



**Broads Local Plan**  
**Development Boundaries Topic Paper**  
**May 2016**

## 1. Introduction

The purpose of a development boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

Policy XNS9 of the adopted Sites Specifics Local Plan refers to settlements in the Broads Executive Area which have a Development Boundary. An accompanying topic paper<sup>1</sup> set out the reasons for the changes to development boundaries when compared to the 1997 Local Plan development boundaries.

Policy XNS9 sets development boundaries for these four areas:

- Horning
- Wroxham and Hoveton
- Oulton Broad
- Thorpe St Andrew

The production of the new Local Plan provides the opportunity to assess the Authority's approach to development boundaries.

## 2. The Settlement Study

The Settlement Study<sup>2</sup>, completed throughout 2015, sets out the methodology for assessing if settlements had good access to facilities and services. This study scored settlements according to access to schools and shops for example. The following settlements were assessed as having the best access to services and facilities. Those highlighted in green already have development boundaries as discussed previously.

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Norwich City	Norwich	City	71
Oulton Broad	Waveney	Main Town	69
Thorpe St Andrew	Broadland	Fringe Parish	68
Beccles	Waveney	Market Town	67
Stalham	North Norfolk	Secondary Settlement	61
Bungay	Waveney	Market Town	57
Hoveton	North Norfolk	Secondary Settlement	57

<sup>1</sup> [http://www.broads-authority.gov.uk/data/assets/pdf\\_file/0007/421765/TP1\\_pdf.pdf](http://www.broads-authority.gov.uk/data/assets/pdf_file/0007/421765/TP1_pdf.pdf)

<sup>2</sup> Can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Wroxham	Broadland	Key Service Centre	56
Brundall	Broadland	Key Service Centre	55
Coltishall	Broadland	Service Village	48
Horning	North Norfolk	Service Village	47
Ludham	North Norfolk	Service Village	44
Neatishead	North Norfolk	Countryside	41
Potter Heigham Bridge	North Norfolk	Countryside	39
Ditchingham	South Norfolk	Service Village	39
Ditchingham Dam	Waveney	Open Countryside	39
Reedham	Broadland	Service Village	37
Chedgrave	South Norfolk	Key Service Centre	36

The part of each settlement in the table above that is within the Broads Authority Executive Area has been assessed to determine its suitability for a development boundary. Just because a settlement may be sustainable in terms of the facilities and services nearby, it does not automatically follow that it should have a development boundary (or indeed development) as there may be on-site or local issues that would indicate a development boundary is not appropriate.

### **3. Settlements in the Broads and development boundaries.**

The following table discusses each of the settlements in the previous table and their suitability for a development boundary. It should be noted that buildings can be replaced as set out in the Development Management policies (which are likely to be rolled forward to the Local Plan).

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
Beccles	Yes	No	No	<p>Development boundary has been removed. Other development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>Beccles is classed as a Market Town in the Waveney Core Strategy and is set to see some residential development within its built up area. Beccles does have physical limits as set out in the Waveney District Council Site Allocations document and has been allocated two sites totalling around 60 dwellings. The settlement as a whole is therefore accommodating some growth in a more appropriate location than the Broads part of the settlement.</p>
Brundall	No	No	No	<p>There are already adopted Site Specific policies for the area which are likely to be rolled forward. Furthermore, the Parish Council did not seek to amend policy in this area in relation to residential development when preparing the Neighbourhood Plan. The area is also at risk of flooding. The Broadland Council Site Allocations Local Plan allocated land for 150 dwellings in Brundall and there is a settlement limit as well, so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p>
Bungay and Ditchingham Dam	Yes	No	No	<p>Development boundary has been removed. Other development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>In the Waveney Site Allocations plan, Bungay has a settlement limit as well as allocations for around 50 dwellings so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p> <p>If the part of Bungay in the Broads had a development boundary, there is potential that change or development may cause visual encroachment and impact the setting of the water meadows.</p>
Chedgrave and Loddon	No	No	No	<p>Sites adjacent to the river are affected by flood risk.</p> <p>In the Site Allocations and Development Policies Local Plan, South Norfolk allocate a site in Loddon for around 200 dwellings and both Chedgrave and Loddon have development boundaries so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p> <p>A representation was received at the Issues and Options stage of the Broads Local Plan requesting that a house on Church Close, Chedgrave, be included within a development boundary. Indeed the site in question has requested</p>

