

## PORINGLAND

### 1. Settlement characteristics

The settlement of Poringland also embraces parts of the four parishes of Stoke Holy Cross, Framingham Earl, Framingham Pigot and Caistor St Edmund. It has developed in ribbon form along the Norwich to Bungay Road (B1332) and along Long Lane, Shotesham Road, Stoke Road and Caistor Lane. Much development has taken place since the 1950s and more recent estate scale development has occurred mainly to the east of B1332. This has consolidated development between The Street, Long Lane and Rectory Road. Infill development has left few undeveloped frontages within the settlement, albeit limited potential exists along Caistor Lane and Stoke Road.

The settlement is surrounded by a mixture of open farmland and woodland, the latter being more concentrated to the north and east of the settlement. There are attractive views out into open countryside to the south east, but the landscape is not of such a high quality to the west. A number of farms, individual dwellings, and groups of dwellings are detached from the main settlement.

A wide range of facilities exists, but there is an acknowledged lack of public open space. The present village hall is also becoming inadequate in size and requires major refurbishment. A library had been planned by Norfolk County Council, but a lack of resources has prevented its implementation.

The village possesses good road links via the B1332 and the A146 with public transport links to Norwich. The A146/ A47 Norwich Southern Bypass route has also improved access to the general Norwich Area.

Policies and proposals (see Inset Map 41)

### 2. Development Limit

A Development Limit has been defined around Poringland to reflect the existing built-up area of the settlement and the proposed allocations. It has been drawn to prevent further development in the more attractive landscape areas to the east and south east of the settlement, and to prevent the further westward extensions to the existing single plot depth development which characterise Stoke Road and Caistor Lane (in the parish of Caistor St Edmund).

Within the Development limit, further residential development will be provided for within the provisions 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

The District Council proposes that further growth could be accommodated within the village due to the:

1. Strategic location of the village in relation to the A47 Norwich Southern Bypass and to Norwich.
2. Range of social and community facilities available.
3. Good communications with Norwich.
4. Lack of major landscape constraints to the west.
5. Present form and character of the settlement which could absorb, without detriment, some new development.

Such development if carefully designed and planned could help to give a focal point to the settlement and enhance its character, whilst at the same time helping to provide additional or improved social and community facilities. The present foul drainage constraint would need to be resolved and improvement of the B1332 would be required within the village.

Therefore a major new area totalling 24 hectares is allocated for residential development on the western side of Poringland.

The new allocation comprises four sites which will form a comprehensive development scheme of potentially some 720 - 840 dwellings to be phased by the granting of planning permission for no more than half of the allocation by the end of the Plan period, in mid 2006. The allocation is to be developed in accordance with a development brief which also provides for its interrelated development with the ex-Norwich Area Local Plan allocation currently being developed off The Street, opposite the village hall. The development scheme will require the creation of new link roads between Stoke Road and Shotesham Road and between Shotesham Road and the B1332 Bungay Road, to be completed before the completion of the initial 380 dwellings, plus off-site drainage works, comprehensive landscaping schemes and contributions towards the cost of community and education facilities and public transport and access improvements.

**Policy POR 1: Housing allocation, west of The Street, Poringland**

**24 hectares of land is allocated for residential development to the west of The Street, between Stoke Road and Shotesham Road, of which some 12 hectares will be granted planning permission during the Plan period. The developer will be required to provide for:**

***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, adjacent to the development within the area allocated by policy POR 3.**

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**(Policy POR 1 continued)*****Affordable housing***

- ii) Affordable housing, to be phased across the development as a whole, subject to an up to date local needs survey.

***Bus facilities***

- iii) The funding and provision, if not already existing, of a 20 minute frequency (60 minutes on evenings and Sundays) bus service between the development and Norwich city centre, for a period of five years or until the service becomes commercially viable, whichever is the sooner, to be in place before the commencement of the first dwelling.
- iv) The funding of and the provision of the necessary bus stops within 400 metres walking distance of all dwellings and bus shelters to serve those stops and other stops serving the allocation, before the commencement of the first dwelling.

***Children's playspace***

- v) On-site children's play space 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, to be calculated on and based within each discrete part of the allocation.

***Community facilities***

- vi) Financial contributions towards the construction of a new community centre required to meet additional needs arising from the development to be provided on the commencement of the first dwelling.

***Education facilities***

- vii) The provision of a 1.01 hectares (2.5 acres) site for a primary sector school to be transferred to the local education authority (LEA) at no cost, in a location to be agreed with the LEA, on the completion of the 380<sup>th</sup> dwelling.
- viii) Financial contributions towards the construction costs of a new primary school to be paid in full on the completion of the 380<sup>th</sup> dwelling.
- ix) Financial contributions toward the improvement and alteration of the local (Framingham Earl) High School to be phased from the commencement of the first dwelling.

