

SPROWSTON Neighbourhood Plan

A Development Plan by Sprowston for Sprowston to 2026



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Sprowston Neighbourhood Plan

Preface

This is a Neighbourhood Plan produced under the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. Sprowston Town Council began this plan in August 2012.

The plan has been developed by a small team of town Councillors and the Town Clerk, nominated by Sprowston Town Council, taking into account the views of parishioners expressed in response to consultations:

- ~ at the 2011 and 2012 Summer Fetes;
- ~ articles in Sprowston Matters;
- ~ a flyer delivered to every household in Sprowston inviting residents to attend a workshop organised with The Prince's Foundation.

Comments and suggestions were invited before the Plan was finalised and submitted to the local planning authority, Broadland District Council, which undertook a formal consultation on the submitted document in late 2013. Following consultation the Plan underwent an independent examination and was amended to include the Examiner's recommendations. The recommendations have been approved by Broadland District Council and the local authority is now arranging a referendum on the Plan, anticipated to take place in Spring 2014. If the community support the Plan, with at least 50% of those voting being in favour, it will then be adopted as part of the Development Plan. This means that it will be a major consideration in the determination of applications for planning permission by the local planning authority, Broadland District Council. The Plan will implement the Vision which parishioners have for Sprowston and shape its future to 2026.



To contact us...



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Sprowston Neighbourhood Plan

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Foreword

Over the next two decades the population of Sprowston will grow, just as it will across the district and in every part of the country. This strategy has been drawn up to positively build upon how the Broadland Joint Core Strategy prepares for this in order to make sure growth benefits local people. It sets out details of how we will ensure that growth will benefit local people in ways that are sustainable and do not detract from the character of the area.

Our plan is ambitious and our aspirations are high but they will mean nothing if we don't make it happen. The changes facing the community are significant – this is why we are taking a positive approach in preparing for it.

Sprowston needs a Neighbourhood Plan as a tool for the local community to influence the future of their area, to improve services for existing and future residents as well as to build a community with enough local jobs, good transport, schools, social community facilities and open space.



This strategy is the result of Sprowston Town Council working as the steering group. We are grateful for the input of all the local people and organisations that have taken part in consultations over the past year. These have helped us identify the local issues and concerns which need to be considered. There are a number of challenges which have to be addressed in Sprowston. As a community, we want to influence how Sprowston will be in the future. The effort we have made in drawing up this strategy means that local people living and working in Sprowston will benefit from growth and will have influence on shaping the development of the community as a whole. We have gathered considerable evidence, carefully marshalled our arguments and proposed a plan that is right for our area. Implementing this plan will depend on the coordinated activities of a number of agencies and will require innovative ways of funding. This is harder given the economic conditions the country is currently experiencing but our strategy is long-term and will be in place in time to meet the turnaround in the economy. We will maximise all opportunities to secure funding support.

We believe the strategy provides a way for managing growth while delivering improved services for existing residents, as well as building a community with enough local jobs, good transport, schools, social community facilities and open space.

Sprowston Town Council



Introduction

This Neighbourhood Plan has been prepared by Sprowston Town Council which has worked as the steering group with the assistance of Broadland District Council and the Prince's Foundation.

Our Neighbourhood Plan sets out the long-term vision and objectives for the area, including policies to help achieve this. As a Neighbourhood Plan, it will complement the planning documents produced by the local planning authority (Broadland District Council) such as the Joint Core Strategy, and proposed Growth Triangle Area Action Plan. It must conform with the strategic planning policies within these documents as well as other strategic elements of the Development Plan such as the Norfolk Minerals and Waste Core Strategy, produced by Norfolk County Council. It must also comply with the National Planning Policy Framework, produced by the Government. As such it focuses on some key issues that are of particular importance for the local community, following on from initial engagement carried out by the Town Council. The Neighbourhood Plan identifies possible locations for redevelopment, suggests improvements to the public realm and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It will also be used to help co-ordinate and deliver other related strategies. Although the Neighbourhood Plan seeks to achieve substantial improvements to the public realm and community facilities this is dependent on investment in such infrastructure. One key element will be the implementation of the Norwich Area Transportation Strategy including the Northern Distributor Road. Other fundamental requirements include significant investment in green infrastructure and utilities infrastructure.

The main challenges that the Neighbourhood Plan seeks to address are:

ENVIRONMENT:	Protecting and enhancing our environment.
HOUSING:	Ensuring that housing is of good quality, meets a range of needs, and respects and integrates into the existing community.
JOBS:	Securing new local jobs.
PLACE MAKING:	Maximising the quality of life local residents currently enjoy and respecting the patterns of living which characterise the area.
INFRASTRUCTURE:	Ensuring that essential infrastructure, services and community facilities are provided.

Overall, there is the challenge of working towards sustainability. Therefore we need to ensure that the way in which new development is planned and designed contributes to reducing carbon emissions, reduces the reliance on and costs of energy fuelled by carbon generating sources, and is prepared for more extreme weather conditions as a result of climate change. We have to plan places and design and renovate buildings so they are more energy efficient and less carbon dependent; places where walking and cycling is an option for many more journeys and our trees, plants, streams and ponds play a vital role in bringing down temperatures, promoting diversity and preventing flooding.



Key Aspirations

We need to manage new development to minimise the impact on our environment and maximise our quality of life, whilst making sure we have the right supporting infrastructure in the right places and at the right time.

Our Council's key aspirations for the Neighbourhood Development Plan are to:

- ~ Plan holistically, addressing the needs and aspirations of all sections of the community and areas of Sprowston.
- ~ Work across boundaries, to take into account the needs and aspirations of the neighbouring parishes.
- ~ Ensure the sustainability of the existing built-up area, not just new developments.
- ~ Ensure good spatial and functional integration of the new development on the northern fringe.
- ~ Reinststate a sense of settlement and community identity, which has been lost as a result of the rapid expansion of Norwich.
- ~ Address the lack of certain community facilities in the area and agree the optimal location for them to ensure maximum benefit to the community.
- ~ Ensure good design quality of new developments in the area, to reflect the local character and sustainability aspirations.

The Neighbourhood Plan does not seek to 'plan out' the Sprowston part of the Growth Triangle, as this will be done by the local planning authority. The Neighbourhood Plan will seek to achieve the proper integration of the growth, ensuring that it respects the character of the area and provides for the needs of the existing and future community.

The Joint Core Strategy and the Growth Triangle

The growth in new homes and jobs has been centred in and around Norwich by the Joint Core Strategy due to the city's role as the focus for jobs, services and facilities. Brownfield sites were a priority for the Joint Core Strategy; however, due to constraints on the city, developing green fields in surrounding areas such as Sprowston is unavoidable.

In assessing the evidence to help identify the most appropriate locations for growth outside of the urban area, the Joint Core Strategy identified the area to the north-east of the city as one that performed well. This would allow for a concentration of new development to maximise the use of existing infrastructure; would achieve a scale of development to deliver new supporting infrastructure, and would mitigate the environmental impacts of dispersing development. This area is known as the Growth Triangle.

The Joint Core Strategy's growth plans for the Growth Triangle (including land in Sprowston) are reliant on the implementation of the Norwich Area Transportation Strategy. This includes the construction of the Northern Distributor Road which is to provide improved access around the north of the city, enhance the living conditions for residents and enable improvements to be made to buses, cycling and walking routes.

The local planning authority will be producing an Area Action Plan for the Growth Triangle that will set out guidance for how this development is shaped.

