Horsford Neighbourhood Plan Refresh

Site Assessment Report

October 2026

CONTENTS

1.0 Introduction

1.1 Purpose of the report
1.2 The Horsford Neighbourhood Plan Review
1.3 The vision
1.4 Allocating land for development
1.5 Community consultation

2.0 The options

2.1 Land availability
2.2 Sites selection
2.3 Spatial options for growth
2.4 Landowner meetings
2.5 Landowner presentations

3.0 The preferred option

4.0 Developer discussions

5.0 Delivery

Appendix A: Landowner briefs

Appendix B: Endurance Estates Boards

foreword

This report has been prepared by the Horsford Neighbourhood Plan Refresh Group on behalf of Horsford Parish Council. It is a record of the process the Refresh Group followed in reviewing the made Horsford Neighbourhood Plan and the conclusions it has reached.

A key consideration for the Refresh Group during this process was the strong feeling within the community that in the past Horsford had suffered from the negative impacts of development, such as increased traffic and a lack of sensitivity to the village character, without getting any of the benefits, such as improvements in road safety and connectivity, additional open space, or other community infrastructure.

For some years, Horsford has suffered piecemeal, incremental development without any planning for how the village should grow and no additional community benefits delivered to compensate or supplement the development.

The community has fed back to the Refresh Group at several consultations how they feel the village could grow in a proportionate and more holistic way, and to use the Neighbourhood Plan Review to define this growth and secure delivery of the required supporting infrastructure.

It is the opportunity for the community to have their say on what they want and what is best for the village.

This report includes information on the proposals put forward by the Horsford Estate. It was requested by Broadlands District Council to confirm that their proposals are viable and deliverable.

Chris Brown

Horsford Parish Council Chairman

1.0 introduction

1.1 Purpose of the report

The purpose of this report is to provide a summary of the process undertaken as part of the Horsford Neighbourhood Plan Refresh (HNPR) by the Refresh Group (RG) to explore the options for the growth of the settlement to meet the objectives of the neighbourhood plan, and to demonstrate how the site selection process has taken account of due process in reaching its recommendations. The intention is that the preferred option outlined in this report that has been identified through this process will be included in the revised Horsford Neighbourhood Plan as an allocation.

Government guidance on selecting sites for development (Identifying, assessing and selecting sites for local plans, MHCLG, November 2025, updated March 2026) sets out a staged methodology designed primarily for Local Plans, but confirms that neighbourhood planning bodies can also use it to assess sites, proportionate to the nature of the plan. This reflects the approach in earlier Planning Practice Guidance (Paragraph: 003 Reference ID: 3-003-20190722).The site selection process has not been based on assessing detailed design proposals for the sites, but on a review of the constraints to help determine capacity and deliverability.

The land interest has confirmed that the land for the preferred option is available, and the policy requirements are deliverable.

1.2 The Horsford Neighbourhood Plan Review

The aims of the first Horsford Neighbourhood Plan (2018- 2038) were to:

- Give a voice to residents to shape development.
- Integrate new Horsford developments within the existing village.
- Allow the village to grow sensitively, whilst retaining its village feel.
- Retain existing access to locally important countryside for recreational use.
- Identify community needs for the use of developer contributions and other possible funds.

1.0 introduction

In August 2022, the Business Action Group, a working party of Horsford Parish Council reviewed the Horsford Neighbourhood Plan and concluded that it should be updated to address changes to the NPPF, reflect progress on its policies, consider the use of design codes, and increase the emphasis on sustainability.

Two additional pieces of work had also been carried out since the neighbourhood plan was made which were material to the review:

The Transport Master Plan

Following a residents' consultation carried out in June 2021 by Horsford Parish Council, they commissioned Royal Haskoning DHV to prepare a Transport Master Plan for the village to address transport specific concerns raised and with the aim of creating a place that residents can feel proud to live in and feel safe travelling around on foot and by bicycle. The Transport Master Plan, based on an iRAP Assessment of the existing situation within Horsford, and discussions with Norfolk County Council and Broadland District Council on road safety and the Western Link proposal, proposed a series of measures to improve walking and cycling, safety and connectivity within the village.

Feasibility Study for a New Community Sports Facility

The Broadland District Council Feasibility Study of May 2023 confirmed the need for additional football facilities in the Horsford area including a clubhouse, parking and six pitches to the meet the needs of different age groups.

These facilities would require a site of approximately 6 hectares and the recommended next steps in meeting this need included:

- Securing a specific site for the development.
- Further consultation and discussions with the FA
- Developing concept site plans
- Agreeing a project programme and phasing
- Confirming funding



Fig. 1: aerial of the village

1.0 introduction

1.3 The vision

The RT held a review session in early November 2022 to explore the success, or otherwise, of the 21 policies of the made Neighbourhood Plan of July 2018 (HNP) to guide the scope and nature of the HNPR. The session also reflected on the changing national and strategic planning policy context since the adoption of the HNP, notably the revisions to the National Planning Policy Framework (NPPF) and the progress of the Greater Norwich Local Plan (GNLP).

The idea of the HNPR planning for additional growth and supporting infrastructure was also discussed. It was acknowledged that plan-making to date had not been able to address some important infrastructure issues in Horsford and agreed that a longer term vision to plan for completing the growth of the village to its natural sustainable limits, if those limits had not already been reached, was worth exploring further.

This was done at a workshop in late November 2022 to discuss a longer term vision for the settlement. It was acknowledged that although planning for additional growth is not obligatory, there was the potential to use development to help deliver community benefits and the ambitions of the neighbourhood plan.

There were three main factors which persuaded the RG to investigate this further:

1. Delivering the Transport Master Plan
2. Improving local facilities and sense of place
3. Preventing further piecemeal development that would undermine the Transport Master Plan and fail to deliver additional community infrastructure.

The Vision Diagram (**Fig. 2**) is a summary diagram from the vision workshop setting out in broad terms the locations for the expansion of the settlement given its spatial character, constraints and setting.

