

LONG STRATTON

1. Settlement characteristics

Long Stratton has developed from its linear origins as a street village located on the Norwich to Ipswich Road, to become a larger settlement with good road links with Norwich. Its historic core has a Conservation Area that extends along The Street to reflect the quality of the built environment of this part of the village.

To the west of the A140, estate scale development has taken place from the 1960s onwards. This has considerably altered the original historic form of the settlement. In this western area, four distinct areas of development exist. Firstly, the development off St Michaels Road (to the north of Swan Lane) consists of a combination of semi detached dwellings and bungalows. Secondly, between The Street, Manor Road, Flowerpot Lane and Swan Lane there is older estate development consisting of both semi detached dwellings and units for the elderly. Thirdly, the area to the south of Flowerpot Lane consists of development concentrated primarily off three estate roads. Lastly, the most recent estate style development is situated in the area to the west of Manor Road/north of Flowerpot Lane. This consists of a range of house sizes and types, including a District Council low cost partnership scheme.

The A140 offers good direct access to Norwich. Long Stratton itself urgently requires a bypass. The Government has recently “de-trunked” the A140 and passed responsibility for the Norfolk section to the County Council. The County Council has subsequently proposed to construct a Long Stratton bypass as part of the next review of the Local Transport Plan and agreed in principle to a route to the east of the village.

It is essential for both the strategic importance of the A140 and for the local community that the route operates safely and efficiently within the constraints of the existing built up area. Given that the proposals for a bypass or major road improvements are some way off it is appropriate that there is restraint on further development (beyond those proposals in this plan) which would generate a material increase in traffic movements on, or at junctions with the A140.

Policies and proposals (see Inset Map 35)

2. Development Limit

Within the Development Limit further residential development will be provided for within the context of policy HOU 4. Outside the Development Limit proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

3. Housing

There are two sites allocated for residential development in Long Stratton in this Plan period. These are, north of Lime Tree Avenue and land to the east of the village.

The largest allocation, east of the village, could accommodate around 300 dwellings. The site is mainly open agricultural land. It is well defined to the west by existing development, to the north by the grounds of the Parsonage and to the south by Star Lane. The eastern boundary is open and extensive landscape belts will be required here in addition to a comprehensive landscape scheme for the whole area. Access to the site will be via Hill Farm with Edges Lane being stopped up beyond the existing houses and diverted to join the new estate road, forming a secondary access eastwards for the development. The location of the allocation offers the opportunity of a cycle/pedestrian link to Star Lane and from there directly to the village centre. Development of the site is likely to add to pressures on recreational and community facilities in the village, so financial contributions will be sought as appropriate. Developers will also be required to undertake appropriate improvements to surface water drainage routes and improvement required by other utilities.

~~Policy LON 1: Housing allocation, east of the A140, Long Stratton~~

~~7.76ha of land to the east of the village is allocated for residential development. The developer of the site will be expected to provide for the following:~~

~~Adult / older children's open space~~

- ~~i) Adult / older children open space at a minimum level of 2000 sq.m. plus an extra 42.5 sq.m. for every unit over 50, either adjacent to the development, as an extension to existing facilities, or by way of an agreed equivalent financial contribution.~~**

~~Affordable housing~~

- ~~ii) Provision of affordable housing to be phased across the development as a whole, subject to an up-to-date local needs survey.~~**

~~Bus facilities~~

- ~~iii) Public transport access to within 400m of every dwelling. The funding of the provision of bus services to serve the development and the funding of the provision of the necessary bus stops, infrastructure and their maintenance.~~**

~~(Continued...)~~

(Policy LON 1 continued)***Children's playspace***

- ~~iv) On-site children's playspace of a minimum size of 1000 sq.m. plus 17.5 sq.m. for each additional dwelling over 50, to include a minimum of three items of play equipment.~~

Community facilities

- ~~v) Funding for the extension or alteration of the Long Stratton Leisure Centre to meet additional needs arising from the development.~~

Education facilities

- ~~vi) Financial contributions towards the alterations or extensions necessary to accommodate pupils from the development at Long Stratton High/Middle/First schools, to be completed within the Plan period.~~

Fire hydrants

- ~~vii) 1 fire hydrant on site per 50 dwellings, to be provided during the development of the site.~~

Footpath and cycle links

- ~~viii) Convenient, safe and attractive pedestrian and cycle links within the site and off-site to maximise such users' access to the village centre, public transport and community facilities.~~

Library facilities

- ~~ix) Contributions towards the improvement of the local library service.~~

Road access

- ~~x) Closure of the existing Edges Lane/A140 junction.~~

Waste facilities

- ~~xi) Facilities on or off-site for the storage, collection and recycling of waste likely to be generated by the development.~~

Attention: Please note that Local Plan policy LON 1 has been discontinued since 28th September 2007 as part of the 'saved policy' process, because the scheme has been completed.