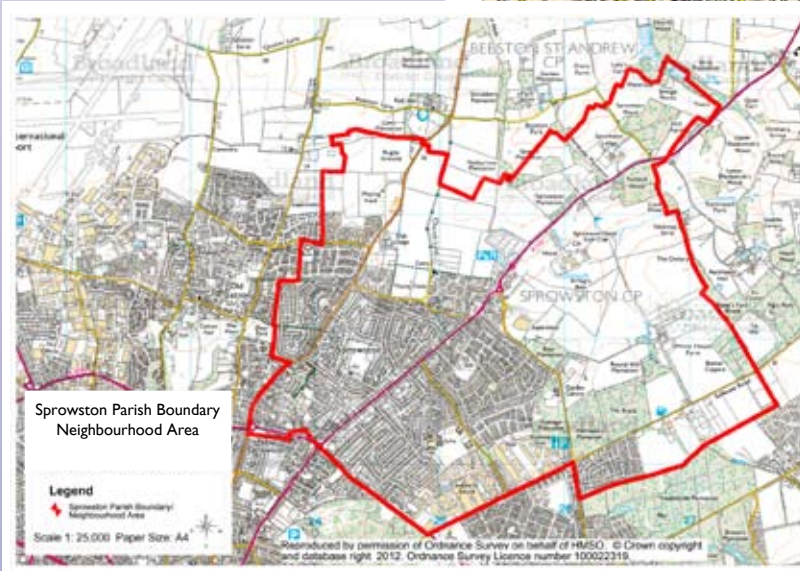
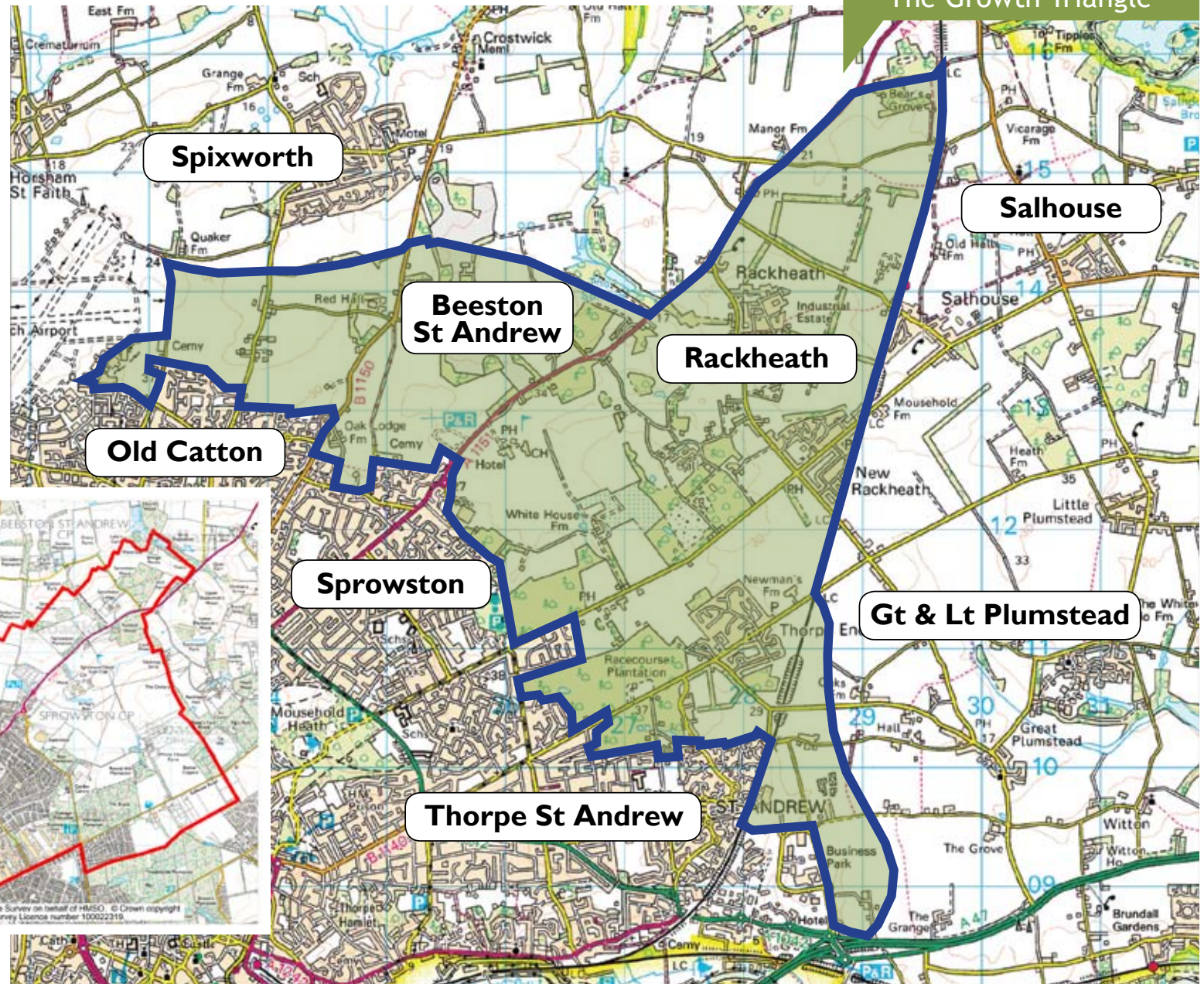
Relationship of the Neighbourhood Plan to the Growth Triangle

The Neighbourhood Plan does not seek to 'plan out' the Sprowston part of the Growth Triangle, as this will be done by the local planning authority in the strategic documents referred to, above. Rather, the Neighbourhood Plan will seek to achieve the proper integration of the growth, ensuring that it respects the character of the area and provides for the needs of the existing and future community.

The main focus of the Neighbourhood Plan will be to focus on issues within the existing community.



The Growth Triangle



Spatial Portrait

Sprowston is a major suburb to the north of the City of Norwich, with which it shares its southern boundary. It is a predominantly built up fringe parish comprising mainly 20th century residential development including substantial housing estates, with a large proportion of bungalows. Relatively extensive light industrial and retail areas are located in the south-east corner of the parish. This includes two strategic employment sites, an employment allocation and a retail warehouse park designation, all located on Salhouse Road. Within the built up part of the parish there are a number of small scale commercial area/shopping area designations and a large scale commercial area/shopping area designation at Sprowston Retail Park. A large Tesco supermarket in the north of the built up part of the parish acts as a focus for convenience goods shopping. The land adjacent to the Tesco supermarket is in the process of having existing committed development completed which has already involved the realignment of Blue Boar Lane.



Sprowston Retail Park



Blue Boar Lane junction



Sprowston Cricket Club

There is a Housing Allocation to the north of Boar Plantation. To provide vehicular access to it, the route for a new inner link road has been reserved from the Park and Ride roundabout junction on Wroxham Road through to Salhouse Road opposite Eastgate Place. Originally there was also a Housing Allocation adjacent to and east of School Lane and Lushers Loke; though this has not been developed and may not be continued in the proposed Broadland Site Allocations Development Plan Document.



