

# CHET

## NEIGHBOURHOOD PLAN

2021-2038

Main Points in Brief



# Chet Neighbourhood Plan

## Main Points in Brief

### Introduction

The Chet Neighbourhood Plan and its supporting documents are long, detailed and technical. This document takes material from them and presents the key aspects in an abbreviated form to allow a more ready grasp of the salient features.

Please remember that it is the full Chet Neighbourhood Plan that is important and has the force of law once approved. That document and its supporting papers should be read in order fully to understand the concept of the Plan and the evidence to support it.

### The parishes of Loddon and Chedgrave

Loddon and Chedgrave have a special character. Visitors sometimes say that they have the ambience of beautiful villages, yet provide a wealth of services; everything one might want on a day-to-day basis is readily to hand. Each parish has a nucleus of housing, shops, businesses and other buildings. Together they benefit from the many services (both retail and professional) and facilities on offer to residents and visitors and are surrounded by gently undulating and attractive countryside, much of which is given over to agriculture. As well as supporting their own populations and people who come to stay (e.g., on holiday), they serve many surrounding smaller communities (such as Hales, Langley with Hardley, Sisland, and Mundham).

While our two communities are separated by the River Chet and each has an independent parish council, they work closely together in areas of mutual interest, including the development of the Chet Neighbourhood Plan.

### The Chet Neighbourhood Plan

In neighbourhood planning, communities have the power to agree a Neighbourhood Development Plan, which is an important and powerful tool. It gives communities, such as parish councils, statutory powers to agree a shared vision and to shape how their community develops and changes over time.

The parishes of Loddon and Chedgrave fall on the boundary between the Broads Authority and the South Norfolk Council; their shared Chet Neighbourhood Plan sits within the context of the Broads Local Plan and South Norfolk Local Plan. The Broads Authority has the adopted 2019 Local Plan and is now reviewing it. The current South Norfolk Local Plan is made up of a number of documents with a timeframe up to 2026.

The Chet Neighbourhood Plan sets out planning policies for the parishes of Loddon and Chedgrave. They will be used, alongside the Local Plans, to decide whether planning applications are approved or not. It is a community document, the development of which has been overseen by local people who know and love the area.

## Vision and key objectives

The Chet Neighbourhood Plan document sets out a vision for future development of our landscape and townscape which grows seamlessly from what we have inherited.

The vision at the heart of Plan seeks to improve the quality of Loddon and Chedgrave as places in which to live, work, access services and undertake leisure activities. The Plan recognises the importance of our built heritage and the ambience of our parishes (including the wide range of services that are readily available) and pays particular attention to the environment and sustainability. Working towards a net zero carbon emissions future and protecting biodiversity are overarching requirements of the Plan and all its component parts.

To achieve our vision, the Chet Neighbourhood Plan has seven key objectives at its heart:

- Working towards net zero carbon emissions
- Ensuring homes meet local need, are of good quality, well-maintained and attractive
- Protecting our green spaces and providing more places where wildlife can flourish
- Promoting employment opportunities, local shops and businesses
- Enhancing leisure and sports facilities
- Ensuring there is adequate infrastructure to meet community needs
- Protecting Loddon's and Chedgrave's built and cultural heritage, including their streetscapes and landscapes

## The policies

The Chet Neighbourhood Plan contains 17 main policies, each including several requirements. They are listed in turn below. For supporting information and evidence, please see the full Chet Neighbourhood Plan and related documents.

### ***Policy 1: Sustainable Design and Building Practices***

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#### New Buildings

All new housing development should demonstrate in a statement, proportionate to the proposal, how they plan to achieve sustainable design including:

- Making the most of solar gain and passive cooling through the orientation, layout, and design of the development.
- Promoting efficient use of natural resources, the re-use and recycling of resources (such as existing bricks, tiles, slates), and the production and consumption of renewable energy.
- How new housing will adopt the use of low or zero carbon technologies into their design through a range of technologies.

- Linking the provision of low and zero carbon energy infrastructure in new developments to existing buildings where proven to be feasible.
- How it will minimise and reuse waste generated during the construction process.

New buildings should follow the energy hierarchy in line with the National Design Guide:

- Reducing the need for energy through passive measures including form, orientation, and fabric.
- Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights.
- Maximising renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.