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				<p>planning permission for three dwellings but the application was withdrawn. The Landscape Officer concluded that <i>'On reviewing the proposals out on site, I have come to the conclusion that the construction of the houses and access roads with the need to accommodate a change in levels, will result in the loss of most if not all the of the mature trees on site and if a number were to be retained there would be continuing pressure from the householders of the new development to remove them due to the shade that they cast'</i>. There was concern from neighbours as well as from the highways authority.</p> <p>A site visit will be undertaken, but at this stage it is not proposed to introduce a development boundary at Chedgrave.</p>
Coltishall	No	No	No	The Broads part of Coltishall provides an important green back drop to the area. Development and change could impact this and impact views to the river. The area is also at risk of flooding. Coltishall has a settlement limit and two allocations in the Broadland Site Allocations document that amount to 60 dwellings, so the settlement as a whole is accommodating growth in a more appropriate location than the Broads part of the settlement.
Ditchingham Dam	Yes	No	No	<p>Development boundary has been removed. Development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>See DIT 1 in the Sites Specifics DPD. Land is allocated on brownfield land, outside of development boundary, but considered in walking distance to services in Ditchingham as well as redevelopment of a derelict area of the Broads. The allocation and subsequent planning application has secured retention of Historic Silk Mill building. This policy will not be rolled forward to the Local Plan as the development is largely complete and will be fully complete by 2018.</p>
Horning	Yes	Yes	Yes, but may be different to 2014.	<p>See Policy HOR1 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk.</p> <p>At the examination of the Sites Specifics Local Plan in 2014, following an objection to the extent of the development boundary, the Inspector concluded: <i>'Whilst a representation was made objecting to part of the garden at Ropes Hill not being included, its prominent, highly visible corner location on a road junction justifies its exclusion in the interests of preserving the character and appearance of the area'</i>. It is intended to continue the stance of the Inspector.</p>
Ludham	Yes	No	No	Whilst Ludham is served by public transport and benefits from local services, the main part of the village (including large areas of housing development) is outside of the Broads area. The part of the village centre within the Broads is tightly constrained, directly fronts the main street and exhibits a strong traditional character. Opportunities for redevelopment here are limited and would, in any case, be likely to impact adversely on the pattern and form of the

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				<p>settlement. Horsefen Road and Staithe Roads parts of the village are affected by flood risk.</p> <p>The North Norfolk part of Ludham does have a development boundary and in the Site Allocations document there are two sites totalling around 25 dwellings allocated. The settlement as a whole is therefore accommodating some growth in a more appropriate location that the Broads part of the settlement..</p>
Neatishead	Yes	No	No	<p>Much of Neatishead is outside the Broads area, where North Norfolk District Council is the local planning authority. The non-Broads part of Neatishead is designated countryside in the North Norfolk Core Strategy, with no development boundary. Opportunities for new development would be modest, even with a development boundary, and taking into account all the above no development boundary is proposed.</p> <p>Whilst towards the top of settlements assessed in the Settlement Study, it did not score well on public transport and some community facilities.</p> <p>The above reasons, together with no need for housing in North Norfolk (as the housing need has been met in the Central Norfolk Housing Market Area), indicate that a development boundary is not appropriate for Neatishead.</p>
Norwich	No	No- but see Utilities site	No - but see Utilities site policy	<p>Land is allocated at the Utilities Site for redevelopment of brownfield land. No development boundary is proposed. See NOR1 in the Sites Specifics DPD which is likely to be rolled forward to the new Local Plan.</p>
Oulton Broad	Yes	Yes	Yes but amended.	<p>See Policy OUL1 in the Sites Specifics DPD. It is proposed that amendments are made to the current development boundary. See map at Appendix A for more details.</p>
Potter Heigham Bridge	No	No	No	<p>There is an adopted policy in the Sites Specifics DPD, POT1. There are also development management policies that are likely to be rolled forward to the Local Plan which can be used to assess development proposals. Whilst there are one or two houses in the area, it is more of a visitor and retail area. This area is also subject to flood risk.</p>
Reedham	Yes	No	No	<p>Development boundary removed. Some development in the Broads Executive Area of Reedham is potentially acceptable as set out in the Development Management Policies DPD (and these policies are likely to be rolled forward).</p> <p>Much of the part of Reedham in the Broads Authority Executive Area is also at risk of flooding.</p> <p>Broadland District Council gives Reedham a settlement limit (the same as a development boundary) and also allocates land for 15 to 20 dwellings. The settlement as a whole is therefore accommodating some growth in a more appropriate</p>

