

# **Horsford Neighbourhood Plan Sustainability Appraisal Scoping Report**

**February 2017**

*Amended December 2017*



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# 1. Introduction and methodology

This Sustainability Appraisal (SA) Scoping Report has been developed to inform the content of the emerging Horsford Neighbourhood Plan (NP) and marks the first key stage in the Sustainability Appraisal relating to the document.

Legislation states that policies and proposals within Neighbourhood Plans should have been assessed for their sustainability impacts, this is one of the 'basic conditions' of neighbourhood planning.

In addition, there is a legal requirement for Neighbourhood Plans to have undergone a screening assessment to see whether a full Strategic Environmental Assessment is required, under EU Directive 2001/42/EC (also known as the Strategic Environmental Assessment (SEA) Directive).

Although Sustainability Appraisals are not a requirement of neighbourhood planning, Broadland District Council advocates using the process to check emerging policies and alternative options, and to offer a useful form of demonstrating that sustainability has been considered within the process, as set out within the basic conditions.

The Sustainability Appraisal also addresses (and surpasses) the requirement for an SEA screening assessment to accompany a Neighbourhood Plan. A Sustainability Appraisal looks at the possible economic, environmental and social impacts of an emerging plan and should result in a final plan which has the least negative impact possible in an area. The Sustainability Appraisal process honours the European legal duty to undertake a Strategic Environmental Assessment (SEA) of emerging planning policies and goes further by considering the social and economic implications.

## **Location and Local Government administrative context**

The parish of Horsford lies within the Norfolk District of Broadland and is 10km north of Norwich City Centre. The B1149 Norwich to Holt Road runs through the parish dividing it in two. A map showing the location of Horsford can be seen in Appendix A.

The designated Neighbourhood Area for the Horsford Neighbourhood Plan is the whole of the civil parish of Horsford and can be seen in Appendix B.

The parish is within the Broadland District Council administrative boundary and does not fall into the Broads Authority Area.

The appropriate Local Planning Authority for the area is Broadland District Council. This Sustainability Appraisal Scoping Report therefore considers plans, policies and sustainability issues relevant to this Local Planning Authority.

## **Local Strategic Planning Policy Context**

As noted above, the Neighbourhood Plan includes land within the Broadland District Council administrative area. The local strategic planning policy context for this area is set out below.

### Broadland District Council (BDC)

Strategic planning policy for the BDC area is provided by the Greater Norwich Development Partnership Joint Core Strategy (2014) which sets out the strategy for growth in Norwich, Broadland and South Norfolk up to 2026.

Joint Core Strategy Policy 15 identifies Horsford as a 'Service Village'. In each service village, land will be allocated for small-scale housing development subject to form and character considerations. Horsford is identified as a settlement that may be considered for additional development, if necessary, to help deliver the 'smaller sites in the Norwich Policy Area' allowance (Joint Core Strategy 9).

Other BDC strategic planning policy documents considered in the preparation of this SA Scoping Report include the Site Allocations Development Plan Document (DPD) 2016 and the Development Management DPD (2015). The Development Management DPDs Policy Maps that cover Horsford can be seen in Appendix C.

The Site Allocations DPD identifies the areas where development is acceptable in principle through the definition of a 'settlement limit'. In addition, land for development such as the land necessary to meet the housing requirements set out in the Joint Core Strategy is identified as an "allocation" or in some cases as a "specific policy" where there is an existing planning permission.

The Specific Policies for Horsford in the Site Allocations Development Plan Document are:

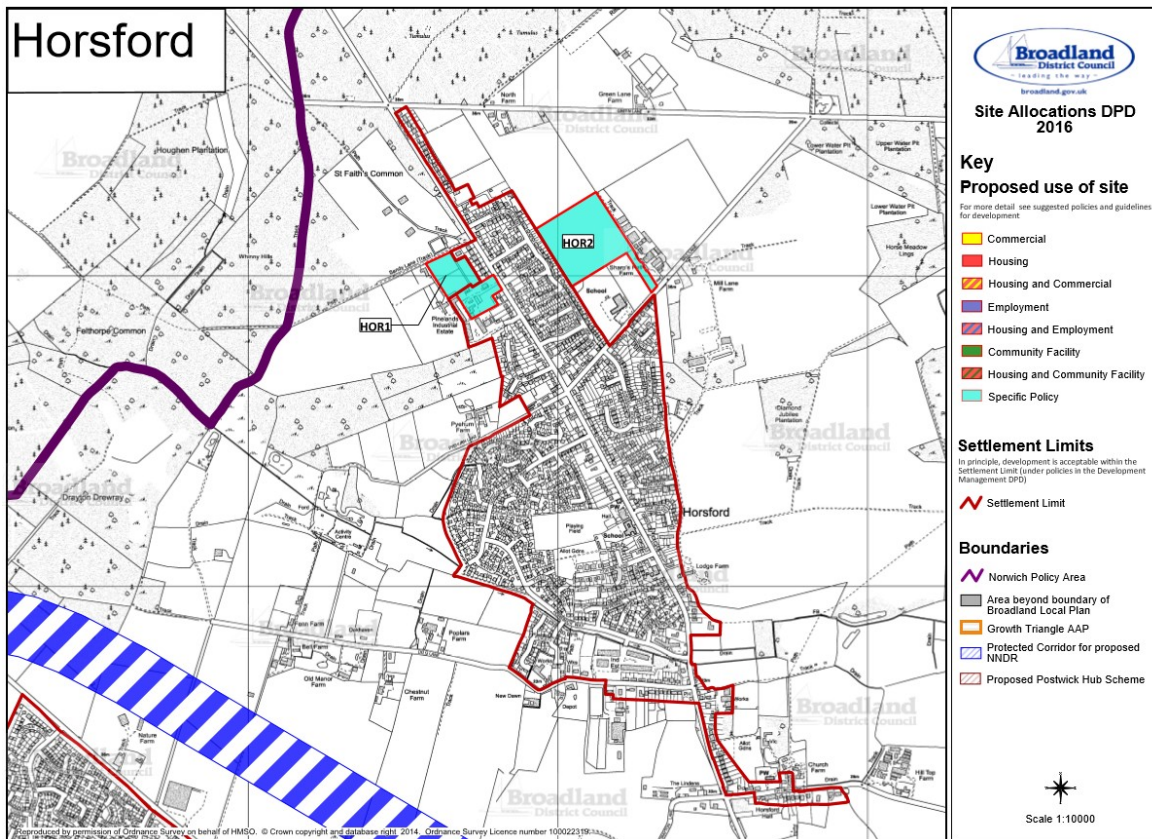
#### **HOR1**

Specific Policy: Land at Pinelands, Holt Road, Horsford (approx. 2.6Ha) is to be developed in accordance with permission 20100774. This will include the development of 63 dwellings and employment use (Use Class B1, B2, B8).

The land at the former Pinelands Industrial Estate benefits from planning permission reference 20100774. A substantial number of dwellings are already completed on the site and it is anticipated that the remainder will be completed soon.

#### **HOR2**

Specific Policy: Land north of Mill Lane, Hosford (approx. 5.4 Ha) is to be developed in accordance with planning permission 20130547. This will include development of 125 dwellings and open space.



**Figure 1 above: Horsford settlement boundary map showing site allocations (source: Broadland District Council Site Allocations DPD).<sup>1</sup>**

A planning application from David Wilson homes for the erection of 259 dwellings, together with associated public open space, landscaping, highways and drainage infrastructure works (20161770) on a site to the east of Holt Road in Horsford has been registered by Broadland District Council.

Other sites recently receiving full planning permission Mill Lane 8 dwellings and outline planning permission for 84 dwellings at Crown Hill. Currently under consideration are an unknown number of dwellings proposed by Wellington Homes on land off the Holt Road towards the Southern end of the village.

The emerging Greater Norwich Local Plan (GNLP) is being co-ordinated by officers from Broadland, Norwich and South Norfolk Councils and which will eventually replace the current Local Plan for the district. This is expected to be adopted at the end of 2020. In 2016 a 'call for sites' exercise took place, whereby landowners, parish and town councils and other stakeholders submitted specific areas of land within the area to the GNLP team for consideration as sites to be allocated for development within the new plan. Many sites were put forward in Horsford. The team is currently undertaking an assessment of each of them to ascertain their suitability. A public consultation on the 'preferred options' will take place in October 2017. A map showing the sites being considered can be seen in Appendix D. The 'call for sites' maps were produced in March

<sup>1</sup> Broadland District Council Site Allocations Development Plan Document (2016)

2017 and there has been a series of late sites that have since been promoted across the area. The new maps, showing all late sites that have been promoted (alongside original sites that were put forward) will be published alongside the Greater Norwich Local Plan consultation document on January 8<sup>th</sup> 2018. The promotion of new sites will likely continue throughout the production of the new Local Plan.

Application of BDC policies

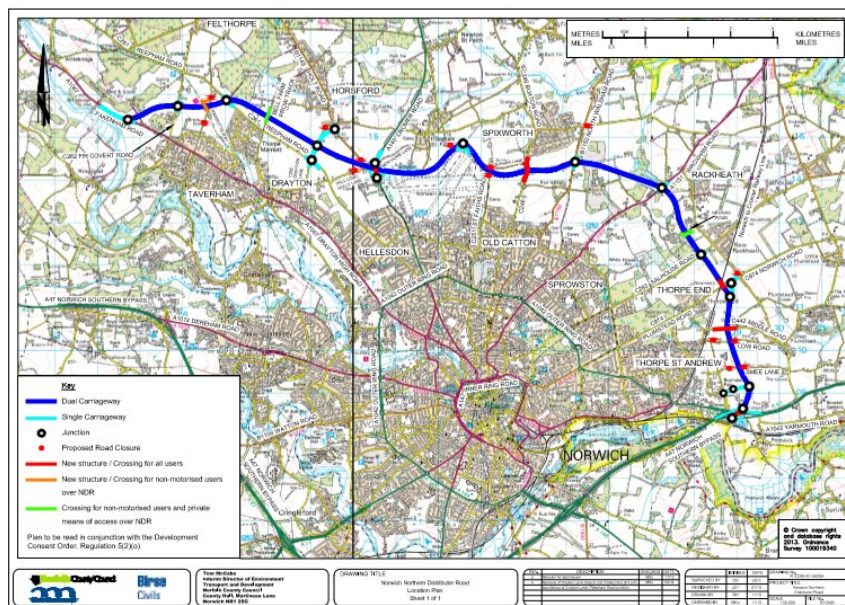
The sustainability principles applied to the GNDP Joint Core Strategy are applicable to the proposed Neighbourhood Plan. This Scoping Report therefore has regard to and builds upon the GNDP Joint Core Strategy Sustainability Appraisal Scoping Report.

Government guidance on Sustainability Appraisal suggests that one Scoping Report can be produced for several Local Development Documents (to which the Neighbourhood Plan will be comparable), if it details sufficient information for each document concerned.

For the sake of brevity and where appropriate, this Scoping Report refers to sections of the GNDP Joint Core Strategy Sustainability Appraisal Scoping rather than reproducing these in full, and so should be read alongside these documents.

**Planned Infrastructure and Transport Improvements**

The Northern Distributor Road (NDR) is being built through the southern area of Horsford Parish.



**Figure 2 above: Map showing the route of the Northern Distributor Road currently under construction (source: Norfolk County Council)<sup>2</sup>**

<sup>2</sup> www.norfolk.gov.uk

New or improved infrastructure will be funded and delivered through the Community Infrastructure Levy and S106 agreements (including use of planning conditions) having regard to the Greater Norwich Infrastructure Plan (GNIP).

Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives.

### **Background to Sustainability Appraisal**

Sustainability Appraisal is a systematic process undertaken during the preparation of a plan or strategy, as required by the Planning and Compulsory Purchase Act 2004 (S19(5)).

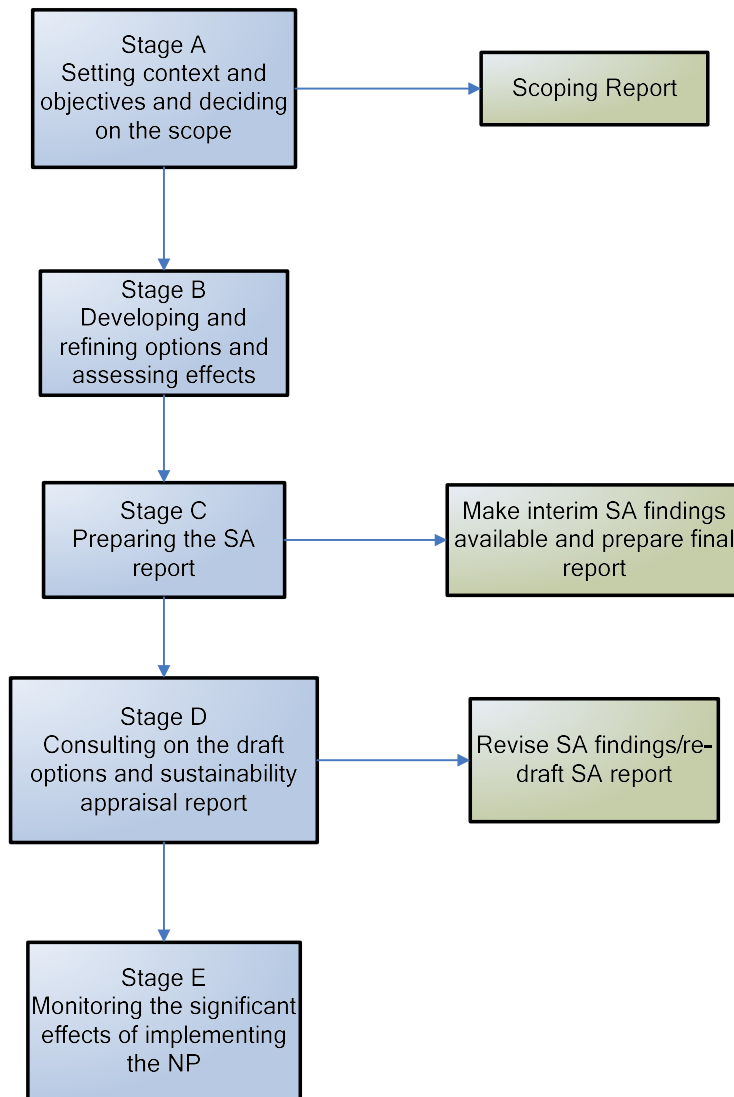
There is also a requirement for Development Plan Documents (to which Neighbourhood Plans are comparable) to undergo an environmental assessment (known as a Strategic Environmental Assessment) under European Directive 2001/42/EC (transposed into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004).

It is intended that this Sustainability Appraisal incorporates the Strategic Environmental Assessment in accordance with the regulations.

The Sustainability Appraisal process will:

- Adopt a long-term view of development within the area covered by the plan, with interest on the social, environmental, and economic effects of the proposed plan.
- Develop an effective system for ensuring that sustainability objectives are transformed into sustainable planning policies.
- Reflect global and national concerns, as well as concerns at the regional and local levels.
- Provide an audit trail of how the Neighbourhood Plan has been revised to consider the findings of the sustainability appraisal.
- Incorporate the requirements of the Strategic Environmental Assessment Directive.
- Produce and consult on a Scoping Report early in the process for the plan.

Government guidance on undertaking Sustainability Appraisal of Local Development Documents (to which the Neighbourhood Plan will be comparable) presents a five-stage process, each of which contains criteria to fulfil that requirement. These stages are described in Government guidance in the following manner:



### Stages in producing a Sustainability Appraisal

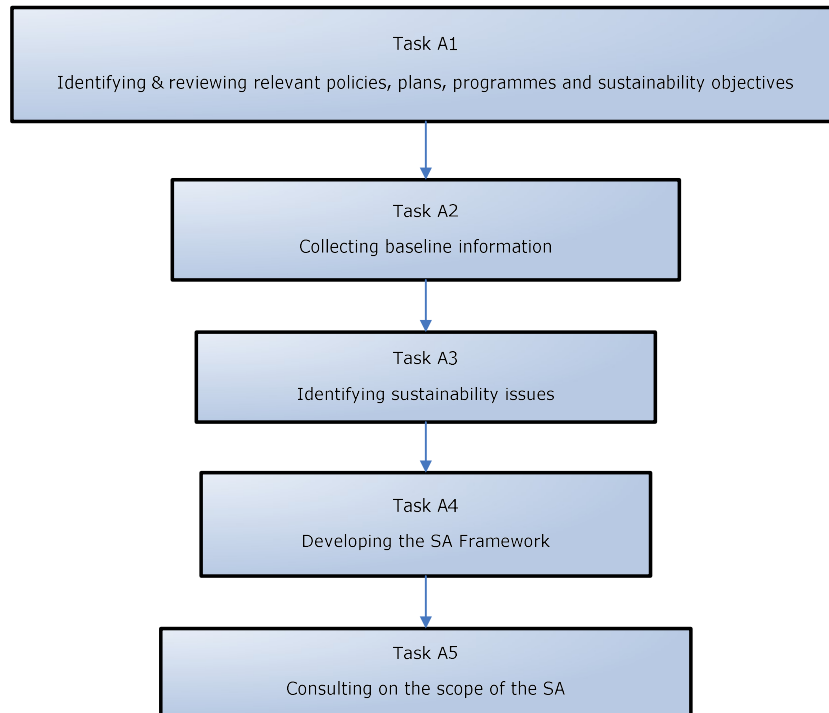
Sustainability Appraisal is an iterative and on-going process following the production of this Scoping Report (Stage A). The Sustainability Appraisal framework set out in Appendix H will be used to consider the effects of the different policy options proposed in the Neighbourhood Plan, and to consider key issues where they arise.

The Sustainability Appraisal process will run concurrently with the NP production process and after the scoping for the Sustainability Appraisal has been carried out the next stage will be the developing and refining of policy options and assessing their effects.

#### Scoping Report

As noted above, the first stage of Sustainability Appraisal (Stage A) requires the production of a Scoping Report. The preparation of a Scoping Report is based on the completion of five specific tasks set out in the table below. The tasks are part of a circular process of continuous improvement and refinement.





### **Stage A Scoping tasks**

Each step shown in the chart above, corresponding to Stage A of the Sustainability Appraisal process (scoping), is addressed in turn in this report.

### **Horsford Neighbourhood Plan**

The Neighbourhood Plan will be a development plan for the parish of Horsford. The power to produce neighbourhood plans is an output of the Localism Act (2011).

The aim of neighbourhood planning is for local communities to have greater control over what happens in their area.

The process of producing the Neighbourhood Plan is being undertaken by a steering group which is accountable to the parish council.

The Neighbourhood Plan Steering Group comprises a wide cross-section of residents from the local community. The list below details the members of the Steering Group and the organisations they represent:

- Kathryn Clarke, Horsford resident and Horsford Parish Councillor.
- Peter Hunnam, Horsford resident and Horsford Parish Councillor.
- Katrina Johnson, Horsford resident.
- Angela Makinson, Horsford resident and member of the Women’s Institute.
- Sharon Richardson, Horsford resident and representing the Horsford Schools.
- Jon Riley, Horsford resident and a member of the Save Green Lane Conservation Group.

- Shirley Rogers, Horsford resident and the Dog Inn landlady.
- Adrian Scott, Horsford resident and 1<sup>st</sup> Horsford and St Faith's Scout Group.
- Melanie Smith, Horsford resident and Horsford Parish Councillor.
- Mark Smith, Horsford resident and Horsford Parish Councillor.
- Virginia Sokalsky, Horsford resident and Horsford Parish Councillor.
- Dennis Woodcock, Horsford resident.

Rachel Leggett is the lead independent consultant and project manager for the Neighbourhood Plan and Emma Harrison is an associate consultant preparing the Sustainability Appraisal and the Scoping Report.

## **Community Engagement**

The Horsford Neighbourhood Plan steering group believe that effective community engagement and involvement is essential from the beginning of the Neighbourhood Plan process. This will involve five stages of consultation throughout the development of the Horsford Neighbourhood Plan:

**Community engagement stage 1:** developing ideas for a vision. What Makes Horsford Special? Consultation at the School Christmas Fairs on 9<sup>th</sup> and 12<sup>th</sup> December 2016.

**Community engagement stage 2:** establishing themes and ideas for objectives of the Plan, and testing draft Aims and the draft Vision. A Workshop and Walkabout was held on Saturday 21 January 2017, 10am – 3pm at the Village Hall. The main findings from this consultation are included in the 'Key Issues' section of this document.

**Community engagement stage 3:** stakeholder input. Meetings with interested groups and stakeholders in Horsford, January – March 2017.

**Community engagement stage 4:** check emerging policy ideas. Policy ideas workshop, a Saturday in May/June 2017.

**Community engagement stage 5:** pre-submission consultation on the draft Neighbourhood Plan. Exhibition of policies at the start of the six-week statutory consultation period on a Saturday in October 2017.

The Neighbourhood Plan steering group runs a website for the project, the address is [www.horsfordplan.wordpress.com](http://www.horsfordplan.wordpress.com). The website comprises all information on the Neighbourhood Plan, including published materials, updates, agendas and minutes and useful links.

## **Neighbourhood Plan Draft Aims, Draft Vision and Draft Objectives**

The draft vision, aims and objectives were written in response to early consultation with residents, offering their views on how the village could develop, with considered revisions incorporated after further community engagement.

## Neighbourhood Plan – Draft Vision

By 2038 Horsford will be a self-contained attractive rural village. It will be a place where people can enjoy the surrounding woodland and countryside. It will have a range of high quality homes, and essential public services that meet the growing needs of the community. There will be thriving local businesses, quality modern services and relevant infrastructure, both physical and technical. Horsford will be a sustainable place where people want to live and work into the future.

## Horsford Neighbourhood Plan – Draft Aims

By undertaking a Neighbourhood Plan, the community of Horsford aims to:

- Give a voice to residents to shape development.
- Integrate new Horsford developments within the existing village.
- Allow the village to grow sensitively, whilst retaining village settlement and village feel.
- Retain access to locally important countryside for recreational use.
- Identify community needs for the use of developer contributions and other possible funds.

## Horsford Neighbourhood Plan – Draft Objectives

### **Community and Services**

1. To provide opportunities for all of the community to access community, cultural, leisure and sports activities within Horsford.
2. To ensure sufficient provision of school and medical facilities within Horsford.

### **Housing and the Built Environment**

3. To provide high quality, diverse and affordable housing within Horsford.
4. To provide appropriate size, scale, density, design and layout of development and parking, which compliments existing development and the surrounding environment around Horsford.

### **Transport and Access**

5. To provide and encourage safe walking, cycling and the use of public transport within and beyond Horsford parish.
6. To provide adequate private and public parking.

### **Environment**

7. To protect and enable access to the countryside, woods and green spaces within Horsford and the surrounding area.<sup>3</sup>
8. To improve and provide a high quality public realm in the village.