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(Policy POR 1 continued)

***Environment/landscape***

- x) An Environmental Appraisal as a “Schedule 2” project.
- xi) A comprehensive landscaping scheme to pay special regard to the retention of parts of the area of remaining Poringland Heathland to the south of Hillside and to include new tree belts as shown on the Inset Map.
- xii) The retention of an area of the adjacent community woodland to be maintained in perpetuity as a landscape buffer to screen the allocation from the west.
- xiii) Provisions for, or financial contributions towards the future maintenance of landscaped areas and recreational open space.

***Fire hydrants***

- xiv) 1 fire hydrant per 50 dwellings to be provided on-site at no cost during the development of the site.

***Footpath and cycle links***

- xv) Financial contributions toward the proposed Poringland to Trowse cycle way, in proportion to the additional needs arising from the development, by the commencement of the first dwelling of the first phase of development.
- xvi) A shared use footway/ cycleway along Stoke Road from the allocation’s access, to the roundabout on Norwich Road/The Street, to be completed by the opening of the Stoke Road access to the allocation.
- xvii) A shared use footway/ cycleway on the east side of The Street, from the Norwich Road/The Street roundabout to the roundabout providing access to the permitted housing site to the south of the site of the proposed community facilities, to be completed by the opening of any access to the allocation off The Street through the permitted site.
- xviii) The extension of the shared use footway/cycleway on the east side of The Street, from the roundabout providing access to the permitted housing site to the south of the site of the proposed community facilities to the Shotesham Road junction, on the commencement of the allocation to the south of Carr Lane.

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**(Policy POR 1 continued)**

- xix) A toucan crossing on The Street to the north of the roundabout near to the site of the proposed community facilities, to provide access to the existing village hall and primary school, to be completed by the opening of any access to the allocation off The Street through the above permitted housing site.**
- xx) A toucan crossing on The Street, by the church to the north of the junction with Shotesham Road, to provide access to the eastern part of the village, to be completed by the commencement of the first dwelling on the allocation to the south of Carr Lane.**

***Library facilities***

- xxi) Financial contributions towards the improvement of the local library service, to be paid on the completion of the 380<sup>th</sup> dwelling.**

***Other***

- xxii) A comprehensive interrelated development taking into account the adjacent permitted development of 103 dwellings between the allocation and The Street.**
- xxiii) An investigation of the potential need to divert gas apparatus with regard to the necessary new roads and associated provisions.**
- xxiv) New off-site surface water drainage to drain to the west of the village, to include improvements to the receiving watercourse.**

***Road access***

- xxv) The cost of the implementation by Norfolk County Council, of the traffic regulation order and signing on Arminghall Lane to control “rat-running”, to be paid on the granting of planning permission for the first phase of development.**
- xxvi) The cost of the implementation by Norfolk County Council, of a 20mph zone on Shotesham Road from Carr Lane to The Street, to be paid on the commencement of the allocation to the south of Carr Lane.**
- xxvii) The improvement of the junction of The Street and Shotesham Road on the commencement of the allocation to the south of Carr Lane.**
- xxviii) A new link road from Stoke Road to Shotesham Road, to include a link to The Street through the permitted housing site to the south of the proposed community facilities site, to be completed before the commencement of development to the south of Carr Lane. The**

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**(Policy POR 1 continued)**

**Stoke Road access should also be completed prior to the commencement of development on the allocation to the north of Heath Loke. No vehicular access should be formed to The Street via the eastern end of Carr Lane.**

***Waste facilities***

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

The proposed housing allocations provide for the development of some 380 dwellings within the Plan period, to be followed by the development of the remainder of the site as Strategic Land Reserve (see policy HOU 3). This will require highway improvements as additional traffic is generated.

Developers of the allocated area should clarify with the Highway Authority the nature of improvements and the scale of contributions required for the development of each site (both on-site and off-site costs).

#### 4. Community facilities

The proposed expansion of Poringland will require the upgrading of existing, and the provision of new community facilities. Due to the original linear form of the village, the existing facilities, including those within Framingham Earl, are dispersed over a significant distance, mainly along Norwich Road and The Street. The Council therefore considers that new facilities should be provided in an easily accessible location at the centre of the village, in a form that would create a well laid out core of village services which would also be well related to the proposed recreation open space and proposed new housing allocations to the west. Such a site was identified for community facilities by the Norwich Area Local Plan, on The Street, adjacent to the health centre to the south of Heath Loke. This site was granted outline planning permission in 1997 for uses within Use Classes A1 (shops), D1 (institutions) and for “any office for the administration of any service by a local authority.” This site is identified on the Poringland Inset Map 41. The shopping element has since been developed with a small supermarket. The remaining proposed community facilities and the additional requirement for a site for a new primary sector school are proposed to be implemented as follows.