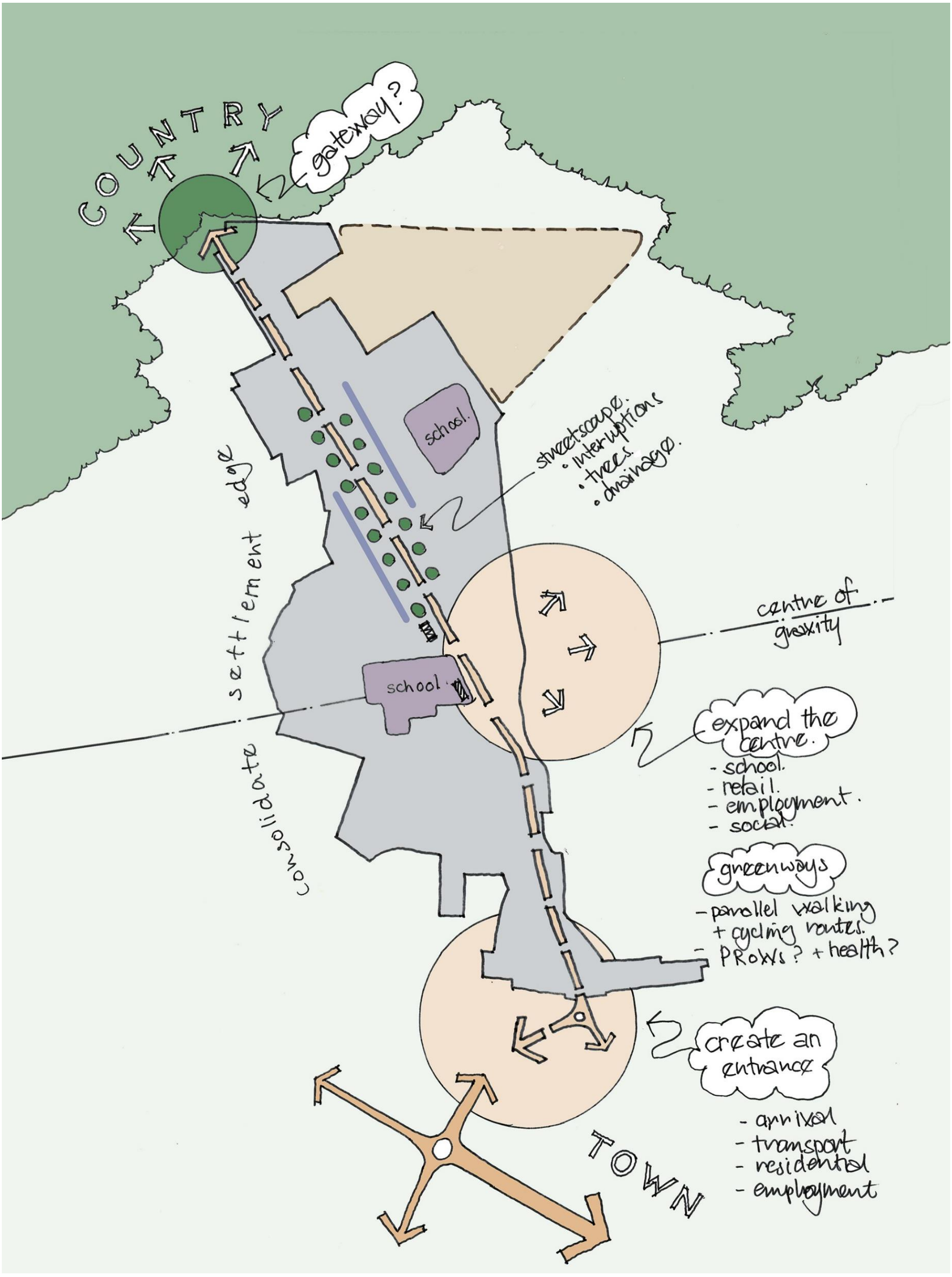


Fig. 2: vision workshop diagram

1.0 introduction

1.4 allocating land for development

A key decision for the HNPR was whether or not it should seek to allocate additional land for development. The reasons for doing so being:

- To manage the threat of further speculative development.
- To use the potential for an allocation to deliver appropriately located infrastructure and community benefits.
- To take the opportunity to plan positively for the growth of the settlement.

These issues were explored further by the RG and its consultants in the context of the settlement's layout and constraints, and the proposals for a 'Phase 3' development on land East of Holt Road and North of Mill Lane which would further extend the settlement to the north.

It was agreed the RG should consider alternative development scenarios in terms of scale and location. To do this it was necessary to:

1. agree the objectives and priorities for growth
2. decide what is possible in terms of the technical constraints
3. consult with landowners to confirm availability
4. set out the options
5. test the options through consultation with the community and important stakeholders

1.5 Community consultation

A community consultation was carried out in May 2023 where the initial policy content was displayed with an explanation of the technical aspects of each policy to seek views on making changes to the current HNP and developing a vision of the future for the village, including improving the quality of life and contributing to meeting net zero. The consultation included questions designed to give the RG an insight into people's views on these issues and on any further development.

2.0 the options

2.1 Land availability

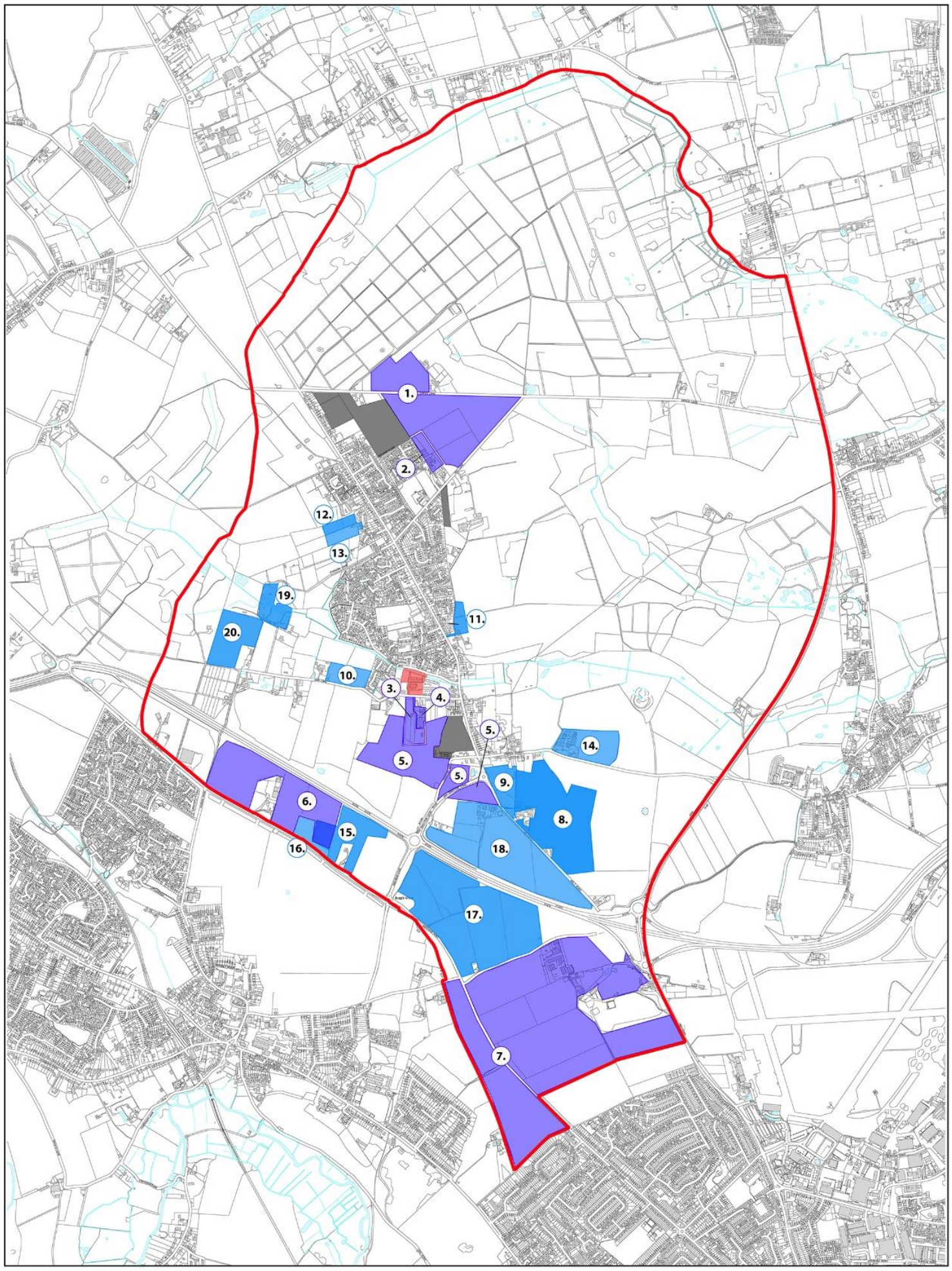
The RG knew the village could be under threat from speculative planning applications in the north of the village which was considered to be an unsustainable location in terms of accessibility, a lack of services, the potential increase in traffic flow through the village, and impacts on the village character. It was therefore decided to explore the possibility of finding other land with around the same hectarage in a more acceptable location that could deliver benefits to the village and contribute to the future vision of the HNPR.

