

CHEDGRAVE

1. Settlement characteristics

Development within the parish of Chedgrave has been concentrated around Langley Road and is situated adjacent to the main developed area of Loddon (see Loddon Inset Map 34A). Chedgrave is set in the attractive Chet Valley with typical grazing marshes interspersed with wooded areas to the east, whilst to the west, the valley is more enclosed with abundant wooded areas which form significant landscape features. To the north of the built-up area, the landscape levels out with abundant tree planting to the north west contrasting with the more open landscape to the north east which leads to Langley Marshes.

The historical centre of the settlement is concentrated around the junction of Norwich Road and Bridge Street with substantial post war development extending to the north, concentrated either side of Langley Road resulting in a nucleated settlement form. The historical centre is located within the Loddon and Chedgrave Conservation Area designated in 1975. This was supplemented in 1994 by the attractive area centred on the Church of All Saints.

Development in the remainder of the parish comprises widely dispersed dwellings and farmsteads.

Chedgrave has a range of social and community facilities including shops, a public house and a filling station. In addition, the wide range of facilities concentrated along Bridge Street, in adjacent Loddon, also serve the parish of Chedgrave. The provision of recreation and leisure facilities is dealt with under the Loddon section. Mains sewerage is also available.

Hardley Road (C384) and Langley Road (C202) provide good links to the A146, which in turn offers good direct access and public transport to Norwich, Beccles and Lowestoft. The remainder of the internal road network comprises predominantly unclassified roads.

Policies and proposals (see Inset Map15)

2. Development Limit

A Development Limit has been drawn around the existing built-up area to prevent the further extension of development into the surrounding countryside, particularly into the Chet Valley.

In addition to the site allocated at Hurst Road, further housing proposals on sites within the Development Limit will be provided for within the context of policy HOU 5. Outside the Development Limit, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies as appropriate.

3. Housing

Loddon/Chedgrave is identified in the Norfolk Structure Plan as a location where provision for further housing can be made. A site west of Hurst Road was allocated for residential development in the Council's Rural Area Local Plan. The site is in District Council ownership and has been partly developed with a mix of shared equity and open market housing. The remainder of the site is therefore allocated for residential development in accordance with policy HOU 2 and could accommodate approximately 25 dwellings.

Policy CHE 1: Housing allocation, west of Hurst Road, Chedgrave

1.0 hectare of land to the west of Hurst Road is allocated for residential development. The developer will be expected to provide for the following:

Adult/older children's open space

- i) Adult/older children's open space at a minimum level of 2000 sq.m. either adjacent to the development, as an extension to existing facilities or by way of an agreed equivalent financial contribution.**

Children's playspace

- ii) On-site children's play space of a minimum size of 1000 sq.m. to include one item of play equipment .**

Footpath and cycle links

- iii) Shared use footway/cycleways from the site to Hurst Road and Proctor Road.**

Landscaping

- iv) A landscaping scheme to include the retention and enhancement of the site's boundary planting.**
- v) Provisions for, or financial contributions towards the future maintenance of landscaped areas and recreational open space.**

Other

- vi) Dwellings of varied types and heights to suit the differing levels of the site.**

Road access

- vii) Road access to the site from Mallard Close.**
- viii) The full implementation costs of a 20 mph speed limit on Mallard Close, Hurst Road and The Rise.**

The site is bounded by development on three sides with the fourth side bounded by open fields and defined by an intermittent tree and hedge screen. To protect the residential amenities of adjacent occupiers and to minimise the visual impact of new development, the existing boundary planting to the site will be retained and reinforced by additional planting. New development proposals should also consider the retention of the existing children's play equipment.