Modern housing in Sprowston



Sprowston Cemetery



Sprowston Retail Park



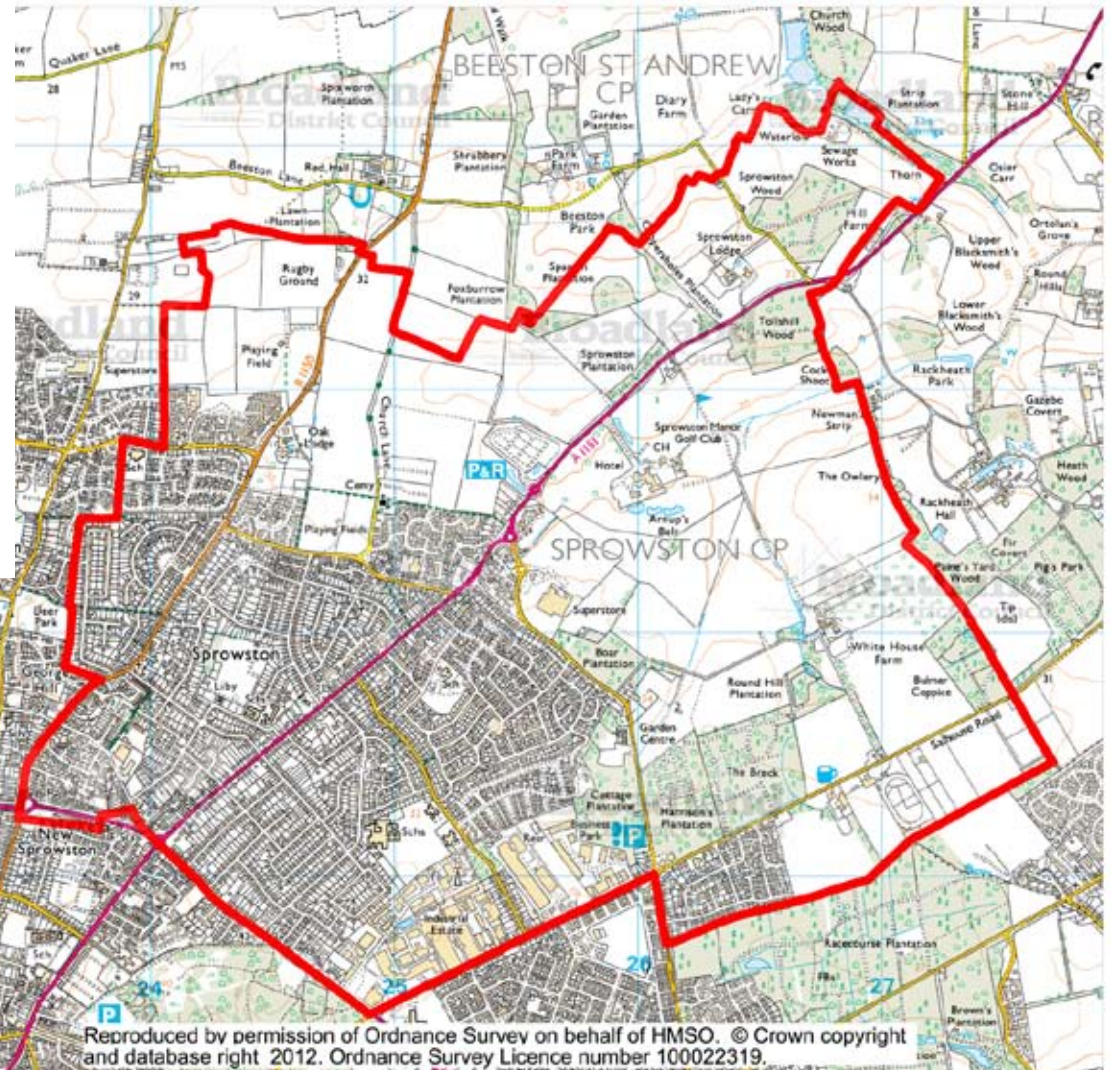
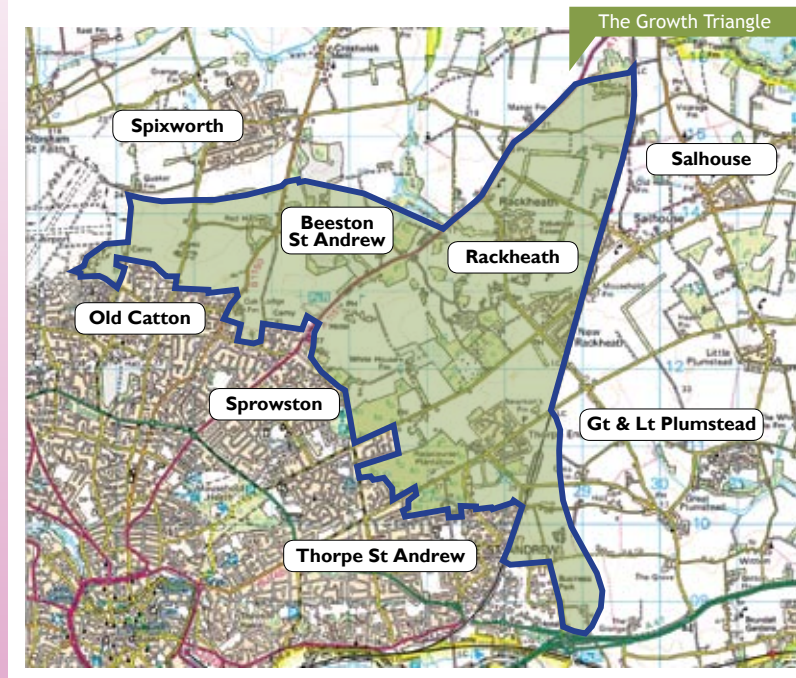
Spatial Portrait

In terms of access to community and green infrastructure there are open space and recreational facilities including the Recreation Ground in central Sprowston, which provides facilities such as informal open space, a kick wall with basketball hoop, one mini and two full size football pitches, cricket pitch, bowling green, eight tennis courts (two hard surfaces and six grass), cycle fun track, small children's play area, public conveniences and two car parks; Sparhawk Park on Sparhawk Avenue which provides facilities such as infants' and older children's play areas, public conveniences, and seats and picnic tables; Windsor Park Gardens which provides swings, multi activity unit, kick wall, basketball hoop and seating; informal open space at Barkers Lane playing field; informal open space at Millennium woodland off Church Lane; informal open space at Cottage Plantation (on Blue Boar Lane); a Town Council office at Sprowston Diamond Centre (a recently acquired community facility) and pavilion; a number of public houses and restaurants; places of worship (St. Mary and St. Margaret's (Grade I Listed) on Church Lane; St. Cuthberts on Wroxham Road; Methodist Church on Wroxham Road; Gage Road Chapel); a number of private sport recreational facilities, and; health facilities (East Norwich Medical Partnership (GP) and dental practices). These assets are key elements of the future growth of the area.

Outside the built-up part of the parish, the area retains a largely rural character. There is extensive plantation woodland to the east and open farmland to the north (a significant area of which is grade II agricultural land) where there are a number of county wildlife sites and ancient woodland designations. An area of landscape value in the far north and east is associated with the Beeston and Rackheath historic parklands. Areas of landscape value adjacent to the settlement limit are associated with the plantation woodland. The Joint Core Strategy has protected a route corridor for the Northern Distributor Road along the northern tip of the parish. As a large part of the parish falls within the urban area there is a strong economic and leisure relationship with Norwich.



Spatial Portrait



Spatial Portrait

Notwithstanding this, there is also a close relationship between urban and rural. Particular features include a number of green space designations which are distributed throughout the built up part of the parish (described earlier). On the edge of the built up part of Sprowston is a 'green wedge' formed by land that is owned by Sprowston Town Council (the allotments; cemetery; Millennium Wood; Wilks Farm Drive; Barker's Lane Playing Field) and Norfolk County Council (leased by Sprowston Cricket Club). The landscape type gives a distinctive character to the area. As well as these semi-natural aspects, there are historic influences.

The area has a number of historic buildings and assets such as Sprowston Manor (including the grounds), Sprowston Memorial Cottages (Mousehold Lane), a portion of Beeston Park, Cottage and Boar Plantations and smaller properties of historic interest. Together, the semi-natural and built assets create a wonderful environmental quality.

Outside the area, the Broads are an important visitor attraction and are a highly sensitive environment.

In 2008 the estimated total population of the parish was 14,422. According to the 2001 Census there were 14,027 people living in the Sprowston Parish. Therefore between 2001 and 2008 the population grew by 395 (2.8%). The population of Sprowston contains a relatively high proportion of older people. Life expectancy is higher than the national average.

The local economy mainly relies upon the Sprowston Retail Park, Salhouse Road Industrial Estate, Pinetrees Road Industrial Estate and Tesco. However, employment opportunities across the Norwich Urban Area greatly influence the prosperity of residents. Therefore the Airport Industrial Estate, Broadland Business Park and other edge of town business parks also provide a valuable employment resource as well as Norwich city centre.



Spatial Portrait

The levels of crime are lower, on average, in the four wards that make up Sprowston than others across the county. Sprowston benefits from the wider area in that there is a strong and growing tertiary education sector with the University of East Anglia, the Norwich University College of the Arts, City College Norwich and Easton College. However, the proportion of local people with qualifications is lower than Broadland as a whole.

Public transport facilities in the area are generally good. There is a park and ride site off Wroxham Road which is heavily used. City and rural bus services are generally adequate on radial routes through Sprowston although residential areas between these routes are not served directly. Opportunities to further enhance bus-based public transport in, and to, Sprowston are severely limited by congested road space. Since there is net in-commuting to Norwich, peak hour congestion occurs on the main radial routes through Sprowston. Indeed, there are significant levels of traffic in the area adversely affecting quality of life, local business and opportunities for growth.

A large amount of development has taken and continues to take place in and around Norwich. The Broadland Business Park, the expansion of Norwich International Airport, Longwater employment area, major superstores and the Norfolk and Norwich University Hospital have all been developed outside the city centre. These changes in land use, the increased car ownership and broader social changes have resulted not only in a changed trip pattern but also greatly increased the number of trips in and around Norwich. This resultant traffic is causing delays at junctions. As the economy in Norwich grows, it is likely that traffic levels will grow and add to the congestion problem.