Non-major (less than 10 units) self-build proposals that are for net zero carbon homes will be supported in principle within and adjacent to the settlement boundary subject to compliance with other relevant policies.

Development schemes that incorporate shared heating systems, such as District Heating, will be supported, subject to compliance with other relevant policies.

Community-led initiatives for renewable and low carbon energy will be supported where they meet local needs and provide a positive local benefit.

#### Retrofitting Existing Buildings

Proposals to improve the energy efficiency of heritage properties or assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, provided it safeguards historic characteristics.

Alterations to existing buildings which require planning permission should be designed with energy reduction in mind.

### ***Policy 2: Electric Vehicle Charging Points***

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Mounted charging points and associated services should be carefully integrated into the design of new developments so that they are unobtrusive. Cluttered elevations, especially main facades and front elevations should be avoided.

EV charging points should be located to maintain a street scene that does not negatively impact on pedestrians or road users. Where

charging points are located on the footway or other public right of way, a clear footway width of 1.5m is required next to the charging point, for a wheelchair and a pedestrian to pass side-by-side.

### ***Policy 3: Managing Surface Water Flood Risk***

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New developments must seek to reduce flood risk overall through creation of multifunctional green infrastructure and SuDS. It is essential to demonstrate that the development will be safe and flood risk is not increased locally or elsewhere.

Multifunctional benefits should be maximised, including planting, which is good for biodiversity as well as improving visual amenity.

The siting of any areas of open water within a public location should be considered carefully to ensure they meet safety standards and are visually accessible to the public. Attenuation ponds cannot be considered as meeting the open space requirement of a development.

New development should demonstrate how the aesthetic value of surface water in the environment alongside long term environmental, biological, and social factors in the context of climate change; has been considered.

New build properties should contribute to sustainable drainage by avoiding impermeable surfacing within private gardens and by installing domestic-scale SuDS which can include planters and rain gardens. Water re-use should be incorporated into scheme design wherever feasible.

### ***Policy 4: Affordable Housing***

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Affordable Housing delivered within Loddon and Chedgrave should comprise:

- 70% home ownership
- 30% affordable rented

In addition to the national eligibility criteria, the following local eligibility criteria, which aim to establish a local connection as a preference, will be applied to First Homes, with the requirement to meet at least one of these:

- a) Current residents of Loddon/Chedgrave who are renting or living with other family members.
- b) Ex-residents of the Loddon/Chedgrave who are renting or living with other family members and who have moved away within the last three years.

- c) People who are renting or living with other family members outside of the parishes but who have caring responsibilities in Loddon/Chedgrave.
- d) People who are working in Loddon/Chedgrave.

### ***Policy 5: Housing Mix***

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Housing proposals will need to reflect local housing need using the most up to date and best available proportionate evidence. The Loddon and Chedgrave Housing Needs Assessment (2022) will be acceptable evidence.

Except for developments comprising self-build and conversions where justified, new residential development should offer a range of household sizes and types with a preferable housing mix of at least 70% of homes having two or three bedrooms in line with the local need set out in the Loddon and Chedgrave Housing Needs Assessment (2022)<sup>1</sup>. Unless evidence is provided either showing there is no longer a local need of this housing mix, or the scheme is made unviable.

Proposals for specialist housing catering for older people will be supported subject to other policies in the development plan.

### ***Policy 6: Design***

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All development, including extensions, will be expected to be in general conformity with the Loddon and Chedgrave Design Guidance and Codes, both in general and in terms of specific detail as given in the codes.

The Design Codes will be used to help assess all planning applications to determine their acceptability. The following design considerations are especially important to the area:

- a) The rural character of the area should be reinforced by incorporating the right tree in the right place and shrubs to create green developments.
- b) Any development at the settlement edge should typically be of a lesser density than the rest of the settlement area to achieve a soft graduated transition into the wider landscape. It should be possible to glimpse the surrounding landscape through gaps in buildings.