A local HNPR Call for Sites was initiated by the RG in April 2023 based on land that was; within the parish, sustainably located relative to the main settlement, and free of constraints using national and strategic policy exclusionary criteria. This was the first stage in the site selection process and informed the questions asked at the May consultation.

The results of the RG Call for Sites were considered alongside the sites submitted for the Norwich local plan HELAA 2020 at a meeting in June 2023 to assess the spatial options for the growth of the settlement and agree actions for landowner meetings, consultation and further technical assessments.

The RG had secured a screening opinion from Broadland District Council which stated that if the HNPR was to consider allocating sites that it would be required to prepare further technical assessments in the form of a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). These reports are published alongside the Neighbourhood Plan.

The Land Availability Map **Fig. 3** shows a combination of the sites submitted for the Norwich local plan HELAA 2020 and the HNPR local Call for Sites.



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Horsford Neighbourhood Plan

Land Availability Map

June 2023

Neighbourhood Plan Area

Approved residential schemes

Proposed GNLP Residential allocation
***GNLP0264

Submitted sites

Horsford Neighbourhood Plan Refresh Call for Sites

1. Land east of Holt Road GNLP2160 & 3021
2. Land north of Mill Lane GNLP2160
3. Pronto Joinery Dog Lane Site A GNLP0151
4. Pronto Joinery Dog Lane Site B GNLP0153
5. Land south of Dog Lane GNLP2154, 0368 & 0359R
6. *Land south of A1270
7. *Reepham Road/Cromer Road GNLP0332R. 0333 & 0334R

GNLP - HELAA 2020 reference
R - GNLP HELAA 2017 reference

Submitted sites

Other Greater Norwich Local Plan HELAA 2020

8. Homes Farm, Holt Road GNLP1008
9. Land off Holt Road GNLP0283R
10. Arable Land, Dog Lane GNLP0192
11. Land at Lodge Farm GNLP0422R
12. Land off St Helena Way GNLP0469R
13. Land at 33 St Helena Way GNLP0251R
14. *Hilltop Farm, Church Street GNLP0578
15. *Land off Reepham Road GNLP0302
16. *North of Reepham Road GNLP3005
17. *Land at Holly Lane/Reepham Road GNLP0419
18. *Glebe Farm North GNLP2133
19. *Bramley Lakes, Dog Lane GNLP0059
20. *Dog Lane GNLP1043

*Does not adjoin settlement boundary

Fig. 3: Land availability map

2.0 the options

2.2 Sites selection

The sites were initially assessed against the following criteria:

- Proximity: an extension to the settlement rather than standalone (which excluded Sites 6, 7, 14, 15, 16, 17, 19 and 20 from further consideration).
- Connectivity: capable of being sustainably linked into the settlement to minimise traffic generation and car use (which excluded the Sites already listed above).
- Size: a scale sufficient to deliver community benefits (which excluded Sites 10, 12 and 13).

2.3 Spatial options for growth

Out of this process four spatial options for growth were identified using a combination of the remaining sites as shown in **Fig. 4:** Options for Growth plan, each with a total site area of between 20 to 30 hectares which was considered sufficient to deliver development required to meet the objectives of the vision. This also made the options comparable in terms of scale which would help simplify community consultation.

It was assumed that a significant part of the site area would be given over to green infrastructure as part of the community benefit offer and to meet the requirements for Biodiversity Net Gain and Nutrient Neutrality.

- Option A: Growth to the Southwest – with a main parcel 5a, and parcels 3 and 4 providing a connection north into Dog Lane and the main body of the village, with the option of including 5b and 5c to provide a gateway function into the village from Brewery Lane with scope for non-residential uses.
- Option B: Growth to the South – with parcels 8, 9 and 18 as the main block, again with the option of including 5b and 5c to provide a gateway function into the village from Brewery Lane with scope for non-residential uses.
- Option C: Growth to the East – an initial parcel 11a was put forward and subsequently extended to include 11b which together could provide for an eastward extension of the village centre.
- Option D: Growth to the North – Green Lane cuts through the main parcel 1 with a smaller parcel 2. This option would continue the northward extension of the village adding to the recent development off Flag Cutters Way.

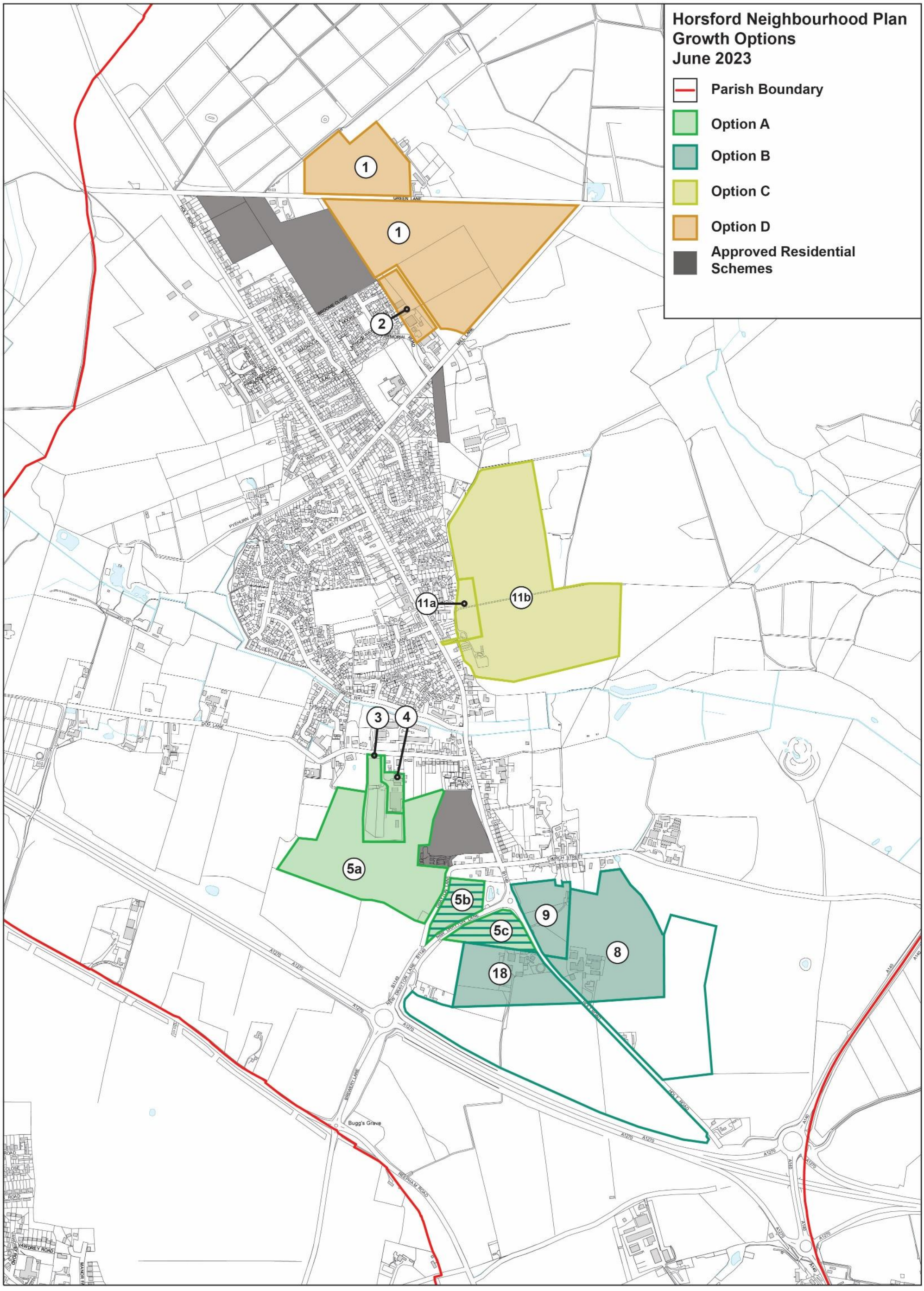


Fig. 4: Options for growth

2.0 the options

2.4 Landowner meetings

In August 2023, the RG held meetings with the land interests' representatives for each of the options to confirm the extent of their land holdings and availability, to explain the neighbourhood plan's objectives, and to test support for their willingness to work together if required, and with the RG to deliver a scheme through a neighbourhood plan allocation.