Motor cycle dealer, Salhouse Road



Church Lane



Pinetrees Business Park

Spatial Portrait

There is also significant through traffic, despite actual volumes crossing the Norwich inner ring road declining. Work on the traffic impacts of the Northern Distributor Road suggests that (as a whole) there are some 19,000 cross city trips that the scheme would remove. Therefore a proportion of these trips would be removed from the road network through Sprowston. Road access to and through Sprowston is congested. As a consequence, strategic access to Norwich International Airport, the coast and the Broads is affected.

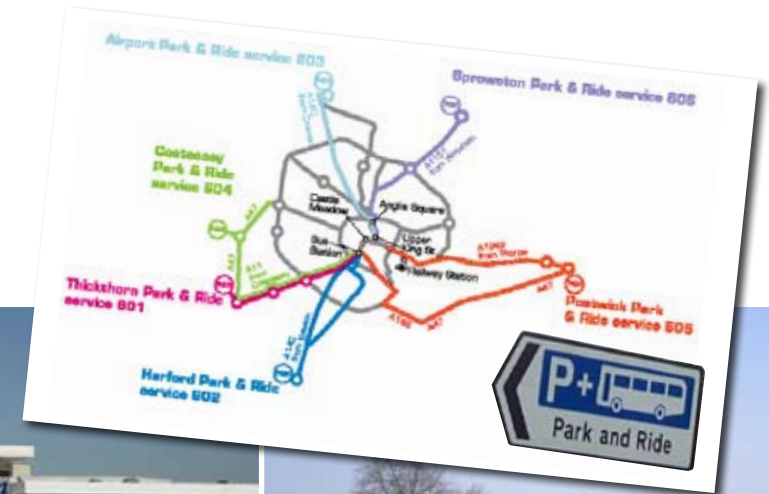
References

Broadland District Local Plan (Replacement) 2006

Greater Norwich Housing Market Assessment September 2007

Norfolk Insight September 2012

Office for National Statistics September 2012



St Mary and Margaret Church



Tesco, Blue Boar Lane



Sprowston Recreation Ground



Sprowston Community High School



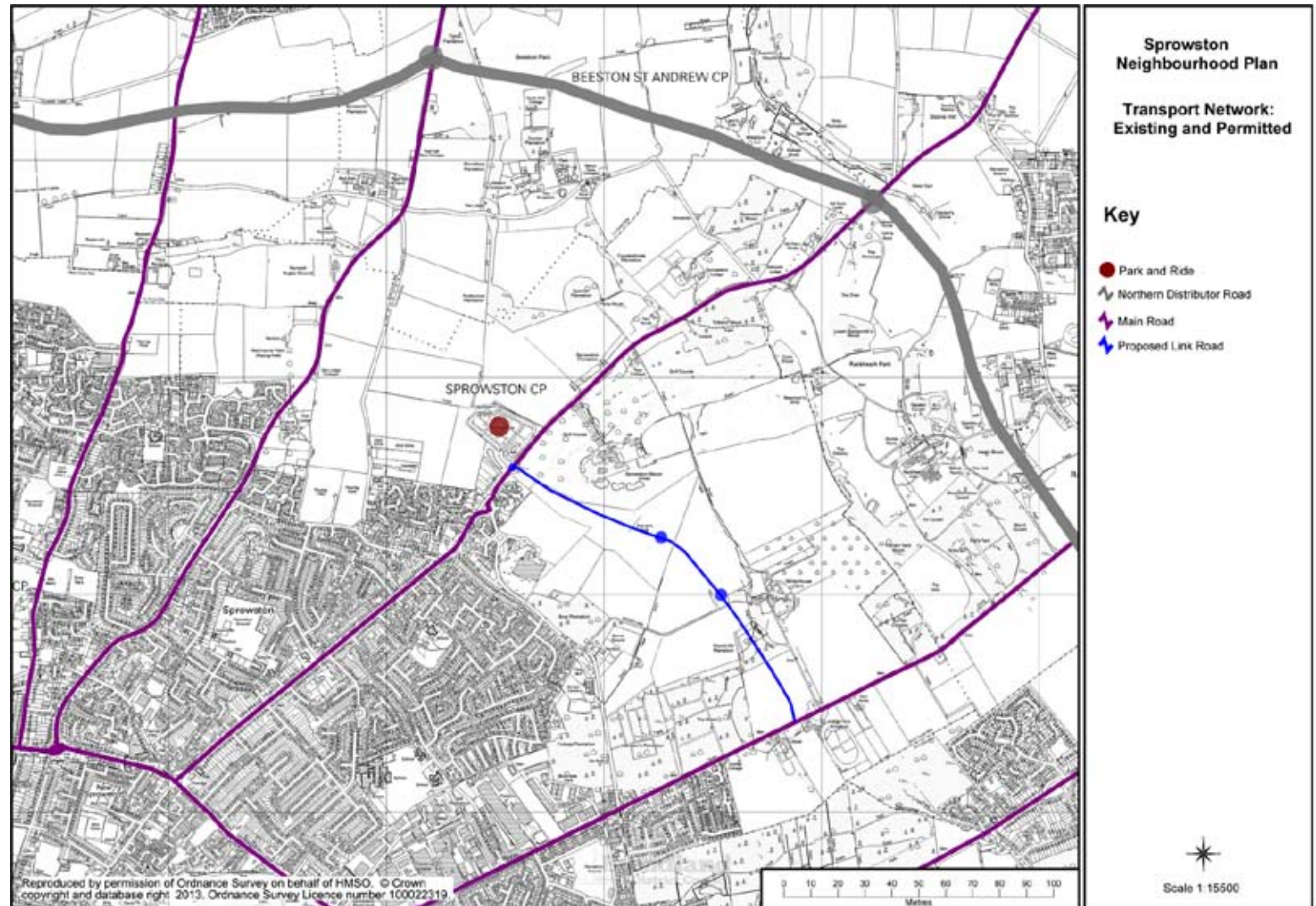
Public open space areas



Childrens' play areas

Spatial Portrait

Existing Main Routes



The strategic planning policies in the Joint Core Strategy follow from a spatial vision based on the Sustainable Community Strategies for Broadland, Norwich, South Norfolk and the County. Although there is no longer a requirement to have Local Strategic Partnerships and Sustainable Community Strategies in place, these particular strategies remain adopted. As the Neighbourhood Plan has to be in conformity with the Joint Core Strategy, the Spatial Vision within the latter document has been used to provide the context for a vision for Sprowston.

The main common themes of the Sustainable Community Strategies are:

- ~ To have access to suitable housing, jobs, facilities and services for all whatever their needs.
- ~ To have healthier and safer places and a high quality environment that is protected and respected for everyone's enjoyment.
- ~ To develop the right infrastructure so that people can travel using varied forms of transport.
- ~ To provide opportunities for people to learn at all stages of life.
- ~ For people to play an active part in community life and to be involved in decision making.

The spatial vision acknowledges changes to the area are required to meet the need for facilities, services and a high quality environment. This vision describes what sort of area we are aiming for in the future and shows how the spatial planning elements of the Sustainable Community Strategies can be achieved. The central theme is building a sustainable community with a high quality of life, by addressing the implications of climate change, conserving and enhancing the area's environment, providing for the full range of essential infrastructure and community facilities, enhancing accessibility, building on the cultural assets and creativity of the area, and ensuring a vibrant local economy fulfils its potential.

Our Spatial Vision

By 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people's needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.

Development will be to the highest possible standards of design, enhancing the quality and distinctiveness of the area and will bring improved infrastructure, services and facilities to benefit both the new and existing community.

Existing built-up areas will be enhanced, and these and any areas developed in the future will be popular places to live. The community will be well served by shops, health and education services and other facilities, easily accessible by foot, bicycle and public transport.

Spatial Vision

Key Objectives

In order to achieve the vision, the identified, key objectives are:

- ~ A network of green links to connect existing and new open space.
- ~ A variety of suitable housing that reflects people's needs.
- ~ Access to high standards of health, education and social care.
- ~ Provision of high quality leisure opportunities including public open space, sport and recreation and community facilities.
- ~ Investment at local employment locations to help create a stronger economy.
- ~ Improved access to, from and within the area.
- ~ Retention of features important to the character of the area, including historic assets, open spaces, woodland etc..
- ~ To enhance the Wroxham Road local centre and build on its importance for key local services.
- ~ Sustainable transport options to include a network of safe and convenient pedestrian and cycle links and public transport.



