Barford (Rural Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Barford as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

Form and Character
Barford is a compact settlement on the north bank of the River Tiffey. Development has extended northwards away from the B1108 along Cock Street and Style Loke, with frontage development to the north of Church Lane and along Chapel Street/Marlingford Road. The historic centre of the village is concentrated on Cock Street and Chapel Street with later estate development situated off Chapel Street at Park Avenue and Clarke Close.

The village is set in the attractive valley of the River Tiffey and is characterised by mature tree planting. The most sensitive area of the village is situated on either side of Cock Street where the Hall and its grounds on the west side and the popular plantation on the east side, positively contribute to the form and character of the village.

Barford has a good road link via the B1108 to Norwich 13km to the east and links via mainly unclassified roads to Wymondham 6km to the south.

Services and Community Facilities
Barford has a range of facilities including a village hall, pub and primary school. There are also a number of industrial and commercial concerns located within the centre of the village, which provide local employment opportunities. The village has the benefit of mains sewers.

Development Boundary and Constraints
A development boundary has been drawn to include the main built form of the settlement. A smaller development boundary has been drawn around the existing properties on Church Lane to the west of the village, which includes the new housing allocation.

Much of the central part of Barford forms part of the Barford Flood Alleviation Scheme which helps to control flooding in the village. This has therefore constrained where development could be located in the village, and this area has been excluded from the development boundary.
Policy BAR 1: Land at Church Lane

This site is situated south of Church Lane to the west of the village. It is located between The Hall to the east and Church Farm to the west.

Land amounting to some 0.52 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 10 dwellings.

The developer of the site is required to ensure the following:

1. A safe access onto Church Lane
2. A footpath to link the site to the main part of the village
3. Wastewater infrastructure capacity must be confirmed prior to development taking place
4. Any direct or indirect discharge into the Barford Flood Alleviation Scheme would need prior consent from South Norfolk Council in addition to any consent given by the SuDS Approving Body
5. Site needs to be well screened as approached from Church Farm to minimise visual impact on the currently rural approach to the village