Policy 15 of the Joint Core Strategy (JCS) identifies Little Melton 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. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the ‘smaller sites in the NPA’ allowance.

**Form and Character**

Little Melton was historically linear in form, but some estate development has taken place at Ringwood Close, Gibbs Close and south of School Lane at Braymeadow and Greenacres. The grounds of Elm Farm, which is centrally located in the village, provides an important break in the street frontage and contributes to the character of the centre of the village. The village is set in open countryside, and is visible from Watton Road to the north, creating a landscape setting when approaching the village from Green Lane. However, hedges and trees to the south of the village mean there are fewer long-range vistas.

The proximity to the A47 (via Green Lane) makes Little Melton accessible from Norwich. There are bus stops (on both sides of the road) at two points in the village, with buses to Wymondham, Hethersett and Norwich.

**Services and Community Facilities**

Little Melton has a range of services and community facilities including Little Melton Primary School and the Village Inn, plus a convenience store and MOT garage. There are allotments, accessible from Great Melton Road and Mill Road, which contribute to the rural nature of the village. The village hall and playing field are on Mill Road, outside the development boundary and in a countryside setting. There is a lack of footpaths in the village, which combined with narrow roads, makes pedestrian travel challenging at peak times.

**Development Boundary and Constraints**

The development boundary has been drawn to include the main built form of the settlement and include the allocated land which is also subject to planning permission 2013/0092. The development boundary also includes two recent permissions granted in the village (2012/1836 and 2013/0086), but excludes the allotments which run between Great Melton Road and Mill Road.

There are problems with surface water drainage, which could be alleviated through improved maintenance of open and piped water courses.

The South Norfolk Place-making Guide states that key views of historic churches should be protected. All Saints’ Church lies to the east of the village along Mill Road, separated from the village by agricultural land. From the village, views of the church are blocked by roadside hedges and field boundary hedges.
Policy LIT 1: Land at Ringwood Close

This site lies to the south of Ringwood Close. Land amounting to approximately 1.7 hectares is allocated for housing and associated infrastructure and has planning permission (2013/0092) for up to 20 dwellings. This allocation could accommodate approximately 20 dwellings.

The developer of the site will be required to ensure the following:

1. The site should avoid the use of hard materials on the western boundary, to protect the views from All Saints’ Church to the north-east
2. The ecological value of the site should be assessed before this site is developed. Features such as ponds, hedgerows and wooded patches should be maintained where possible
3. Advice from the Highways Authority should be followed regarding the traffic capacity of Mill Road, the Burnthouse Lane junction and improved pedestrian access to village services including the school
4. Site layout accounts for sewers crossing the site
5. Wastewater infrastructure capacity must be confirmed prior to development taking place
6. Sustainable urban drainage scheme should ensure no additional surface water leaves the site