Spatial Planning Objectives

Spatial planning objectives provide the framework to monitor the success of the plan. The objectives contained in the Joint Core Strategy are set out below, and considered in relation to Sprowston.

Objective 1

To minimise the contributors to climate change and address its impact.

Throughout Sprowston, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. A greater retail and local services choice will help with this, and with possible enhancements to the existing cluster of shops at Wroxham Road, or redevelopment at School Lane for example, these will become retail and commercial hubs and neighbourhood centres to minimise the need to travel outside the area for access to work, shopping, leisure, community facilities and other local services. As the Northern Distributor Road will relieve pressure on radial routes through Sprowston, the pedestrian environment and public transport routes on Wroxham, North Walsham and Salhouse Roads will be improved to increase mode share. The safety and quality of on and off road provision for cyclists will also be improved to increase mode share. The area's ability to adapt to a changing climate will be enhanced and actions that have a detrimental impact on the natural environment will be minimised in order to be environmentally sustainable. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of surface water flooding. Where new development in such areas is desirable for reasons of sustainability, flood mitigation will be required.

Objective 2

To allocate enough land for housing, and affordable housing, in the most sustainable settlements.

The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. A variety of densities and styles will make sure land is used efficiently and community needs will be met

Spatial Planning Objectives

Objective 3

To promote economic growth and diversity and provide a wide range of jobs.

Existing employment sites should be safeguarded, unless there are other overriding benefits. It is recognised that Norwich city centre continues to exert a powerful economic influence over the area. Its growth will be further encouraged by the Joint Core Strategy. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic sustainability in Sprowston will be a priority in order to offer local employment opportunities and therefore reduce the need to commute long distances to work. The retail and commercial hub on Wroxham Road will no longer be just a through-road but will become a street where traffic speeds are reduced and people feel comfortable and safe. This will encourage trade and more money will remain within the community as local spending, independent businesses and employment opportunities will be promoted. As the employment needs of the area are so diverse it is essential to provide good transport connections to the wider area so that all people in the community can access work. As the Northern Distributor Road will relieve pressure on radial routes through Sprowston, public transport routes on Wroxham, North Walsham and Salhouse Roads should be improved to improve access to the wider jobs market across the Norwich urban area.

Objective 4

To promote regeneration and reduce deprivation.

Growth will be used to bring benefits to local people in order to regenerate the community, local economy, a brownfield site on School Lane and the neighbourhood by creating a safe, healthy, prosperous, sustainable and inclusive community. Local identity will be enhanced and the evolution of Sprowston from a Norwich suburb to a destination in its own right will be encouraged. A holistic strategy for Sprowston will be put in place, based on the creation of distinctive neighbourhood 'hubs', each with a unique community 'offer'. Improved facilities for all people in Sprowston and the wider area to convene will be provided, serving as a bridge between the existing and new community of Sprowston.



Spatial Planning Objectives

Objective 5

To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population.

As part of the wider Growth Triangle area, the Joint Core Strategy identifies the need to improve, expand and develop new education provision to serve the increased population. It is essential to provide an environment and the facilities to improve the skills of the community in order to increase their ability to gain employment in a sector that interests them as individuals as well as improve their income bracket, thus improving their wellbeing and prosperity.

Objective 6

To make sure people have ready access to services.

Sprowston will continue to provide local services that are accessible to the local community. The diversity, vitality and accessibility of Sprowston will be maintained and enhanced. Investment will be encouraged in a new local centre at the existing cluster of shops on Wroxham Road to enhance safety, accessibility, vitality and viability. By providing greater retail and local service choice and creating a 'critical mass' in centres such as Wroxham Road, Tesco's and School Lane, they will become retail and commercial hubs and neighbourhood centres minimising the need to travel outside the area for access to work, shops, leisure facilities, community facilities and other local services. In addition, improved facilities for young people in Sprowston and the wider area to convene will be provided, serving as another bridge between the existing and new community of Sprowston.

Spatial Planning Objectives

Objective 7

To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact.

The location and design of development will reduce the need to travel, especially by private car. Greater use of sustainable modes of transport will be encouraged by better public transport, footways and cycle networks, and by locating housing (in addition to that allocated as part of the Joint Core Strategy) in close proximity to services, local jobs, shops, schools and recreational facilities. The safety and quality of on and off road provision for cyclists should be improved to increase mode share. A Bus Rapid Transit system should be introduced along Salhouse Road as part of the Joint Core Strategy. In addition, general enhancement to bus infrastructure will be introduced on key routes in the Sprowston area. The strategic road network is also essential, especially for the health of the local economy. The road network will provide improved access within Sprowston in particular through the construction of the Northern Distributor Road. Indeed, the Northern Distributor Road should relieve pressure on radial routes through Sprowston and further improve the pedestrian environment and public transport routes on Wroxham, North Walsham and Salhouse Roads. Travel impact should be reduced by developing an area of Wroxham Road as a street where traffic speeds are controlled and people feel more comfortable and safe – changing its role from just a through-road to one serving as a main retail and commercial hub for the neighbourhood. Isolation from services can be reduced by encouraging newer communication and information technologies.

Objective 8

To positively protect and enhance the individual character and culture of the area.

Promoting culture will help to develop the local economy, stimulate further regeneration and promote community involvement. Cultural opportunities exist in Sprowston allowing local people and visitors to appreciate a variety of buildings of architectural and historic interest. Adequate public open space, sport and recreational facilities, as well as access to the countryside, is needed locally to make sure everyone can take part in community activities. Local identity will be enhanced and the evolution of Sprowston from farm land to a Norwich suburb to a destination in its own right will be encouraged. A holistic strategy will be put in place based on the creation of distinctive neighbourhood hubs, each with a unique community 'offer'. Future residential development in the area will be embraced as part of Sprowston by ensuring that well-designed community/family-centred and safe environments will help create integration between existing and new parts of Sprowston. In addition, improved facilities for all people in Sprowston and the wider area to convene will be provided.



Spatial Planning Objectives

Objective 9

To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value.

The area is a special place and everyone should be proud of where they live. Sprowston has some remarkable historic buildings with fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and plantation woodland. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. In order to provide local housing in addition to that allocated as part of the Joint Core Strategy, the use of previously developed land will be utilised to minimise the loss of green space. Development must provide environmental gains through green infrastructure. Biodiversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised. The area's ability to adapt to a changing climate will be enhanced and actions that have a detrimental impact on the natural environment will be minimised in order to be environmentally sustainable.

Objective 10

To be a place where people feel safe.

People will have a stronger sense of belonging and pride in their surroundings. There will be reduced crime and fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime. The safety and quality of on and off road provision for cyclists should also be improved to increase mode share. Future residential development in the area will be embraced as part of Sprowston by ensuring that well-designed community/family-centred and safe environments will help to integrate existing and new parts of Sprowston.

Spatial Planning Objectives

Objective 11

To encourage the development of healthy and active lifestyles.

Within Sprowston the accessibility of open space, the countryside, sports and recreational facilities will be improved. Improved facilities for young people in Sprowston and the wider area to convene will be provided, serving as another bridge between the existing and new community of Sprowston. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. As the Northern Distributor Road will relieve pressure on radial routes through Sprowston, the pedestrian environment and public transport routes on Wroxham, North Walsham and Salhouse Roads will be improved to increase mode share. The safety and quality of on and off road provision for cyclists will also be improved to increase mode share. Medical and social facilities will be taken into account and, where necessary, will be properly planned for in new developments and will be accessible to all.

Objective 12

To involve as many people as possible in new planning policy.

All sections of the community will be actively encouraged to express their own vision of the future through this strategy, further plans and planning applications. There will be a particular focus on involving people who have not previously had a say in planning. As many people as possible should play a part in the long-term plans for growth across the area. This will help make neighbourhood planning more inclusive, and give confidence that the benefits of growth are felt more equally across the existing and the new community in Sprowston.



Neighbourhood-wide Policies

Environmental Assets

Addressing climate change and protecting environmental assets

Policy 1

The environmental assets of the area will be protected and opportunities taken for their maintenance and enhancement, and increasing the benefits for residents and wildlife.