Following this meeting all the land interests confirmed their support for working with the neighbourhood plan and provided further information on ownership, land availability and deliverability as requested at the meeting.

Based on this information the options were rationalized down to three:

- Option 1: Land to the south of the village
- Option 2: Land to the north of the village
- Option 3: Land to the east of the village

2.5 Landowner presentations

The RG invited the landowners to present their proposals for these options at a public consultation event on 28th October 2023 at Horsford Village Hall and explain how the development of their land could help deliver the brief. They were provided with the Transport Master Plan and the Sports and Recreation Study and given a brief for their presentations (see attached as Appendix A) to demonstrate how their land could provide for the sustainable growth of the village and address:

- The Transport Masterplan
- Sport and recreation provision as set out in the Broadlands Sports and Recreation Study
- Access to and the possible co-location of the schools
- Provision of a mix of non-residential uses
- Placemaking and identity

Extracts from each of the presentations are included on the following pages.

CONCEPT (southern edge of village)

Recent development in Horsford has generally been focussed towards the north of the village although with some additional recent housing developments to the south at The Lindens.

Possible further limited and specific forms of development at land adjacent to Brewery Lane and Drayton Lane, closest to the principal access into the village to and from Norwich and the Broadland Northway, may be considered to offer a sensible direction of growth ensuring that the majority of generated vehicle movement would avoid a substantial increase in traffic passing through the centre of the village on Holt Road.

A well-designed form of development could also help to create a new and attractive gateway entrance into the village while respecting the transition to the surrounding rural area.



We have made a number of suggestions about the range of uses these sites may be capable of accommodating and which may be considered to be of benefit to the wider community.

The suggestions include a mix of specialist housing with care for the elderly, affordable housing, a full range of market housing with access via Drayton Lane and a mix of locally specific employment and retail with access via Old Holt Road.



Care for the elderly





Residential







Employment & retail





Fig. 5: Option 1- Land to the south of the village

A VISION FOR HORSFORD VILLAGE

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

BROWN&CO

Carter Jonas

Barratt David Wilson Homes and Brown & Co are promoting land to the northeastern edge of Horsford, which is referred to as 'The Site' positioned between Green Lane and Mill Lane measures in total 28.8 hectares in area.

This sequence of exhibition boards presents the potential of these two large landholdings to deliver a range of benefits to the village of Horsford and address some of the key issues affecting the long term vision for Horsford The information is presented in the following sequence of boards:

1. An explanation of the wider site context within Broadland District and the wider rural landscape / economic area, including accessibility to highway and public transport infrastructure. The position of the landholding in relation to Horsford and its existing community infrastructure and transport links / connectivity.
2. A summary of the technical considerations that are pertinent to the future use of the Site, including topography, patterns of drainage, landscape features, areas of built development, access points including public footpaths. A high level concept plan identifying future opportunities that the Site can deliver with respect to other planned facilities and the spatial relationship with the wider village setting.
3. Further information regarding potential landscape, land use and built interventions that might be delivered, including enhancements to walking and cycling routes into Horsford and through the Site.
4. A summary of key aspects of the proposals and how these respond the wider context and issues affecting the village.



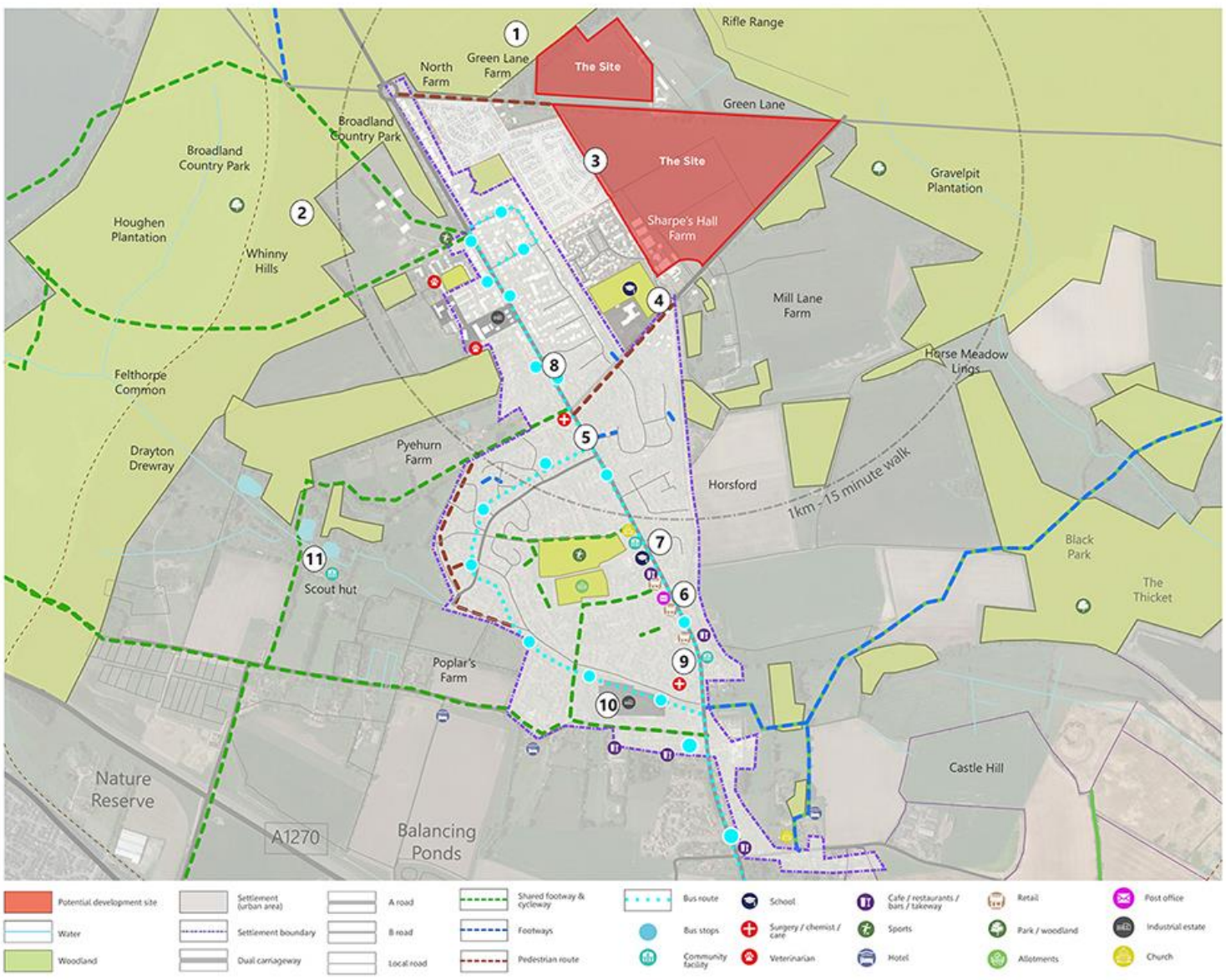
SITE CONTEXT



HORSFORD CONTEXT PLAN

The Site is well positioned to take advantage of excellent access into Horsford village centre, being positioned at the edge of the settlement, to the northeast. Some key contextual features include:

1. The Site lies adjacent to Horsford Woods, and several plantation woodlands which are served access by an existing network of Public Rights of Way which are popular and well used. There is an opportunity to improve access to the wider public right of way network;
2. Broadland Country Park is located directly to the west of the Site along Green Lane / Haveringland Lane, including parking at neighbouring Horsford Woods. There is an opportunity to provide safer pedestrian access to the Country Park from the village;
3. There are two potential points of vehicular access into the Site from the proposed residential development immediately to the west, with onward links onto Green Lane via the Holt Road roundabout to the west;
4. Horsford C of E VE Primary School is located immediately to the southwest of the Site at the current edge of the village. The school is currently split between Mill Lane and Holt Road and there is an opportunity to merge the two sites and improve pedestrian / cycle access to the school along Mill Lane;
5. Horsford Surgery and Drayton Medical Practice are positioned directly to the west, both within a 5-10 minute walk;
6. A range of local retailers are sparsely located along Holt Road, the main arterial link through the village including Horsford Fish Bar, a Co-Op Village Shop, Horsford Post Office,and Horsford Newsagents;
7. Horsford Village Hall, Horsford Recreation Ground and Horsford Football Club are all located within a 15-20 minute walk south along Holt Road at the centre of Horsford village. The village hall and associated recreation ground provide a key community focal point;
8. An existing public bus, the Purple Line, runs regularly along Holt Road to the west, connecting into neighbouring residential areas, with onward connections into central Norwich to the south within 35 minutes. The bus service will shortly be extended through the neighbouring David Wilson site to the south and this will provide enhanced public transport opportunities at the Site;
9. The Dog Inn public house, Spice of India and Hong Kong restaurants are located along Holt Road to the south of the village, providing local entertainment and food services;
10. An industrial estate to the south of the village supports local businesses, together with the Hyper Soft Play Centre. The Pinelands industrial estate is also located near to the west of the Site accessed via Pinelands Road;
11. Horsford and St Faiths Scouts Hall is located to the west of the village to the north of Dog Lane. It is understood that there is a desire for a new and improved scout hall.



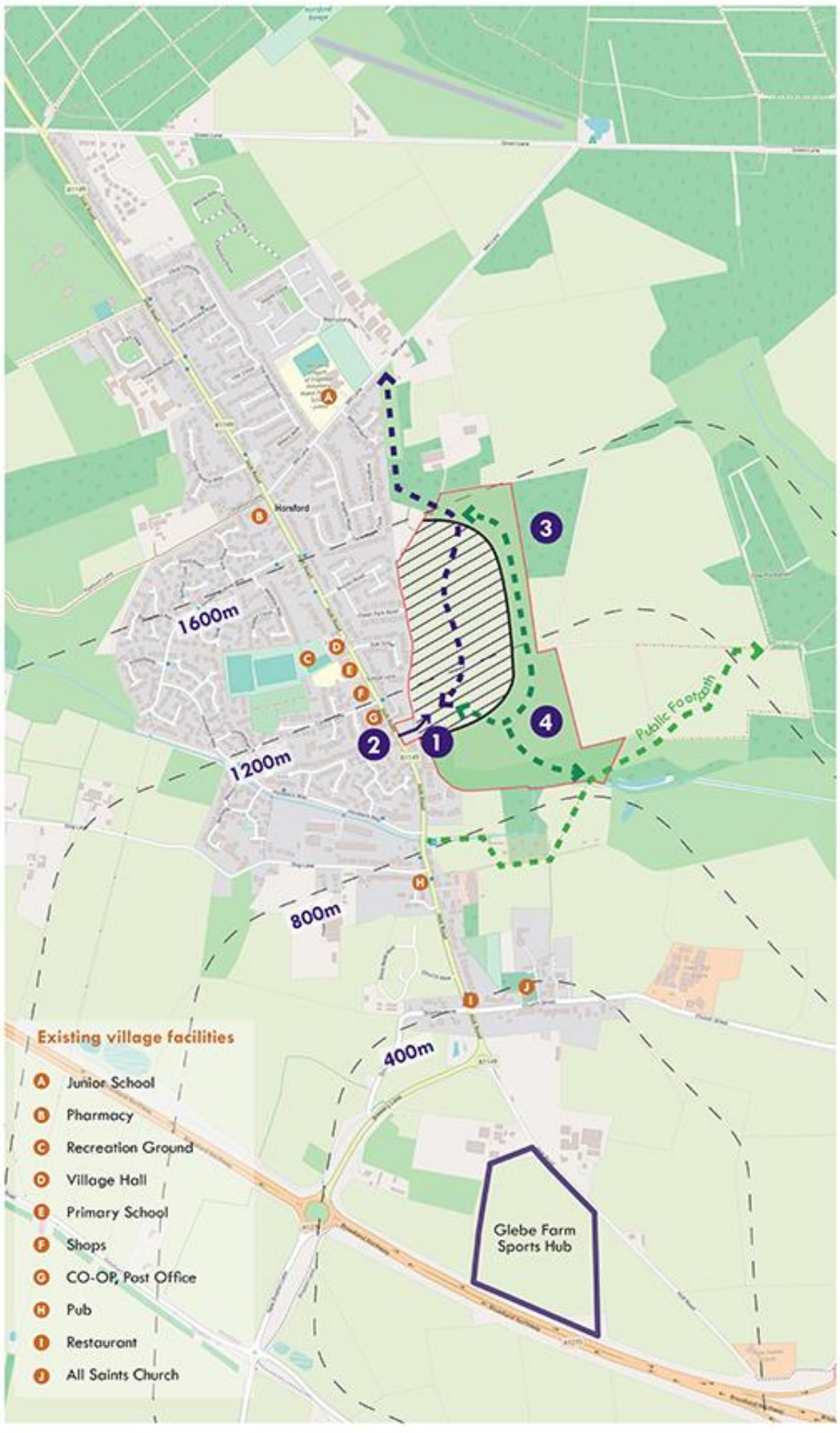
1

Fig. 6: Option 2 - Land to the north of the village

THE HORSFORD ESTATE
Opportunity Areas

Homes, Open Space & Community Facilities

Close to the core of the village is a site that could provide homes and access to a range of community facilities and benefits, set within a substantial area of green space that draws its identity from Horsford Woods and the valley setting of the Beck.



1 The Barn



Restoration and conversion of an existing barn for community use.

2 Public Car Park



New access off Holt Road, with public parking provision at the site entrance and safe crossing to Holt Road to alleviate traffic congestion.

3 Forest School



Forest School at Diamond Jubilee Plantation, with a new pedestrian and cycle "link" between the site, Mill Lane and the Junior School

4 Access to Open Space



Provision of 40 acres of public open space that interfaces with the Beck and provides views to All Saints Church and Norwich Cathedral spire. Pedestrian and cycle links would connect neighbouring and new homes to play areas, greens and allotments, whilst providing access to open space designed to benefit nature.

Fig. 7: Option 3 - Land to the east of the village

3.0 the preferred option

The three options were presented to the community, and other important stakeholders, in a community consultation held in October 2023.

The Consultation Statement published in the evidence base of the HNPR includes a more detailed account of the consultation event held on 28th October 2023 including the contents, attendance, and responses to the questionnaire.

In summary, the exercise resulted in a reasonably good number of responses which indicated that sports provision, travel infrastructure (in particular the improvement of access routes to local services and facilities), medical infrastructure, retail, and education provision were important to the community in any growth scenario.

Overall, the exercise highlighted that a key risk for the referendum would be proposals for any kind of northern growth option, whilst there was greater support for exploring further either an eastern or southern growth option, or a combination of both.