Policy LON 2: Housing allocation north of Lime Tree Avenue, Long Stratton

2.25ha of land to the north of Lime Tree Avenue 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. plus an extra 42.5 sq.m. for every unit over 50, either adjacent to the development, as an extension to existing facilities, or by way of an agreed equivalent financial contribution.**

Affordable housing

- ii) **The provision of affordable housing to be phased across the development as a whole, subject to an up-to-date local needs survey.**

Children's playspace

- iii) **On-site children's playspace of a minimum size of 1000 sq.m. plus 17.5 sq.m. for each additional dwelling over 50, to include a minimum of three items of play equipment.**

Community facilities

- iv) **Funding for the extension or alteration of the Long Stratton Leisure Centre to meet additional needs arising from the development.**

Education facilities

- v) **Financial contributions towards the alterations or extensions necessary to accommodate pupils from the development at Long Stratton High/Middle/First schools, to be completed within the Plan period.**

Fire hydrants

- vi) **1 fire hydrant on-site per 50 dwellings, to be provided during the development of the site.**

Footpath and cycle links

- vii) **Convenient, safe and attractive pedestrian and cycle links within the site and off-site to maximise such users' access to the village centre, public transport and community facilities.**

(Continued...)

(Policy LON 2 continued)***Library facilities***

viii) **Contributions towards the improvement of the local library service.**

Road access

ix) **Improvements to the northern part of the A140 junction visibility splay. A scheme that maintains the segregation of traffic between Lime Tree Avenue and White House Drive. Funding for the implementation of an off-site 20mph zone and traffic calming measures to Lime Tree Avenue.**

4. Employment and commercial activities

Long Stratton serves a rural hinterland and is a local centre for employment and shopping. The Chequers Road Industrial Estate, developed during the 1980s, is now virtually fully occupied. Additional employment land is allocated to the south of the village off the A140.

Policy LON 3: Employment allocation adjacent to the plant depot on Ipswich Road, Long Stratton

5 hectares of land is allocated for employment uses adjacent to the plant depot on Ipswich Road.

Policy LON 4: Developer requirements for employment allocation adjacent to the plant depot on Ipswich Road, Long Stratton

The developer of the site allocated in policy LON 3 will be expected to provide:

- i) A substantial landscaping scheme for the northern, southern and eastern boundaries of the site amounting to 1 hectare in total.**
- ii) Adequate access from the A140 into the site including the stopping up of the existing access point used by the plant depot, to the satisfaction of Norfolk County Council.**

The above site provides additional employment land in the village following the success of the Chequers Road site. It is recognised that the new site requires careful boundary treatment because of adjacent residential properties and the need to minimise any impact on adjacent open countryside, hence the substantial landscape belt proposed. Developers of the site will need to provide a new access onto the A140 to the appropriate standard required by the County Council and also achieve a repositioning of the Plant Hire Depot access point onto the main spine road of the new employment area.

5. Shopping

Recent pressures for development have included those for changes from retailing to non-retailing uses. It is important to define a Central Business Area in the village within which retail and service uses will be encouraged (see policies SHO 4 and SHO 5).

In the case of upper floor premises in the Central Business Area the District Council will give favourable consideration to a wider range of retail and commercial uses, subject to amenity and access considerations (see policy SHO 7).

In terms of shopping provision:

~~Policy LON 5: Viability of Long Stratton as a shopping and service centre~~

~~The District Council will seek to maintain the viability of the village as a shopping and service centre and encourage as wide a range of shops to be provided as possible.~~

Attention: Please note that Local Plan policy **LON 5** has been **discontinued** since 28th September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy SHO4 (Town centres).

~~Policy LON 6: New shopping development or changes of use to shopping in Long Stratton~~

~~New shopping development or changes of use to shopping will only be permitted in the areas listed below:~~

- ~~i) Within the established Central Business Area (see Inset Map 35)~~**
- ~~ii) On suitable sites elsewhere in the built up area at 'cornershop scale'~~**
- ~~iii) Within the residential allocation to the east of The Street.~~**

Attention: Please note that Local Plan policy **LON 6** has been **discontinued** since 28th September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policies SHO4 (Town centres), SHO 8 (Local and rural shops and services) and SHO 9 (Shop sites in major residential developments).

~~Policy LON 7: New shopping floorspace in Long Stratton~~

~~Proposals for new shopping floorspace will take into account:~~

- ~~i) The demand for new shopping floorspace~~**
- ~~ii) That the servicing arrangements proposed are satisfactory~~**
- ~~iii) That the design is in keeping with the form and character of the surrounding area.~~**

Attention: Please note that Local Plan policy **LON 7** has been **discontinued** since 28th September 2007 as part of the ‘saved policy’ process. Applicants should now instead refer to Local Plan policies IMP1 (Design), IMP 7 (Provision of infrastructure), SHO 2 (Retail development, impact test), SHO 4 (Town centres), and national planning policy statement PPS 6 (Planning for town centres).

6. Communications

The construction of an A140 Long Stratton bypass would radically improve conditions in the centre of the village. Most of the sites allocated will have good access to the village centre and other facilities.

Policy LON 8: Rear servicing provision to new commercial premises in Long Stratton

The District Council will seek rear servicing provision of all new commercial premises in the village, especially in the Central Business Area provided there is no adverse effect on its townscape and architectural quality.

7. Burial ground

Concern has been expressed by the Parish Council regarding the space available in the existing burial ground.

Policy LON 9: New burial ground site in Long Stratton

The District Council will assist the Parish Council in their search for a new burial ground site if reusing the graves at St Mary’s Church proves impossible.