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<sup>1</sup> This would mean that if a housing proposal came forward for: **1 dwelling** = This should be of 3 beds or fewer (70% of 1 = 0.7). **2 dwellings**= These should be of 3 beds or fewer (70% of 2 = 1.4). **3 dwellings** = 2 out of the 3 dwellings should be of 3 beds or fewer (70% of 3 = 2.1). **4 dwellings** = 2 or 3 out of the 4 dwellings should be 3 beds or fewer (70% of 4 = 2.8). **5 dwellings**= 3 out of the **5 dwellings** should be 3 beds or fewer (70% of 5= 3.5)



- c) Access to the surrounding landscape should be designed into future development, connecting to the network of existing footpaths.
- d) Boundary treatments should comprise high-quality materials such as brick, hedgerows, ironmongery, planting, or a combination of them to bring cohesion and visual interest. The boundaries should, like the buildings, be sympathetic to the surroundings and in scale with them.
- e) Boundaries on new built developments should be designed in such a way to not obscure the surrounding landscape.
- f) Development of both traditional and contemporary architecture style must reflect the existing character of Loddon and Chedgrave. Materials and colours should be used where possible which respect the local vernacular and are in keeping with its character. Examples include, but are not exclusive, red brick, white/gault brick, off-white render, and painted weatherboarding.
- g) Innovative design, bold even, is supported, so long as the design quality is of a high standard and sympathetic to its surroundings.

Affordable housing should be well-integrated in a sensitive manner with market housing regarding its external appearance, in relation to architecture, landscape, access, car parking, waste storage or other design features.

### ***Policy 7: Biodiversity and Blue/ Green Corridors***

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The importance of the area for wildlife will be safeguarded and habitats enhanced through positive action as part of the development process.

New development proposals must recognise the identified Blue and Green Corridors (see Figure 11 and the Policies Map in Appendix A) and address the following matters:

- a. Built development within the extent of a Blue or Green Corridor are encouraged to deliver measurable net gains in biodiversity which exceed national or local policy requirements or deliver qualitative improvement on site or to the corridor. This should relate to quality of habitat or its ability to facilitate movement of fauna.
- b. Proposals adjacent to the extent of Green Corridors must maintain and where possible enhance the function of the corridor and demonstrate how they will mitigate any significant harm to the wildlife using it. Harm is likely to be caused by the introduction of

barriers, such as housing, roads, hard landscaping and artificial lighting, the re-direction of water sources or water courses, or the insensitive management of habitats e.g., hedge cutting in the bird breeding season.

- c. Proposals that support improvement to the function of a Blue or Green Corridor will be looked upon positively.
- d. In the parish, if a development, following through the metric related to biodiversity net gain as required by the Environment Act 2021, needs to deliver the net gain off site, then the first preference will be to deliver this net gain in or adjacent to the extent of the blue or green corridors, working with local landowners.

An Arboricultural Impact Assessment should be submitted to support planning applications with trees or hedgerow onsite<sup>2</sup>. This will ensure that proposals that will affect trees or hedgerow are accompanied by a survey by an appropriately qualified person which establishes the health and age of affected trees and/or hedgerow, and appropriate management plan. There is a presumption of hedgerow and trees being protected and incorporated into schemes. Any loss of trees or hedgerow must be compensated for by adequate replacement provision.

### ***Policy 8: Local Green Space***

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The following areas are designated as Local Green Space for special protection:

1. The bowls green, Loddon
2. Loddon allotments, Bridge Street, Chedgrave
3. Loddon and Chedgrave Sports Field
4. Small green areas in the 20<sup>th</sup> and 21<sup>st</sup> century estates, Loddon
5. Open space at the corner of Garden Court, Loddon
6. Green spaces with the Gunton Road and Cannell Road estate, Loddon
7. Leman Grove greenspace, Loddon
8. The Hockey field, Loddon
9. Marina Campsite, Loddon
10. The Pits, Chedgrave
11. Land behind Grebe Drive, Chedgrave
12. Chedgrave allotments, Hardley Road, Chedgrave
13. White Horse Plain, Chedgrave
14. Millennium Garden, Chedgrave
15. Green space at the centre of Church Close, Chedgrave

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<sup>2</sup> This in the app form [L2630Form004\\_england\\_en.pdf \(planningportal.co.uk\)](#) prepared in accordance with the BS 5837 and where appropriate the Hedgerow Regulations 1997.