### **Business and Employment**

9. To provide sufficient land and buildings to support local economic development.
10. To enable an attractive and viable village centre.

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<sup>3</sup> Following pre-submission consultation, Objective 7 was amended in December 2017 to 'To protect and enhance access to the countryside, woods, and green spaces within Horsford and the surrounding areas.'

## 2. Review of relevant policies, plans, programmes and environmental objectives (task A1)

The objective of this section of the SA Scoping Report is to identify and highlight policies, plans, programmes and objectives that are of relevance to any policies and proposals that might emerge from the Neighbourhood Plan.

Guidance suggests that, where Neighbourhood Plans are within areas that have existing or emerging strategic plans and these strategic plans have recently been the subject of a Sustainability Appraisal, it is not necessary to replicate this exercise entirely.

Broadland District Council has an adopted Core Strategy for which a Sustainability Appraisal was undertaken (BDC: *Joint Core Strategy for Broadland, Norwich and South Norfolk: Sustainability Appraisal Scoping Report, 2007*;) These documents are therefore not reviewed in this section but their findings are reflected later in this SA Scoping Report, principally as part of task A3, 'Key Issues'.

A literature review was carried out for the purposes of the Joint Core Strategy Sustainability Appraisal in 2012 by URS consultants. This literature review was updated in 2014 by Broadland District Council to informing its Site Allocations DPD Sustainability Appraisal. This Scoping Report takes account of these documents for the purposes of developing sustainability objectives.

The full updated literature review produced by Broadland District Council, including details of key relevant objectives, relevant targets and indicators, implications for future development, and issues for sustainability, can be found here:  
<https://broadlandneighbourhoodplans.files.wordpress.com/2017/04/sadpd-sustainability-appraisal-literature-review.pdf>

The table below lists local documents relevant in the consideration of sustainability objectives for the Parish of Horsford.

### Schedule of additional documents reviewed in this Scoping Report

Administrative scope	Document title
County	Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026
District	Recreation Provision in Residential Development Supplementary Planning Document
District	West Broadland Green Infrastructure Project Plan. This is taken from Project F19 in the Greater Norwich Delivery Plan (2009)

	Appendix 7.
Local	Horsford Parish Plan 2006/07

<b>LEVEL: County</b>
<b>Plan name: Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026</b>
<b>Author: Norfolk County Council</b>
<b>Document date: Adopted September 2011</b>
<b>Summary</b>
Sets out the spatial vision for future mineral extraction and associated development and waste management facilities in Norfolk.
<b>Key objectives / requirements / conclusions to be taken into consideration in Neighbourhood Plan:</b>
This document details where mineral extraction and associated development and waste management facilities should and shouldn't be located. There is a Mineral Safeguarding Area for sand and gravel located in Horsford.
<b>Key objectives / requirements / conclusions to be taken into consideration in the Sustainability Appraisal Scoping Report:</b>
To ensure that the Mineral Safeguarding Area for sand and gravel in Horsford is considered and future development takes into consideration waste management requirements and facilities.

<b>LEVEL: DISTRICT</b>
<b>Plan name: Recreation Provision in Residential Development Supplementary Planning Document</b>
<b>Author: Broadland District Council</b>
<b>Document date: April 2016</b>
<b>Summary</b>
The purpose of the document is to set out BDC's approach to enabling landowners, developers and applicants to calculate the requirements for making provision for recreational space in new developments.
<b>Key objectives / requirements / conclusions to be taken into consideration in Neighbourhood Plan:</b>
This document details the formal recreation requirements, informal recreation requirements and allotment provision requirements for new development and the associated costs.

**Key objectives / requirements / conclusions to be taken into consideration in the Sustainability Appraisal Scoping Report:**

To ensure that recreation and allotment provision is accounted for in new development

**LEVEL: DISTRICT**

**Plan name: West Broadland Green Infrastructure Project Plan**

**Author: Broadland District Council**

**Document date: currently being developed**

**Summary**

The project plan will identify potential projects in the west of the district that could help to improve informal recreation opportunities for the local population as well as conditions for local wildlife populations.

**Key objectives / requirements / conclusions to be taken into consideration in Neighbourhood Plan:**

Housing growth within the district provides opportunities for green infrastructure improvements, which will cater for the informal recreation requirements of new and existing populations and the migratory and habitat requirements of local wildlife. It will also help to mitigate the impacts on particularly sensitive environmental assets within the area (principally those that have been designated under European legislation).

**Key objectives / requirements / conclusions to be taken into consideration in the Sustainability Appraisal Scoping Report:**

Projects within this plan will help to deal with the impacts of development within the area and will help to improve green infrastructure connectivity at a broader, more strategic level.

**LEVEL: LOCAL**

**Plan name: Horsford Parish Plan**

**Author: Horsford Parish Plan Steering Group**

**Document date: 2006/07**

**Summary**

The Parish Plan is a community led document setting out how residents would like Horsford to develop and contains an action plan of projects that have been identified through community consultation.

**Key objectives / requirements / conclusions to be taken into consideration in Neighbourhood Plan:**

There are a range of Environmental, Housing, Leisure and Recreation, Essential Services and Traffic and Transport projects in the action plan that need to be considered when developing the Neighbourhood Plan.

**Key objectives / requirements / conclusions to be taken into consideration in the Sustainability Appraisal Scoping Report:**

The population of the village is changing to include a larger proportion of younger people.

Tree planting and preservation should be encouraged.

There is insufficient affordable or sheltered housing.

The increase in housing has contributed to more traffic in and around the village.

More space is required for leisure activities.

Speeding traffic and lack of crossing points is an issue.

Requirement for footway and cycle links with Norwich.

Improved reliability of bus services is required.

Weight limits for vehicles on link roads to the village are required.

Speed limits and signage improvements required.

Footpath signs required to be in place at suitable locations.

Consideration to be given to the purchase of additional amenity land in the village as and when it becomes available.

## 3. Baseline information (task A2)

This section of the Scoping Report sets out a summary of the current characteristics of the Parish of Horsford. It considers in turn, a summary of environmental, social and economic conditions.

The baseline information has been collected from a variety of sources, which are referenced in the information below.

### 3.1 History

The village name of Horsford derives from the small river Hor that flows through the village and can be translated from Old English to mean 'ford over the River Hor' or 'Ford for Horses.'<sup>4</sup>

Land in Horsford is recorded in the Domesday Book. The Malet family built the Norman castle either as a county retreat, a base for hunting trips or for their tenant Waller of Caen.

Horsford Castle is a Norman motte and bailey castle with a defensive barbican and is now privately owned.

**Figure 3 below: Horsford Castle from the air showing the motte around the keep. (©NCC)**



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<sup>4</sup> Heritage.norfolk.gov.uk



There is evidence to suggest that there was a deer park attached to the castle. Later this became incorporated into a post medieval landscape park. The survival of a medieval pollarded oak tree suggests that the landscape was heavily managed.

The site of St Faith's priory was originally located within Horsford when it was founded in 1105. It moved to nearby Horsham soon afterwards and the exact location of the earlier site is unclear.

All Saints Church mostly dates to the 14<sup>th</sup> Century although the heavy restoration of the building in 1869 has disguised many of the original features.

St Helen's windmill, a tower mill built in 1858, replaces an earlier smock mill on the same site. The Dog Public House is a 17<sup>th</sup> Century building that was possibly originally a house.

Horsford Hall was also built in the 17<sup>th</sup> Century although most of this building was covered by a Georgian brick façade in the 19<sup>th</sup> Century.

The most recent sites are a World War One trench dug on Manor Farm when troops were stationed nearby and a possible World War Two bombing decoy.<sup>5</sup>

The population of Horsford has seen a steady increase since the Second World war when the population was just 750 people.

### **3.2 Demographics**

In 2011 the population of Horsford stood at 4163, an increase from 3965 in 2001.<sup>6</sup>

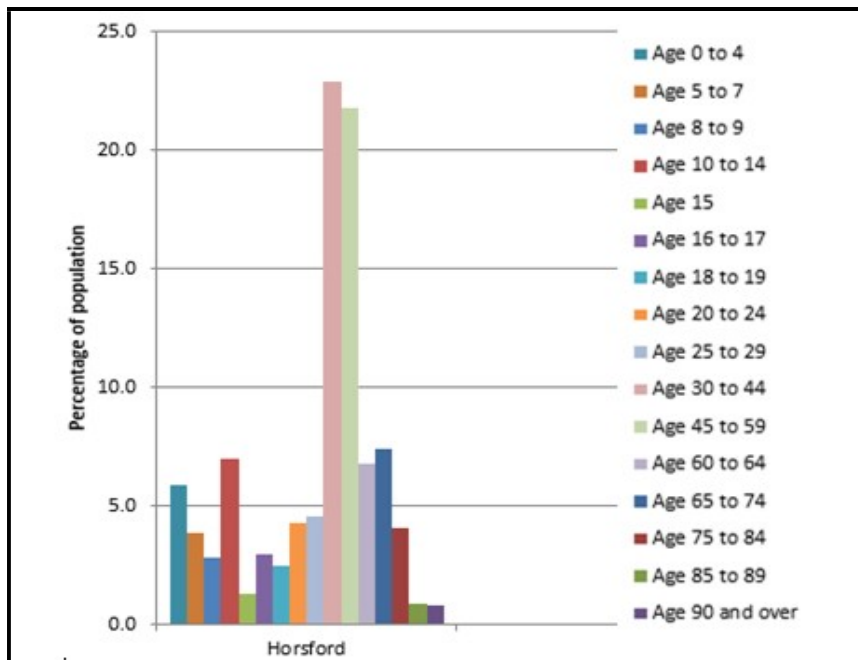
The mean age of Horsford is 38.7 years old (compared to 42.7 across Norfolk)<sup>7</sup>

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<sup>5</sup> Megan Dennis (NLA) 23 March 2006. [Heritage.norfolk.gov.uk](http://Heritage.norfolk.gov.uk)

<sup>6</sup> Office for National Statistics Census data 2011 and 2001

<sup>7</sup> Rural Services Online, Census 2011.



**Figure 4 above: Age Structure of Horsford Parish, Census 2011 (source: Rural Services Online)**

### 3.3 Environmental Conditions

#### 3.3.1. Nature Conservation

There are no international or national designations falling within Horsford parish.

There are eight County Wildlife Sites in the parish of Horsford, which are recognised as being of importance for biodiversity at a county level and an important element of the ecological network for Norfolk.<sup>8</sup> The County Wildlife Site scheme is managed by Norfolk Wildlife Trust.

The County Wildlife Sites are:

Horsford Woods 2114 – Two connected blocks of mature pine plantation to the north of Hosford, with an area of open, maintained heath.

Whinny Hills and Commons 1352 – A large area of common land supporting mature acid woodland and patches of heathland.

Pyehurn Lane Woodland 1353 – Most of the site is broad-leaved semi-natural woodland.

The Wilderness 1394 – A dense neglected area of young scrub, with trees, occupying a shallow depression with several shallow pools. Part of the site has been obliterated by large scale tipping. The northern end of the site is mature oak.

<sup>8</sup> Norfolk biodiversity.org

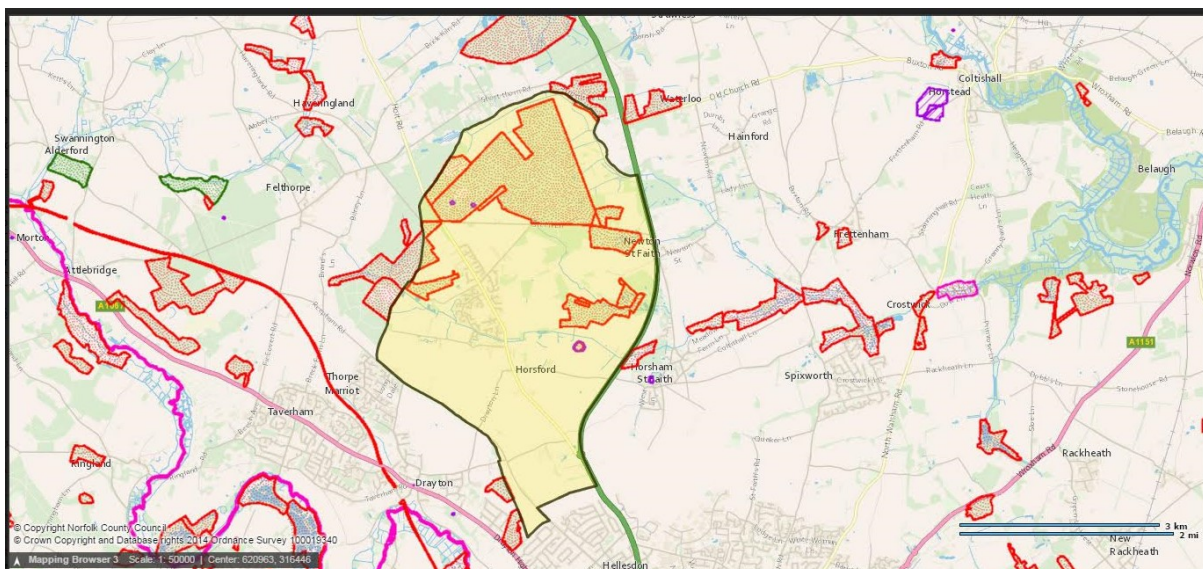
Black Park and The Thicket 1395 – A large area of oak dominated woodland with varied ground flora. The eastern end of the site has several ponds.

Horsford Heath 1397 – A mixture of moderately diverse, neutral or slightly acid grassland on sandy soils and thick tall scrub of Scot's pine and oak.

Horsford Rifle Range 2020 – A mosaic of dry dwarf-shrub heath and acidic grassland adjacent to Horsford Woods. The site is privately owned and is used as a shooting range, leased to Smallburgh Rifle and Pistol Club.

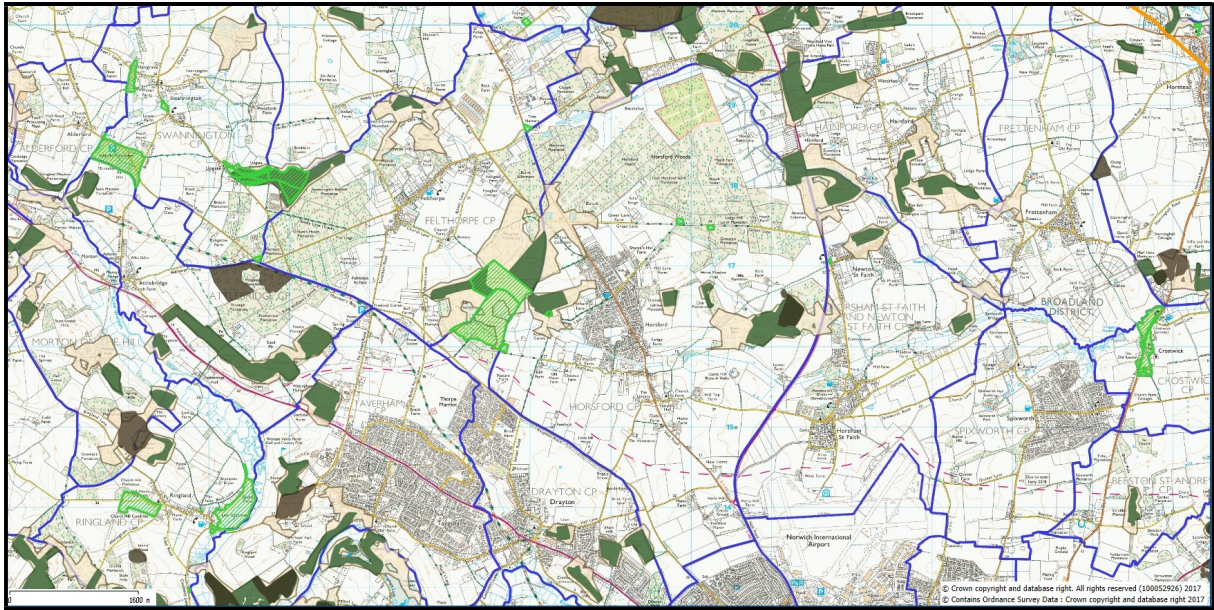
Botany Bay Farm 2069 – A mosaic of marshy grassland and remnant heath-acidic grassland with scrub and scattered trees. There is a history of grazing on the site, which is currently horse grazed May – October.

Horsford Woods, The Wilderness, Black Park and The Thicket and Horsford Rifle Range are privately owned by Mrs Rachel Foley.



**Figure 5 above: Red surround showing location of the County Wildlife Sites in Horsford. Map reproduced from Norfolk County Council.**

There is one area of woodland on the Natural England Database designated as being Ancient Woodland. This is shown on the map below in dark green and is in The Wilderness to the east of the Parish. There are several areas of Deciduous Woodland on Natural England's Priority Habitat Inventory and they are shown in green on the map below. Econet woodland is shown in beige. The bright green areas on the map are common land which is a piece of private land in common land in private ownership where other people have certain traditional rights to use it.



**Figure 6 above: dark green is Ancient woodland, green is Deciduous woodland, beige is Econet Woodland (ecological network woodland), bright green is Common Land. Source: Parish Online**

Part of Horsford Woods is managed by the Forestry Commission and the area is a conifer forest with dry and wet heathland. The area is home to the rare Bog Bush cricket and Silver Studded Blue butterflies. The Forestry Commission lease the land from three different landowners and therefore access arrangements vary through the Forestry Commission woodland, which is dependent on the wishes of the landowner. Every five or six years, the Forestry Commission close off areas of the woodland to fell trees. The Forestry Commission aim to encourage access and enjoyment of the woods. The Forest Road is in good condition but some of the rides need improvement works but this is dependent on the availability of funding. There is parking off the B1149 Norwich to Holt Road.<sup>9</sup>

The Norwich Fringe Project manage St Faith’s Common on behalf of Broadland District Council. The heathland is cut annually. If funding was available, there is a need to fence the area and allow sheep grazing to manage the land.

The unclassified paths and tracks throughout the woodland and heathland are valuable ecological corridors.

The population of the Turtle Dove is in decline and this species of bird can be found in Horsford.<sup>10</sup>

The population of the Silver-studded blue butterfly (*Plebejus argus*) has undergone a severe decline in range in the last 100 years, estimated 80 per cent and is classified in Great Britain

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<sup>9</sup> [www.forestry.gov.uk](http://www.forestry.gov.uk)

<sup>10</sup> [www.magic.gov.uk](http://www.magic.gov.uk)

as Nationally Scarce.<sup>11</sup> This species of butterfly only exists in five colonies in Norfolk, one of these is in Horsford Woods and one is in Horsford Rifle Range. Factors that cause loss or decline are loss of heathland, fragmentation of heathland and inappropriate heathland management.

The Horsford rifle range is a privately- owned site, leased to and largely managed by the Smallburgh and District Gun Club. It forms part of a Countryside Stewardship agreement and over the past five years, the Norfolk Wildlife Trust and the Norwich Urban Fringe Project have worked with the Gun Club and Butterfly Conservation to ensure that the site is managed in a way appropriate with the needs of the butterflies.

One of the rides within Horsford Woods (which lies adjacent to the Horsford rifle Range) also supports a colony of silver-studded blue butterflies. A ride is a linear trackway created for access. Forest Enterprise has carried out management work to improve the heather structure of the ride. More recently, Forest Enterprise has also agreed to fell a small area of planted conifers to develop a connection between this ride system and the nearby rifle range.

There are planting schemes associated with the construction of the Northern Distributer Road, which passes through the south of Horsford Parish. Woodland and scrubland will be created adjacent to the new road and bat gantries will be installed to enable the flight path of the bats to be maintained. The maps detailing these can be seen in Appendix G. For every tree felled, more than five trees, of various sizes will be planted. The planting and landscaping is designed to add to and link existing habitats, preserving and improving ecological corridors, including woodland, scrub and grassland, hedgerows and wetland.

### **3.3.2 Landscape**

Broadland District Council's Landscape Character Assessment (September 2013) identifies Horsford as 'Woodland Heath Mosaic', described as having the following characteristics (p47):<sup>12</sup>

- Generally flat, plateau landscape, covered with a pattern of large-scale woodland and plantations;
- Mixture of old deciduous woodland and more recent coniferous plantations, interspersed with small areas of remnant heathland contained within the woodland;
- Woodland is interspersed with relatively large arable fields;
- Presence of boundary oaks within hedgerows;
- Underlying geology of sands and gravels, overlain by infertile sandy soils;
- General absence of settlements, other than sporadic 20th century settlements that line straight roads, which cut across the landscape;
- Views are generally strongly contained by dense blocks of woodland;
- Woodland provides a strong sense of enclosure;
- Small pockets of Acid grassland (National Vegetation Classification category U4) within

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<sup>11</sup> Norfolk Biodiversity.org.uk

<sup>12</sup> Broadland District Council Landscape Character Assessment SPD September 2013

heathland mosaic.

Current land cover is dominated by a mixture of large-scale old deciduous woodlands and more recent coniferous plantations, which provide an intermittently strong sense of enclosure within the landscape. These geometric, woodland blocks often limit views across the landscape. Pockets of arable fields and small areas of remnant heathland are also a feature, culminating in a patchwork landscape pattern.

The following Key Forces for Change have been identified for the Woodland Heath Mosaic Landscape Character Type:

- Agricultural intensification, which may lead to a loss of mature field boundaries;
- Decline in traditional woodland management leading to weakening in condition of ancient woodlands;
- Pressure for linear expansion of settlement along the rural roads, and new development changing the traditional relationship of settlements with adjacent landscapes;
- Pressure to upgrade roads through additional kerbing and signage to accommodate an increase in traffic volume;
- Changes in woodland cover because of changes in land management.

The overall strategy for the Woodland Heath Mosaic should be to conserve and enhance the mature blocks of woodland and patches of remnant heathland, which have strong biodiversity value and are recognisable landscape features. There are also opportunities for restoration of hedgerow field boundaries and replacement mature hedgerow trees where these have been lost. Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas.

Specific management objectives are to:

- Seek to conserve and enhance woodland, wood pasture and heathland and associated wetland habitats, which represent areas of high biodiversity importance with a wide range of habitats;
- Conserve remnant areas of heathland and take opportunities to extend these;
- Seek opportunities for the creation of larger areas of heathland;
- Encourage sustainable woodland management of the varied woodlands using traditional techniques such as coppicing where appropriate to maintain historic and ecological interest;
- Encourage new woodland edge planting of native deciduous broadleaved to reduce the visual and ecological impact of the coniferous plantations;
- Encourage the use of native tree species in new planting, which reflects the underlying soil conditions and maintaining regional character;
- Seek to conserve and enhance existing mature landscape structure and related high landscape and ecological value;
- Seek to conserve remnant patches of heathland and fen within interior parts of the woodland, which are of high ecological value and contribute to a sense on time-depth within the landscape.