In December 2023 the the RG reviewed the landowners' representatives' presentation proposals alongside the community responses and assessed them under the following criteria;

- Impacts on the structure and identity of the village
- Transport impacts and connectivity
- Green infrastructure
- Sports provision

The following pages summarise that assessment:

3.0 the preferred option

Village Structure

Option 1 would have the least impact on the structure of the village as the level of development is likely to be lower given the land available, and the non-residential uses will limit the housing number.

Option 2 would shift the centre of gravity to the north, potentially creating a two centre village, with the co-location of the schools reducing the role of the existing village centre.

Option 3 would expand the existing village centre to the east reinforcing its functions provided good connectivity can be achieved.

Transport impacts and connectivity

Option 1 would have the least impact on traffic movements through the village as it is located on the southern edge and uses such as care are low traffic generators.

Assuming options 2 and 3 are based on the same housing number, Option 2 would have the greatest impact on traffic movements through the village as there would be pressure for additional journeys to the new facilities including the re-located school.

Option 3 would also generate additional traffic movements through the village, but the central location of facilities is likely to reduce the dependence on car use. It should be noted that the schools would remain in their existing locations which would be a factor to consider.

Sports provision

The location of the Sports Hub in Option 1 would minimise traffic impacts on the village but is not in an accessible location for the village and although within the parish, may be an issue that Broadland would want to have control over through the local plan. This will more likely be the case if the Sports Hub is conditional on the additional housing adjacent to Hellesdon.

3.0 the preferred option

The location of the Sports Hub in Option 2 would generate additional traffic movements through the village by residents and outside users. It would also reinforce the 'northern triangle' as the dominant village centre.

As with Option 1, the location of the Sports Hub in Option 3 would minimise traffic impacts on the village, although there could be additional pressure on the Brewery Lane/Holt Road access from outside users. In terms of accessibility for residents there is little difference between Options 2 and 3 with additional movements along Holt Road likely. Being on the northeastern side of the A2170, the Option 3 Sports Hub would be more 'part of the village' than the Option 1 proposal and a more appropriate matter for the neighbourhood plan to consider.

Green infrastructure

Apart from the sports provision proposed by all three options, there were also differences in their green infrastructure offering.

Option 1 provides no additional green infrastructure/open space uses that would benefit the village.

Option 2 provides green infrastructure as part of the residential development including a community park and skate park, but these are structured around the new development and are less accessible to the existing body of the village.

Option 3 proposes three standalone open space uses to the north, either side of Green Lane along with a 40 acre public open space perimeter to the development with a community building and improved public footpathsthat are accessible from the village centre.

3.0 the preferred option

Alongside this assessment and the outcome of the SEA, which the RG had chosen to incorporate into a Sustainability Appraisal (SA), it was concluded that there is not much to differentiate the growth options in terms of significant effects except for the potential of significant effects for the southern growth option. This is mainly related to the land adjoining Norwich and not the land included as part of the ideas for the growth of the village of Horsford itself.

The SA/SEA ranks each option in relation to the themes set out in the framework, and whilst the effects of the growth options remains uncertain for some of themes assessed, the eastern growth option outperforms the southern growth option, and both of these outperform the northern growth option.

The preferred option was chosen by blending the SA/SEA outcome and the assessment of responses set out earlier.

In deciding to pursue a preferred option the RG, and subsequently the Parish Council as the qualifying body for the HNPR, took into account the recognition that the GNLP will need to be reviewed (see paragraphs 164 and 165 of the Greater Norwich Local Plan), in the near future to assess options for longer term growth, including the potential for sustainable new settlement or settlements; the operation of the development management benefits of the plan-led system if a neighbourhood plan allocates additional sites; and the opportunity to plug an infrastructure gap in the village.

Mindful that the HNPR will need to demonstrate that it meets the basic conditions, which are not the same tests of soundness as a Local Plan including justification, positively prepared, effective and consistent with national policy, and of the PPG requirements of a close working relationship with the local planning authority the RG has had meetings with Broadland District Council to work in partnership with them to formulate this strategy. To that end the Basic Conditions Statement, which will be published alongside the Submission version of the HNPR, sets out how the HNPR meets the basic conditions.

3.0 the preferred option

Option 3 which proposes the expansion of the village centre to the east was therefore recommended as the preferred option for the following reasons:

- Structure: Its structure would reinforce the village centre and identity.
- Traffic: Is likely to have less impact on traffic movements through the village with its central location making local ped/cycle journeys a more realistic option.
- Connectivity: Provides more opportunity for improving connectivity within the village.
- Green infrastructure: Offers a more generous and meaningful green infrastructure which has the potential to serve the whole village.
- Sports provision: Includes land able to accommodate the proposed sports pitches and facilities.

A Development Principles Plan (**Fig. 8**) showing how Option 3 development could form an integrated part of the village centre was prepared to inform and carry out further discussions with the Option 3 landowner and key stakeholders.

- Around half of the site should be given over to **landscape and green infrastructure** (**A**) with sufficient land to meet BNG and Nutrient Neutrality obligations.
- **Community facilities**, including a converted barn (**B**) at the entrance, access to **woodland and recreation uses** (**C**) in the green infrastructure should be provided for new and existing residents.
- The green infrastructure should include a **pedestrian/cycle route** linking into the existing route to the west of Holt Road to complete a new **Green Ring** (**D**) around the village which would improve access and connectivity to the schools and amenities and new recreation/leisure facilities.
- The development should create a framework for delivering the key elements of the **Transport Master Plan** by providing clearly defined areas including gateways (**E**) and crossings (**F**) for traffic calming and public realm improvements.

