

## Local Plan Review 2019

**12.14.4 G59.4 - Methwold - Land off Globe Street/St George's Court Policy****12.15 Middleton****12.15.1 G60.1 - Middleton Land south of Walter Howes Crescent Policy****12.15.2 MID1 - Middleton Land west of School Road Policy****12.16 Snettisham****12.16.1 G83.1 - Snettisham Land south of Common Road and behind Teal Close Policy****12.17 Southery****12.17.1 G85.1 - Southery - Land off Lions Close Policy****12.17.2 SOU1 - Southery - Land to north of Lions Close Policy****12.18 Stoke Ferry****Key Rural Service Centre****Description**

**12.18.1** Stoke Ferry is situated on a rising, elevated site above the vale of the River Wissey. It is located 6.5 miles south east of Downham Market. The village centre has a pleasant character which is reflected in the designation of a Conservation Area for much of the village. The outlying areas provide a contrast with a peaceful rural quality.

**12.18.2** The Parish of Stoke Ferry has a population of 1,020<sup>(1)</sup>. The settlement has a good range of services and facilities including a school, bus route, Post Office, take away, pub and other employment and retail uses. The village provides a local employment base which has developed from its role in serving the local agricultural community. The nearest doctor's surgery is currently located 3 miles north at the village of Boughton.

**12.18.3** Stoke Ferry is designated as a Key Rural Service Centre it has a range of services and facilities to serve the existing and wider community. The SADMP (2016) made three allocations for a total of at least 27 dwellings. The Local Plan review seeks to make an allocation for at least a further 7 dwellings.

**12.18.4** It should be noted that the current owner of Site G88.2 and STF1 intends to develop them as a site for Custom and Self-Build housing, most likely in the form of serviced plots. This means that they will provide the infrastructure required for the site, such as roads and

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1 Census Data 2011

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amenity connections, and then sell each plot separately to someone who is looking to build or commission the design and build of their own home. This will assist in meeting the need for this type of housing.



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### 12.18.1 G88.1 - Stoke Ferry - Land South of Lark Road/ Wretton Road Policy

#### Site Allocation

**12.18.1.1** This site (part of submitted sites Ref. Nos. 210, 565, & 742) is located to the south west area of Stoke Ferry and situated immediately to the south of a new cul-de-sac development at Lark Road.

#### Policy G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road

**Land south of Lark Road/Wretton Road amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
3. Demonstration of safe highway access that meets the satisfaction of the Highway Authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.18.1.2** The current development boundary immediately abuts the site's northern boundary. The Council considers the site is suitable to accommodate 5 residential units at a density consistent with that of the surrounding area.

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**12.18.1.3** The site scored relatively highly in the sustainability appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point. Stoke Ferry Parish Council are in favour of this site being allocated.

**12.18.1.4** There are no major landscape features on the site (e.g trees or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.

**12.18.1.5** The majority of the views in to the site are limited to near distance from Lark Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north boundary. In the limited views that area available the site is seen in the context of the existing settlement.

**12.18.1.6** The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.18.1.7** The site has come forward and benefits from outline planning permission for 5 dwellings (15/01931/OM).

### **12.18.2 G88.2 - Stoke Ferry - Land at Bradfield Place Policy**

#### **Site Allocation**

**12.18.2.1** The site (part of submitted site Ref. No. 37) is located to the west of the settlement.

#### **Policy G88.2 Stoke Ferry - Land at Bradfield Place**

**Land at Bradfield Place amounting to 0.7 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of details showing how the water mains crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;

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2. Safe access and visibility being achieved to the satisfaction of the local highways authority
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**12.18.2.2** The site is located outside of the Conservation Area and within fairly close proximity of village services, scoring positively for this factor in the sustainability appraisal. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary. The Council considers the site is suitable to accommodate 10 dwellings at a density consistent with that of the surrounding area.

**12.18.2.3** Currently the site is in agricultural use (Grade 3), and apart from a few hedgerows and trees there are no other landscape features of importance within the site boundary. The Stoke Ferry Conservation Area sits a good distance from the site and due to the built form in the immediate vicinity of the site; it is not considered that development of the site would be of detriment to the character and appearance of the Conservation Area. Stoke Ferry Parish Council support this site.

**12.18.2.4** Norfolk County Council as local highways authority support development on this site providing safe access and visibility is achieved.

**12.18.2.5** The site abuts existing development on two sides with the western boundary bordered by agricultural land. Views are limited to near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.

**12.18.2.6** A water main(s) cross the site and therefore easement/diversion may be required in consultation with Anglian Water. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.18.2.7** The site has come forward and benefits from outline planning permission for 20 dwellings (16/00168/OM).