Today, the area is a mixture of arable farmland, old deciduous woodland and recent coniferous plantations. Only small remnant patches of heathland and fen are found within interior parts of the woodland.

The following Landscape Planning Guidelines apply to Horsford Woodland Heath Mosaic Landscape Character Area:

- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbine for example) in relation to prominent wooded skyline locations both within the area and within adjacent character areas;
- Seek to conserve the landscape setting of seventeenth and eighteenth century estates;
- Seek to ensure any new development considers the effect on wide and expansive views from the edge of this area to the Bure valley;
- Seek to conserve the sparse settlement pattern characteristic of the area;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen existing and potential harsh settlement edges.

### **3.3.3. The Historic Environment**

As a result of the generally infertile soils, traditionally, this landscape was not sought for conversion to agriculture, and was therefore heath covered. During the 17th and 18th centuries, a series of large estates began to dominate the landscape, introducing a series of large-scale woodlands and plantations. This landscape changed again, at the time of the Enclosure Acts, when it was divided into large rectangular blocks and converted to arable farmland.<sup>13</sup>

Norfolk Heritage Explorer details 135 archaeological finds in Horsford.

Although there is little evidence of early settlement within the Woodland Heath Mosaic Type, remains of several prehistoric barrows exist; two being found on Horsford Common. Neolithic, Bronze and Iron Age occupation is also represented by recorded find spots of items such as Neolithic flint axes and flint extractions or later Bronze Age metalwork.

Evidence of Roman occupation is again limited to find spots however Early Medieval presence is reflected in upstanding earthworks such as the Norman motte and bailey of Horsford Castle.

By the Iron Age, open agricultural landscapes were widespread and by 1750 a mixture of open fields and enclosures, with some woods and heath occurred. Parliamentary enclosure was to change the pattern of fields when it was introduced; the earliest example of which was around Felthorpe prior to 1793. Today's landscape pattern is influenced by its

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<sup>13</sup> Broadland District Council Landscape Character Assessment SPD September 2013

agricultural history with a mixture of 18th – 19th century enclosures, 20th century agriculture, heath and large patches of woodland. Ancient replanted woodlands, which by definition must have pre-1650s origins, are scattered across this Character Type.

More recently the landscape has been influenced by World War I and World War II activity with some new build, such as pillboxes and some temporary conversions.

There are seven Grade II listed buildings in Horsford. These are Corn Mill, Horsford Hall, Little Orchard, Lower Farm House and attached Barn, Poplars Farm House, The Dog Public House and The Lindens. There is one Grade II\* listed building, which is the Parish Church of All Saints.<sup>14</sup> Horsford Castle is a scheduled monument, which means it is a nationally important archaeological site. These listed buildings do not appear on Historic England's Buildings at Risk Register.

Grade II buildings are of special interest and Grade II\* buildings are particularly important buildings of more than special interest.<sup>15</sup>

Currently no 'Buildings of Local Interest List' is available for Horsford. This will be developed during the Neighbourhood Plan process.

There are three scheduled monuments in Horsford Parish, these are Horsford Castle and two Round Barrows in Horsford Woods.

Horsham St Faith Conservation Area is situated in the adjacent parish to the east of Horsford. Conservation Areas are designated for their special architectural and historic interest and to protect the buildings and trees that fall within them. Any development within the parish of Horsford should take into account the impact on the Conservation Area in Horsham St Faith.

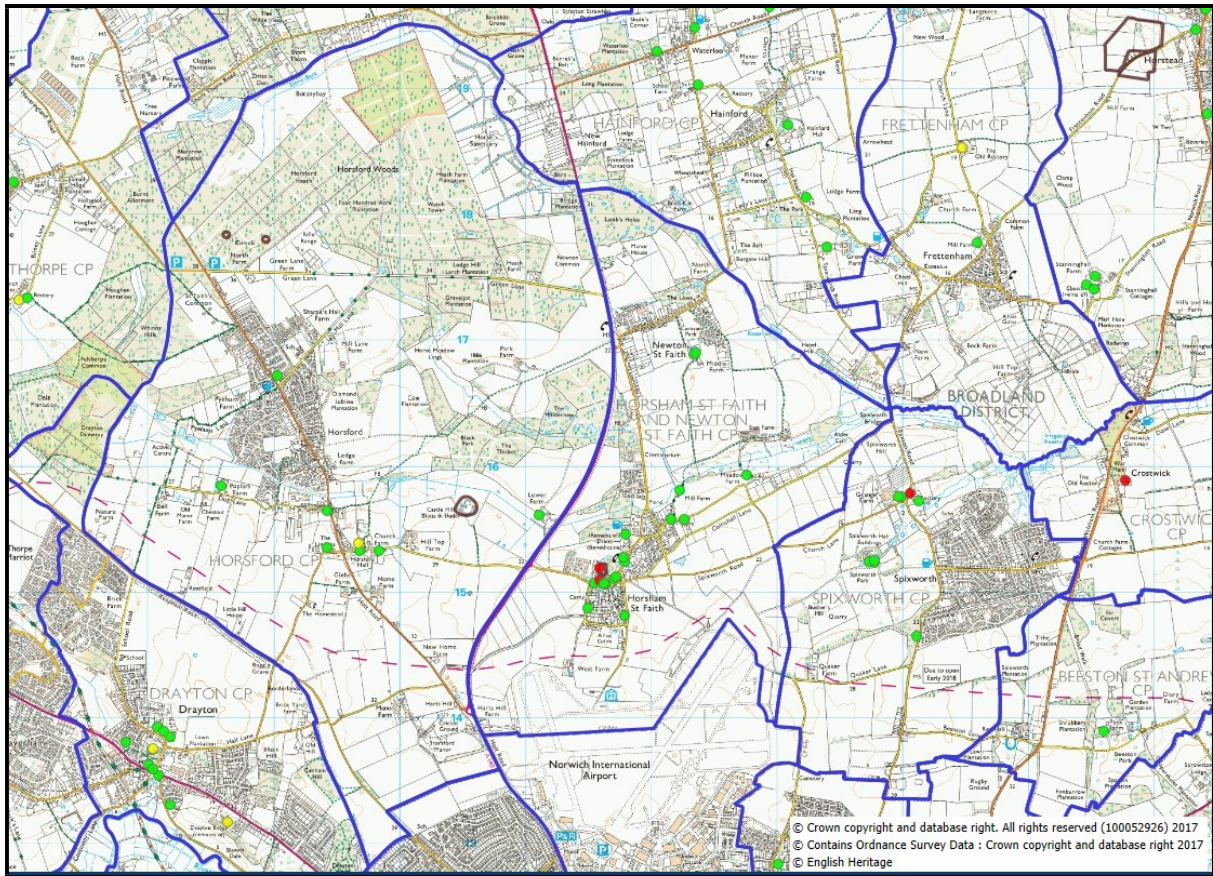
A full list and maps from the Norfolk Historic Environment Record showing a record of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings can be found in Appendix H.

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<sup>14</sup> [Britishlistedbuildings.co.uk](http://Britishlistedbuildings.co.uk)

<sup>15</sup> [Historicengland.org.uk](http://Historicengland.org.uk)



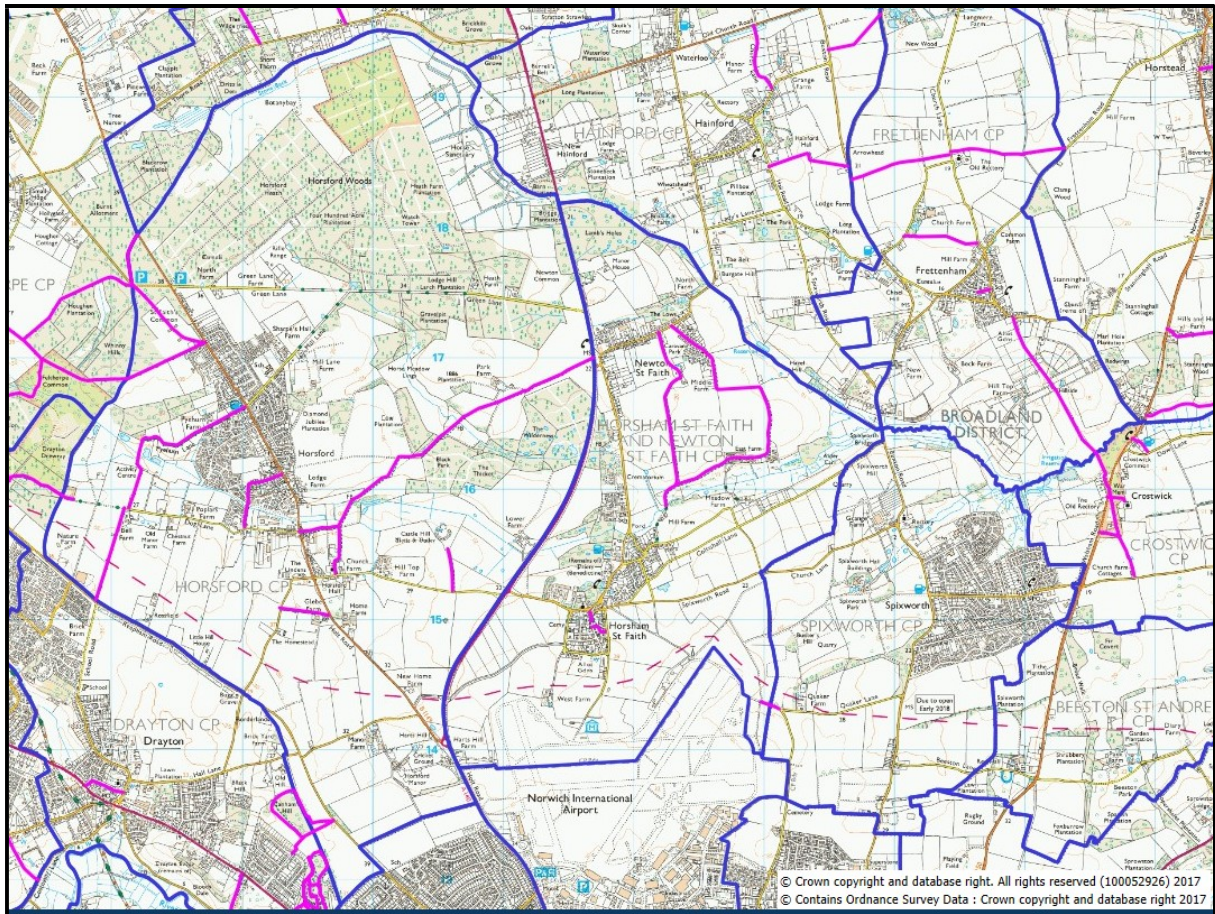


**Figure 7 above: Listed buildings in Horsford (Grade II: green dot, Grade 11\*: yellow dot, Scheduled Monuments: brown circle).**

### 3.3.4 Footpaths and Cycleways

There are several public rights of way in Horsford and these are shown in the map below. There is a cycle way from Horsford Village Hall on Holt Road linking through to Gordon Godfrey Way.

Some areas of woodland within Horsford parish contain permissive paths and tracks that are well used by the public. The car parks that can be used to access the woods are shown on the map on the following page. Some areas of the woodland within Horsford parish do not contain permissive paths and tracks and are not accessible by the public.



**Figure 8 above: Public Rights of Way (shown in pink). Car Parks (shown with a blue 'P'). Source: Parishes Online Mapping.**

### 3.3.5 Air Quality

Horsford Parish has no air quality management areas and no significant air quality issues.

### 3.3.6 Water and Flooding

Small parts of Horsford Parish are at risk of flooding from the River Hor. There is a small area of Flood Zone 2 and a small area of Flood Zone 3. The risk of flooding in the Zone 2 area is 0.1 per cent each year and the risk of flooding in Zone 3 is 1 per cent.<sup>16</sup>

Water from the River Hor and Spixworth Beck, feed into the River Bure, which goes through the Crostwick Marsh Site of Special Scientific Interest (SSSI) five kilometres downstream and into the Broads Special Area of Conservation. Consequently, impacts on water quality within the parish have the potential to impact the Crostwick Marsh SSSI further downstream and the River Bure within the Broads Special Area of Conservation.

<sup>16</sup> Environment-agency.gov.uk

The parish of Horsford lays over a Secondary A Aquifer (permeable layers of rock, capable of supporting water supplies at a local scale) and drinking water protection zone. Consequently, potentially polluting developments may require pollution prevention measures for surface water, trade effluent, and off network sewage disposal.

The area is a Nitrate Vulnerable Zone, which may affect agricultural developments.

### **3.3.7 Minerals and Waste**

A map showing the Adopted Revised Policies Map May 2016 for existing mineral and waste facilities around Horsford can be found in Appendix E.

A map showing the mineral safeguarding areas in the parish of Horsford can be found in Appendix F.

## **3.4 Social Conditions**

### **3.4.1 Community Facilities**

Horsford parish is well served by several community facilities, shops, food outlets and sports club facilities. These include:

The Allotments  
Horsford Primary School  
Village Hall  
Church Rooms  
Playing Field with play equipment  
Post Office  
Social Club  
The Brickmakers Inn  
The Dog Inn  
Horsford Cricket Club  
Veterinary Surgery  
Doctors and Pharmacy  
Horsford Bowls Club  
Scout hut  
Horsford Dental Practice  
All Saints Church  
Horsford Methodist Church

Horsford has a very active community and there are a range of organisations and sports clubs in the parish. These include the 1<sup>st</sup> Horsford and St. Faiths Scout Group, The Horsford Players Amateur Dramatics Group, the Bowls Club, Coffee Morning Friends, Horsford Rainbows, Women's Institute, Knitwits, Guides, Brownies, The Horsford News, Meals on Wheels, the Allotment Committee, the Save Green Lane Conservation Group, the Social Club and the Youth Football Club.

Drayton Medical Practice, which includes Drayton, Horsford and St Faith's Surgeries, has objected to Planning Application 20161770, which is a proposal for 259 dwellings, because of the impact the increase in population will have on their ability to meet patient demand.

### **3.4.2 Housing**

There are 1617 dwellings in Horsford parish according to the 2011 census.<sup>17</sup> There are 1,592 households. 80.8 per cent of households own their accommodation, 6.5 per cent live in socially rented accommodation and 11.4 per cent of households live in privately rented accommodation.

98.9 per cent of households in Horsford parish live in houses or bungalows. 49.6 per cent of households live in detached houses or bungalows, 40.8 per cent live in semi-detached houses or bungalows and 8.5 per cent live in terraced houses or bungalows. A total of 0.8 per cent of households live in flats, maisonettes or apartments.

The property website Zoopla.co.uk suggests that the average house price in Horsford over the last 12 months was £241,191 and property prices have increased 4.01 per cent in the past year. The average asking rent is £436 per calendar month.

There is no sheltered housing or housing with care provided in Horsford.<sup>18</sup>

New Dawn is a residential care home situated on Dog Lane in Horsford. The care home is for twenty adult residents with learning disabilities, physical disabilities and sensory impairment. Grenville Court is a residential care home with 64 rooms for adults aged over 65.

### **3.4.3 Crime**

Crime levels are relatively low. For the parish of Horsford from November 2015 to November 2016 there were a total of 147 crimes reported to the police.<sup>19</sup> Horsford Parish Plan 2006/07 identified a need for an improved police service in the village including the increased use of community police officers. A Safer Neighbourhood Policing team is now in place in Horsford with specific officers and Community Support Officers dedicated to Horsford. Horsford has an active Speedwatch team in response to concerns about speeding traffic from parishioners.

### **3.4.4 Deprivation**

There are no significant areas of multiple deprivation within the parish (according to the English Indices of Deprivation 2015). In general terms, Broadland district doesn't experience

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<sup>17</sup> [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>18</sup> A guide to sheltered housing and housing with care in the Broadland District Council area.

<sup>19</sup> [www.police.uk/norfolk](http://www.police.uk/norfolk)

widespread deprivation. In the national Indices of Deprivation (IMD 2015), Broadland was within the 10 per cent least deprived areas.<sup>20</sup> The Horsford LSOA (Lower Layer Super Output Area) was ranked 22,379 out of 32,844 LSOAs in England where 1 is the most deprived LSOA.<sup>21</sup> This is amongst the 40 per cent least deprived neighbourhoods in the country.

### **3.5 ECONOMIC CONDITIONS**

#### **3.5.1 Education**

Early years facilities in Horsford parish are provided by Horsford Pre-School, which is based in the village hall on Holt Road. Horsford Pre-School is a charity who are Ofsted Registered and offer childcare Monday to Friday for children aged 2 – 4 years old.

Giggletots is a Parent/carer toddler group for children aged from birth – three years old and is run by Horsford pre-school. The group is held during term time at Horsford Methodist Church on Tuesday, Wednesday and Friday mornings from 9am – 11am.

Horsford C of E VA Primary School opened on 1<sup>st</sup> September 2015 and is situated on Mill Lane on the sites of the previous Infant and Junior Schools. Reception, Year 1 and Year 2 are based in the building on the Holt Road Site and Years 3, 4, 5 and 6 are based in the Mill Lane Site.

Most secondary school aged children go to Hellesdon High School.

#### **3.5.2 Economically active**

Of the Horsford population aged 16 – 74, 77 per cent are economically active, 41 per cent are in full-time employment, 18.4 per cent are in part-time employment, 12 per cent are self-employed, 3 per cent are unemployed and 2.7 per cent are students. Horsford has a higher proportion of the population who are economically active 77 per cent, compared to Broadland 71.1 per cent and Norfolk 68.1 per cent.

Of the economically inactive population of Horsford, 11.7 per cent are retired, 3.5 per cent are looking after their home and/or family and 3.2 per cent are disabled or have long term sickness.<sup>22</sup>

The graph below shows the occupation of Horsford residents.<sup>23</sup> Horsford has a similar range of occupations to the average for the district of Broadland, although has a higher proportion

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<sup>20</sup> English Indices of Deprivation 2015

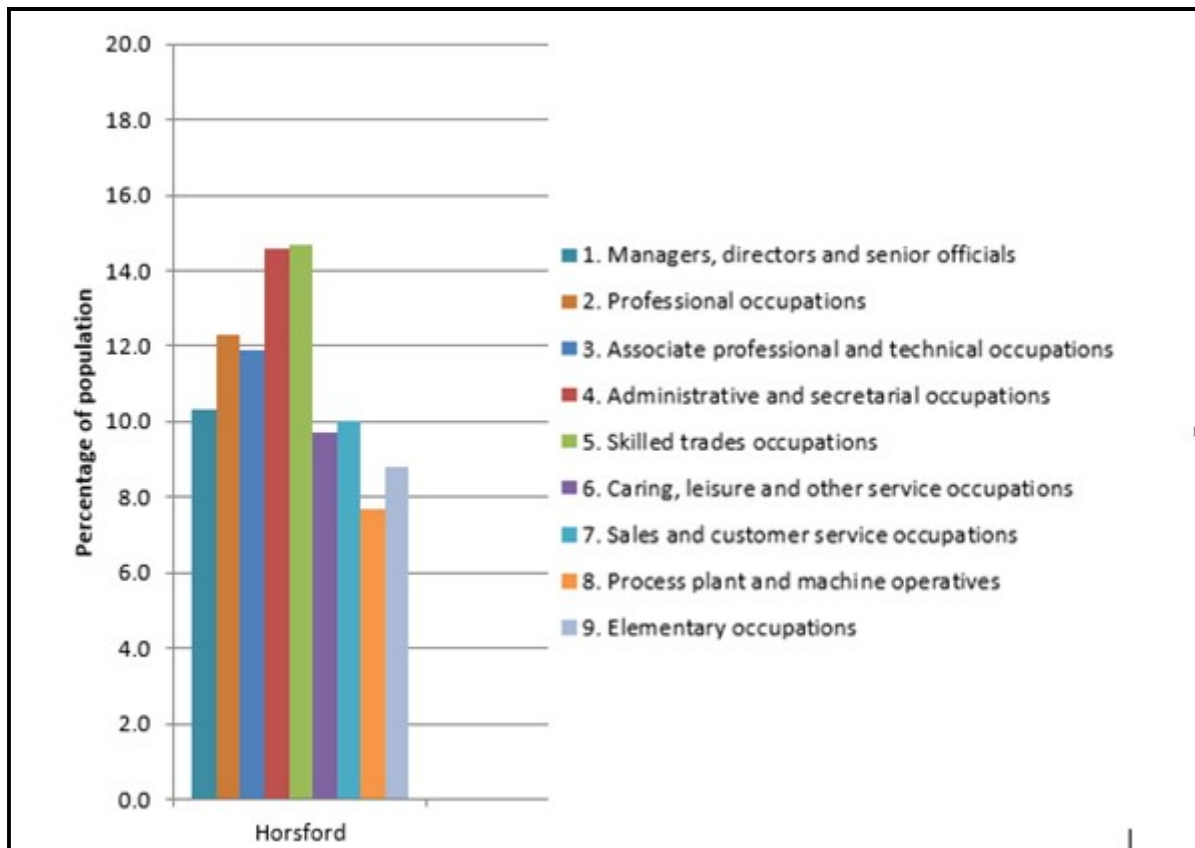
<sup>21</sup> Communities.gov.uk Indices of Deprivation 2015 Explorer

<sup>22</sup> Office for National Statistics, Census 2011.

<sup>23</sup> Rural Services Online

of the population in Administrative and secretarial occupations of 14.6 per cent compared to the Broadland figure of 12.6 per cent and the Norfolk proportion on 10.5 per cent.

**Figure 9 Below: Occupation of Horsford residents from the 2011 Census**



### 3.5.3 Local Businesses

The main employment areas are Horsbeck Way Industrial Estate and Holt Road Industrial Estate. There are other businesses in their individual premises. Retail premises include Horsford Newsagents, Horsford Kebab and Pizza House, Naga Indian and Bangladeshi Take-away, Kelly’s Bakery, Spice of India, Hong Kong Takeaway, Horsford Fish Bar, The Co-operative Food, the Launderette, the Butchers and the Beauticians and Hairdressers.

### 3.5.4 Transport & Access

The nearest railway station to Horsford is in Norwich 10.7km.

First operate bus service 36/36B Horsford – Norwich – Long Stratton. This is a regular bus service that can be used to get into and return from Norwich City Centre. This bus service runs an outbound service from three stops in Horsford into Norwich at thirty minute intervals from Monday to Friday from 06:30 till 19:25. The return service runs at thirty minute intervals from Norwich St Stephens Street to Horsford from 07:15 until 18:49 then with one more return service leaving from Norwich City Centre at 23:10. The service on

Saturdays is slightly reduced and on Sundays there are two services in at 09:07 and 10:07, returning from Norwich at 16:45 and 17:45.<sup>24</sup>

Sanders Coaches operate routes 42 and 45 that serve Horsford from Monday to Saturdays and pick up from the Brickmakers. Route 42 picks up at 7:44, 9:44 and 12:08 and returns from Norwich at 14:06, 16:41 and 18:11. Route 45 picks up from the Brickmakers and runs a service between Holt and Norwich.<sup>25</sup>

There are no taxi companies based in Horsford but there are taxi companies based in nearby Drayton and Hellesdon.

