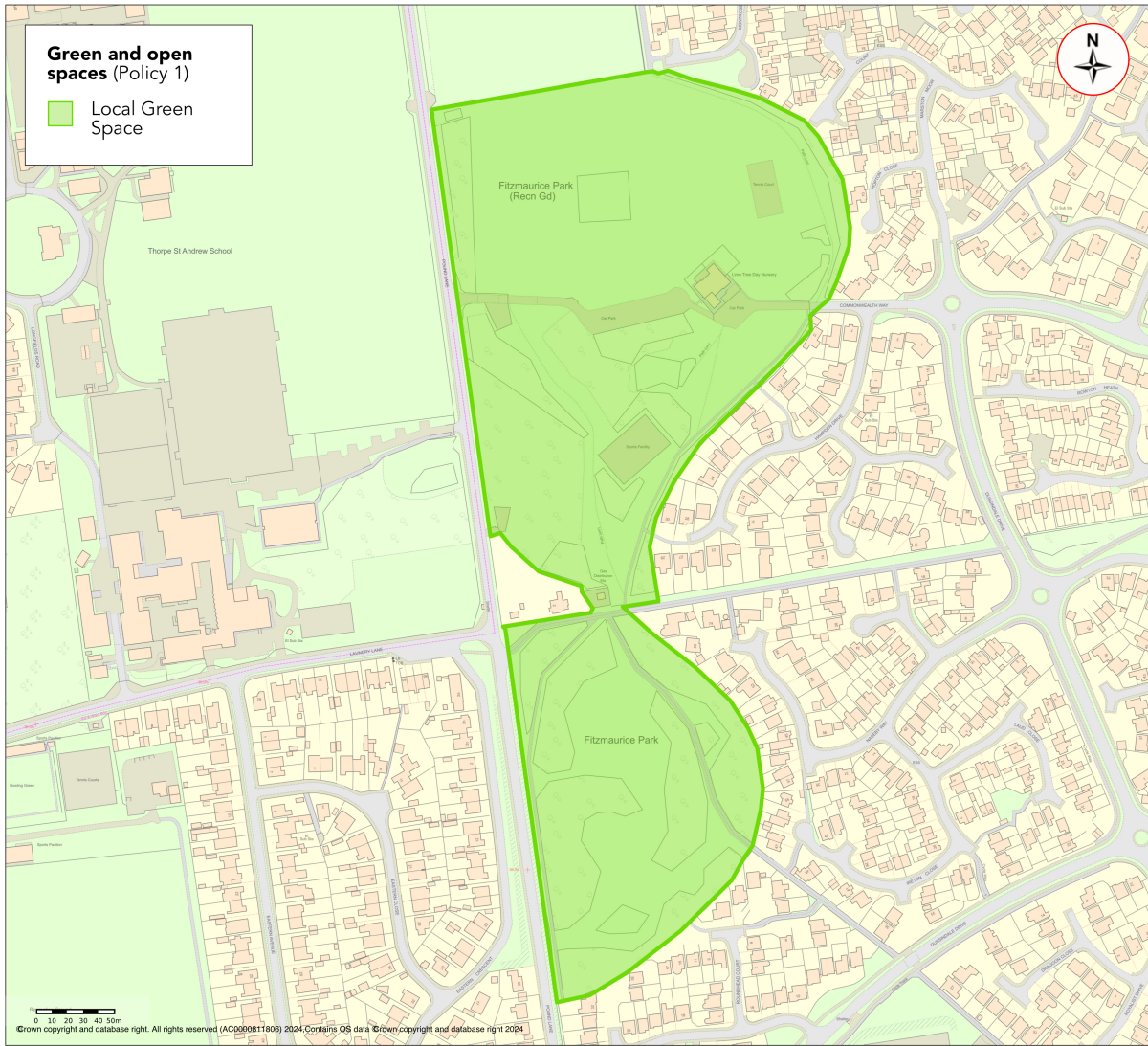
### Sir George Morse Park



### Gargle Hill Woodland



### Fitzmaurice Park

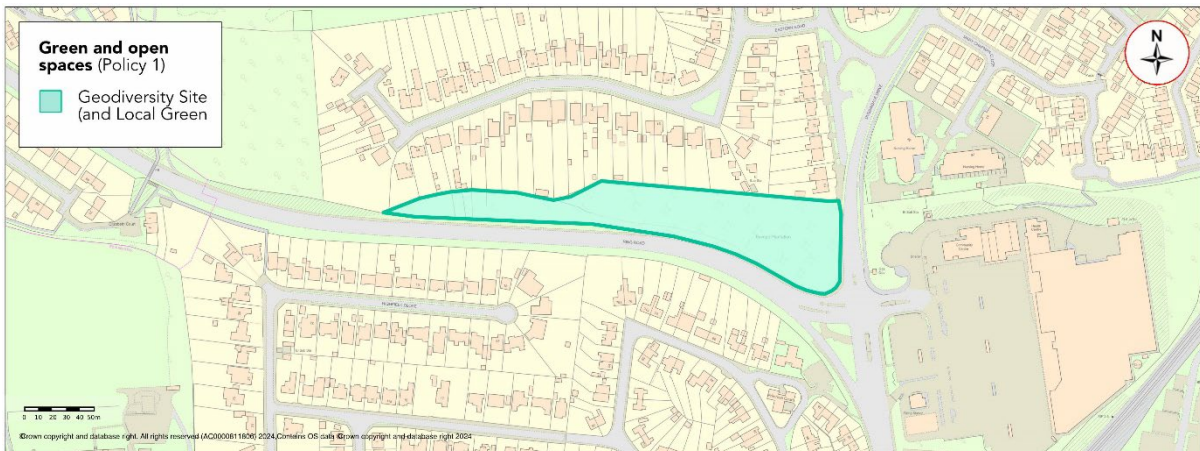




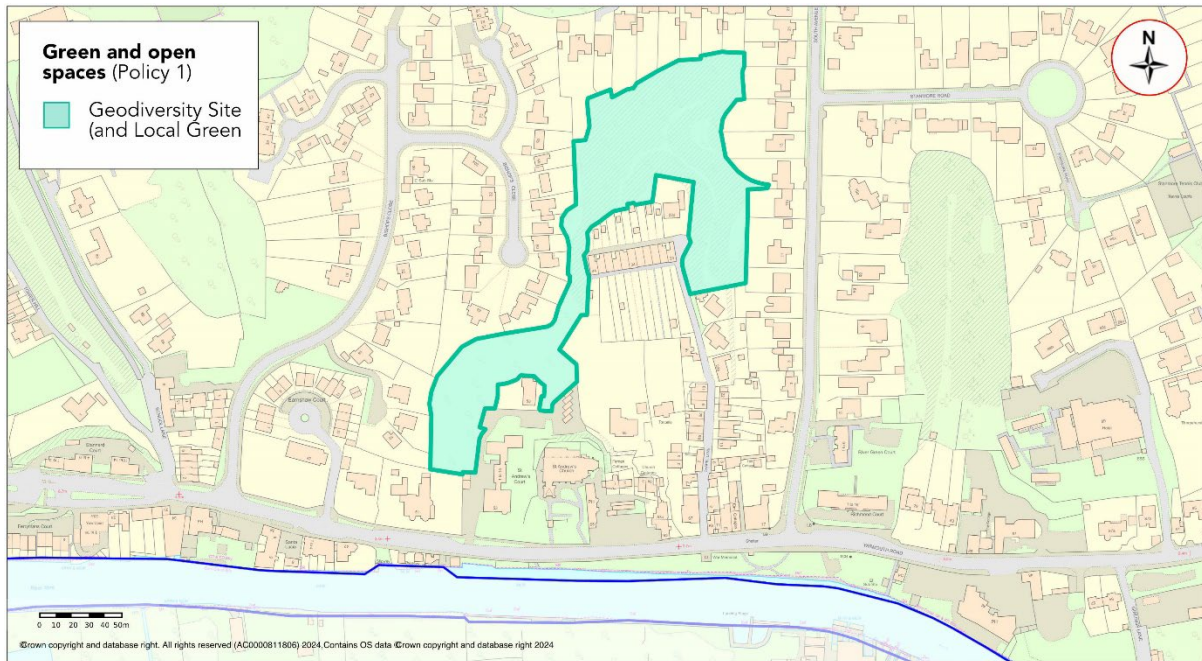
### Laundry Lane Tree Plantation



### Town Pit Plantation



### Chapel Lane Pit/South Avenue Dell





## Appendix C

### 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 SOUTHEAST OF THORPE LODGE ON YARMOUTH ROAD Grade: II**

Location: GAZEBO SOUTHEAST 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

**List of Non-Designated Heritage Assets**

1. Former pump house to High House, now an electricity substation, Thunder Lane
2. The thatched house at the junction of Hillside Road/Avenue. Reedroofs.
3. Swiss Cottage, 15 Chapel Lane, former home of George Mollett.
4. 6-8 Chapel Lane, 3 storey cottages with flint walls.
5. Chapel Lane former brew house.
6. 24 to 44 Chapel Lane. Row at top.
7. Idle Hour, Yarmouth Road
8. 63 Yarmouth Road
9. Station Masters House, 56 Yarmouth Road.
10. The thatched cottage on Boulton Road, the last of the original Boulton & Paul buildings.