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**12.18.3 G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road Policy****Site Allocation**

**12.18.3.1** The site (part of submitted site Ref. No. 951) is identified as a chosen allocation by the Council as indicated by the positive scores in the sustainability appraisal.

**Policy G88.3 Stoke Ferry - Land at Indigo Road / Lynn Road**

**Land at Indigo Road / Lynn Road amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of a detailed Contamination Assessment in accordance with the requirements of the NPPF and the Environment Agency's 'Guiding Principles for Land Contamination'
2. Safe access and visibility being achieved to the satisfaction of the local highways authority;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Land to the west of the village hall will be allocated for a c.26 car space car park. Submission of a suitable plan for the future management and maintenance of the car park;
5. Submission of an agreed schedule for financial contributions to the village hall community facility.
6. Provision of affordable housing in line with the current standards.
7. Careful design ensuring that development conserves and enhances the conservation area.

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### Site Description and Justification

**12.18.3.2** Site G88.3 has support from Stoke Ferry Parish Council as well as the public because the site is centrally located within the settlement, therefore in close proximity of village services and it would provide a much needed formal car parking facility, and financial contributions, to the village hall, benefiting the local community.

**12.18.3.3** The site is situated to the south of the Indigo Road residential development and to the north of Lynn Road and the feed mill. The southern and western boundaries abut the recommended development boundary, with the southern boundary meeting the Stoke Ferry Conservation Area.

**12.18.3.4** The Council considers the site is suitable to accommodate 12 dwellings at a density consistent with that of the surrounding area, in particular that seen at Indigo Road, together with a car park.

**12.18.3.5** The northern section of the originally submitted site has been excluded as it has already been developed as a residential estate (Indigo Road). The southern section of the originally submitted site is in the same ownership as Site 87.3 and has been partially excluded. It lies within the development boundary and should come forward for residential development as part of a development phasing scheme, although part of this land, to the west of the village hall, has been included as it will be allocated for the provision of a c.26 car spaces car park for the village hall. An approximate location guide for this facility is indicated on the Policies Map.

**12.18.3.6** The site is classed as agricultural land (Grade 3) however it is currently an unused brownfield site, formally a petrol station, now cleared. This and other previous site uses have led to contamination of the land.

**12.18.3.7** Development of this site would allow the reuse of this currently used, centrally located, parcel of land and through the use of a high design standard has the potential to positively contribute to the visual amenity of the locality.

**12.18.3.8** Access to the site could be gained from Indigo Road, to the north, and/or Lynn Road, to the south. Norfolk County Council as local highways authority support development on this site providing safe access and visibility is achieved.

**12.18.3.9** Views into the site are limited to the near distance from adjacent roads and properties. In these views the site is seen in the context of the existing built environment of the settlement.

**12.18.3.10** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

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**12.18.3.11** The site has come forward in combination with a section land which is within the development boundary and benefits from full planning permission for 29 dwellings (16/00493/FM).

### 12.18.4 STF1 – Stoke Ferry Land to west of Fairfield Road Policy

#### Site Allocation

**12.18.4.1** The site proposed for allocation is located to the south of the SADMP (2016) allocation G88.2.

#### Policy STF1 – Stoke Ferry Land to west of Fairfield Road

**Land amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of at least 15 dwellings.**

Development will be subject to compliance with all of the following:

1. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the Local Highways Authority;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.18.4.2** Access could be achieved through this allocation onto Bradfield Place and also from Fairfield Road. Norfolk County Council as the Local Highway Authority consider that there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated.

**12.18.4.3** The land is currently classed as Grade 3 Agricultural Land (moderate quality) and is at a low risk to flooding being in Flood Zone 1.

**12.18.4.4** The site is at a distance from the Stoke Ferry Conservation Area and any individual heritage assets, as well as being masked by existing development; therefore it is considered there would be a neutral impact upon 'heritage'.

**12.18.4.5** The site abuts existing development and indeed the development boundary on two aspects (east and south) with the northern boundary bordered by the G88.2. To the west is open farmland, there are no significant landscape features within the site. Views are limited

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to near distance from adjacent roads and properties. In the limited longer views available from the west, the site would be seen in the context of the existing settlement. It is considered that development of this site could be seen as an infill which will complete the estate style development around Bradfield Place and Fairfield Road.

**12.18.4.6** The Borough Council consider that the site is capable of accommodating at least 15 dwellings. This is more than is sought, however this makes the best use of the land / site available would complete development in this vicinity. It is also likely that at some Key Rural Service Centres a suitable site may not be found.