The online website [www.liftshare.com](http://www.liftshare.com) provides a website for registering car sharing journeys.

Kickstart Norfolk is a charity that can provide moped and scooter loans to help people access work and training [www.kickstartmopeds.co.uk](http://www.kickstartmopeds.co.uk).

Voluntary Norfolk run a non-emergency patient transport volunteer service. The organisation matches volunteer drivers with people needing to access medical appointments [www.voluntarynorfolk.org.uk](http://www.voluntarynorfolk.org.uk).

The Butterfly Mill development in Horsford has a residential travel plan paid for by the developer. The travel plan covers five years and aims to increase awareness of people's travel options with the aim of reducing dependency on the private car and to improve health and fitness through walking and cycling.

As a rural parish, there is high dependency on the car. Car ownership is very high, with only 5.5 per cent of households having no car or van. 40.7 per cent of households have one car or van, 41.1 per cent of households have two, 8.6 per cent have three and 4.1 per cent have four or more cars or vans per household.<sup>26</sup> Horsford has high car ownership levels compared to the data for Broadland and Norfolk.

Travel to work data from the 2011 census, shows that 54.54 per cent of residents of Horsford travel to work by car or van. This is higher than the 48 per cent of Broadland's residents that travel to work by car. The other values for travel to work for Horsford are similar to the values for Broadland.

Distance travelled to work data from the 2011 census shows that the largest percentage of Horsford residents (43.4 per cent) travel between 5km – 10km which is higher than the average for Broadland residents. This is most likely to be residents travelling into work in Norwich and reflects the proximity of Horsford to the city centre.

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<sup>24</sup> Firstgroup.com

<sup>25</sup> Sanderscoaches.com

<sup>26</sup> Office for National Statistics, Census 2011.

## 4. Key issues (task A3)

The objective of this section of the Sustainability Appraisal Scoping Report is to identify a series of key sustainability issues in Horsford.

The issues identified and set out below are based on the review of documents set out above under task A1 and the review of baseline conditions set out under task A2.

In addition to including issues identified from tasks A1 and A2 we have included issues identified by the Sustainability Appraisal Scoping Reports for the BDC (2007 Core Strategy).

The issues set out in the table below are arranged under the following three headings:

- Environmental
- Social
- Economic

Where appropriate, SEA topics are provided in brackets to identify which parts of the table correspond to specific SEA requirements.

The issues identified provide a basis to develop a set of sustainability appraisal objectives / sustainability framework set out in the next section.



**ENVIRONMENTAL ISSUES (SEA topics: bio-diversity, fauna, flora, soil, water, air, climatic factors, cultural heritage, architectural and archaeological heritage, landscape)**

**HORSFORD SPECIFIC RESEARCH (2015)**

**Natural environment**

- There are a variety of areas of woodland and heathland in Horsford need to be protected and enhanced. (ENV4, ENV5)
- Community consultation identified concern that houses built near Horsford woods will impact on the countryside character of the northern area of Horsford parish. (ENV5)
- Green spaces and green corridors will need to be integrated into planned development and include provision for walking and cycling in the parish. (ENV4, ENV5, SOC7)
- The parish has footpaths across the countryside and these will need to be integrated into planned development and access to the countryside maintained. (ENV4, ENV5, SOC7)
- Broadland District Council is developing a West Broadland Green Infrastructure plan, which will identify improvements to improve access for recreation and protect wildlife. (ENV4, ENV5, SOC7)
- Horsford has eight County Wildlife Sites within the Parish boundary. These County Wildlife Sites need to be protected and enhanced. (ENV4, ENV5)
- There are several species that exist in Horsford that need to be protected and enhanced (ENV4, ENV5)
- Improvements such as improving the condition of the rides on Horsford Woods and fencing an area for grazing in the land managed by the Norwich Fringe Project are required. (ENV4, ENV5)

**Built environment**

- Horsford has a wealth of archaeological sites and artefacts. The landscape character and heritage should be retained, reflected and enhanced through the design of new developments. (ENV5, SOC7)
- Holt Road is the main route through the village. Consideration needs to be given to the village feel as people enter Horsford. (SOC5, SOC7)

**Climate Change**

- There is a need to reduce greenhouse gas emissions and ensure that contributions to climate change are reduced throughout, particularly as Horsford has high car ownership. (ENV1, ENV6)

- All new, and some existing, developments will need to adapt to the likely consequences of climate change through their design and locations. (ENV6)
- Adapting to the effects of climate change will need to include the ability to design developments that are water efficient and recycle water resources as Norfolk is one of the drier parts of the country. (ENV8)

#### **Natural resources**

- There are small areas of Horsford that are at risk of surface water flooding. Further development should take these areas of flood risk into consideration and where possible, reduce the risk. (ENV7)
- Horsford Parish includes Spixworth Beck, which flows into the Crostwick Marsh SSSI and the River Bure Special Area of Conservation. (ENV2)
- Waste Management will experience increased pressure on services to accommodate growth, supply new treatment facilities and minimise waste production overall. (ENV9)
- Horsford parish lays over a Secondary A Aquifer and drinking water protection zone. Developments that may cause pollution may require pollution protection measures for surface water, trade effluent and off network sewage disposal. (ENV2, ENV10, ENV11)
- The area is a Nitrate Vulnerable Zone which may affect agricultural developments. (ENV11)
- The Mineral Safeguarding areas for sand and gravel underlies large areas of the parish of Horsford. ENV11)

#### **Transport**

- There is high car ownership in Horsford and high car use for travelling to work. (ENV1)
- In the Parish Plan, residents of Horsford would like improved reliability of bus services. This would enable better access to employment. (ECON3)
- Noise from helicopters using Norwich airport is an issue for residents. (SOC7)
- A residential travel plan for Butterfly Mill is being undertaken. This should widen resident's knowledge of travel choices and reduce dependency on the private car. (ENV1)

### **BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT (2007)**

#### **Natural environment**

- There is a wealth of natural assets and ecology (including high levels of water quality), which need protecting, maintaining and enhancing, and re-creating where lost.

- There is a wealth of high quality agricultural land, which makes Greater Norwich an important supplier to the food industry. This will need protecting, as its loss would be irreversible.
- Improving sustainable access to the countryside.
- Making the city and urban areas greener and with increased links to the fringe areas. This will require some retrofitting of existing areas if a genuine sustainable city is to be developed.
- Greenspaces and green corridors will need to be integrated into development and include the use of walking and cycling network.
- There is generally poor status of SSSIs particularly in Norwich. Overall the quality of habitats needs to be improved and some areas need extending.
- Pressures from new development means that a significant area of greenfield land may be needed for new development.
- Landscape character and heritage should be retained, reflected and enhanced through the designs of new developments.
- Cross-boundary effects are also an important consideration. Activity promoted through the JCS is also likely to have an effect on areas outside its administrative boundary, such as the Broads Authority area. Water quality and biodiversity downstream will be particularly vulnerable to changes from new development.
- Water quality is important for freshwater eco-systems and as a secondary effect the angling and tourism industry. Biological and chemical water quality will need to be enhanced through land use practises, such as installing SUDs and treatment works.

#### **Built environment**

- The Greater Norwich Area has a wealth of Scheduled Ancient Monuments, Listed Buildings and other architecturally distinctive structures all of which need protection.
- The special historic character of Norwich and its hinterland should be preserved and enhanced; the unusual number of churches in the city, the valued listed buildings and the largest groups of industrial monuments in the country, namely windmills, will be important in retaining the city's unique character and heritage.
- Preserve the distinctive character of the historic built environment and landscape, protecting and enhancing these and using them to promote the Greater Norwich and Broads areas.
- New developments will need to be integrated into the existing form and character of local areas in order to minimise the negative impacts that could be brought to the heritage of the area. Historic Landscape Characterisations can provide valuable assistance for integrating landscape distinctiveness into new developments.
- Brownfield land is in increasingly short supply, particularly in rural areas, so there is pressure to make best use of sites that do exist.

- New construction can have negative impacts on existing development, town and cityscape from noise, air quality and dust.
- Indirect impacts on the built environment could arise from the additional pressures of development and climate change.
- Measures should be taken to enhance the historic core of Norwich and other distinctive heritage features, by making them able to withstand development pressures arising in the immediate future, such as traffic growth.

**Climate change:**

- Climate change threatens the long-term future of some habitats and species; their capacity to withstand these changes must be improved.
- Significant areas in Greater Norwich are at risk of flooding, including previously developed areas in the City. The area at risk of flooding will increase with climate change.
- Flood risk in areas like the Broads can also be exacerbated by developments upstream causing a change to natural watercourses and the water cycle.
- There is a need to reduce greenhouse gas emissions and ensure that contributions to climate change are reduced throughout, particularly as the rural areas of Broadland and South Norfolk are so much more reliant on using the private car.
- All new, and some existing, developments will need to adapt to the likely consequences of climate change through their design and locations.
- Adapting to the effects of climate change will need to include the ability to design developments that are water efficient and recycle water resources as Norfolk is one of the drier parts of the country.
- Some aspects of retrofitting existing development, such as improving energy efficiency in private sector housing, tackling traffic congestion and promoting reduction, reuse and recycling of waste.
- Some aspects of change could bring benefits e.g. more wetlands.
- Renewable energy solutions for the area will be essential and should be sought in order to minimise the use of carbon-burning technology for energy generation. This would also have the benefit of opening a number of new opportunities for economic development, such as a hydrogen energy sector.
- Norwich and Norfolk's carbon footprints are currently unsustainable, and promoting adaptive lifestyles will be necessary to reduce them.
- New developments in all sectors, land uses and activities will need to minimise their carbon emissions. The growth in popularity of Norwich.

- Airport use will also need to be redressed though carbon-saving elsewhere.

**Natural resources:**

- There is increasing pressure on the natural resources needed to facilitate new development, which will impact on water quality and supply, air quality, energy and minerals use.
- Water quality must be enhanced given the rise in phosphate levels that are occurring in water courses.
- The irrevocable loss of quality soil resources should be minimised.
- Water supplies must be sufficiently able to service new developments and new designs of development must conserve water use as much as possible and seek to reduce the water use throughout the area.
- Greater Norwich should consider the impact on catchment reserves.
- Minerals efficiency will need to be improved to minimise the environmental impact of extraction and processing, including increasing the use of aggregate captured from recycled construction material.
- Ensuring that existing and new development is resource efficient.
- There is a need to reduce the amount of waste from Greater Norwich sent to landfill sites, and find alternative methods of disposal.
- Energy captured from waste should be increased.
- Waste management will experience increased pressure on services to accommodate growth, supply new treatment facilities and minimise waste production overall.
- Efforts should be made to treat and use contaminated land as a priority for restoration, provided it use won't present health risks.

**Transport:**

- High motor vehicle use, particularly in rural areas, stemming from a general dependency on the private car.
- Use of transport, in urban areas in particular, and its growth in volume has impacts on human health through contributing to poorer air quality in urban areas.
- There is an on-going an urgent need to encourage a modal shift in transport use away from private cars and into public transport, and to replace CO2 emitting modes with less polluting forms of transport.
- General environmental amenity will be put under pressure from new development, particularly due to noise, air and water pollution.
- Transport movements associated with minerals, waste and other service provision will need to be minimised.

## **SOCIAL ISSUES (SEA topic: population)**

### **HORSFORD SPECIFIC RESEARCH, 2015**

#### **Population**

- The population of Horsford is likely to increase. The call for sites for the Greater Norwich Local Plan may result in more sites allocated for development and this will require an expansion of services and facilities. (SOC1, SOC7, SOC8)
- Reducing the environmental impact of individuals will be important in creating a sustainable community. (SOC7)
- Concern identified through community consultation that the growth of Horsford will result in the village becoming a suburb of Norwich. Maintaining and enhancing the rural feel of the village is important to the community. (SOC7)

#### **Access to services**

- As Horsford Parish grows, there is a need to promote healthy lifestyles, particularly through the design of, and access to, new developments. (ENV1, SOC3)
- There is concern that as the village grows, the infrastructure and services required will not be able to accommodate population growth. (SOC1, SOC2, SOC6, SOC7, SOC8).
- Community Consultation has identified the need for a larger doctor's surgery in Horsford as the population increases. This is supported by Drayton Medical Practice's response to planning application 20161770. (SOC8)
- Horsford residents have to go to Drayton or Horsham surgeries if there are no appointments available in Horsford. This is not an option for people with limited transport options. (SOC1, SOC7, SOC8)
- There is strong community support for keeping the allotments. (SOC2)
- Community consultation identified the need for bigger shopping facilities with more parking. (SOC8)
- The need for local shops in new developments was identified. (SOC8)
- The importance of retaining the Post Office was identified. (SOC8)

#### **Crime**

- Crime levels are relatively low in Horsford parish compared to National and Regional figures. Speeding traffic is an issue for residents. (SOC5)

### **Leisure, culture & recreation**

- Community consultation identified the need for improved and fenced play spaces. (SOC1, SOC2, SOC5)
- Community consultation identified the need for more community facilities for indoor and outdoor recreation for all ages. (SOC1, SOC2, SOC5)
- Access to Horsford Woods is an essential part of community life in Horsford and this needs to be maintained and enhanced. (SOC2, SOC7)

### **Education**

- As Horsford grows, additional places will be required in Horsford Primary School. (SOC3)
- Horsford Primary School is on two sites. Community Consultation identified the need for the Primary School to be on one site. (SOC3)

### **Housing**

- The initial community consultation identified the need to have controls on housing density. (SOC7)
- There is a variety of housing tenure in Horsford, with a significant amount of owner-occupied. (SOC4, SOC7)
- There is a need to provide a sufficient and appropriate mix of housing types to meet the needs. This was identified through community consultation. (SOC4, SOC7)
- There is strong community support for the need for sheltered accommodation. (SOC1, SOC4, SOC7)
- There is strong community support for a range of housing, not just family homes. (SOC1, SOC4, SOC7)

### **Transport**

- Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car. (ENV1, SOC8)
- Traffic Management and Speeding issues were identified as a priority in the Parish Plan. (SOC5, SOC7)
- Through community consultation, concerns were raised regarding the construction of the Northern Distributor Road and the resultant road closures leading to increasing volumes of traffic in Horsford. (SOC7)
- Community consultation identified the need for a cycle path access to Marriotts Way. (SOC2, SOC8)
- Community consultation identified the need for slower traffic through the village. (SOC5, SOC7)
- Community consultation identified the need for more cycle routes within the village and cycle paths links to Hellesdon. (ENV1, SOC2, SOC8)

- Improved bus services are required. This includes more buses in the evenings and on Sundays. (ENV1, SOC8)
- More crossing points on Holt Road are required. (SOC8)
- There was strong community support for re-routing articulated lorries. (SOC7)

#### **BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007**

##### **Population:**

- There is a wealth of natural assets and ecology (including high levels of water quality), which need protecting, maintaining and enhancing, and re-creating where lost.
- Rising population through inward migration requires more homes services and facilities.
- Creation of unbalanced communities through:
  - Increasingly ageing population in rural areas;
  - Increasingly younger population in the city; and,
  - Migration of families from the city towards the suburban and rural areas.
- Household sizes are becoming smaller as more people remain single for longer or become single, and as a result require more homes to cater for this trend.
- In-migration of populations from other areas in the region, and nationally and internationally, is increasing the demand for housing, community facilities and services.
- The proportion of the population for whom English is their second language is increasing. This is likely to have implications for the future provision of services and facilities such as education and community learning.
- Reducing the environmental impact of individuals will be important in maintaining sustainable communities.

##### **Deprivation:**

- Deprivation affects certain sectors of the community in many different ways, including distinct variations between urban and rural areas.
- Deprivation is generally heightened in urban areas, but also affects significant pockets of rural communities.
- Reducing deprivation includes:
  - Education and attainment



- Income deprivation
- Health and environmental quality
- Crime
- Social exclusion
- Reducing levels of unemployment will help reduce poverty and inequality and improve home affordability.
- If the house price – income ratio continues to widen, home owners will have less disposable income as mortgages/rents increase.

**Access to services:**

- The Greater Norwich population dispersal has a distinct urban, rural and urban-fringe split, which has implications for accessing facilities, providing services for dispersed communities, and identifying a role for some settlements.
- There is a pressing need to find the best location for new development to have access to services and facilities.
- Services must be provided for an increasingly aging population, and all services must take into account the rising levels of disability in the population. This includes building homes to lifetime homes standards as well as providing specialised accommodation.
- Access to higher education establishments is problematic for pupils in the more rural areas where public transport links are poor.
- Difficulties in accessibility should not be allowed to restrict training opportunities, as this would have economic impacts for the future.
- As the population is rather dispersed, the roles of towns and local settlements will be important in order to cater for people's needs.

**Health**

- The need to promote healthy lifestyles, particularly through the design of, and access to, new developments.
- More health infrastructure, and better access to health facilities, is needed for all communities.
- Addressing the links between lower levels of health and higher deprivation will help to reduce social inequalities.
- Air Quality Management Areas should be mitigated and the impacts of congestion and localised emissions concentrations should be reduced through traffic management schemes. Projects such as the CIVITAS Initiative can help cities to achieve a more sustainable, clean and energy efficient urban transport system through integrated technology and policy based measures.
- Traffic can have negative health impacts across the area and these should be mitigated against, such as if the airport expands.
- Providing permanent sites for Gypsy and traveller groups will lead to better access to health care facilities as well as education.
- Localised health facilities, such as cottage hospitals, could be more viable and provide an essential service to new growth, particularly in

the rural areas, to relieve pressure on the major hospitals.

### **Crime**

- Some higher crime levels exist in the urban areas, particularly in the more deprived wards.
- Improving community identity and welfare will be needed to help to reduce anti-social behaviour and increase the feel of local ownership of an area.
- Reducing anti-social behaviour will be closely associated with managing the evening economy.
- Building-up community cohesion will increase the viability of local community-based events and facilities, and improve local democracy and public participation in local elections and Parish Planning.

### **Leisure, culture and recreation**

- Need to provide access to a good range of cultural and leisure facilities, including improved access to the countryside and local green spaces.
- Facilities for local play and interaction are needed to help build strong communities.
- Access to cultural activity is very important for recreation and personal development and community integration. Adequate cultural provision, such as libraries, will be integral to sustainable communities and need to be planned for from the outset.
- Lifelong learning can also utilise cultural facilities and provision of community centres where community capacity and neighbourhood identity can be promoted.
- An emphasis on good design of new facilities will ensure that communities can benefit from improved standards and it will bring some more 'identity' and community involvement in the area.
- Tourism can play an important part in building-up cultural awareness and also for providing jobs and business growth. Support should be given to local tourism-related development linking cultural, social and economic aspects.
- Town and village centres should be retained and encouraged as a focus point or a hub of community activity, particularly in response to local services and facilities being amalgamated or withdrawn from villages into larger settlements, affecting the viability of communities.

### **Education**

- There are varying levels of attainment across the area; generally lower levels are experienced in the urban area and amongst older people.
- Ensuring the viability of educational services in rural areas will be increasingly difficult as populations in those areas become collectively

older. This has implications not only for facilities provision but also for maintaining the existing high standards of educational achievement.

- Opportunities for lifelong skills and training need to be encouraged in order to 'up-skill' the overall workforce.
- Links between lower educational attainment, workplace qualifications and deprivation need to be addressed.
- As in-migration rises there may be a need to improve educational opportunities within communities.

### **Housing**

- There is a variety of housing tenure across the area, with significantly more owner-occupation outside Norwich city.
- There is a need to provide a sufficient and appropriate mix of housing types and tenures to meet the needs of all and reduce the number of household in unsuitable accommodation, for example Norwich may prove to contain too many flats and not enough family units.
- The most sustainable locations for a substantial number of new housing developments will need to be found, exact numbers of which must be planned for as arise from the Regional Spatial Strategy (subsequently updated through the Joint Core Strategy).
- The need to improve the quality of new and existing housing stock.
- There is an increasing gap between house prices and income levels, particularly in South Norfolk and Broadland.
- The affordability of new housing stock needs to be at a level that will ensure that local communities and key workers can access their local housing markets.
- The potential for providing new affordable homes must be maximised in each development proposal.
- Gypsies and Travellers should also benefit from a measured provision of sites across Greater Norwich and be treated equally.
- More effective use of the existing housing stock, such as returning vacant homes to beneficial use, could increase access to housing.

### **Transport**

- Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car.
- Providing appropriate transport infrastructure.
- Improving the accessibility to services and facilities for those who wish to walk and cycle.
- There is a need to improve the opportunities to walk and cycle and use open space provisions as a means of recreation and for leading a more sustainable lifestyle.

## ECONOMIC ISSUES

### HORSFORD SPECIFIC RESEARCH, 2014

#### Growth

- Horsford already has good local employment opportunities including those at Horsbeck Way Industrial Estate and Holt Road Industrial Estate. (ECON 1)
- As Horsford grows, community consultation identified the need to provide employment opportunities within Horsford including more shops, a petrol station, a café and accommodation for small and medium sized businesses. (SOC6, SOC8, ECON1, ECON2, ECON3, ECON4)
- The parish has a planning application for 259 homes. Further sites could be allocated through the Greater Norwich Local Plan, for which a call for sites has already been completed. (ECON1)

#### Transport Infrastructure

- Increasing the provision on jobs in local areas will increase local economic growth and prosperity, so local jobs provision should be encouraged. (ECON1)
- Community consultation identified the need for more parking at the Church and at local shops. (ECON1)
- Community consultation identified the need for less traffic on Holt Road and improved crossing points to access services. (ECON1)
- The Northern Distributer Road is being constructed through the southern end of Horsford parish. This may increase accessibility to employment opportunities and improve access to services. (SOC8, ECON1)

#### Transport

- Improved bus services in the evening and weekends would help Horsford residents access employment opportunities in Holt and Norwich. (SOC6, SOC8)
- The Residential Travel Plan at Butterfly Mill should increase residents' travel choices and increase public transport use and walking and cycling. Knowledge of sustainable travel options should improve sustainable access to services and employment opportunities. (SOC6, SOC8)

### BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

**Growth:**

- There is a generally diverse, successful and growing economy, with a strong Research and Development industry.
- There is a focus of employment provision in the city, with a smaller, growing importance of areas outside the city.
- Currently, there is an emphasis towards large employers being located in the City, and small employers in Broadland and South Norfolk. This may suggest a need to improve diversity of employers across the economy.
- Maintaining high levels of employment and improving the ability of local populations and those with fewer qualifications to access employment markets.
- Where agricultural viability declines, diversification and indigenous investment needs support in rural economies.
- Locating employment growth in the most sustainable locations will be a key factor for a prosperous economy.
- The evening economy can bring a 24-hour business diversity for business opportunities in some areas.
- Increasing the provision of jobs in local areas will increase local economic growth and prosperity, so local jobs provision should be encouraged that can also offer vocational training opportunities.
- Allocations for new jobs, as required under the Regional Spatial Strategy must be provided for in the most sustainable locations.
- Diversification and extension of the tourism base across the area.
- Promotion of tourism development whilst protecting the important landscapes, environment and cultural heritage of Greater Norwich and the Broads area.