Development must:

- ~ create and enhance connectivity, minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged local importance including valued green and open spaces (such as Millennium Wood, Redmayne Playing Fields, plantations on Blue Boar Lane, allotments and cemetery), hedges and mature trees. Where harm is unavoidable, it will provide for appropriate mitigation or replacement with the objective of achieving a long-term maintenance or enhancement of the local biodiversity baseline;
- ~ contribute to providing a multi-functional green infrastructure network, including provision of areas of open space, wildlife resources, allotments, roof terraces, gardens and links between them, both off site and as an integral part of the development;
- ~ help to make provision for the long-term maintenance of the green infrastructure network.

Contributes to spatial planning objectives 1 and 9

The area has a number of environmental assets of local importance. These must be safeguarded and enhanced for the benefit of current and future generations. These assets include biodiversity (wildlife and habitats) and built heritage. Assets of local importance are valuable in their own right, and in combination provide a significant resource.

Investment and development will provide a multi-functional network of green spaces and green links, having regard to factors such as accessibility, existing and potential open spaces and natural and semi-natural areas.

References

Neighbourhood-wide Policy 1

National Planning Policy Framework (DCLG, March 2012)

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

Good Design

Promoting good and appropriate design

Policy 2

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

This will include consideration of:

- ~ the landscape setting of the settlement including the urban/rural transition and the treatment of the area as a 'gateway';
- ~ the landscape character and historic environment;
- ~ the provision of landscaping and public art;
- ~ the need to ensure a cycling and walking friendly neighbourhood by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place;
- ~ the need to minimise vehicular speed in residential areas to 20mph through street design;
- ~ the need to have a connected network of permeable streets as opposed to cul-de-sacs which have only one point of vehicular access;
- ~ the need to have limited on street parking to avoid street environments that are dominated by cars;
- ~ the need to have rear on-plot parking rather than front on-plot parking where possible in order to orientate the front of housing onto green spaces utilised by pedestrian routes to encourage walking to local services;
- ~ the need to increase the use of public transport, including through 'public transport oriented design';
- ~ designing out crime;
- ~ the use of sustainable and traditional materials;
- ~ the need to ensure that the height of new residential buildings should respect the surrounding residential area and not impact on the amenity of adjoining properties;
- ~ the need to ensure buildings are of an appropriate scale, form and massing and have regard to spaces between buildings and street furniture and orientation of buildings;
- ~ the need to design development to avoid harmful impacts on key environmental assets and, wherever possible, on existing trees, hedges and other landscape features;
- ~ the need for the planting of street trees to enhance Sprowston's 'green feel';
- ~ the need to ensure that the 'open feel' of streets is maintained at the front of existing houses and by requiring new houses to be set-back from the street, with front gardens of similar size to existing houses;
- ~ the need to ensure that new play areas and public open space are located close to community hubs, such as schools.

Contributes to spatial planning objectives 8, 10 and 11



References

Neighbourhood-wide Policy 2 National Planning Policy Framework (DCLG, March 2012)
Joint Core Strategy for Broadland, Norwich and South Norfolk Submission Document February 2013
Design and Access Statements: How to write, read and use them (CABE, 2006)
Creating successful masterplans (CABE, 2004)
Building for Life (CABE, 2003)
Manual for Streets (CABE, 2007)

Housing development

Policy 3

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

A mix of housing is expected, to provide for a balanced community and to meet the needs of the area, including the provision of affordable housing and to meet the needs of the elderly and those with disabilities.

Contributes to spatial planning objectives 2, 4 and 8

To contribute to the existing and future needs of the community, development will provide an appropriate mix of sizes, types and tenures. Provision will also be made for specialist housing such as supported and retirement housing. The mix of house types and tenures will be based on the most up-to-date evidence at the time an application is made, which will aim to ensure a reasonable balance. Affordable housing is defined as 'housing provided for rent, sale or shared equity at prices permanently below the current market rate, which people in housing need are able to afford'. Development will be expected to contribute towards local services and infrastructure by means of the Community Infrastructure Levy or Section 106 Agreements.

References

Neighbourhood-wide Policy 3
National Planning Policy Framework (DCLG, March 2012)
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
Greater Norwich Housing Market Assessment Update November 2009 (Completed January 2010)
Greater Norwich Sub-Region Evidence Base for a Housing Market Assessment June 2006

Neighbourhood-wide Policies

The local economy

Business and employment

Policy 4

Small scale businesses, including a bank or post office, will be encouraged in the proposed local centre on School Lane and the enhanced local centre on Wroxham Road, provided they are compatible with the surrounding uses and in keeping with the size and character of the area.

Contributes to spatial planning objectives 3, 4 and 6

Policy 5

The adaptation and use of vacant buildings for start-up businesses and retail, including former corner shops, will be encouraged up to a maximum size of 500sq.m.

Contributes to spatial planning objectives 1, 3, 4 and 9

Policy 6

Local employment opportunities will be supported by:

- ~ promoting the development of appropriate new and expanded businesses;
- ~ the change of use of part of a dwelling, including the erection of a building or use of an existing building within the curtilage, to permit the occupant to work from home provided that the amenity of neighbours is not harmed.

Contributes to spatial planning objectives 1, 3, 4 and 9

Policy 7

Fast broadband connections will be promoted throughout the area. All new development should demonstrate how it contributes to this objective.

Contributes to spatial planning objectives 1, 3, 4, 6, 7 and 11



Neighbourhood-wide Policies

Supporting the community

Although predominantly a residential area, there are an increasing number of opportunities for types of employment that are appropriate in the area. This will enable people to live and work in the vicinity and so help to avoid commuting. Fast broadband connections are an increasingly important requirement to serve all development. New development should contribute to the creation of a comprehensive and effective Broadband network to promote local economic sustainability and to reduce the need to travel.

References

Neighbourhood-wide Policies 4, 5, 6 and 7

National Planning Policy Framework (DCLG, March 2012)

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

Health, education and quality of life

Policy 8

All development will be expected to maintain or enhance the quality of life and the wellbeing of the local community and to promote equality and diversity, and protect and strengthen community cohesion.

Contributes to spatial planning objectives 1, 4, 5, 6, 7, 8 and 10

Policy 9

The existing health facility on Aslake Close (part of the East Norwich Medical Partnership) will continue to be a focus for the provision of health services across the plan area, with additional provision elsewhere being focussed on central and easily accessible locations such as the local/district centres.

Contributes to spatial planning objectives 1, 4, 5, 6, 7, 8 and 10

Policy 10

Developments should seek to promote healthier lifestyles by maximising access by walking and cycling and providing opportunities for social interaction and greater access to green space and the countryside.

Contributes to spatial planning objectives 1, 4, 5, 6, 7, 8 and 10

Neighbourhood-wide Policies

Policy 11

Wider community use of schools will be encouraged. This will enable greater accessible education and leisure opportunities for the community.

Growth will generate a range of service needs throughout the area. Enhancing quality of life for the existing and extended community requires a range of agencies to work together and with developers. Developers must demonstrate they are working within these expectations. Forward planning and joint working should facilitate early provision of infrastructure to support the needs of the expanded community. The needs of faith groups will be considered in new development and use of shared buildings provided for the community will be without discrimination. Opportunities for people to meet formally and informally will also be an important part of promoting a healthy and cohesive community.

Contributes to spatial planning objectives 1, 4, 5, 6, 7, 8 and 10

References

Neighbourhood-wide Policies 8, 9, 10 and 11

National Planning Policy Framework (DCLG, March 2012)

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

Culture and leisure

Cultural assets and leisure facilities

Policy 12

Cultural assets and leisure facilities should be retained and enhanced, and the cultural heritage will be enriched through use of innovative design and art in the public realm.

Sprowston benefits from some cultural assets of local importance including architecture and heritage. The overall cultural offer includes assets such as locally valued buildings. The cultural offer of the area fundamentally underpins local identity and the quality of life for residents.