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				location that the Broads part of the settlement..
Stalham Staithe	No	No	Potentially	<p>Potential for a development boundary at Stalham Staithe is being investigated. This area scores well for access to facilities and service, mainly due to the pedestrian refuge crossing over the A149.</p> <p>The Conservation Area is being re-appraised at the time of writing and will be a consideration. So too will the opinions of the Parish Council and Highways Authority with regards to understanding the usability of the pedestrian refuge over the A149.</p>
Thorpe St Andrew	Yes	Yes	Yes, but may be different to 2014.	<p>See Policy TSA5 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk.</p> <p>At the examination of the Sites Specifics Local Plan in 2014, following an objection to the extent of the development boundary, the Inspector concluded: <i>'Although Norwich Frostbite Sailing Club has sought an extension of the development boundary to TS5 to include land off Girlings Lane , this area forms a semi-natural buffer between the urban and the wider Broads. Consequently, whilst there would be economic and social benefits associated with the site's development, its exclusion is justified in the interests of protecting the character and appearance of the area'</i>. The Authority does not intend to include Girlings Lane.</p>
Wroxham and Hoveton	Yes	Yes	Yes, but may be different to 2014.	See Policy HOV1 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk.

The following table discusses other settlements which had a development boundary in the 1997 Local Plan which were not carried forward to the Sites Specifics Local Plan in 2014. These settlements did not progress beyond the initial assessment relating to significant built development in the Broads, as set out in the Settlement Study. That is to say that they have not been assessed for access to services and facilities as part of the Settlement Study because the amount of built up area in the Broads part of the settlement is deemed to be too small.

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Dilham	Yes	No	No	Dilham was assessed in the settlement study but scored low. In the light of the limited facilities and public transport or

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				walking/cycling access to alternatives, together with the limited likelihood for redevelopment and the neighbouring planning authority treating the area as open countryside, a development boundary is not supported for Dilham.
Filby	Yes	No	No	There is only a limited bus service for access further afield, and the distances to most other settlements would not encourage cycling or walking. The Core Strategy for Great Yarmouth Borough Council states that Filby is a 'Village'. The area within the Broads area is also among the most environmentally sensitive within Filby, because of the proximity to and risk of water pollution, and of most importance to the landscape setting of the Trinity Broads. Therefore if a degree of further general and housing development is to be planned for Filby, this would most appropriately be located outside the designated Broads area, and within Great Yarmouth Borough Council's planning area.
Great Yarmouth - Newtown	Yes	No	No	The development boundary has been removed from this area as the Authority would not want to encourage housing to displace leisure uses and the area is at risk from flood risk. Residential dwellings can be developed elsewhere in the area that is not subject to flood risk. See GTY1 policy in the Sites Specifics DPD which is likely to be rolled forward to the Local Plan.
Ormesby St Michael	Yes	No	No	<p>An amount of development, especially infill, has taken place in the development boundary provided by the Broads Local Plan (1997). Because of the relative lack of facilities, Core Strategy criteria and shifts in national planning policy suggests it is still not appropriate to have a development boundary.</p> <p>Most of Ormesby St. Michael is outside the Broads, where Great Yarmouth Borough Council is the local planning authority. Ormesby St. Michael is identified as 'secondary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>There is no specific need or justification for a development boundary for Ormesby St. Michael within the terms of the relevant higher level policies.</p>
Rollesby	Yes	No	No	<p>Only a small part of the village lies within the Broads. A limited extent of housing is included within the 1997 Broads Local Plan development boundary, totalling around 28 houses. Given the age and layout of these houses there is little prospect for redevelopment in the near future.</p> <p>The facilities include a primary school close by, but the shop and pub are around 1km away. There is a limited service of around half a dozen buses a day in each direction.</p> <p>Most of this village lies outside of the Broads, and where Great Yarmouth Borough Council is the Local Planning</p>