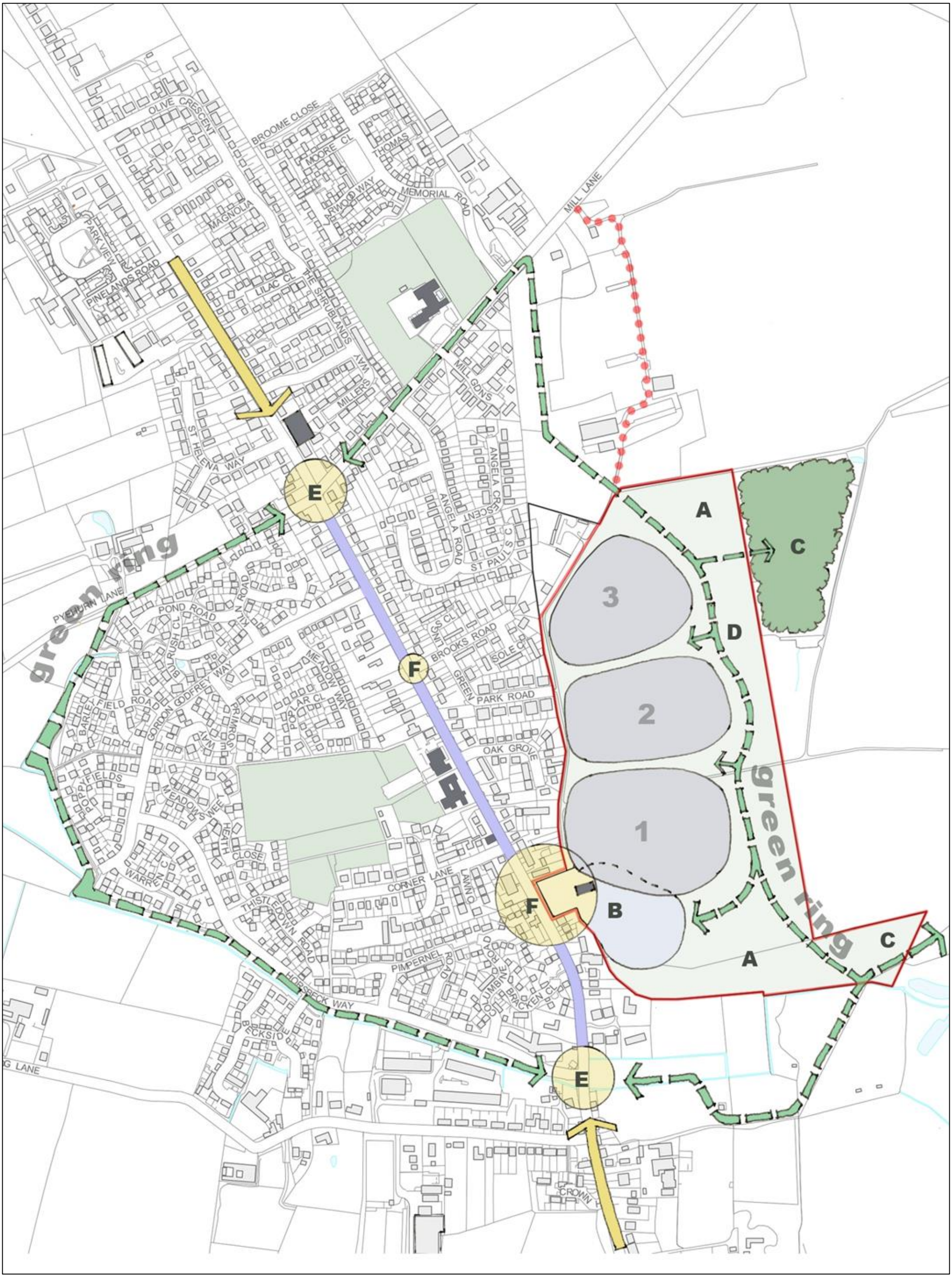


Fig. 8: Development Principles Plan

4.0 developer discussions

The preferred option includes two parcels of land (**Fig.9**); a main parcel east of Holt Road which will provide for the expansion of the village centre, and an additional parcel between Holt Road and the A1270 to the south of the village at Glebe Farm which will provide for the sports facilities. The land, being promoted by Endurance Estates on behalf of the landowner the Horsford Estate would deliver the following;

<u>Main parcel A</u>

- Site area approximately 25 hectares
- Developable area of around 12 hectares
- Capacity for around 300 dwellings
- Open space/landscape area of around 13 hectares
- Land available for Biodiversity Net Gain and Nutrient Neutrality offset
- Green Infrastructure creating an eastern leg of a 'Green Ring' to the village
- A new access off Holt Road forming part of the Transport Master Plan traffic management measures
- A secondary access onto Mill Lane improving ped/cycle connectivity across the village and access and linkages between the schools
- Phasing to be coordinated with the delivery of community benefits

<u>Southern parcel B</u>

- Site area approximately 11 hectares
- Access off Holt Road
- Topography suitable for sports pitches
- Capacity sports pitches and facilities as set out in the Broadlands Sports and Recreation Study

A follow up meeting was held with Endurance Estates in March 2024 to review these proposals and explore issues of scale, green infrastructure, community facilities, capacity, phasing and delivery. Further meetings and submissions have subsequently been made to support the allocation (see Section 5.0.).

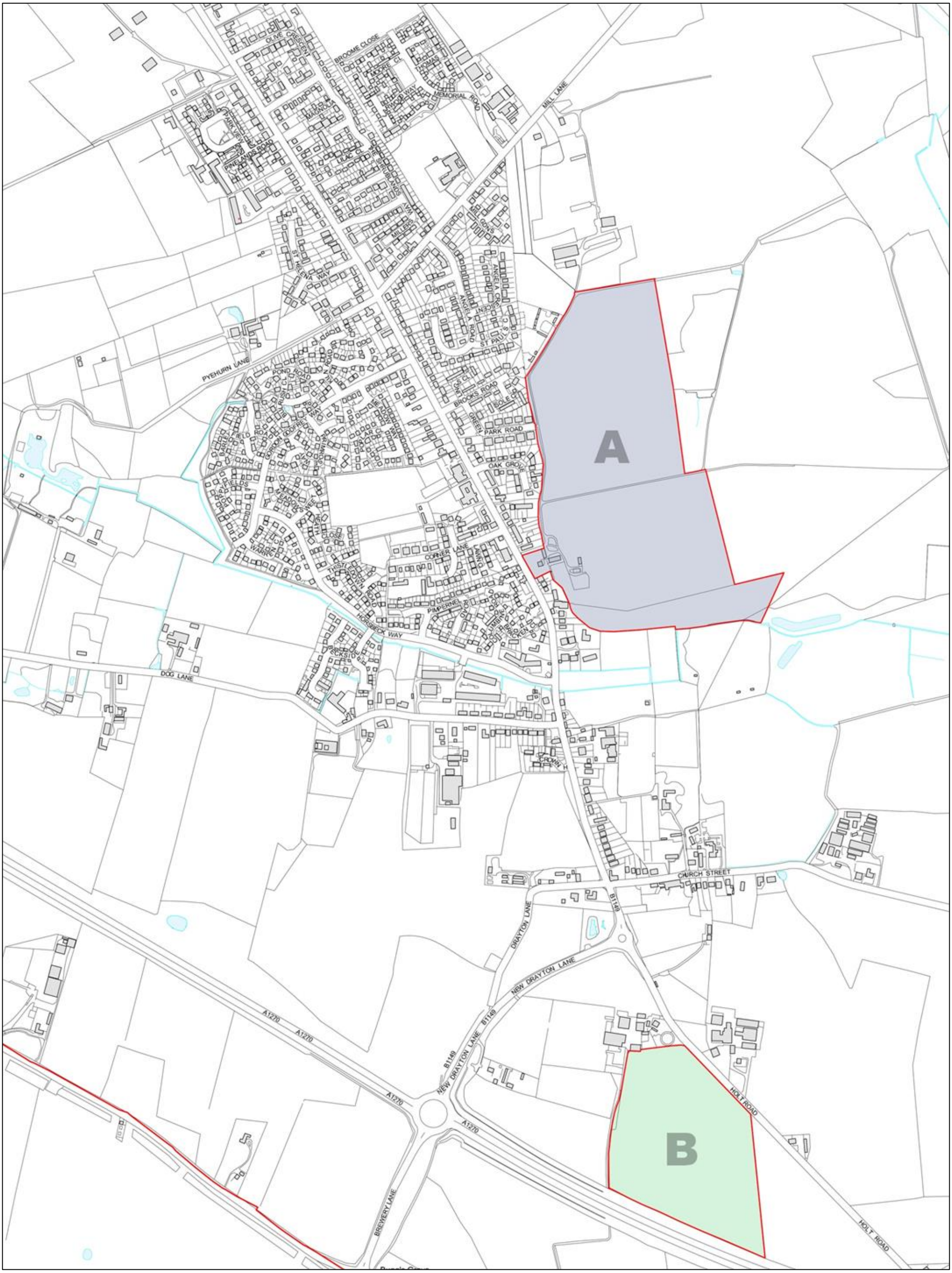


Fig. 9: Land Parcels

5.0 delivery

Land Available

The land for the proposed residential development and sports hub is readily available. The Landowner, through Endurance Estates and Bidwells, has actively participated in the Neighbourhood Plan Review process to date, with clear intentions set out at the Public Consultation undertaken on 28th October 2023 that have since been revised and reflected in the updated policy provisions and evidence base.