**Resources:**

- Domestic and business waste management, including waste minimization, increased recycling and resource efficiency improvements, such as energy generation and recovery.
- Maximising opportunities for economic growth and employment through new waste management facilities.
- Promotion of sustainable energy technologies.
- Enabling sustainable production and consumption.
- Agriculture provides a significant resource for the Greater Norwich economy and its ability to compete in the national and regional sector needs to be supported.
- An environmentally-sustainable economy can be developed through a general reduction in food and business mile generation,

improved energy savings, development of the renewable energy sector, and through enterprises such as eco-tourism.

### **Skills**

- Promoting the knowledge economy will be a key influence in the growth of Greater Norwich and will require support through business infrastructure and training opportunities.
- There is an unbalanced workforce, as graduates take up intermediate jobs and so present difficulties for those with lower qualifications to access jobs.
- Improving the levels of educational attainment amongst school leavers will be a vital part of improving the skills and training of the Greater Norwich workforce.
- The knowledge economy needs to be able to develop an environmentally-friendly sector that helps provide localised training to provide skills for creating sustainable communities, such as sustainable construction skills.

### **Transport Infrastructure**

- Access to jobs needs to be improved, particularly for those in rural areas where local employment opportunities may not be so readily available.
- Providing job opportunities closer to centres of population, particularly in the rural areas, will be important in reducing the dependency on the private car, reducing the need to travel, and building community cohesion.
- Links to regional, national and international transport networks should be maximised for their ability to bring growth and investment.

### **Deprivation:**

- Deprivation affects certain sectors of the community in many different ways, including distinct variations between urban and rural areas.
- Deprivation is generally heightened in urban areas, but also affects significant pockets of rural communities.
- Reducing deprivation includes:
  - Education and attainment
  - Income deprivation
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- Reducing levels of unemployment will help reduce poverty and inequality and improve home affordability.
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- As in-migration rises there may be a need to improve educational opportunities within communities.

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### **Transport**

- Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car.
- Providing appropriate transport infrastructure.
- Improving the accessibility to services and facilities for those who wish to walk and cycle.
- There is a need to improve the opportunities to walk and cycle and use open space provisions as a means of recreation and for leading a more sustainable lifestyle.

## 5. Sustainability appraisal framework (task A4)

A framework of objectives, key questions for decision making criteria and indicators have been developed to cover a broad range of environmental, social and economic factors.

These are based on the SA framework prepared for the Broadland, Norwich & South Norfolk Joint Core Strategy and uses the same Environmental, Economic and Social objectives. This, in turn, was informed by the ODPM guidance: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005).

The Sustainability Appraisal Framework can be found in Appendix I.

**Figure 10 below: Sustainability objectives**

Objectives	Reference
<b>Environmental</b>	
To reduce the effect of traffic on the environment	ENV1
To improve the quality of the water environment	ENV2
To improve environmental amenity, including air quality	ENV3
To maintain and enhance biodiversity and geodiversity	ENV4
To maintain and enhance the quality of landscapes, townscapes and the historic environment	ENV5
To adapt to and mitigate against the impacts of climate change	ENV6
To avoid, reduce and manage flood risk	ENV7
To provide for sustainable uses and sources of water supply	ENV8
To make the best use of resources, including land and energy	ENV9
To minimise the production of waste	ENV10
To conserve soil resources and quality	ENV11
<b>Social</b>	
To reduce poverty and social exclusion	SOC1
To maintain and improve the health of the whole population and promote healthy lifestyles	SOC2
To improve education and skills	SOC3
To provide the opportunity to live in a decent, suitable and affordable home	SOC4
To build community identity, improve social welfare, and reduce crime and anti-social activity.	SOC5
To offer more opportunities for rewarding and satisfying employment for all	SOC6
To improve the quality of where people live	SOC7
To improve accessibility to essential services, facilities and jobs	SOC8
<b>Economic</b>	

To encourage sustained economic growth	ECON1
To encourage and accommodate both indigenous and inward investment	ECON2
To encourage efficient patterns of movement in support of economic growth	ECON3
To improve the social and environmental performance of the economy	ECON4

## 6. Consulting on the SA Scoping Report (task A5)

This SA Scoping Report will be open to comment from various stakeholders with an interest in the effects of the NP.

It is important to ensure that key organisations can play a part in the on-going Sustainability Appraisal process and help the emerging development plans consider the wide variety of factors identified through the scoping process. In accordance with the Strategic Environmental Assessment Directive, the Scoping Report has been available for consultation for a minimum of five weeks.

The three statutory bodies consulted on the Scope of the Sustainability Appraisal were:

- Natural England
- Historic England
- Environment Agency

In addition, the Scoping Report was also sent to:

- Broadland District Council
- Norfolk County Council

The document will be available on the internet for public viewing.

The framework devised through the SA Scoping Report will play a significant role in developing policies within the emerging NP. Its application will be documented in an SA Report as part of Stages B and C following the completion of the consultation process on this Scoping Report (Stage A). The responses to the consultation can be seen in Appendix J and a table details the amendments made to this report following consultation.

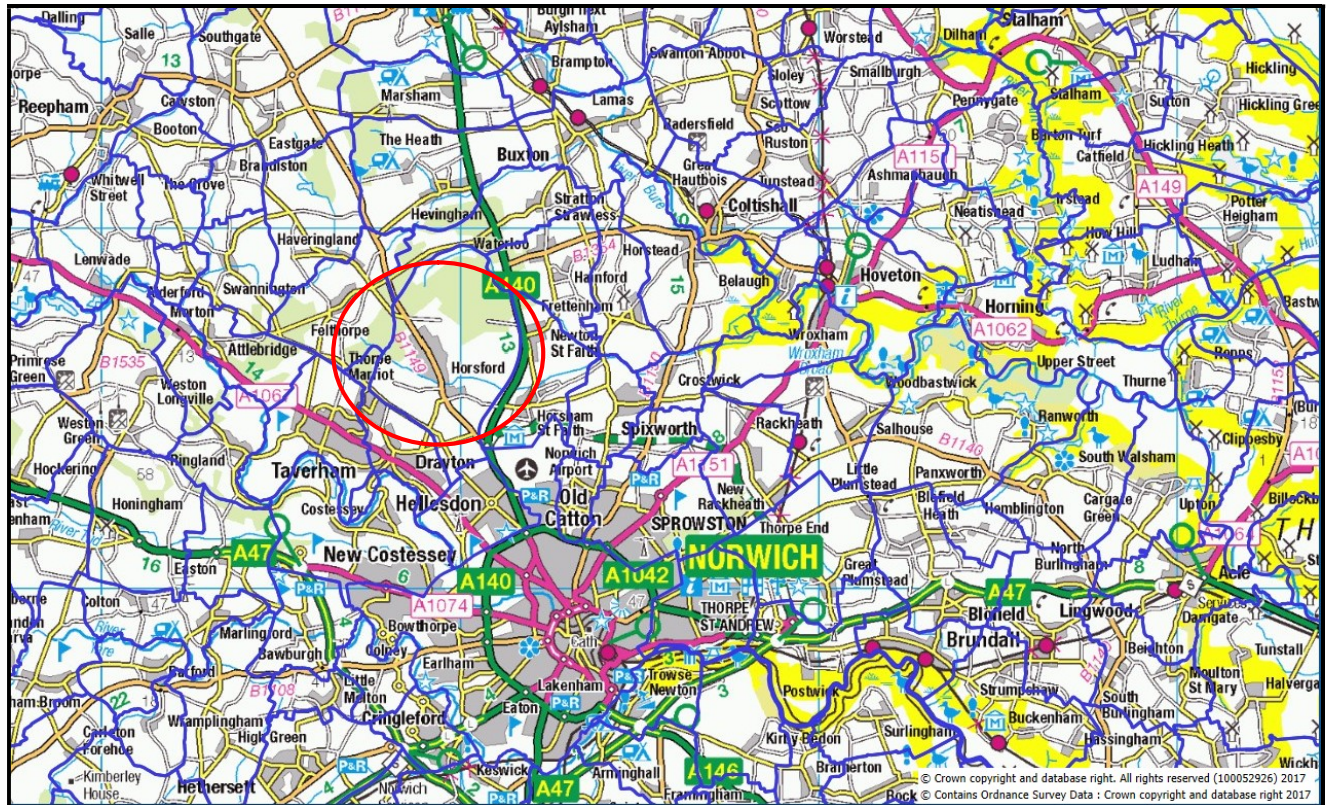
This report will document how the SA process has been accounted for throughout the development of the different policy options considered during the production of the NP.

## Appendices Appendix A

### Horsford Location map

Source: Parish Online mapping

Red circle denoting approximate location of Horsford parish.

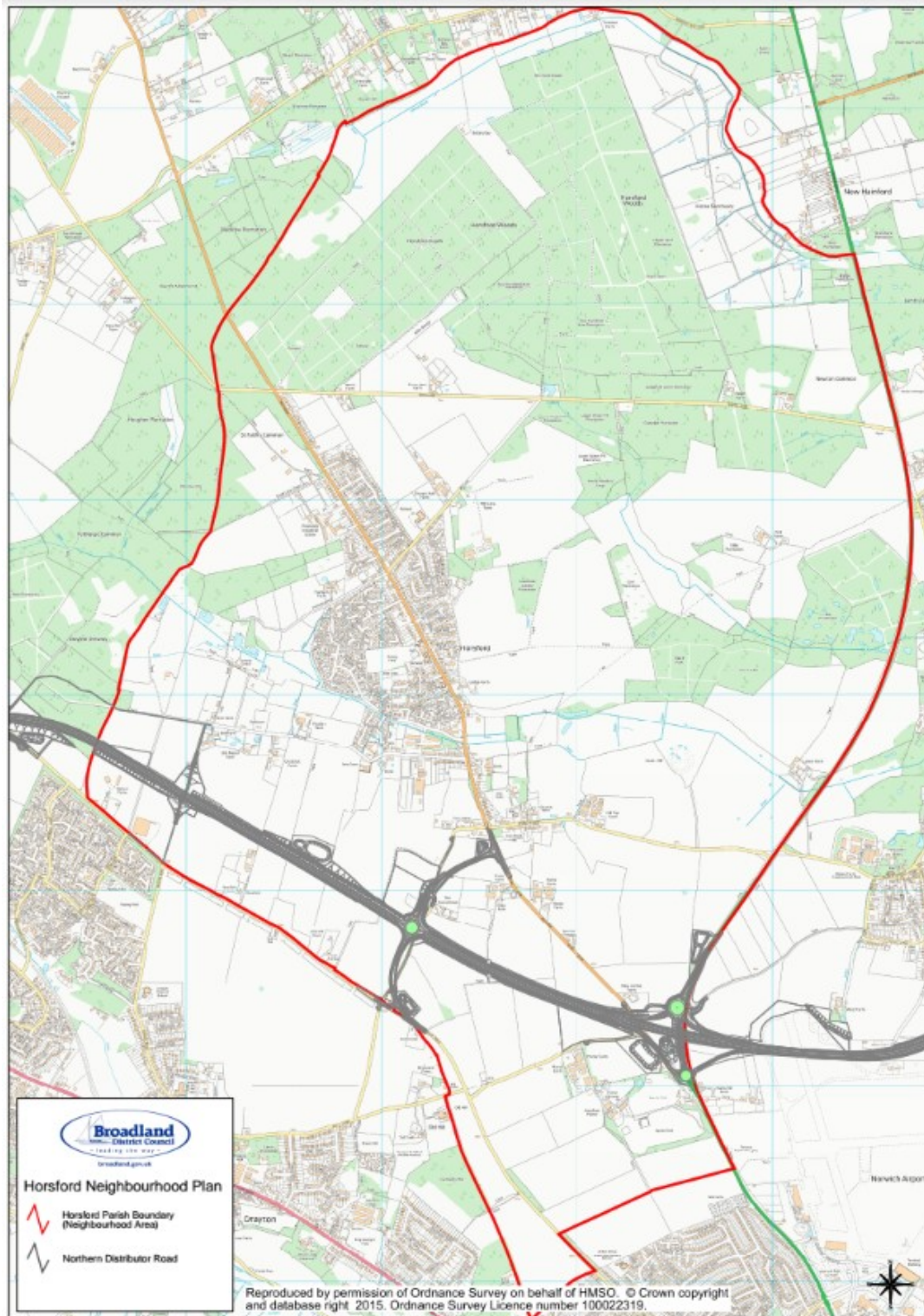


## Appendix B

### Horsford Neighbourhood Plan Area




























Source: Broadland District Council

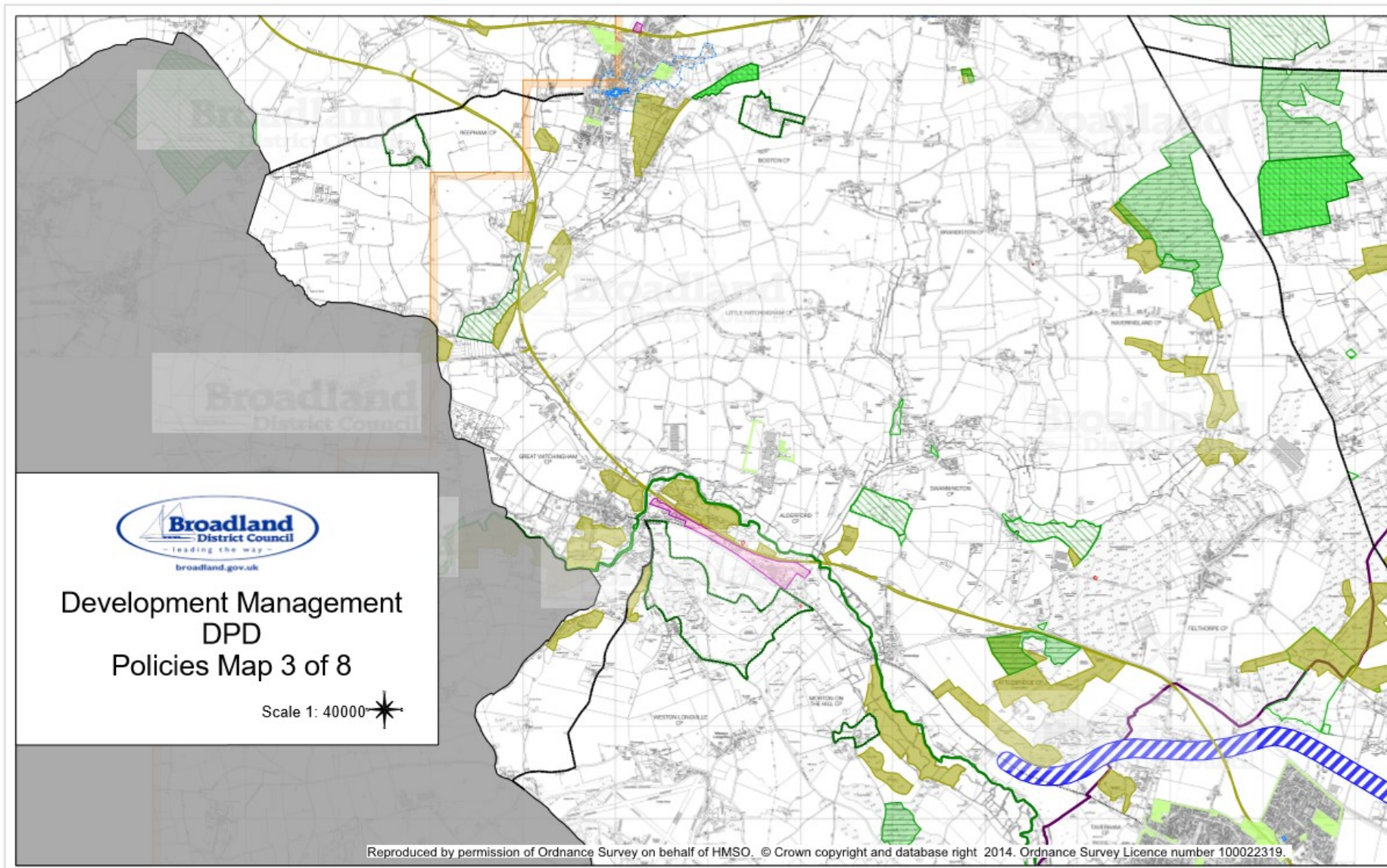
The red line denotes Horsford's Parish Boundary.



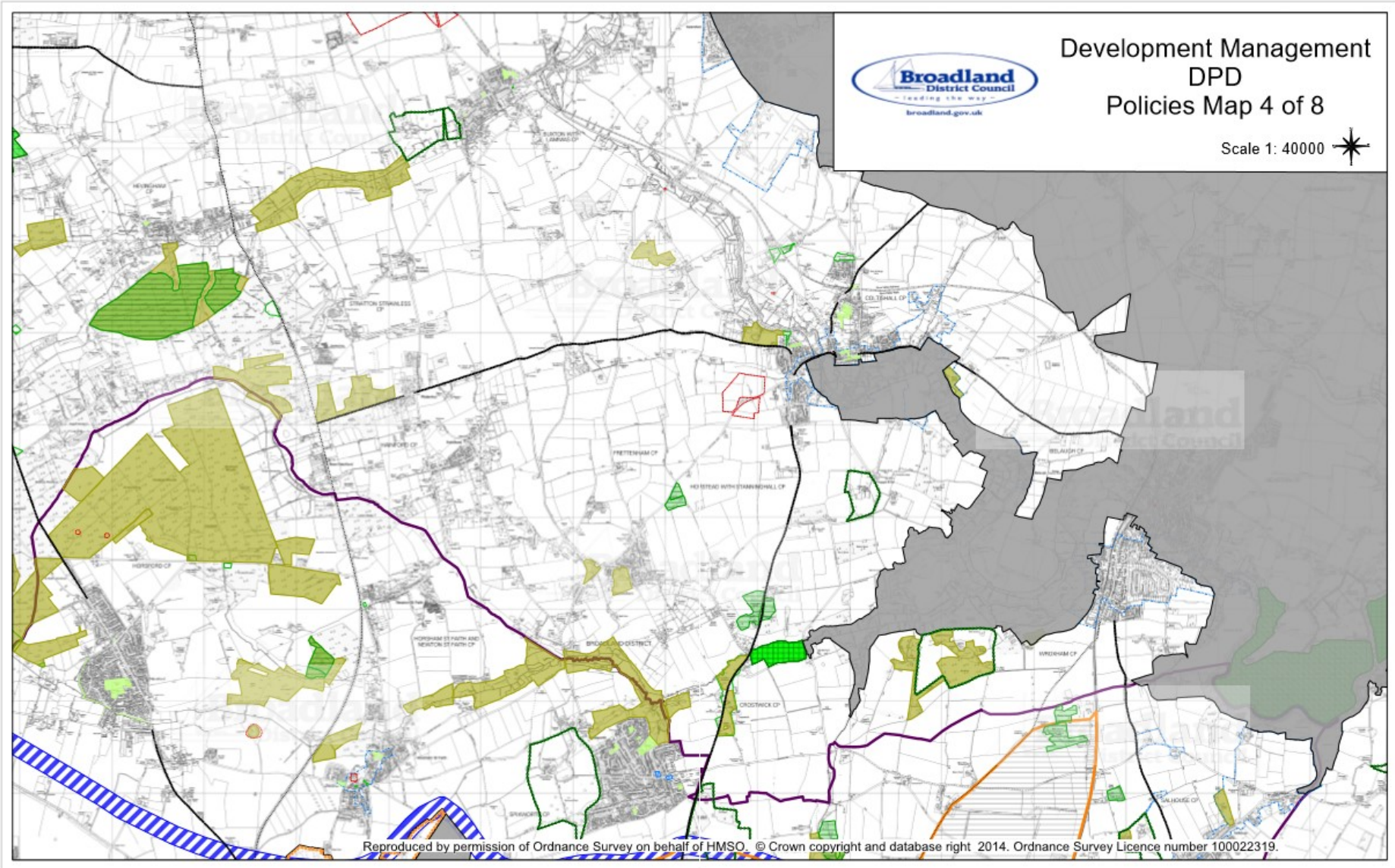
## Appendix C

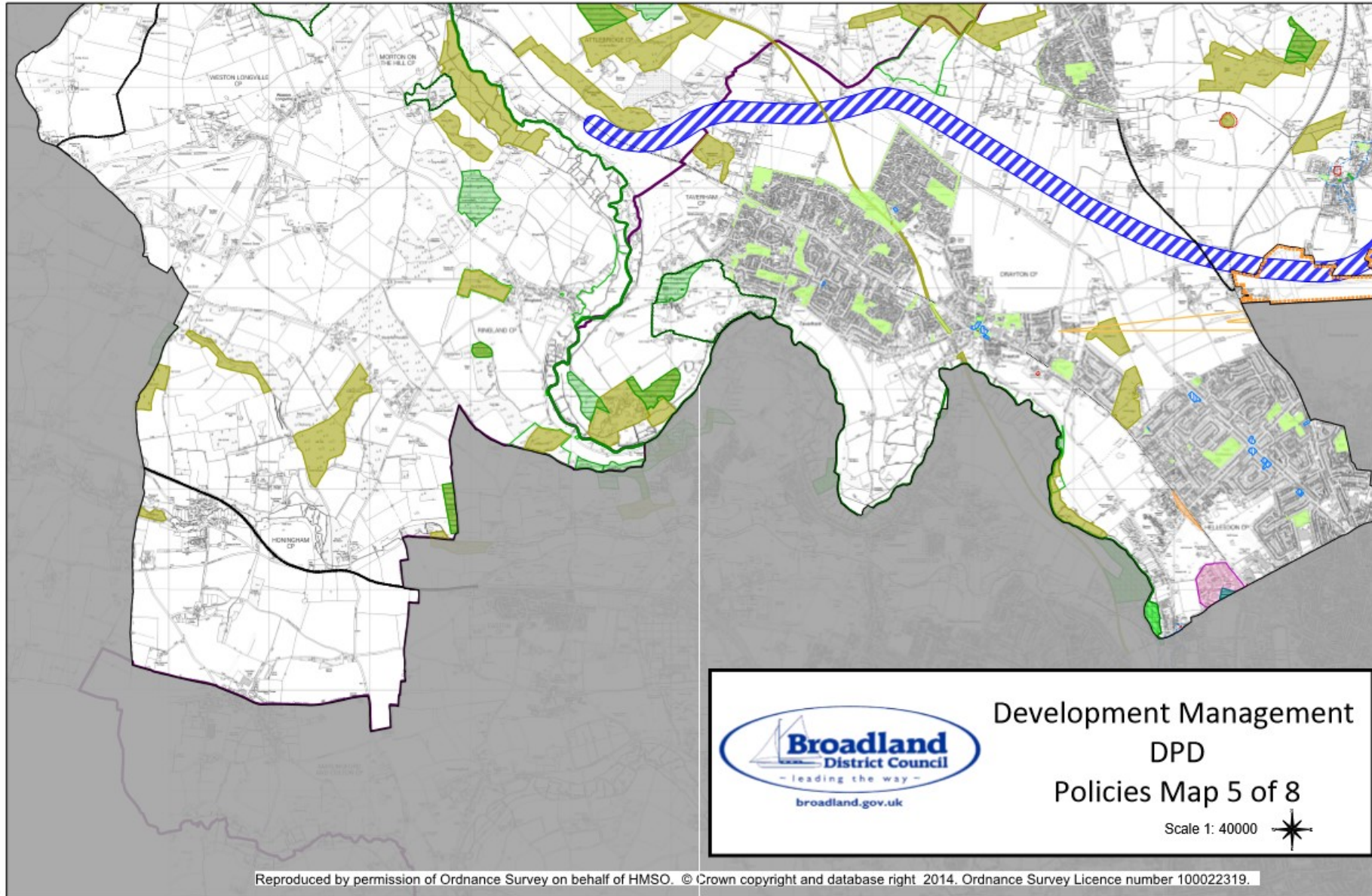
### Broadland District Council's Development Management Development Plan Document Policies Map.