Contributes to spatial planning objectives 3, 4 and 8

References

Neighbourhood-wide Policy 12

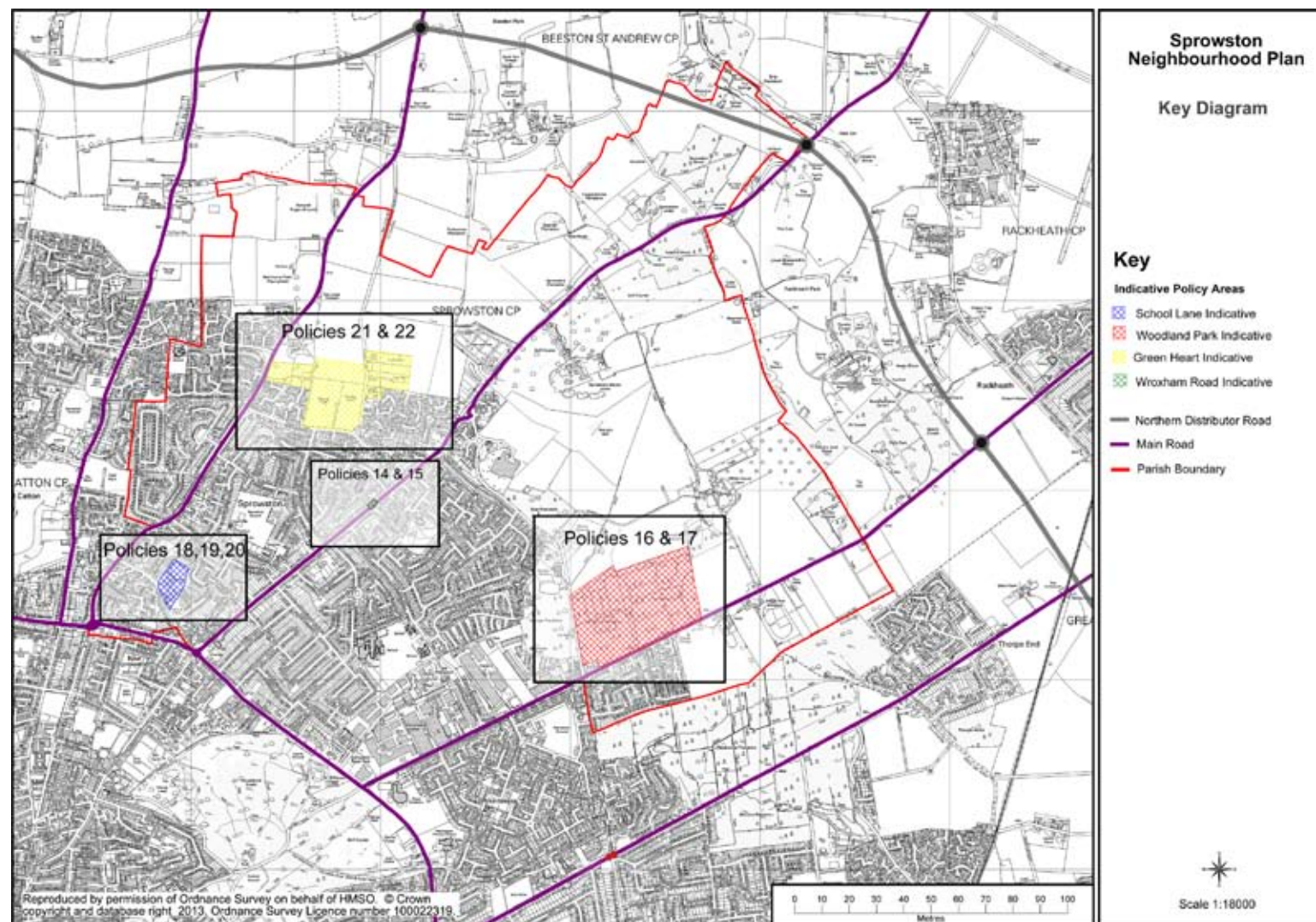
National Planning Policy Framework (DCLG, March 2012)

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



Site-specific Policies

Key Diagram



Site-specific Policies

Park and Ride site Wroxham Road

Park and Ride Site

Policy 13

If the Park and Ride site on Wroxham Road is relocated in the future, the current site should be redeveloped for appropriate uses that complement the area.

Following construction of the Northern Distributor Road, it is possible that the Highway Authority will consider the possible relocation of the Wroxham Road Park and Ride site to a location better related to the Northern Distributor Road. If this happens, it is important that the current park and ride site does not become unused and derelict. Consequently, its redevelopment will be encouraged for uses that fit in with the locality.

Contributes to spatial planning objectives 4 and 8



Site-specific Policies

Wroxham Road Local Centre

Improved local centre on Wroxham Road

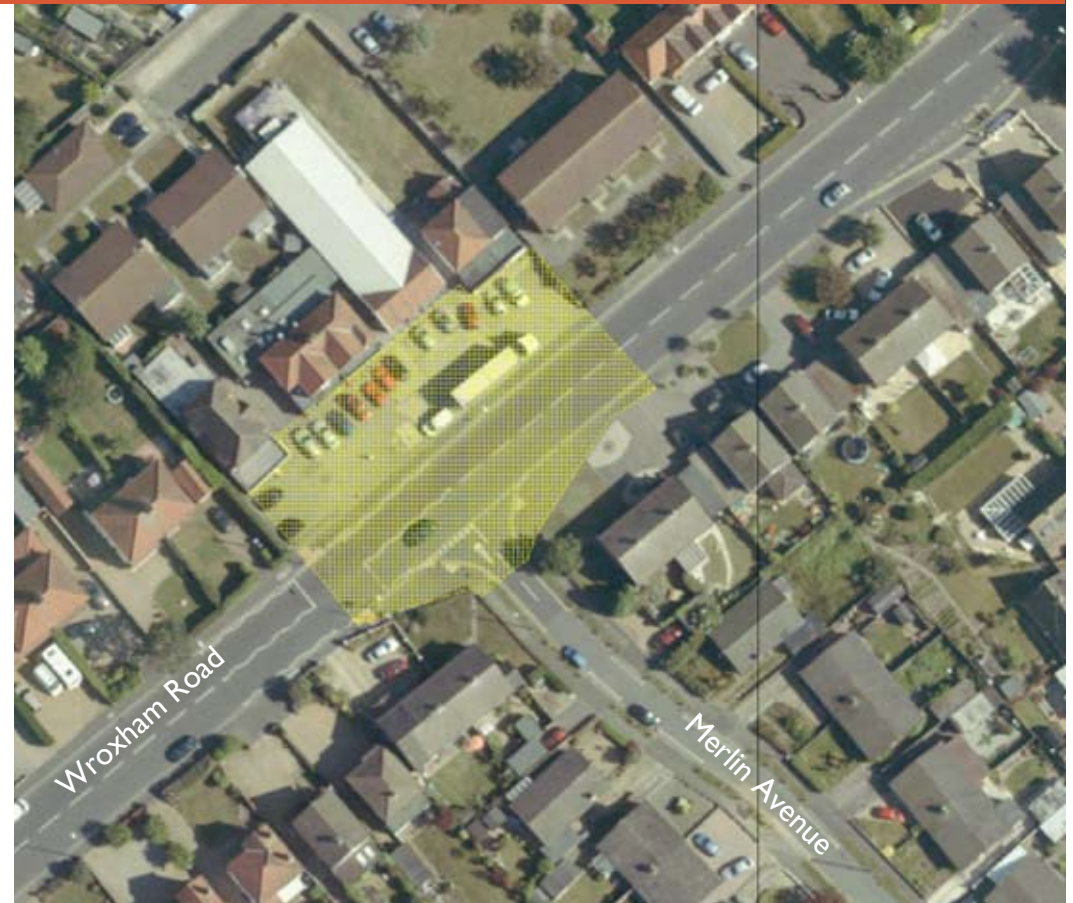
Policy I4

In order to create a stronger and more attractive neighbourhood and commercial centre, the transformation of a section of Wroxham Road into a local centre, with an improved public realm at the heart of the existing community, will be promoted.

The improved public realm of this local centre will strengthen Sprowston as a sustainable neighbourhood and give it a sense of local identity.

To improve the area, consideration will be given to the following key issues:

- ~ Introduction of traffic management measures to the improved Wroxham Road local centre, for example:
 - ~ New Puffin crossings on raised tables across the gateways into the local centre at either end.
 - ~ Speed limit of 20mph through the local centre.
 - ~ Central reservation to narrow carriageway to encourage lower speeds.
 - ~ Echelon parking with ability to roll in and out in a forward direction in order to return to the main highway safely.