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				<p>Authority. That part of Rollesby had a development boundary in the Great Yarmouth Local Plan, but is classified as a secondary village in the Great Yarmouth Core Strategy, and as such 'will experience very little development over the plan period to support small sustainable growth'.</p> <p>In the light of the relative absence of facilities, accessibility and availability of previously developed land (the factors identified by the Core Strategy), and to complement the approach to the remainder of Rollesby in the Great Yarmouth Core Strategy, it is considered inappropriate to have in future a development boundary for the Broads part of Rollesby.</p>
St Olaves	Yes	No	No	<p>St. Olaves has a pub, but few other facilities. The nearest convenience shop is 3km away. There is a bus service, roughly hourly and daytime only. There is a train station across the river, but it is about 1km away. There is only limited potential for redevelopment, some of which would in any case be acceptable without a development boundary. About half of the built-up area of St. Olaves lies outside the Broads and where Great Yarmouth Borough Council is the local planning authority. Fritton with St. Olaves is identified as a 'secondary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable only for very limited development.</p> <p>In the light of the above it is not considered appropriate to continue to have a development boundary for St. Olaves.</p>
Stokesby	Yes	No	No	<p>Stokesby was assessed as part of the Settlement Survey, but scored low. Stokesby has a pub, a shop (summer only, tourist oriented), a village hall and sports club. There is an extremely limited bus service. It is distant from most services, schools and employment opportunities.</p> <p>Most of the built up area of Stokesby falls within the Broads. However, a small part falls outside, where Great Yarmouth Borough Council is the local planning authority. Stokesby is identified as 'tertiary village' in the Great Yarmouth Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>To complement the approach in the adjacent planning authority's area, it is no longer considered appropriate to have a development boundary for Stokesby.</p>
Thurne	Yes	No	No	<p>Thurne has a pub, and a couple of visitor oriented shops, but few other community facilities. The bus service is extremely limited and distances to services elsewhere are not conducive to travel by cycle and foot.</p> <p>Virtually the whole of the built up area of the village lies within the Broads. The local planning authority for the adjacent area is Great Yarmouth Borough Council. In the Great Yarmouth Core Strategy Thurne is identified as having</p>

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				<p>relatively few facilities and low public transport accessibility, and classified as a 'tertiary village' which will have very little development over the plan period.</p> <p>In light of the relative lack of those factors identified in the Broads Core Strategy as the focus for development, the absence of alternative justification for significant development, and to complement the approach taken by the adjacent local planning authority, it is considered no longer appropriate to have a development boundary for Thurne.</p> <p>Following the examination of the Sties Specifics Local Plan, the inspector included a policy allowing some market housing at the Hedera House site to enable holiday accommodation. There is a planning application being considered at the time of writing. So the settlement as a whole has accommodated some growth in a more appropriate location than the Broads part of the settlement.</p>
Wayford Bridge and Smallburgh	Yes	No	No	<p>Apart from a pub, Smallburgh has few facilities. The area within the Broads Authority is limited, and the prospect for redevelopment fairly limited.</p> <p>Most of Smallburgh lies outside the Broads boundary. Here North Norfolk District Council is the local planning authority, and its Core Strategy and development management policies do not provide a development boundary.</p> <p>In the light of the above it is not considered appropriate to continue to have a development boundary for Smallburgh.</p>
West Somerton	Yes	No	No	<p>At the time the Local Plan designated a development boundary for West Somerton in the mid-1990s it was noted that it had few facilities apart from a pub.</p> <p>West Somerton is relatively well connected by public transport, having around 15 buses per weekday in each direction passing the south end of the village, principally on a route between Lowestoft/Great Yarmouth to Martham.</p> <p>There is limited previously developed land likely to be available for (re) development in the foreseeable future, especially given the constraints of the Conservation Area and the exclusion of garden land from the current definition of previously developed land.</p> <p>West Somerton is almost wholly in the Broads, but the eastern environs of the village are outside the Broads and within the area for which Great Yarmouth Borough Council is the local planning authority. West Somerton (insofar as it</p>