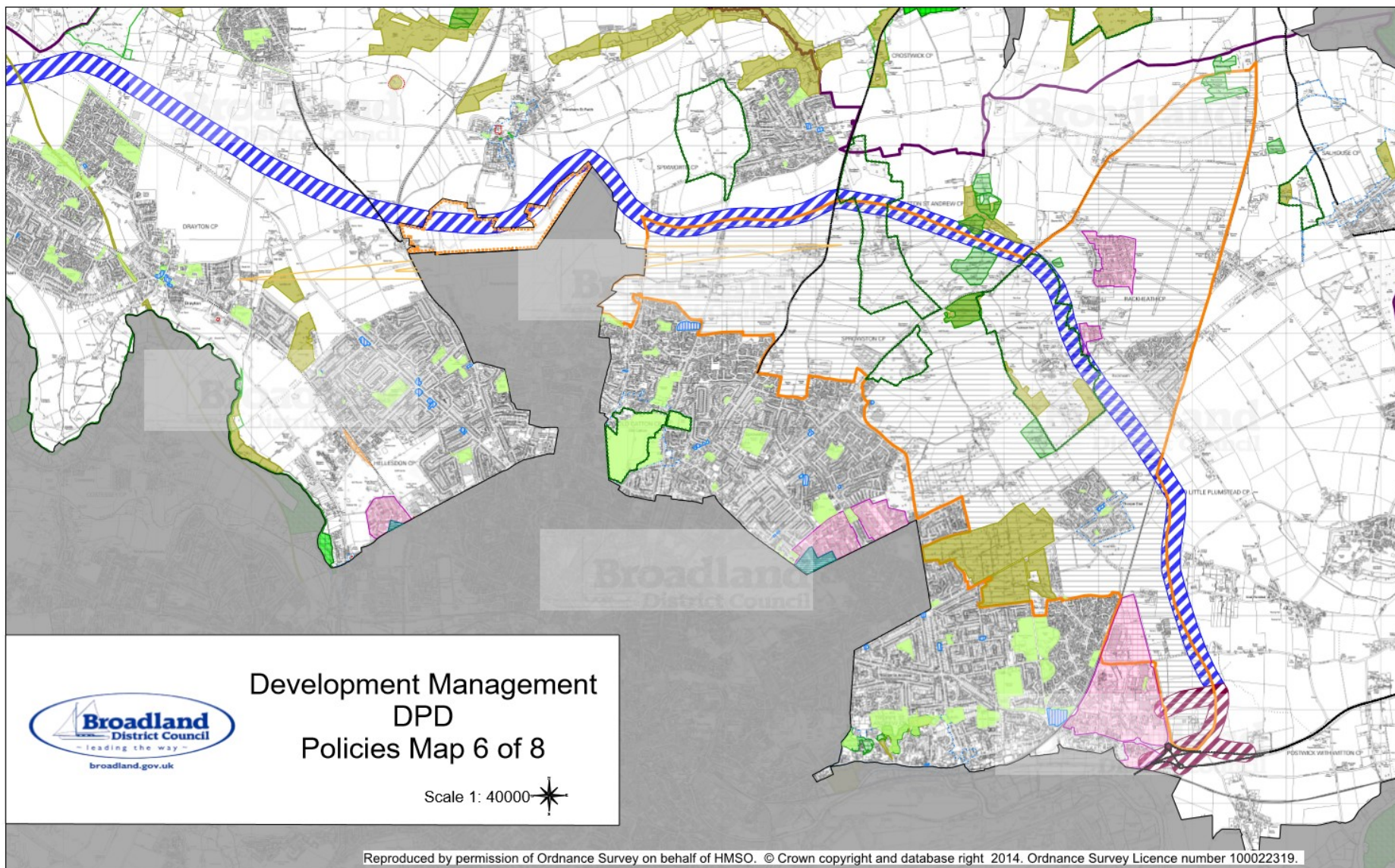
 <p><b>Broadland District Council</b> - leading the way - broadland.gov.uk</p>		<p>Development Management DPD Policies Map Key</p> 
<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey License number 100022319.</p>		
<p><b>General Considerations</b></p> <p><b>GC2</b></p> <p> Settlement Limit - See Site Allocations DPD</p> <p><b>Environment</b></p> <p><b>EN1</b></p> <p> Internationally Designated Area of Biodiversity Importance e.g. Natura 2000 Sites / SPA's / SAC's / Ramsar Sites</p> <p> Nationally Defined Area of Biodiversity Importance e.g. SSSI's / National Nature Reserves</p> <p> Locally Defined Area of Biodiversity / Geodiversity Importance e.g. County Wildlife Site / Local Nature Reserves / RIGS</p> <p> Ancient Woodlands</p> <p><b>EN2</b></p> <p> Green Space</p> <p> Conservation Areas</p> <p> Ancient Monument</p> <p> Historic Parkland / Historic Gardens</p> <p> Commons / Village Greens</p> <p><b>Economy</b></p> <p><b>E1</b></p> <p> Strategic Employment Sites</p> <p><b>Retail</b></p> <p><b>R1</b></p> <p> District, Commercial and Local Centres</p>	<p><b>R2</b></p> <p> Sprowston and Sweetbriar Retail Parks</p> <p><b>Transport &amp; Safety</b></p> <p><b>TS1</b></p> <p> Protection of Land for Transport Improvements</p> <p> Protection of Land for Transport Improvements - for the Proposed Northern Distributor Road</p> <p> Protection of Land for Transport Improvements - for the Proposed Postwick Hub Scheme</p> <p><b>TS3</b></p> <p> Trunk Road</p> <p> Principal Route</p> <p> Main Distributor Route</p> <p><b>TS5</b></p> <p> Airport Development Boundary</p> <p><b>TS6</b></p> <p> Airport Safeguarding Boundary</p> <p> Airport Public Safety Zones</p> <p><b>Other features</b></p> <p> Area Beyond Boundary of Broadland Local Plan</p> <p> Norwich Policy Area</p> <p> Growth Area Triangle</p>	












Development Management  
DPD  
Policies Map 6 of 8

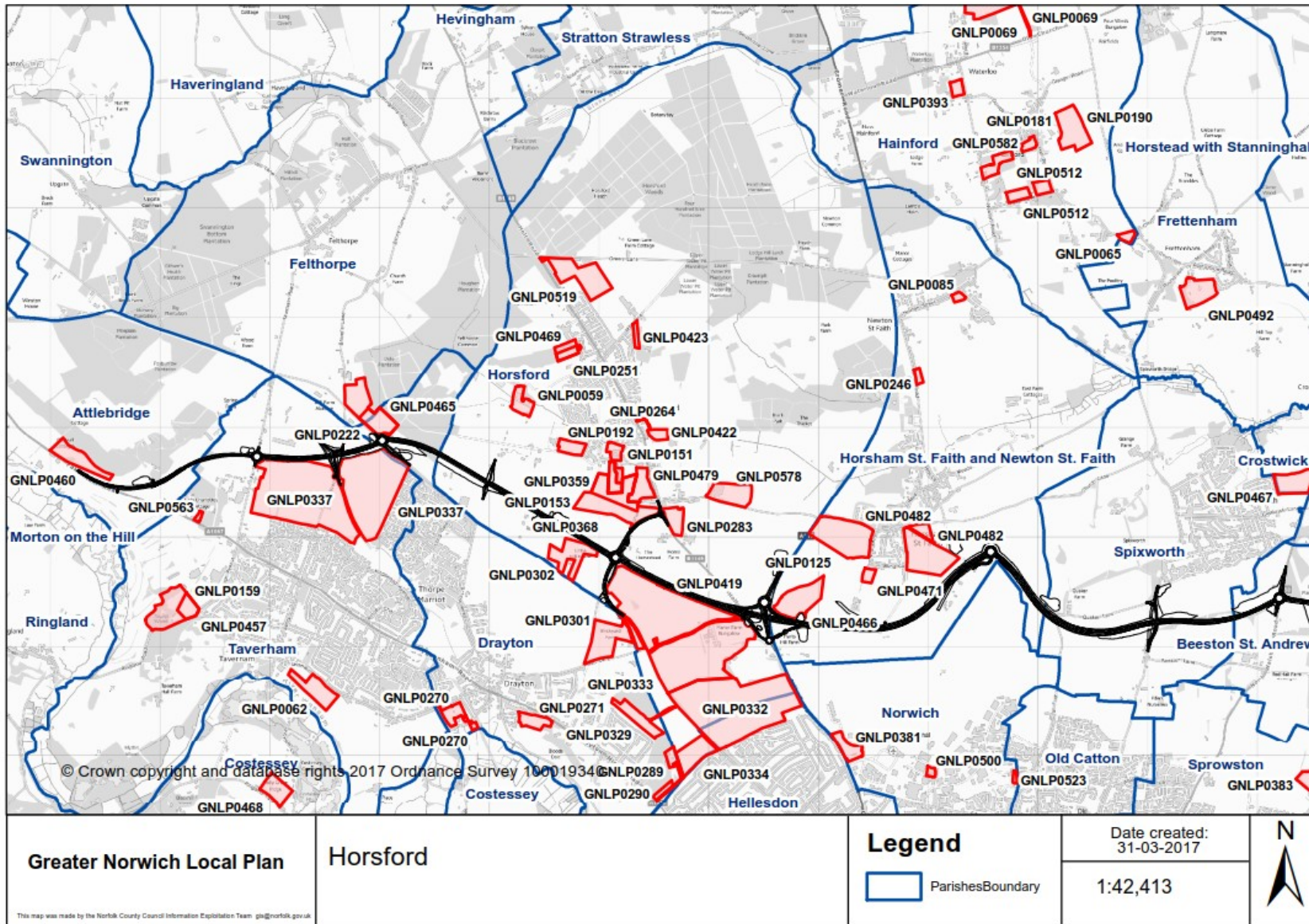
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## **Appendix D**

**Submitted sites for development being considered in Horsford for the Greater Norwich Local Plan.**

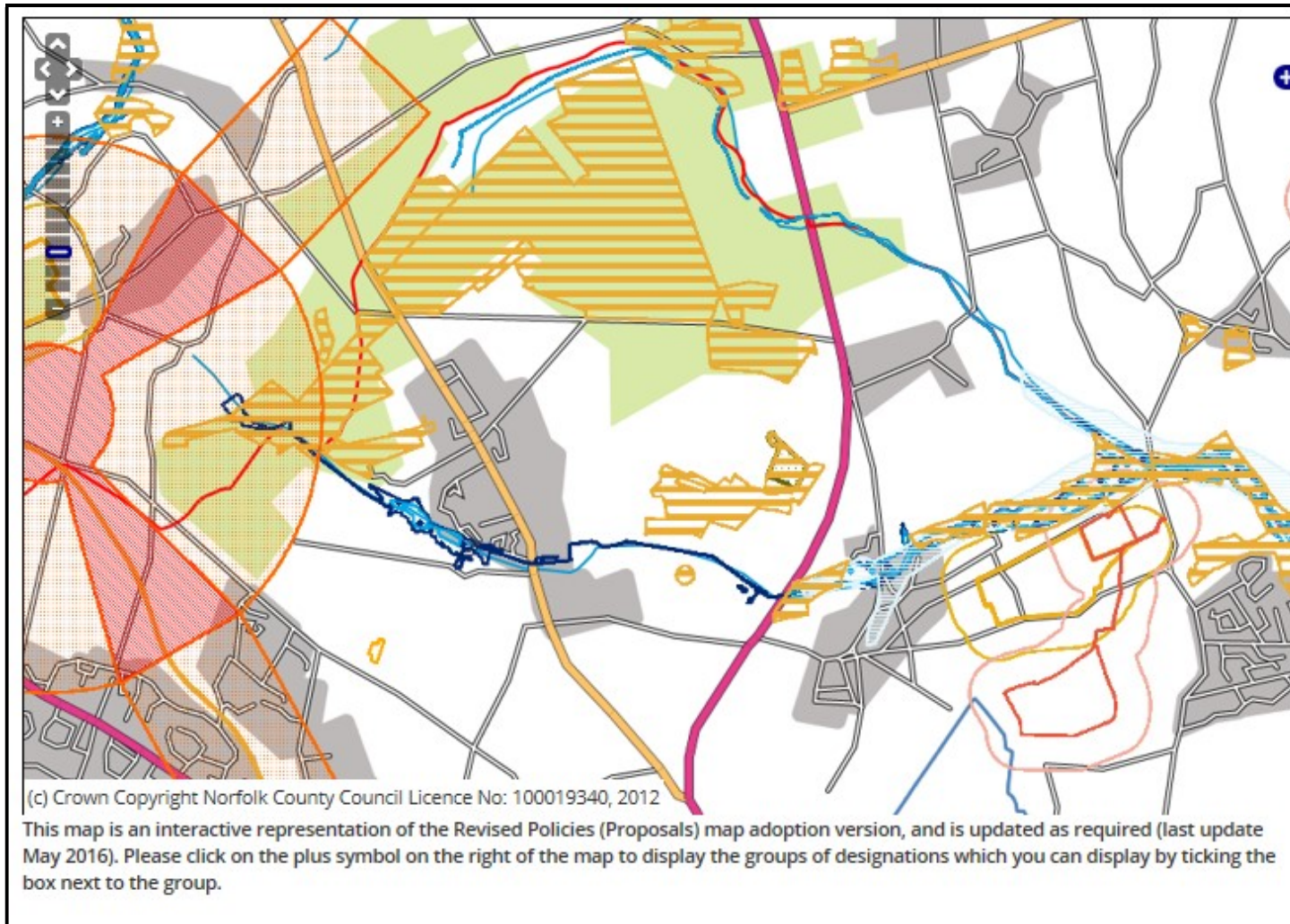
**Source: Greater Norwich Local Plan website 13.12.2017**

**[www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/call-for-sites/](http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/call-for-sites/)**



## Appendix E

Norfolk County Council Map showing the existing and allocated mineral and waste facilities around Horsford.




## Legend


### Administrative boundaries

 Norwich Policy Area


 Local Authority boundaries

 County boundary


### Environment Agency designations


 Environment Agency Flood Zone 2


 Environment Agency Flood Zone 3


 Source Protection Zone 1


### Existing safeguarded mineral and waste sites


 Consultation area for existing waste sites


 Existing waste sites over 20,000 tpa


 Consultation area for key wastewater treatment sites

 Key wastewater treatment sites


 Consultation for existing mineral sites


 Existing mineral infrastructure

 Consultation area for existing mineral infrastructure


 Existing mineral extraction sites

### Felthorpe airfield safeguarding


 Consultation zone for development over 100 feet

 Consultation zone for all development

### Historic Environment designations

 Scheduled Ancient Monuments


 Historic Parks and Gardens

 Listed Building

 Conservation Area


### International environmental designations

 SPA (Special Protection Area)

 SAC (Special Area of Conservation)

 Ramsar

### Landscape designations



 AONB (Area of Outstanding Natural Beauty)



 North Norfolk Heritage Coast



 Core River Valleys

 Broads Authority Area












**Local environmental designations**

-  CWS (County Wildlife Sites)
-  LNR (Local Nature Reserves)




-  AQMA (Air Quality Management Area)
-  Stone Curlew protection zone

-  RIGS (Regionally Important Geological Sites)
-  Stone Curlew mitigation zone






**MoD safeguarding**

-  Consultation zone for developments involving flying activities, including gliding, microlight aircraft and hang-gliding
-  Consultation zone for building, engineering, mining, other operations or material changes of use to land
-  Consultation zone for any building or structure over 10.7m
-  Consultation zone for refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary
-  Consultation zone for any building or structure clad or partly clad in metallic type materials
-  Consultation zone for development to erect a building of curtain wall construction or clad or partially clad in glass
-  Consultation zone for any building or structure over 15.2m
-  Consultation zone for any development or change of use
-  Consultation zone for any building or structure over 45.7m
-  Consultation zone for any overhead powerlines exceeding 100kv
-  Consultation zone for any building or structure over 91.4m






**National environmental designations**

-  NNR (National Nature Reserve)
-  Ancient Woodland
-  Site of Special Scientific Interest








**Norwich Airport safeguarding**

-  Consult on All Development
-  Consult on Proposed Developments Exceeding 90m
-  Consult on Proposed Developments Exceeding 45m
-  Consult on Proposed Developments Exceeding 15m
-  Bird Strike Consultation Zone

**Roads**

-  Trunk Roads
-  HGV access route
-  A class roads
-  Designated Lorry Roads (Based on Principal Routes, Main Distributor Routes and HGV Access Routes)
-  B class roads

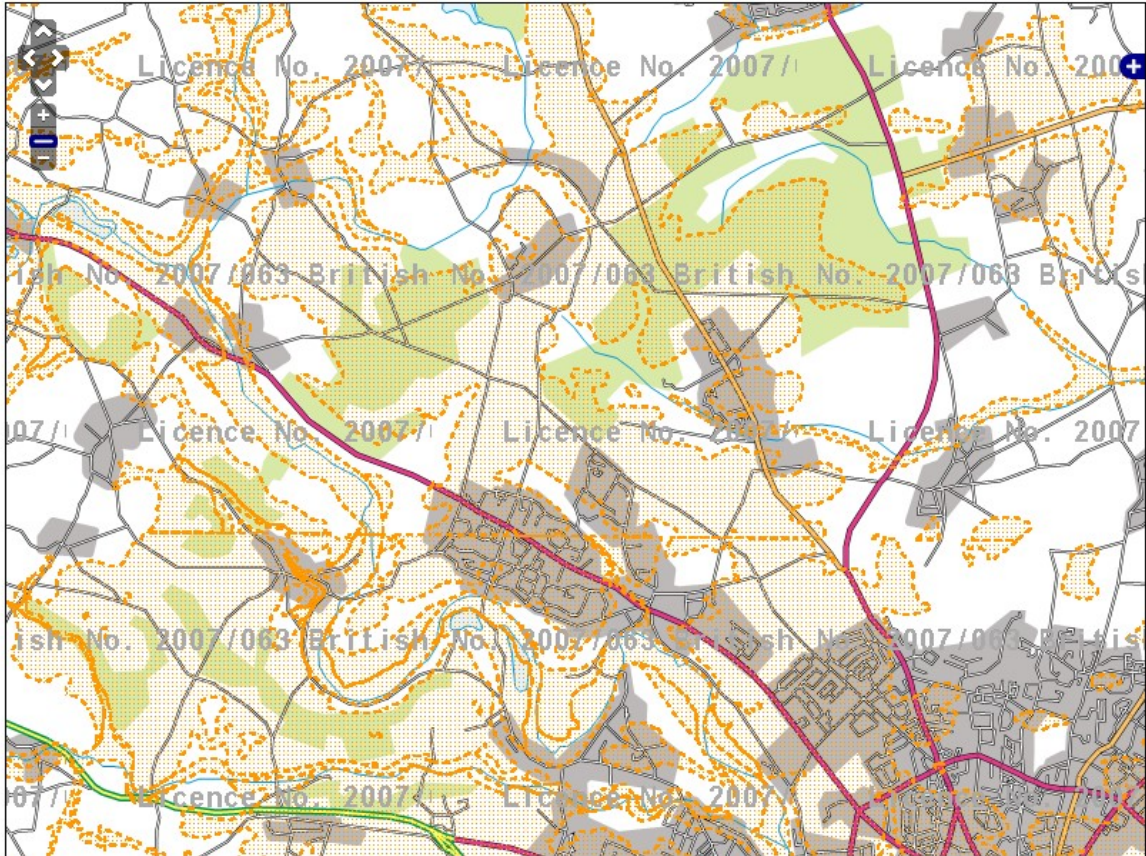
**Site specific allocations**

-  Waste management site specific allocation
-  Indicative site screening for allocations
-  Consultation area for mineral site specific allocations
-  Indicative site buffers for site allocations above and beyond normal boundary screening/planting)
-  Access route for allocations
-  Mineral extraction site specific allocation
-  Access route for allocations