16. Bowls green, Chedgrave

17. Chedgrave Hills Woods

These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations:

New buildings are inappropriate development, with the only exceptions to this:

- a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland;
- b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;
- c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or
- d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

Other appropriate development includes:

- a) Engineering operations that are temporary, small-scale and result in full restoration;
- b) The re-uses of buildings provided that the buildings are of permanent and substantial construction; or
- c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.

Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.

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### ***Policy 9: Protection of Key Views***

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The views identified in Figure 14 and in the Policies Map in Appendix A and described in Chet Neighbourhood Plan Views Assessment Document are important public local views in Loddon and Chedgrave.

Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the key views and setting of the Broads.

## ***Policy 10: Employment Growth***

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Proposals for new commercial or employment uses, or the extension of existing premises for employment uses, which fall within Use Class E will be supported subject to:

- a) Their being located within the development boundary, within or adjacent to existing employment sites or in a building with current employment use;
- b) Proposals do not have an adverse impact on landscape character, designated sites and biodiversity or the historic environment;
- c) Sufficient consideration has been given to parking provision, with proposals within the town centre taking every opportunity to provide parking on site; and
- d) Design in accordance with the relevant codes identified within the Loddon and Chedgrave Design Guidance and Codes.

## ***Policy 11: Protecting Key Employment Sites***

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Sites identified as key employment locations in Figure 15 will be protected for future employment uses with alternative uses only supported where the proposal demonstrates how the possibility of retaining, re-using, or developing the site for similar or acceptable alternative business uses has been fully explored.

Employment uses being brought forward on the employment allocations as shown in Figure 15 from the current South Norfolk Local Plan (2015) are welcomed.

All applications should be accompanied by a statement that clearly provides evidence that alternative uses have been explored due to employment uses are not viable, providing an assessment of the current and future demand for the site, and details of attempts made to market it at a reasonable price for a sustained period of 12 months. Other mechanisms which should be demonstrated in the statement include:

- a) Demonstration that all available opportunities for grant funding and financial support to help retain the employment use have been fully explored and that none are viable;
- b) Interventions to improve the attractiveness of the site for employment uses are not feasible; and
- c) Any development should not compromise the operation of remaining employment uses adjacent to the site.

### ***Policy 12: The Main Retail Route***

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Proposals for new retail and leisure uses along the main retail route will be supported within the identified Retail Route, as defined in Figure 16.

Development proposals that help retain existing retail and leisure uses within the Retail Route will be supported.

Proposals that result in enhancement of the Retail Route, including creating an attractive public realm and the creation of informal meeting spaces for residents and visitors, will be supported subject to compliance with other relevant policies.

The retention of adequate car parking spaces on Church Plain and at Loddon Staithe, to support retail activity will be supported.

### ***Policy 13: Protection and Enhancement of the Public Rights of Way***

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Development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes should be provided at the expense of the developer that are convenient for users.

In agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Enhancement could include new routes, turning permissive paths to public rights of way, improving linkages, upgraded surfaces or signage.

### ***Policy 14: Community Facilities***

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New developments should be designed to ensure there is good connectivity, especially by walking and cycling, to existing community facilities within the area.

The following facilities are important to the community and should be protected under DM3.16 of the South Norfolk Local Plan or Policy SP16 of the Broads Local Plan:

- Jubilee Hall, Loddon
- The Hollies, Loddon
- Loddon Library
- The Methodist Hall, George Lane, Loddon

- Public toilet and shower block at the Staithe Car Park, Chedgrave
- Millennium Garden and pedestrian footbridge, Chedgrave
- Brian Clark Rooms, Chedgrave
- Chedgrave Church Rooms
- Loddon and Chedgrave allotments.

Schemes that enhance the energy efficiency of these important community buildings will be supported and encouraged where it can be demonstrated that they:

- a) Will support longer term sustainability of the community asset;
- b) Will reduce energy consumption; and
- c) Can be incorporated in a sensitive way that fits with the age and nature of the building.

Investment in community facilities through development proposals should be directed to supporting development of or regenerating existing facilities.

Proposals that would further develop the role of the Jubilee Hall and grounds as a centre for sporting activities are encouraged and supported.

Proposals that would result in sensitive regeneration of the Hollies building and the Methodist Hall for community use will be supported subject to compliance with other relevant policies.

### ***Policy 15: Walking and Cycling Improvements***

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To promote walking and cycling as natural travel choices, all new development sites should have good connectivity to the existing walking and cycling network that is both safe and convenient for users.