#### 5. Community centre

The existing village hall on The Street dates from the First World War and was built to provide for the needs of a much smaller settlement. The hall would require considerable enlargement to provide for the needs of the proposed housing growth, but this is not possible on its existing site. The Council considers therefore that a new community centre is required and should be provided for on the site previously allocated for community facilities by the Norwich Area Local Plan, which has since been permitted in outline.

The land required is owned by the main developer of the nearby major housing land allocation to the west. The community centre is to be provided for within the Plan period following the transfer of the site by the land owner for a nominal sum to the Arkwright Community Association, which is to obtain funding for and build the community centre. The centre will then be administered by a charitable trust to be set up by Poringland Parish Council. The funding for the construction of the centre will be from financial contributions from the developer(s) of the proposed housing land allocation and third parties including the parish council, South Norfolk Council and a local charity. (*The Community centre received detailed planning approval in 2001*)

## 6. Library provision

The village is currently served by a mobile library. The Council considers that provision should be made for a permanent library as the proposed housing growth will result in a village population greater than that of settlements in the Plan Area which already have such provision. This could take the form of a purpose built building, or the use of an existing building or shop unit as may be proposed on the above community facilities site. The outline permission on the community facilities site on The Street would provide for the development of a library, but the County Council, as main library service provider, is not in a position to commit itself to constructing a permanent library pending an internal review of County library services. In the meantime, financial contributions are required from the developer(s) of the proposed housing land allocation in policy POR 1 towards the improvement of the local library service. These could be for the provision of new facilities or the provision of books and equipment for the existing service.

## 7. Education provision

The village is served by the Poringland Primary School and the Framingham Earl High School. At the time of writing, both schools were operating at above their pupil capacities and would require improvement to provide for the additional needs related to the proposed housing land allocation. The primary school cannot be extended due to site constraints, whereas the high school can be extended on-site. The County Council as local education authority has therefore requested that the developer(s) of the proposed housing land allocated by policy POR 1 should provide a free site of 1.01 hectares (2.5 acres) on-site for a new primary sector school and provide financial contributions towards the building costs of the new primary school and the cost of a high school extension.

The required phasing of the developer requirements is described in policy POR 1. The Plan allocates a suitable site in policy POR 2 for the new primary school to the north of Heath Loke, as shown on Inset Map 41. This location can be served by the main access road proposed to serve the new housing land allocation and will require the provision of direct foot way and cycle way access from The Street via the community centre site and the allocated public open space.

**Policy POR 2: New primary sector school allocation, north of Heath Loke, Poringland**

**A site of 1.01 hectares is allocated for a primary sector school to the north of Heath Loke . The provider of the site will be required to provide for direct pedestrian and cycle access to the site from The Street via the site permitted for community facilities on The Street.**

## 8. Recreation facilities

Areas available for recreation use in the village comprise mainly the War Memorial playing field, supplemented by the area of community woodland off Carr Lane to which the public has access but which is in private ownership. (The latter area is proposed to be offered by the owners to the Parish Council). On the basis of the need to provide for public open space to nationally accepted standards as open ground that can be used for formal and informal recreation, the Council has identified a shortfall of some 5.6 hectares required to meet the needs of Poringland parish. This shortfall is separate to the needs to be met in relation to the proposed housing land allocation as provided for under policy POR 1.

The housing land allocated by policy POR 1 could provide for at least 720 dwellings, which could require the provision of some 3 hectares of recreation open space for adults/older children, in accordance with the Council's recreational open space requirements. The Council considers that this land should be provided for in a central location well related to the new development and proposed community facilities, and would be best located adjacent to the recreation open space proposed to provide for the existing local shortfall. A self-contained area of 8.0 hectares is therefore allocated to the south of Heath Loke by policy POR 3, to provide for much of the existing shortfall plus the requirements for the proposed housing.

The allocated recreation open space is suitable for the provision of play areas and sports pitches which could complement the possible inclusion of sports facilities within the community centre proposed for the adjacent permitted site. The allocated land is owned by the developer of the adjacent housing land allocation and may be made available for public use through agreement with the Parish Council.

**Policy POR 3: Recreational open space allocation, south of Heath Loke, Poringland**

**8.0 hectares of land is allocated for recreational open space to the south of Heath Loke.**