**APPENDIX F**

**Norfolk County Council Map showing the mineral safeguarding areas for Horsford**

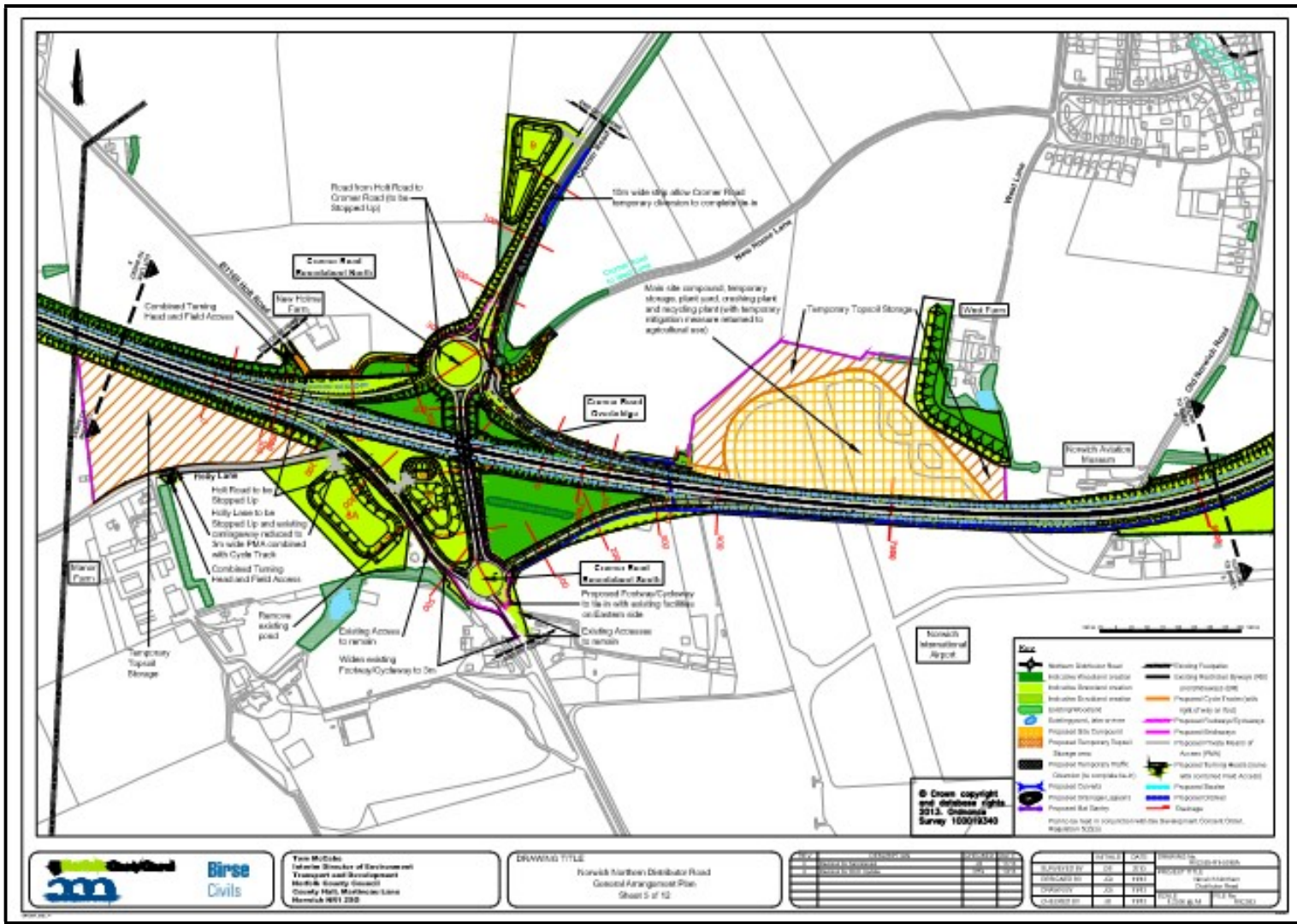


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**Legend**

- ||| Silica Sand
- ||| Sand and Gravel
- ||| Carstone





## Appendix H

### The Norfolk Historic Environment Record

NHER Number	Record Type	Name	Mapped?	GridRef
7771	Find Spot	Neolithic axehead	Y	TG 1948 1549 (point)
7772	Monument	Bronze Age round barrow on Horsford Heath	Y	Centred TG 1858 1779 (63m by 46m)
7773	Monument	Site of possible Neolithic or Bronze Age oval barrow on Horsford Heath	Y	Centred TG 1895 1778 (48m by 37m)
7774	Monument	Site of possible Bronze Age round barrow	Y	Centred TG 184 177 (106m by 97m)
7775	Monument	Possible Bronze Age round barrow	Y	Centred TG 191 180 (90m by 51m)
7776	Monument	Possible Bronze Age ring ditch	Y	TG 1969 1865 (point)
7777	Monument	Site of possible Bronze Age round barrow	Y	Centred TG 1996 1874 (42m by 39m)
7778	Monument	Possible Bronze Age ring ditch	Y	TG 1997 1912 (point)
7779	Monument	Site of Bronze Age round barrow	Y	Centred TG 1933 1825 (63m by 62m)
7780	Find Spot	Bronze Age axehead	N	
7781	Monument	Prehistoric burnt flints and World War One trench at Manor Farm, Dog Lane	Y	TG 1839 1575 (point)
7782	Monument	Undated iron working site	Y	Centred TG 181 167 (136m by 171m)
7783	Monument	Undated square enclosure on Horsford Heath	Y	Centred TG 1897 1802 (95m by 97m)
7792	Building	Horsford Windmill	Y	TG 1903 1671 (point)
7795	Building	All Saints' Church, Horsford	Y	TG 1968 1538 (point)
7858	Find Spot	?Mesolithic flint scatter	Y	Centred TG 193 142 (108m by 125m)
7905	Place	Bugg's Grave	Y	TG 190 144 (point)
7998	Find Spot	Neolithic axehead from near Black Park	N	

NHER Number	Record Type	Name	Mapped?	GridRef
7999	Find Spot	Neolithic flaked axehead	N	
8000	Find Spot	Bronze Age axehead	Y	Centred TG 202 158 (134m by 86m)
8001	Monument	Horsford Castle, Castle Yards or Castle Hill	Y	Centred TG 2053 1567 (145m by 165m)
8002	Monument	Possible undated lime or brick kiln	Y	TG 2112 1535 (point)
8011	Monument	Possible site of Warren House	Y	TG 2095 1761 (point)
8013	Monument	Possible site of an undated building	Y	TG 2159 1779 (point)
8014	Monument	Medieval brick wall	Y	TG 2020 1568 (point)
11386	Find Spot	Prehistoric tanged flint point	Y	TG 1953 1489 (point)
11393	Find Spot	Bronze Age axehead	Y	Centred TG 193 172 (272m by 269m)
11528	Building	The Dog post medieval public house	Y	TG 1943 1563 (point)
11827	Monument	Site of undated rectilinear cropmark	Y	Centred TG 191 189 (102m by 97m)
11828	Monument	Undated rectangular enclosure	Y	Centred TG 190 182 (89m by 81m)
12305	Find Spot	Roman coin	Y	TG 1935 1718 (point)
12306	Find Spot	Neolithic axehead	Y	Centred TG 197 148 (68m by 82m)
13053	Find Spot	Neolithic axehead	Y	TG 1924 1582 (point)
13852	Find Spot	Medieval horse harness decoration and other medieval and post medieval finds	Y	Centred TG 20 15 (324m by 311m)
13934	Monument	'Kirkscroft', possible medieval priory site	N	
15061	Find Spot	Medieval pottery found near Horsford Castle	Y	TG 2058 1530 (point)
15183	Find Spot	Neolithic axehead	Y	TG 1869 1618 (point)
15185	Find Spot	Neolithic axehead from field north of Drayton Road	Y	TG 198 143 (point)
15897	Find Spot	Medieval ring	Y	TG 1901 1598 (point)
17476	Monument	Possible Bronze Age ring ditch or medieval windmill mound	Y	Centred TG 1964 1345 (39m by 33m)
17477	Monument	Possible Bronze Age ring ditch	Y	Centred TG 199 134 (53m by 52m)
17520	Building	Horsford Hall	Y	TG 1968 1532 (point)

<b>NHER Number</b>	<b>Record Type</b>	<b>Name</b>	<b>Mapped?</b>	<b>GridRef</b>
18126	Monument	Two Iron Age or Roman enclosures and other cropmarks	Y	Centred TG 18 14 (416m by 594m)
18131	Monument	Late prehistoric rectangular enclosure and associated linear features	Y	Centred TG 18 15 (373m by 423m)
18192	Monument	Cropmarks of possible Roman field system	Y	Centred TG 1992 1389 (767m by 1294m)
18491	Monument	Site of embanked Bronze Age barrow with double concentric ring ditches	Y	Centred TG 195 182 (48m by 45m)
18907	Monument	Cropmarks of undated rectangular and square enclosures, and associated linear features	Y	Centred TG 184 151 (244m by 411m)
20966	Building	Little Orchard	Y	TG 1984 1531 (point)
20967	Building	Poplars Farm House	Y	Centred TG 1859 1584 (18m by 31m)
22459	Find Spot	Neolithic axehead	N	
22631	Monument	Possible undated charcoal burning site	Y	TG 182 179 (point)
23019	Find Spot	Medieval seal matrix	N	
25097	Find Spot	Undated possible button and plate	Y	TG 19 15 (point)
25902	Find Spot	Medieval seal matrix	Y	Centred TG 19 13 (366m by 301m)
25941	Find Spot	Head from 18th or 19th century tobacco jar	Y	TG 19 13 (point)
28271	Find Spot	Roman and post medieval finds	Y	Centred TG 19 15 (104m by 112m)
29480	Monument	Possible medieval tofts and field system west of Poplars Farm	Y	Centred TG 1857 1594 (451m by 286m)
35283	Find Spot	Neolithic axehead from Manor Farm	N	
36405	Monument	Cropmarks of enclosure of unknown date	Y	Centred TG 1978 1292 (330m by 452m)
36413	Monument	Multi-period cropmarks	Y	Centred TG 1979 1432 (263m by 469m)
36415	Monument	Cropmarks of undated enclosure	Y	Centred TG 1988 1507 (112m by 141m)
36739	Monument	Cropmarks of possible windmill	Y	Centred TG 2103 1532 (101m by 96m)

<b>NHER Number</b>	<b>Record Type</b>	<b>Name</b>	<b>Mapped?</b>	<b>GridRef</b>
37485	Find Spot	Post medieval weight	Y	Centred TG 20 14 (137m by 62m)
39968	Find Spot	Post medieval strap fitting	Y	TG 19 14 (point)
40139	Monument	Horsford Castle Park	Y	Centred TG 19945 16537 (1273m by 1330m)
40140	Monument	Post medieval bank and ditch in 'The Wilderness'	Y	TG 21426 16429 (point)
40141	Monument	Post medieval bank and ditch in 'The Wilderness'	Y	TG 21169 16685 (point)
40142	Monument	Post medieval sluice in 'The Wilderness'	Y	TG 21252 16236 (point)
40143	Monument	Site of Keeper's Cottage in 'The Thicket'	Y	TG 21032 16130 (point)
40144	Monument	Post medieval banks and ditches in 'The Thicket'	Y	Centred TG 20860 16150 (433m by 334m)
40145	Monument	Post medieval bank and ditch in Horse Meadow Lings	Y	TG 20136 17118 (point)
40146	Monument	Undated bank and ditch	Y	TG 19474 16648 (point)
41346	Find Spot	Prehistoric flint core from near Horsford Beck	Y	TG 20506 15893 (point)
43920	Building	Lower Farm and barn	Y	TG 21119 15597 (point)
43921	Building	The Lindens, Drayton Lane	Y	TG 19432 15342 (point)
44145	Monument	Medieval pollarded oak tree	Y	TG 20405 16202 (point)
44146	Monument	Post-medieval ditch	Y	TG 20297 15977 (point)
49741	Monument	Undated features and multi-period finds, Norwich Northern Distributor Route	Y	Centred TG 18180 15374 (412m by 293m)
49742	Find Spot	Post-medieval ditch and multi-period finds, Norwich Northern Distributor Route	Y	Centred TG 19782 14470 (231m by 137m)
49743	Find Spot	Prehistoric worked flints and post-medieval metal objects, Norwich Northern Distributor Route, Field 24	Y	Centred TG 20115 14377 (443m by 242m)
50497	Monument	Post-medieval and undated ditches and prehistoric and post-medieval finds, Norwich Northern Distributor Route	Y	Centred TG 19351 14708 (383m by 306m)
51048	Monument	Undated pits and ditches and multi-period finds, Northern Distributor Route	Y	Centred TG 18760 15037 (493m by 429m)
51233	Find Spot	Roman, medieval and post medieval finds	Y	Centred TG 20 15 (708m by 314m)

<b>NHER Number</b>	<b>Record Type</b>	<b>Name</b>	<b>Mapped?</b>	<b>GridRef</b>
51426	Find Spot	Middle Paleolithic flint handaxe	Y	TG 19 15 (point)
51721	Negative evidence	Site with no archaeological finds or features, Norwich Northern Distributor Field 22	Y	Centred TG 19660 14587 (226m by 106m)
52601	Monument	Field or heath boundary bank	Y	Centred TG 20794 17156 (144m by 12m)
52602	Monument	Area of quarrying, Horsford Heath	Y	Centred TG 18528 17699 (49m by 63m)
52410	Monument	Curvilinear ditch cropmark, probable post medieval plantation enclosure	Y	Centred TG 1968 1878 (245m by 307m)
52422	Monument	Cropmarks of a possible ring ditch, linear feature and possible oval enclosure	Y	Centred TG 1970 1861 (87m by 40m)
52423	Monument	Cropmarks of undated fragmentary linear and possible pit features	Y	Centred TG 1951 1876 (33m by 33m)
52424	Monument	Earthworks of possible medieval to post medieval or World War Two linear bank and associated ditches	Y	Centred TG 1954 1859 (67m by 50m)
52425	Monument	Earthworks of World War Two slit or practice trenches	Y	Centred TG 1949 1866 (82m by 41m)
52426	Monument	Site of possible Bronze Age round barrow	Y	Centred TG 1918 1799 (22m by 22m)
52438	Monument	Earthworks of World War Two slit or practice trenches	Y	Centred TG 1818 1753 (1330m by 1413m)
52449	Landscape	Horsford Barrow cemetery	Y	Centred TG 1917 1858 (1688m by 1738m)
52450	Monument	Site of possible Bronze Age round barrow	Y	Centred TG 1840 1780 (17m by 18m)
52451	Monument	Site of possible Bronze Age round barrow	Y	Centred TG 1876 1814 (75m by 59m)
52452	Monument	Cropmarks of medieval to post medieval field boundary ditches	Y	Centred TG 1909 1752 (142m by 508m)
52453	Monument	Cropmarks of medieval to post medieval field boundary	Y	Centred TG 1930 1776 (204m by



NHER Number	Record Type	Name	Mapped?	GridRef
				72m)
52454	Monument	Cropmark of undated linear feature	Y	Centred TG 1867 1742 (13m by 67m)
52455	Monument	Cropmarks of undated fragmentary linear features and possible trackways	Y	Centred TG 1813 1675 (337m by 90m)
53203	Monument	Site of World War Two searchlight battery and associated structures	Y	Centred TG 1946 1690 (171m by 181m)
53204	Monument	Site of possible World War Two bomb crater	Y	Centred TG 1950 1642 (31m by 33m)
53205	Monument	Site of medieval to post medieval field boundary ditches and possible trackways	Y	Centred TG 1969 1665 (740m by 781m)
53206	Monument	Cropmarks of possible medieval to post medieval trackway	Y	Centred TG 1995 1637 (24m by 141m)
53207	Monument	Site of medieval to post medieval field boundary ditches and possible trackways	Y	Centred TG 1987 1604 (557m by 279m)
53208	Monument	Site of possible medieval to post medieval trackway	Y	Centred TG 2016 1601 (24m by 104m)
53209	Monument	Site of undated fragmentary linear and possible pit features	Y	Centred TG 1942 1687 (75m by 81m)
53210	Monument	Earthworks of post medieval garden features	Y	Centred TG 1856 1582 (30m by 45m)
53211	Monument	Site of medieval to post medieval tofts or field boundaries and a possible enclosure east of Poplars Farm	Y	Centred TG 1869 1582 (105m by 108m)
53232	Monument	Cropmarks of rectilinear enclosures, possibly medieval to post medieval crofts	Y	Centred TG 1809 1563 (106m by 126m)
53233	Monument	Cropmarks of possible Neolithic long barrow or mortuary enclosure	Y	Centred TG 1796 1554 (28m by 27m)
53235	Monument	Possible late prehistoric square enclosure	Y	Centred TG 1840 1500 (87m by 37m)
53239	Monument	Cropmarks of possible Iron Age to Roman road or hollow way, rectilinear	Y	Centred TG 1933 1544 (345m by

NHER Number	Record Type	Name	Mapped?	GridRef
		enclosures and pits		193m)
53240	Monument	Cropmarks of undated fragmentary linear ditches	Y	Centred TG 1934 1515 (560m by 303m)
53241	Monument	Cropmarks of undated possible trackway	Y	Centred TG 1998 1508 (89m by 203m)
53242	Monument	Cropmarks of undated fragmentary linear ditches	Y	Centred TG 1998 1555 (118m by 224m)
53614	Monument	Possible Neolithic/Bronze Age oval or round barrow	Y	Centred TG 2023 1577 (45m by 41m)
53615	Monument	Undated linear features	Y	Centred TG 2020 1566 (521m by 360m)
53616	Monument	Undated linear features and fragment of possible enclosure	Y	Centred TG 2027 1503 (733m by 577m)
53618	Monument	Probable medieval to post medieval field boundaries and possible enclosures	Y	Centred TG 2120 1590 (771m by 538m)
53619	Monument	Probable medieval to post medieval field boundaries and possible enclosures	Y	Centred TG 2086 1681 (1130m by 976m)
54396	Monument	Cropmarks of a possible ring ditch	Y	Centred TG 1924 1486 (33m by 36m)
54399	Monument	Cropmarks of an enclosure	Y	Centred TG 1941 1417 (230m by 339m)
54400	Monument	Cropmarks of a possible ring ditch	Y	Centred TG 1947 1326 (27m by 27m)
55298	Negative evidence	Negative evidence at the Pinelands Industrial Estate	Y	Centred TG 1869 1696 (247m by 217m)
55667	Building	Horsford Church of England Infants School	Y	Centred TG 1924 1618 (19m by 27m)
56430	Monument	19th Century milestone marking Norwich 5 miles and Aylsham 6 miles	Y	TG 2168 1705 (point)
56446	Monument	Late 19th Century milestone marking Norwich 4 miles and Holt 17 miles	Y	TG 1957 1523 (point)
56447	Monument	19th century milestone marking Norwich 5 miles, Holt 16 miles and Cawston	Y	TG 1898 1672 (point)

NHER Number	Record Type	Name	Mapped?	GridRef
		6 miles		
58151	Building	Horsford United Free Methodist Chapel	Y	TG 1919 1627 (point)
58285	Monument	Medieval and post medieval field boundaries or property boundaries and pits	Y	Centred TG 1941 1561 (77m by 60m)
59657	Find Spot	Unprovenanced post-medieval cockspur (Horsford, marginal)	N	
59822	Find Spot	Medieval jetton	Y	Centred TG 18 15 (163m by 224m)
61116	Monument	Undated ditches	Y	Centred TG 1845 1521 (156m by 149m)
61126	Monument	Post-medieval ditches	Y	Centred TG 1766 1565 (271m by 182m)
61127	Monument	Potentially prehistoric enclosure and possibly associated pits and ditch	Y	Centred TG 1789 1554 (206m by 188m)
61128	Find Spot	Multi-period finds	Y	Centred TG 1908 1484 (195m by 187m)
61129	Negative evidence	Site with no evidence for archaeological features	Y	Centred TG 2042 1429 (211m by 205m)
61130	Negative evidence	Site with no evidence for archaeological features	Y	Centred TG 2054 1448 (114m by 147m)
61131	Monument	Post-medieval (or earlier) ditch	Y	Centred TG 2064 1473 (134m by 208m)
61132	Negative evidence	Site with no evidence for archaeological features	Y	Centred TG 1922 1503 (140m by 241m)
61133	Monument	Undated ditch and possible pits	Y	Centred TG 1947 1516 (333m by 204m)

## Appendix I

### Sustainability Appraisal Framework

#### Sustainability Appraisal Framework

Below is the framework we intend to use for the Sustainability Appraisal. This is based on the framework prepared for the Broadland, Norwich and South Norfolk Joint Core Strategy and uses the same Environmental, Social and Economic Objectives.