11. The original Good Shepherd Church wooden shed.
12. Whisper Wood, Weston Avenue - fascinating thatched house.
13. Roxley House

14. Fairview, Hillside Road. Robert Castons former house.
15. The Cottage Public House.
16. High House, South Avenue.
17. Le Chalet, Thunder Lane.
18. Thorpehurst. Barber Place.
19. Thorpehurst Lodge
20. Inglehurst, Yarmouth Road
21. National School,
22. School Lane Cottages, School Lane
23. The Ideal Home exhibition Houses on South Avenue/Stanmore Road.
24. Pinebanks WW2 bunker.
25. The Stork former maternity home, Yarmouth Road, plaque of Griffin on wall.
26. 24/26 Yarmouth Road.
27. Point House, Yarmouth Road. c.1840
28. Church Cottages, Buck Yard
29. Well Cottage, Pound Land.
30. Woodlands (Oasis) Pound Lane
31. The Harvey and Blakiston coats of arms on original entrance to Thorpe Old Hall and the flint wall.
32. Boundary walls of the Rushcutters.
33. Boundary wall of Frostbites car park, Yarmouth Road, and adjoining meadow to Whitlingham Lane.
34. Girlings Lane wall and railway crash commemorative plaque.
35. Victorian postbox set in wall of drive leading up to 7 Yarmouth Road.
36. Boundary marker stone in wall between River Green and Rushcutters. S.& P.
37. Chapel Lane, the date stone KH 1820.
38. Chapel Lane, rear yard no 7, the stone in the wall 'A Moll 1852' (important bricklayer/builder).
39. Chapel Lane, Flint wall at Swiss Cottage up to number 24.
40. 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
41. 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
42. Original street plates made by Barnes and Pye, dating back to the 1930's, renovated in 2017 by Dale Wiseman and Roger Pointer:
  - o Margetson Avenue,
  - o Aerodrome Crescent,
  - o Stanmore Road,
  - o Thorpe Close,
  - o Harvey Lane,
  - o Gorse Road,
  - o Cyril Road,
  - o Beechwood Drive,
  - o Belmore Road,
  - o South Hill Road,
  - o Davidson Road, School Lane,
  - o Common Lane.
43. Railway footbridge on Whitlingham Lane.

44. The Polish memorial on Memorial Way.
45. Shelter on the hospital North side.
46. St Catharine's Church
47. Row of anti-tank traps and telegraph pole