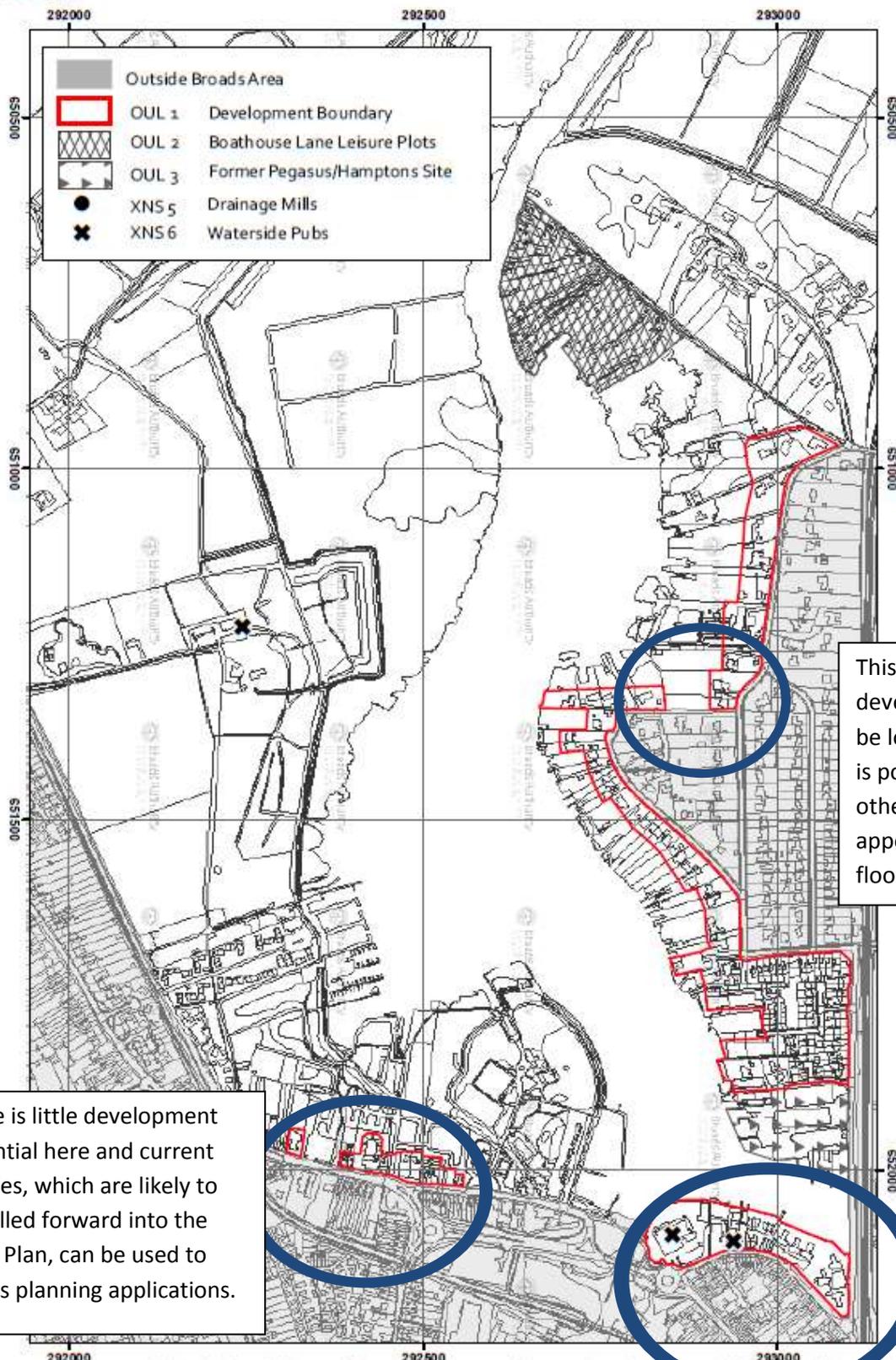
Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				<p>is outside the Broads) is identified as tertiary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>In the past, Somerton Parish Council has specifically requested that a development boundary is retained for West Somerton. In the absence of a planning justification, though, and in light of the Government's provision to parish councils with the power, through neighbourhood plans and orders, to directly promote development where it sees fit, this is not considered sufficient to justify this option.</p> <p>Whilst a Development Boundary is not proposed for West Somerton, WES1 of the sites Specifics does provide for 1 dwelling following continued requests from the Parish Council. See Sites Specifics SA for more information on WES1 as well as WES1 Topic Paper. This policy is likely to not be continued as the dwelling has permission and is being built.</p>

Appendix A: Proposed amendments to Oulton Broad development boundary

Policy Map Adopted July 2014

Inset Map 11. Oulton Broad

Scale 1:7500



This gap in the development boundary will be looked into as this area is potentially screened by other gardens and does not appear to be affected by flooding.

There is little development potential here and current policies, which are likely to be rolled forward into the Local Plan, can be used to assess planning applications.

This area is already developed with a residential home and sheltered housing. There seems to be little development potential. Much of the area within the red line is at risk of flooding.

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