Site-specific Policies

- ~ Creation of a high quality physical environment able to support and promote successful retail units in the Wroxham Road local centre and its promotion as a recognised centre. This could include:
 - ~ Enhancement of the shop frontages to improve their appearance.
 - ~ A pedestrian forecourt to the retail units.
 - ~ Echelon parking to make it easier to pull in and use the local services.
 - ~ Lay-by for service vehicles to park.
 - ~ Public art and street furniture.
 - ~ Bus stops (at Blenheim Road and Cozens-Hardy Road) that utilise the space taken up by the bus lay-bys in order to create a more prominent stop with platforms, ensuring that the movement of the bus is prioritised over that of private vehicles, provided with comfortable sheltered seating and real time service information to encourage use of public transport to access the local shops.

Contributes to spatial planning objectives 1, 3, 4, 6, 7, 8 and 10

Policy 15

Trees will be planted in the local centre and on Wroxham Road.

Contributes to spatial planning objectives 1 and 9



Site-specific Policies

Sprowston Woodland Park (Harrison's Plantation)

Sprowston Woodland Park

Policy 16

An area at Harrison's Plantation, off Blue Boar Lane, is identified for a woodland activity park.

Contributes to spatial planning objectives 4, 6, 8, 9 and 11

Policy 17

The Woodland Park would be made accessible by creating additional cycling/walking facilities throughout the woodlands and a new connection from Plantation Drive through Cottage Plantation and across Blue Boar Lane. This could include a new puffin crossing on Blue Boar Lane.

This would provide a useful recreation resource for residents and the youth of Sprowston in particular, combining with the existing adjacent area of Cottage Plantation.

Contributes to spatial planning objectives 1, 4, 6, 7, 8, 9, 10 and 11



Site-specific Policies

School Lane Site

Residential development including improved community and retail facilities at School Lane

Policy 18

An area of approximately 2.4 hectares (6 acres) at School Lane is identified for redevelopment for residential, community and other uses appropriate to the area.

Redevelopment would enable the removal of current uses that conflict with the main residential use of the area.

The development could include:

- ~ A mix of house types and tenures.
- ~ Retail provision fronting School Lane, including customer parking.
- ~ Recreational areas and open space.
- ~ Pedestrian and cycle links within the site and to neighbouring areas.
- ~ Extensive landscaping.

Contributes to spatial planning objectives 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11

Policy 19

A community hub building for the south side of Sprowston Parish will be provided at the Sprowston Diamond Centre on School Lane.

Contributes to spatial planning objectives 4, 6, 8, 10 and 11



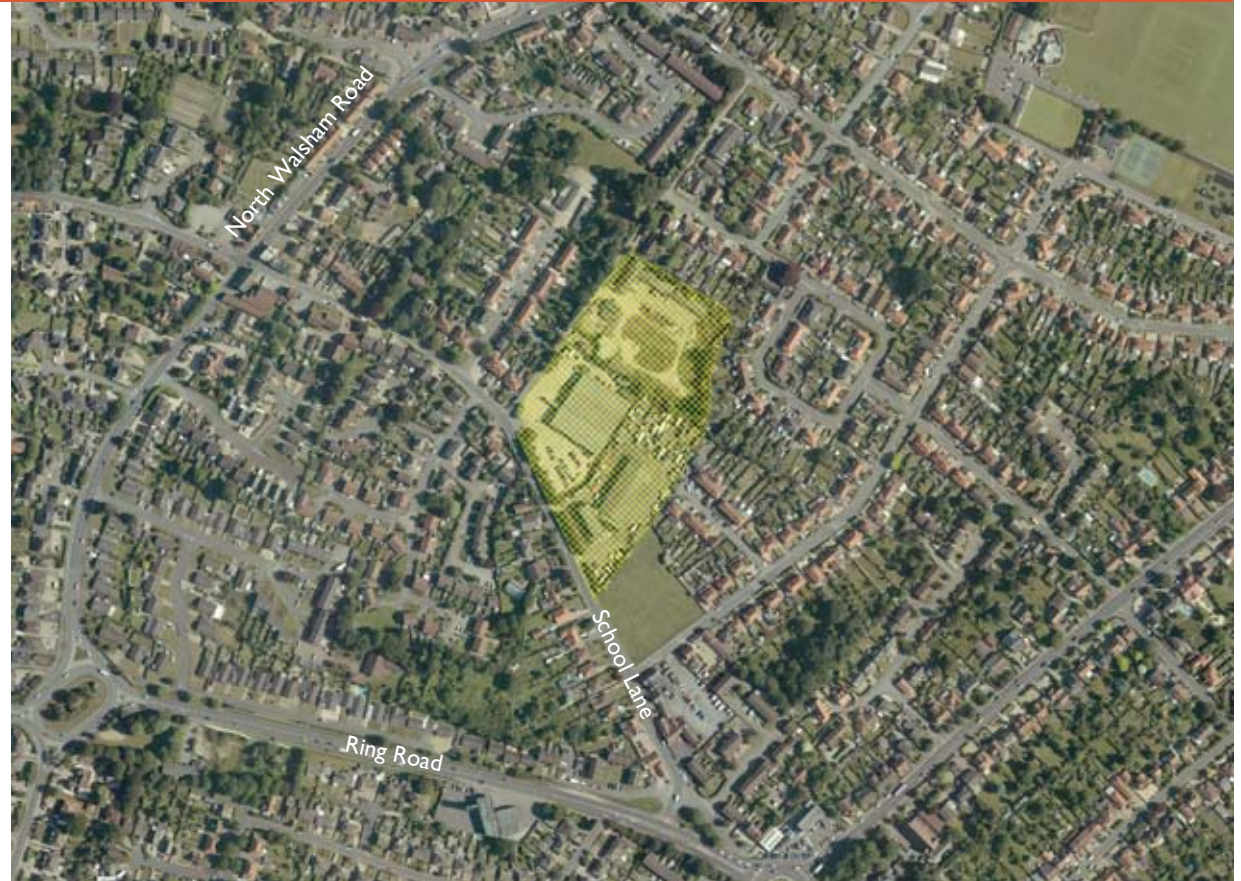
Site-specific Policies

School Lane Site

Policy 20

Traffic management measures should be provided at School Lane to improve the environment for pedestrians and cyclists. Planting should be used as part of this approach, to enhance the aesthetic look of the area; and on-street parking will be reviewed to increase safety.

Contributes to spatial planning objectives 1, 7, 10 and 11



Site-specific Policies

The Green Heart

'The Green Heart' (Barkers Lane/Church Lane playing field, Millennium Wood, Wilks Farm Drive open space, allotments and cemetery)

Policy 21

Open areas at or near to Barkers Lane/Church Lane will be retained and enhanced as an integrated network of green and open spaces to create a 'Green Heart' for the community.

An innovative scheme of enhancements will be sought, including expansion or buffering of the green spaces where possible. Any adjoining development will need to respect the sensitivity of this area.

Contributes to spatial planning objectives 4, 8, 9, 10 and 11

Policy 22

An area of 2.4 hectares is allocated as an extension to the existing burial ground at Church Lane.

The area includes Barkers Lane playing field, cricket pitch, Millennium Woodland, Wilks Farm Drive open space, allotments and the cemetery. This is a valuable resource for the community which should be protected and, it is hoped, can be further improved to become of even greater value.

Elements of a scheme could include further tree planting, improved pedestrian access and expansion of facilities, such as an extension to the existing burial ground at Church Lane. Development may take place nearby and it is important that this does not detract from the character of this area and its enjoyment by the community, or harm the setting of the grade I listed church of St Mary and St Margaret.



Contributes to spatial planning objectives 6, 8, 9 and 10

Sprowston Neighbourhood Plan

Implementation and Monitoring

Implementation of this Neighbourhood Plan will depend on the co-ordinated activities of a number of agencies. It is essential that necessary infrastructure is provided in a timely manner related to the needs of new development. The precise timing and phasing of infrastructure will be managed by the relevant bodies but the underlying principles will be to provide an attractive, sustainable community, to avoid placing an undue strain on existing services and to ensure that residents of new developments do not form patterns of behaviour which ultimately threaten the viability of new services.

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

Timely investment will be required to implement this Neighbourhood Plan. Funding will be sought from Broadland District Council through a combination of money from the Community Infrastructure Levy and planning obligations, and from other sources as may be available. Additional funding will be sought to maximise investment from mainstream public sector funding and innovative ways to fund infrastructure investment will be explored. Other funding streams might include the New Homes Bonus, precept funding, grants and loans (eg. Public Works Loan) and generated revenue.