SA Objective	Decision making criteria / Points to consider	Indicators and targets	Relevant Policies	Short, Medium & Long Term Effects	Assessment of Effects	Commentary
<b>Environmental</b>						
<b>ENV1 – To reduce the effect of traffic on the environment.</b>	Will it reduce traffic volumes, ease the flow of traffic and reduce congestion? Will new development be in the best locations to reduce the need for people to travel / encourage travel by methods other than the car?	Increase in the percentage of people travelling to work by more environmentally friendly means				
<b>ENV2 – To improve the quality of the water environment.</b>	Will it improve the quality of the water environment (streams, rivers, lakes etc.)? Will it help to support wetland habitats and species?	Any activities should not cause deterioration in waterbody status or prevent a waterbody from reaching 'Good Status' as defined under the Water Directive Framework				

<p><b>ENV3 – To improve environmental amenity, including air quality.</b></p>	<p>Will it improve air quality and reduce the emission of atmospheric pollutants?</p>	<p>Look to decrease the number of designated Air Quality Management Areas and the concentration of air pollutants</p>				
<p><b>ENV4 – To maintain and enhance biodiversity and geodiversity.</b></p>	<p>Will it conserve/enhance natural or semi-natural habitats, species diversity and promote habitat connections? Is it likely to have a significant effect on sites designated for international, national or local importance? Do landscaping proposals demonstrate that thought has been given to maximising potential ecological enhancements? Have recreational impacts on ecological features been considered?</p>	<p>Look at changes in the conditions of SSSIs, CWS and natural / semi – natural habitats Number of planning permissions likely to have an adverse impact on the environment</p>				
<p><b>ENV5 – To maintain and enhance the quality of landscapes, townscapes and the historic environment.</b></p>	<p>Will it protect and enhance the quality of landscapes, townscapes and countryside character, including the character of the Broads and its setting where relevant? Will it maintain and enhance the distinctiveness of the landscapes/townscapes and heritage?</p>	<p>Increase in the number of new developments on previously developed land Increase in areas placed into Environmentally Sensitive Area schemes Number of planning approvals within the setting of a listed building that are assessed as either positive or</p>				

	<p>Will it reduce the amount of derelict, underused land? Will it protect and enhance features of historical, archaeological and cultural value?</p>	<p>neutral to the significance of the listed building Number of listed building consents granted Monitor the designation of locally listed structures or spaces</p>				
<p><b>ENV6 – To adapt to and mitigate against the impacts of climate change.</b></p>	<p>Will it reduce emissions of greenhouse gases? Will more energy needs be met from renewable sources? Will it increase the capacity of the area to withstand the effects of climate change, minimising risks to lives, land and property?</p>	<p>Decrease in Total CO2 emissions per capita (million tonnes carbon equivalent) and reduction of Carbon Footprint of area. Increase in renewable energy generation capacity</p>				
<p><b>ENV7 – To avoid, reduce and manage flood risk.</b></p>	<p>Will it minimise the risk of flooding to people and property? Have Sustainable Drainage Systems been considered?</p>	<p>Development permissions granted contrary to officer advice on flood risk. Officer advice can come from the Environment Agency, Local Planning Authority or Norfolk County Council under the role as Lead Local Flood Authority.</p>				
<p><b>ENV8 – To provide for sustainable use and sources of water supply.</b></p>	<p>Will it conserve groundwater resources and promote water efficiency?</p>	<p>Look at patterns of daily domestic water use (per capita consumption)</p>				
<p><b>ENV9 – To make the</b></p>	<p>Will it minimise consumption of</p>	<p>Increase the percentage of</p>				

<p><b>best use of resources, including land and energy, and to minimise waste production.</b></p>	<p>materials and resources? Will it use land efficiently? Will it minimise the loss of “Greenfield” land? Will it avoid the loss of good quality agricultural land and preserve soil resources? Will it minimise energy consumption and promote energy efficiency alongside promoting renewable energy sources? Will it lead to less waste being produced and/or promoting more recycling and composting? Will it increase waste recovery for other means e.g. energy generation? Will it prevent the needless sterilisation of safeguarding mineral resources?</p>	<p> dwellings built on previously developed land. Look at Kilograms of waste produced per head of population; and percentage change on previous year Look for increase in the percentage of household waste recycled and composted Preventing the needless sterilisation of safeguarded mineral resources through investigation, assessment and potential prior extraction and reuse to make best use of onsite resources. Monitor Waste Water Capacity.</p>				
<p><b>ENV10 – To minimise production of waste.</b></p>	<p>Will it lead to less waste being produced and/or promoting more recycling or composting? Will it increase waste recovery for other means e.g. energy generation?</p>	<p>Look at Kilograms or waste produced per head of population and in &amp; change on previous year. Look for increase in % of household waste recycled and composted.</p>				
<p><b>ENV11 – To conserve soil resources and quality.</b></p>	<p>Will it avoid the loss of good quality agricultural land and preserve soil resources?</p>	<p>Increase the % of dwellings built on previously developed land.</p>				

Social						
<b>SOC1 – To reduce poverty and social exclusion.</b>	Will it reduce poverty, deprivation and social exclusion in those areas most affected?	Reduce the percentage of children living in low-income households Key benefit claimants – percentage of working age population claiming benefits				
<b>SOC2 – To maintain and improve the health of the whole population and promote healthy lifestyles.</b>	Will it improve access to high quality health facilities for existing and new communities? Will it encourage healthy lifestyles? How? Will the links between poorer health and deprivation be addressed? Will links to the countryside be maintained and enhanced?	Look at percentage of population receiving incapacity benefits. Is there an increase in Life expectancy of residents?				
<b>SOC3 – To improve education and skills.</b>	Will adequate education infrastructure be provided for existing and new communities? (by improving and retaining qualifications and skills for both young people and amongst the workforce and promoting lifelong skills) Will links between lower levels of education and deprivation be addressed?	Workforce qualifications – percentage of working age population with qualifications at NVQ Level or above School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A*-C grades				
<b>SOC4 – To provide the opportunity to live in a</b>	Will it increase the range of types, sizes and affordability of housing	An increase in the percentage of housing stock				



<p><b>decent, suitable and affordable home.</b></p>	<p>for all social groups? Will it reduce the housing need and ensure that housing provision addresses the needs of all?</p>	<p>that is affordable housing &amp; a decrease in number of unfit dwellings in housing stock</p>				
<p><b>SOC5 – To build community identity, improve social welfare, and reduce crime and anti-social activity.</b></p>	<p>Will it encourage engagement in community activities contributing to a mixed and balanced community? Will it reduce fear and instances of crime?</p>	<p>Incidences of crime committed per 1,000 households</p>				
<p><b>SOC6 – To offer more opportunities for rewarding and satisfying employment for all.</b></p>	<p>Will it reduce unemployment overall? Will help to improve earnings?</p>	<p>Look for decrease in the percentage of the economically active population who are unemployed Look for decrease in the percentage of unemployed people who are long-term unemployed</p>				
<p><b>SOC7 – To improve the quality of where people live.</b></p>	<p>Will it improve the quality of dwellings? Will it improve the quality of local open space? Will it improve the satisfaction of people with their neighbourhoods?</p>	<p>Decrease the percentage of overall housing stock not meeting the ‘Decent Homes Standard’ Increase in the percentage of public housing stock built to the standard of the Code for Sustainable Homes (pending)</p>				
<p><b>SOC8 – To improve accessibility to essential</b></p>	<p>Will it improve accessibility to key local services and facilities</p>	<p>Increase the percentage of residents who travel to work</p>				

<p><b>services, facilities and jobs.</b></p>	<p>(including health, education, leisure, open space, the countryside and community facilities)? Will it improve access to jobs and services for all whilst reducing dependency on the private car?</p>	<p>by public transport; foot or cycle; and reduce private car journeys Reduce average distance travelled to the workplace by residents</p>				
<p><b>Economic</b></p>						
<p><b>EC1 – To encourage sustained economic growth.</b></p>	<p>Will it assist in strengthening the local economy? Will it improve business development and enhance competitiveness? Will it increase vitality &amp; viability of town centres and improve economic diversity?</p>	<p>Look for increase in the percentage change in the total number of VAT registered businesses Look for increase in average weekly pay for full-time employees</p>				
<p><b>EC2 – To encourage and accommodate both indigenous and inward investment.</b></p>	<p>Will it encourage indigenous business? Will it encourage inward investment? Will it make land and property available for business? Will it improve economic performance across the Parish? Will it support/encourage diversification?</p>	<p>Look for increase in number of small businesses</p>				
<p><b>EC3 – To encourage efficient patterns of movement in support of economic growth.</b></p>	<p>Will it improve provision of local jobs? Will it improve accessibility to work, particularly by public</p>	<p>Increase the percentage of residents who travel to work by public transport; foot or cycle; and reduce private car</p>				

	<p>transport, walking and cycling? Will it reduce journey times between key employment areas and key transport interchanges? Will it improve efficiency and sustainability of freight distribution? Will it support provision of key communications infrastructure?</p>	<p>journeys Reduce average distance travelled to the workplace by residents</p>				
<p><b>EC4 – To improve the social and environmental performance of the economy.</b></p>	<p>Will it reduce the impact on the environment from businesses? Will it reduce the impact on residents from businesses? Will it attract new investment and skilled workers to the area? Will existing business and employment provision be maintained? Where would employment provision best be located to serve urban and rural residents?</p>	<p>Increase amount of various employment development on previously developed land or conversions Ecological footprint – decrease hectares required per capita to support current production &amp; consumption Decrease unemployment benefit receipt</p>				

## Appendix J

### Consultation responses and amendments to Scoping Report following consultation with the Environment Agency, Natural England, Historic England and Norfolk County Council



Mr. Richard Squires  
Broadland District Council  
Thorpe Lodge (1) Yarmouth Road  
Norwich  
Norfolk  
NR7 0DU

**Our ref:** AE/2017/121458/01-L01  
**Your ref:** \*  
**Date:** 06 April 2017

Dear Mr. Squires

#### **SUSTAINABILITY APPRAISAL SCOPING REPORT - HORSFORD NEIGHBOURHOOD PLAN. HORSFORD, NORWICH, NORFOLK**

Thank you for the opportunity to comment on the Sustainability appraisal scoping report for the Horsford Neighbourhood Plan. We have reviewed this document and our letter provided comments in relation to flood risk, water quality, waste water and biodiversity.

#### **Flood Risk**

We welcome the inclusion of ENV7 – which seeks to avoid, reduce and manage flood risk. Individual sites proposed for development will need to pass the sequential test and be supported by site-specific flood risk assessments.

Climate change guidance was updated in February 2016. This guidance can be used for planning applications, local plans and neighbourhood plans. It provides climate change allowances for peak river flows, peak rainfall, sea level rise, windspeed and wave height. The guidance provides a range of allowances to assess fluvial flooding rather than a single national allowance. Flood risk assessments submitted in support of a new development will need to consider the latest climate change allowance. Details can be found at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Sustainable drainage system (SuDS) are an approach for managing surface water run-off which seeks to mimic natural drainage systems. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. We would promote the incorporation of SuDS into any future development within the neighbourhood plan area. SuDS can assist in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting

Environment Agency  
Iceni House Cobham Road, Ipswich, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

groundwater recharge and improving water quality and amenity including habitat creation. Further information is available at the Susdrain website <http://www.susdrain.org/>

### **Water Quality**

We welcome the inclusion of ENV2 – which seeks to improve the quality of the water environment and ensure that any activities should not lead to deterioration in waterbody status. A high quality water environment is an integral part of the natural environment, providing rich habitat for species and quality of life benefits for local people. The water framework directive through the river basin management plan sets out the environmental objectives which will need to be met in relation to water quality. The SEA and subsequent neighbourhood plan should consider these documents and liaise with water companies to ensure water quality is maintained.

### **Waste Water**

The provision of infrastructure for waste water is listed as one of the strategic priorities that should be considered by local councils. Overloaded or inadequately treated waste water poses a risk to human health and could harm the water environment by reducing water quality. This would also impact on the ability of water bodies to meet the water quality objectives of the water quality framework directive. Whilst our records indicate there is some capacity for the water recycling centres covering Horsford contact should be made with providers to ensure ongoing monitoring of waste water capacity as developments are brought forward.

### **Biodiversity**

Opportunities should be sought to improve the environment as new development is brought forward. Landscaping proposals should demonstrate that thought has been given to maximizing potential ecological enhancements. Paragraph 9 of the NPPF sets out that planning should seek positive improvements and include an aim to move from net loss of biodiversity to achieving net gains. This presents an opportunity to provide multifunctional benefits – providing green open spaces for residents, green corridors, sustainable transport links and climate change resilience.

Please note that the views expressed in this letter are a response to the sustainability scoping report consultation for the Horsford neighbourhood plan and do not represent our final view in relation to any future planning or permitting applications that may come forward.

We trust this information is useful.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. [unclear]', written in a cursive style.

**Mr. Pat Abbott**  
**Planning Advisor**

Direct dial 0208478011  
Direct e-mail [pat.abbott@environment-agency.gov.uk](mailto:pat.abbott@environment-agency.gov.uk)

End

3



EAST OF ENGLAND OFFICE

Mr Richard Squires

Direct Dial: 01223 582746

Broadland District Council

Thorpe Lodge

Our ref: PL00074183

1 Yarmouth Road

Norwich

NR7 0DU

24 March 2017

Dear Mr Squires

**Horsford Neighbourhood Plan - Sustainability Appraisal Scoping Report Draft  
February 2017**

Thank you for consulting Historic England on the Draft *Horsford Neighbourhood Plan Sustainability Appraisal Scoping Report Draft*, February 2017.

The neighbourhood planning process is a locally-led initiative for communities to shape their own neighbourhood plan. As a statutory consultee, our role is to ensure that the historic environment is fully integrated into planning policy documents and that any such documents, including neighbourhood plans, make provision a positive strategy for the preservation and enjoyment of the historic environment.

Sustainability Appraisal is an important part of that process that will help to determine whether the eventual Local Plan adequately protects various elements of the environment including the historic environment. The NPPF requires that Local Plan documents set out a positive strategy for the conservation and enjoyment of the historic environment specifically requiring that any strategy takes the following into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that



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conservation of the historic environment can bring.

- The desirability of new development making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

It would be advisable for the sustainability appraisal to consider these four factors as the basis of assessing whether any policies are acceptable with regard to the historic environment.

I advise you to review the Historic England publication *Sustainability Appraisal and Strategic Environmental Assessment* for further advice as to a suitable approach and appropriate wording. This is available at the following link:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

With regard to the draft scoping report, we offer the following comments.

- We would welcome a commitment to preserve and enhance the historic environment within and around Horsford within the draft objectives (Page 11).
- We are encouraged that the historic landscape and heritage is given consideration at Paragraph 3.3.3. To ensure that this encompasses the widest possible understanding of heritage we advise that this section be renamed 'The Historic Environment' which would encompass designated and non-designated heritage assets and the wider contribution of landscapes, character and community values and experience which are harder to define.
- We would draw your attention to the fact that Horsford parish supports three Scheduled Monuments rather than one; Horsford Castle and the two Round Barrows in Horsford Woods.
- Consideration of impact to the historic environment should extend beyond parish boundaries. We would welcome consideration of potential impacts to the setting and significance of Horsford St. Faith Conservation Area, for example.
- We encourage you to carefully review whether the indicators and targets within the sustainability appraisal framework answer the questions posed? The questions at SA Objective ENV5: *To maintain and enhance the quality of landscapes, townscapes and the historic environment* could be more closely related to the objective. We would encourage a specific objective relating to the preservation and enhancement of the Historic Environment which monitors



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positive as well as negative impacts arising from the development. At present, many of the questions suggested to assess this sustainability objective do not specifically relate to the historic environment and may wish to include elements such as the designation of locally listed structures or spaces.

Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment.

If you have any questions with regards to the comments made then please do get back to me. In the meantime, we look forward to continuing to work with you and the community within Horsford.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alice Eggeling".

Alice Eggeling  
HISTORIC ENVIRONMENT PLANNING ADVISER  
Alice.Eggeling@HistoricEngland.org.uk



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Date: 10 April 2017  
Our ref: 210488



Richard Squires  
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**BY EMAIL ONLY**

Dear Mr Squires

**Horsford Neighbourhood Plan – Sustainability Appraisal Scoping Report consultation with SEA Consultation Bodies.**

Thank you for your consultation on the above dated 09/03/2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on the Horsford Neighbourhood Plan – Sustainability Appraisal Scoping Report.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have enclosed a feedback form with this letter and welcome any comments you might have about our service.

Yours sincerely

Alice Watson  
Consultations Team

## Norfolk County Council Comments on the: Horsford Neighbourhood Plan Scoping Report

27<sup>th</sup> March 2017

### 1. Preface

- 1.1 The officer-level comments below are made on a without prejudice basis and the County Council reserves the right to make further comments on the emerging Neighbourhood Plan.
- 1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.

### 2. Infrastructure Delivery

- 2.1 The County Council welcomes the reference on page 7, paragraph 1 "New or improved infrastructure will be funded and delivered through the Community Infrastructure Levy and S106 agreements (including use of planning conditions) having regard to the Greater Norwich Infrastructure Plan (GNIP)."
- 2.2 Reference should be given in the infrastructure section to Norfolk Fire and Rescue Service. As Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new development.
- 2.3 Objective 1, page 11 could be enhance to refer to improving the provision of services in the village.
- 2.4 Should you have any queries with the above infrastructure delivery comments please call Naomi Chamberlain (Trainee Planner) on 01603 638422 or email [naomi.chamberlain@norfolk.gov.uk](mailto:naomi.chamberlain@norfolk.gov.uk).

### 4. Environment

- 4.1 The County Council supports the reference to the important ecological sites/features and publically accessible greenspaces. It is not clear that links have been made between the two and that one could have negative impact on the other. Implications of the provisions of the emerging Neighbourhood Plan regarding recreational impacts on ecological features and the wider network should be considered.
- 4.2 It is understood that the West Broadland Green Infrastructure Plan will help to inform and identify potential projects in the area, however in its absence it may be useful to reference the Greater Norwich Green Infrastructure Strategy (2007) and the Greater Norwich Green Infrastructure Delivery Plan (2009). The West

Broadland Green Infrastructure Plan is derived from Project F19, North West Norwich Forest from the 2009 Delivery Plan (Appendix 7). Although the scope of the project has adapted over time, referring to these documents which underpin the Joint Core Strategy (2011) highlights the importance of the Green Infrastructure provision in this area of Broadland going forward while affording continuity looking back.

- 4.3 General comment; references for graphics should be revised going forward, many have cropped out copyright / user licence declarations and some resources are not accurately traceable.
- 4.4 Should you have any queries with the above environmental comments please call Zoe Tebbutt (Landscape & Green Infrastructure Officer) on 01603 222768 or email [zoe.tebbutt@norfolk.gov.uk](mailto:zoe.tebbutt@norfolk.gov.uk).

## 5. Lead Local Flood Authority

- 5.1. The County Council considers that the neighbourhood plan will need to consider flood and water issues within the plan. The policy below could form the basis for a flooding and water issues policy within the plan.

### 5.2. INTENTION

The Plan seeks to contribute towards strategic multi-agency efforts to reduce the risk of flooding from all sources in the Horsford area. It seeks to promote a range of assessment and mitigation measures that will ensure that any future development (or redevelopment) will have a neutral or positive impact on flooding.

### 5.3 POLICY: FLOODING/DRAINAGE

The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.

Any new development or significant alteration to an existing building within the Horsford area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:

- Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.
- Have a neutral or positive impact on surface water drainage.

Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:

- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
- Where appropriate undertake sequential and /or exception tests.

- Locate only compatible development in areas at risk of flooding,

Organisation	Response to comment or amendment made to scoping report	Scoping Report Page Number amendment made
Environment Agency	All comments regarding Flood Risk, Water Quality, Waste Water and Biodiversity will be taken into account when developing policies for the Neighbourhood Plan.	
Environment Agency	Added to decision making criteria for ENV 7: Have Sustainable Drainage Systems been considered?	P70
Environment Agency	Added to Indicators and Targets for ENV9: Monitor Waste Water capacity.	P70
Environment Agency	Added to decision making criteria for ENV4: Do landscaping proposals demonstrate that thought has been given to maximising potential ecological enhancements?	P69
Historic England	<p>Comment: We would welcome a commitment to preserve and enhance the historic environment within and around Horsford within the draft objectives.</p> <p>Response: This will be addressed through policy ideas as the Neighbourhood Plan develops and tested through community consultation.</p>	
Historic England	Re-named Paragraph 3.3.3 The Historic Environment.	P23
Historic England	Added in text: There are three scheduled monuments in Horsford Parish, these are Horsford Castle and two Round Barrows in Horsford Woods.	P23
Historic England	Added: Horsham St Faith Conservation Area is situated in the adjacent parish to the east of Horsford. Conservation Areas are designated for their special architectural and historic interest and to protect the buildings and trees that fall within them. Any development within the parish of Horsford should take into account the impact on the Conservation Area in Horsham St Faith.	P24
Historic England	Added to Objective ENV5: Monitor the designation of locally listed structures or spaces.	P69
Natural England	No amendments required.	
Norfolk County Council	Added: Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives.	P7

Infrastructure Delivery		
Norfolk County Council Infrastructure Delivery	Comment 2.3: Passed onto the Neighbourhood Plan Steering Group to be considered in the Neighbourhood Plan objectives.	
Norfolk County Council Environment	Added to decision making criteria for ENV4: Have recreational impacts on ecological features been considered?	P69
Norfolk County Council Environment	Added: This is taken from Project F19 in the Greater Norwich Delivery Plan (2009) Appendix 7. Response: The Greater Norwich Green Infrastructure Strategy (2007) is reviewed is in the literature review for Broadland District Council to inform its Site Allocations DPD Sustainability Appraisal <a href="https://broadlandneighbourhoodplans.files.wordpress.com/2017/04/sadpd-sustainability-appraisal-literature-review.pdf">https://broadlandneighbourhoodplans.files.wordpress.com/2017/04/sadpd-sustainability-appraisal-literature-review.pdf</a>	P12
Norfolk County Council Environment	Comment 4.3: references for graphics should be revised going forward. Many have cropped out copyright/user licence declarations and some resources are not accurately traceable. Action: Copyright / user licence agreements and sources have been checked and updated and included where necessary throughout the scoping report.	Throughout document
Norfolk County Council Minerals and Waste	Added details of the Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan document 2010-26 to the review of relevant plans and policies.	P13
Norfolk County Council Minerals and Waste	Added: A map showing the mineral safeguarding areas in the parish of Horsford can be found in Appendix F. Altered Appendices references throughout the document.	P27
Norfolk	Changed 'Appendix E' to Appendix F	P26

County Council Minerals and Waste		
Norfolk County Council Minerals and Waste	Added: The Mineral Safeguarding areas for sand and gravel underlies large areas of the parish of Horsford. (ENV11)	P34
Norfolk County Council Minerals and Waste	Changed title of map to 'Norfolk County Council map showing the existing and allocated minerals and waste facilities.	P61
Norfolk County Council Minerals and Waste	Added in Map Norfolk County Council mineral safeguarding areas for Horsford.	P64
Norfolk County Council Minerals and Waste	Added: Preventing the needless sterilisation of safeguarded mineral resources through investigation, assessment and potential prior extraction and reuse to make best use of onsite resources.	P71
Norfolk County Council Minerals and Waste	Added Will it prevent the needless sterilisation of safeguarding mineral resources?	P71
Norfolk County Council Historic	Following the comments the local historic environment advisors at Norfolk County Council were consulted. The information they provided has been distributed to the Neighbourhood Plan Steering Group for consideration throughout the development of the Neighbourhood Plan.	P24 and Appendix H

Environment	Added: A full list and maps from the Norfolk Historic Environment Record showing a record of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings can be found in Appendix H.	
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## Appendix H

### Changes to Scoping Report following pre-submission consultation December 2017

Page Number	Amendment
Front cover	Added: 'Amended December 2017'
5	Added: Other sites recently receiving full planning permission include Mill Lane 8 dwellings and outline planning permission for 84 dwellings at Crown Hill. Currently under consideration are an unknown number of dwellings proposed by Wellington Homes on land off the Holt Road towards the Southern end of the village.
6	Added to paragraph 1: The 'call for sites' maps were produced in March 2017 and there has been a series of late sites that have since been promoted across the area. The new maps, showing all late sites that have been promoted (alongside original sites that were put forward) will be published alongside the Greater Norwich Local Plan consultation document on January 8 <sup>th</sup> 2018. The promotion of new sites will likely continue throughout the production of the new Local Plan.
10	The draft vision, aims and objectives were written in response to early consultation with residents, offering their views on how the village could develop, with considered revisions incorporated after further community engagement.
11	Added footnote: <sup>1</sup> Following pre-submission consultation, Objective 7 was amended in December 2017 to 'To protect and enhance access to the countryside, woods, and green spaces within Horsford and the surrounding areas.'
16	Amended paragraph 4: Land in Horsford is recorded in the Domesday Book. The Malet family built the Norman castle either as a county retreat, a base for hunting trips or for their tenant Waller of Caen.
16	Amended paragraph 5: Horsford Castle is a Norman motte and bailey castle with a defensive barbican and is now privately owned.
19	Added: Horsford Woods, The Wilderness, Black Park and The Thicket and Horsford Rifle Range are privately owned by Mrs Rachel Foley.
20	Paragraph 1 removed 'Horsford woods is accessible to the public'.
25	Amended paragraph 2: Some areas of woodland within Horsford parish contain permissive paths and tracks that are well used by the public. The car parks that can be used to access the woods are shown on the map on the following page. Some areas of the woodland within Horsford parish do not contain permissive paths and tracks and are not accessible by the public.
Appendix D	Amended map and title to: Submitted sites for development being considered in Horsford for the Greater Norwich Local Plan.

	<p>Source: Greater Norwich Local Plan website 13.12.2017 <a href="http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/call-for-sites/">www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/call-for-sites/</a></p>
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