Development proposals will need to demonstrate how they will promote cycling for new residents, workers, or visitors, including the provision of dedicated well-designed and well-located cycle parking.

Development proposals must demonstrate safe walking links to local services and into the wider countryside. Opportunities should be taken to connect with the Green Corridors identified in Figure 11.

Opportunities to create a green walking and cycling network, with planting that offers habitat opportunities to local wildlife, should be taken, and will be seen as a planning benefit.

### ***Policy 16: Medical Hub***

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Proposals that help to create or support development of a cluster of medical services near to the Chet Valley Medical Practice would be supported in principle, subject to compliance with other relevant policies.

### ***Policy 17: Loddon and Chedgrave Conservation Areas***

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Development proposals within the Loddon and Chedgrave Conservation Areas must have particular regard to the following:

- a) Retaining and repairing traditional features, such as traditional windows, should be a priority before replacement of like-to-like features. However, where replacement is needed, buildings are encouraged to have well designed sympathetic replacements to match the design of the original features;
- b) Retaining brick finishes of buildings. Where painting or repainting is approved through planning permission, proposals must make use of sympathetic heritage colours in keeping with the existing character and appearance of building/street scene in the area;
- c) Making use of the original boundary treatment in keeping with the local vernacular, and retention of original front gardens and other features such as hedgerows; and
- d) Where possible existing buildings are encouraged to maintain the use of traditional materials over modern materials such as UPVC.

Where proposals affect a heritage asset, consideration should be given to preserving the traditional character of the asset and its setting.

### **Local Green Spaces**

Specific areas of land that are demonstrably special to a community may be protected against development through designation as Local Green Spaces (LGS). They are often found within the built-up area, contributing to the character of a settlement and can vary in size, shape, location, ownership and use. Such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

The Chet Neighbourhood Plan has 17 LGSs. They are listed in Policy 8: Local Green Space. Please see above for details and maps of the LGS in the full neighbourhood plan.

## **Views**

Planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within Loddon and Chedgrave that are of particular importance to the local community.

Overall, 12 views are identified for protection under Policy 9: Protection of Key Views. These views can be seen in the map below. Four are set in Chedgrave in the upper half of the map and eight in Loddon in the bottom half. The evidence to support their inclusion is contained within the Chet Neighbourhood Plan Views Assessment Document. Please see that for further details. The views are:

### **Chedgrave:**

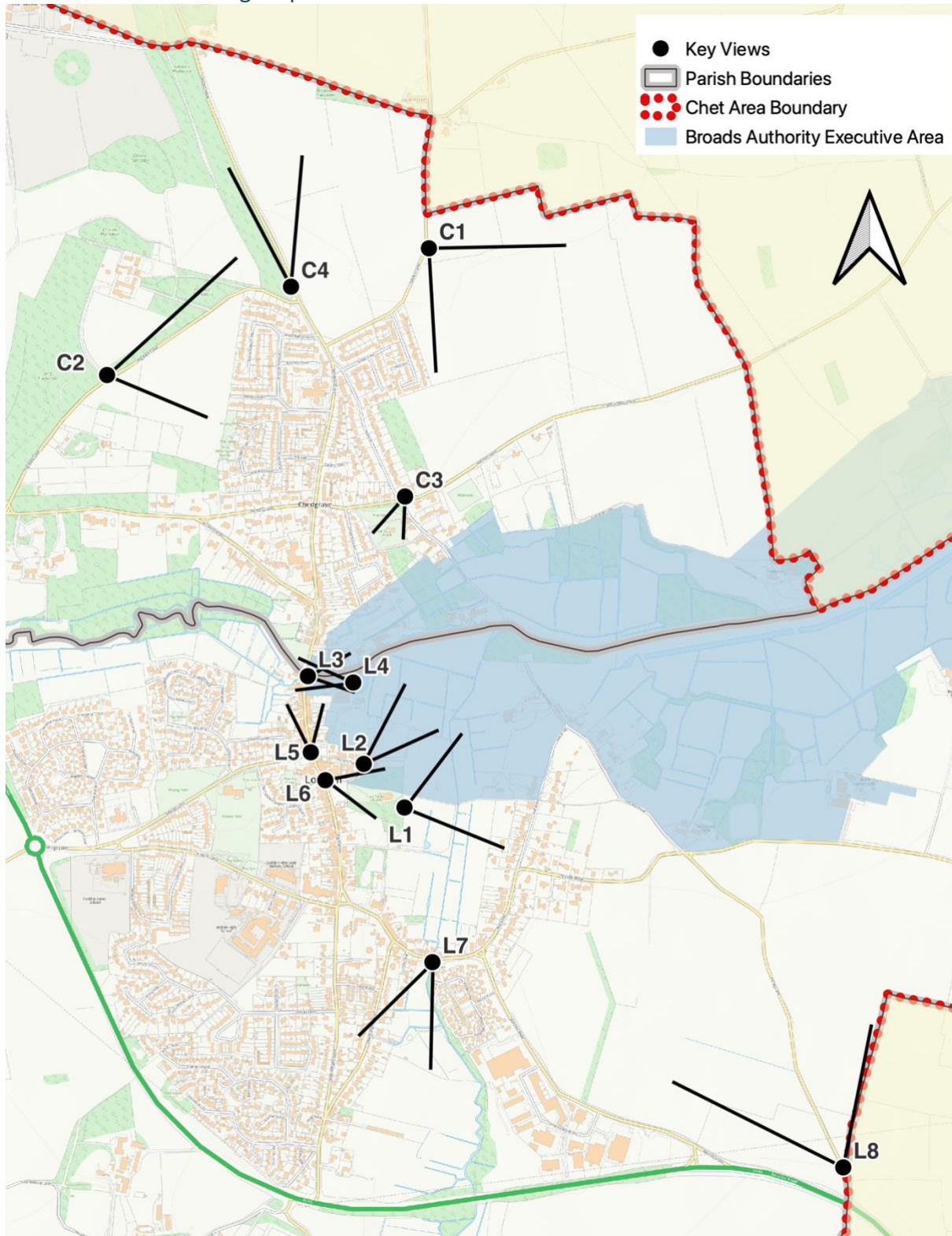
- C1: Views from Snows Lane over open land towards Hales
- C2: Views of the trees along Big Back Lane
- C3: Views towards All Saints Church from along Hardley Road / Pits Lane
- C4: Views along Langley Road from beyond Big Back Lane

### **Loddon:**

- L1: Views across the fields from Holy Trinity Church towards Mill Road and across the marshes towards Pyes Mill
- L2: View from footpath by the vicarage gardens towards the River Chet
- L3: View from down the River Chet from Bridge Street
- L4: View of Loddon Staithe and towards Loddon Mill
- L5: View of Bridge Street
- L6: Views from Church Plain and Holy Trinity Church in many directions
- L7: View along Loddon Beck and across open land from Napp's Bridge
- L8: Views across open fields on both sides of Sandy Lane



Please see the following map.



0 250 500 m  
Source 1:18,000 at A4

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## Final comments

The Chet Neighbourhood Plan is the physical embodiment of something important: the process of maintaining the character and ambiance of our communities of Loddon and Chedgrave while allowing sympathetic development and promoting excellence in building design and construction.

As noted in our seven key objectives, working towards a net zero carbon emissions future and protecting biodiversity are overarching requirements. The Plan's authors recognise that development is inevitable – the parishes would not be what they are had not previous generations invested and built in the parishes – but seek to ensure that any new development promotes, rather than detracts from, their quality as places in which to live, work, access services and undertake leisure activities.

This document has taken material from the full Chet Neighbourhood Plan and presented the Plan's main aspects in an abbreviated form to allow a more ready grasp of the salient features. It is important to remember that it is the full Chet Neighbourhood Plan that has the force of law once approved. That document and its supporting papers should be read in order fully to understand the concept of the Plan and the evidence to support it.

We welcome input from interested parishioners and encourage you to contribute to the final stages of this process. Our website ([Chet Neighbourhood Plan | Welcome \(chetnp.info\)](https://chetnp.info)) provides a wealth of detail and a means of contacting us ([Chet Neighbourhood Plan | Contact \(chetnp.info\)](https://chetnp.info)). There will be a long period of public consultation on the draft Plan during the early part of summer 2023, including public meetings in Chedgrave and Loddon. In them, the basis and main points of the Plan will be described and questions addressed.