Within the proposed residential development site are existing barns which are being considered for conversion to supporting uses related to the operation of the proposed development and existing Horsford community. The nature of these uses (and their use classes) will be discussed and agreed through the progression of the planning application guided by policy requirements.

Wider Land Holdings – Sports Hub

The current proposal is for the land on which the Sports Hub is to located to be provided freehold or on a lease with a minimum of 100 years to Horsford Parish Council for the intended purposes. The land is readily available, subject to finalisation of terms and arrangements.

Discussions are ongoing as to the detail of the transfer and/or lease with the policy setting out the minimum requirements. These discussions will be progressed alongside the preparation of the planning application.

Deliverability

The site for the proposed residential development is available now and offers a suitable location for development and the growth of Horsford, as demonstrated within this document. The Landowner is actively working with Endurance Estates and Bidwells to prepare a proposal that accords with the aims, aspirations and timescales of the Neighbourhood Plan.

The site for the Sports Hub is also readily available and will be brought forward on a phased basis in conjunction with the delivery of the residential development. The Landowner is actively working with Endurance Estates and Bidwells to deliver its obligations on the Sports Hub scheme that accords with the aims, aspirations and timescale of the Neighbourhood Plan.

The Parish Council, Broadland District Council and Horsford FC are working together to deliver the Sports Hub as a club-led project. Key requirements for a fundable multisport facility, including a long-term lease (or freehold transfer) and the Club's existing female and disabled teams, which will support the funding criteria have been agreed. A site layout is being prepared and an architect is being commissioned to test feasibility.

5.0 delivery

Work is also underway to identify funding sources and set a delivery timeline. This shared commitment and clear way forward give confidence that the Sports Hub can be delivered within the plan period.

Technical Studies

A number of preliminary studies have been undertaken to inform the evolution of the Master Planning process and bring greater certainty to the content of the Neighbourhood Plan. These are published as part of the evidence base of the HNPR and include:

- Horsford Green Vision Document
- Land East of Holt Road, Horsford - Utilities Technical Note; Ecology Technical Note; Flood Risk and Drainage Technical Note; Transport Technical Note
- Land South and Land East of Holt Road, Horsford - Archaeological Appraisal; Initial Heritage Assessment
- Land South of Holt Road, Horsford – Utilities Technical Note; Ecology Technical Note; Flood Risk and Drainage Technical Note; Transport Technical Note

Viability

The landowner working with Endurance Estate and Bidwells carried out an appraisal, based on currently available information, and confirmed that the proposed residential development is viable, including the delivery of affordable housing, s106 and CiL.

appendix A

Landowner Presentation Briefing Note for public consultation event on 28th October 2023.

Horsford Neighbourhood Plan

Landowner Presentation Briefing Note

11th September 2023

The Horsford Neighbourhood Plan Steering Group is inviting landowners to prepare a high level presentation for a consultation event to be held on 28th October 2023 at Horsford Village Hall.

Context

The Steering Group is considering options for how Horsford might grow in a planned way to address issues around community infrastructure, transport and placemaking and to deliver the long term vision for Horsford as a more self-sufficient settlement that has a stronger sense of identity and is easier to use without a car.

Key issues

The key issues for delivering this vision are:

1. **Transport and Movement:**
   A Transport Masterplan prepared for the parish council by Royal Haskoning DHV provides an analysis of the current transport issues and proposes improvements to address them.

   Brief: Landowners should consider how development of their land might help deliver these improvements and how additional development could be integrated to mitigate its' impacts on Horsford's transport problems.

2. **Open space & Green infrastructure**:
   A Sports and Recreation Study prepared for the parish council by Broadlands District Council identifies a need for new sports pitches and facilities to serve the parish and the wider area. There is also the potential to improve the green infrastructure that creates the setting for the village to improve access and biodiversity, and opportunities for health and recreation.

   Brief: Landowners should consider how development of their land might help deliver these improvements and how additional development could be integrated into the setting.

3. **Schools**
   Horsford currently has two primary schools separated by Holt Road, with the infant school to the west and the junior school to the east. Improving non car access to the schools and the potential for their co location are ambitions for the vision.

   Brief: Landowners should consider how development of their land might deliver these ambitions.

4. **Non residential uses**

An increase in the non-residential uses within the parish, including employment, retail and services to improve the self-sufficiency of the parish, reinforce its sense of place and make it a more attractive and convenient place to live is also an ambition for the vision.

Brief: Landowners should consider how development of their land might deliver this ambition.

5. **Placemaking**

The proximity to the parish of the urban fringe of Norwich and the major road network, and the access into the village from the south and the route of Holt Road through the village all have impacts on how the village functions and its identity.

Brief: Landowners should consider how development of their land might be used to positively address these issues.

The presentation

The presentation should be based on land that is under the landowner's control and the purpose of the presentation is to give landowners the opportunity to show how their land could help positively shape the future of Horsford by addressing the key issues above.

Given the limitations and location of the available land it may not be possible to directly address all of the **key issues** above 'on site', in which case it would be helpful if the presentation makes reference to them, and where appropriate suggest where and how they might be provided as part of the spatial logic of the proposals.

The intention is to provide the community with a holistic vision for the settlement so it will be important the proposals are presented so they can be understood in the wider context of the village and its setting.

Suggested content:

In order for the community to be able to make a like for like comparison it is suggested that a development area of around **25 hectares** is used as a basis for your proposals. However, there may be reasons for proposals to be more extensive than this, for example to address all of the key issues, in which case the presentation should make clear graphically the extent of any additional land.

At this stage the presentation should be conceptual rather than detailed, illustrating the relationship of possible land uses to the existing village and it is anticipated that the information could be provided on 4 x A1 boards:

BOARD 1

- Name of proposer
- Location of the land in relation to the village
- Text explaining the proposals

BOARD 2

- Annotated 'sketch' context plan illustrating the concept and how it ties into the existing village and its setting.

BOARD 3

- Annotated 'sketch' plan illustrating a development framework including:
  - the type and location of uses
  - access
  - connectivity and movement
  - green infrastructure
  - open space

BOARD 4

- Reference images illustrating key aspects of the proposals.
- Summary text including any off-site considerations/proposals.

Logistics

A space for the presentation will be made available in the main hall at Horsford Village Hall (see attached floor plan) but you will need to provide the boards and any stands/arrangements for presenting them.

Date and time:	28th October 2023 10:00 to 16:00
Location:	Horsford Village Hall, Holt Road, Norwich, NR10 3DN
Facilities:	There are toilets and kitchenette facilities. There are power points throughout the hall, please bring your own extension leads.
Parish Council:	Members of the steering group will be in attendance throughout the event.
Recording responses:	The steering group will record views with a questionnaire – please direct members of the public to complete the questionnaire. You will not be required to record responses.

appendix B

Boards presented by Endurance Estates at a public consultation event on 28th October 2023.

THE HORSFORD ESTATE
Introduction

Who is The Horsford Estate?

The Horsford Estate has been here since Norman times; over the years it has and will continue to provide a number of benefits for the local community, environment and economy:

Agriculture & Forestry

The Estate is part of the Red Tractor crop assurance scheme and produces a wide variety and high volume of crops such as wheat, barley, sugar beet, potatoes, peas, oil seed rape etc. These are used for human consumption, animal feed, oil production, beer production and sugar products. The Estate provides cattle grazing and works with a local business to produce free range turkeys, generally Norfolk Blacks, for the supermarkets including Sainsburys and Lidl. The Estate also produces timber for local sawmills.

Environmental Management

The Estate prioritises environmental management and currently has over 1000m of hedgerows in environmental hedgerow options and is in the process of securing funding to plant a further 1500m along with restoring over 2000m of hedging via hedgerow gapping up. The Estate has undertaken significant habitat restoration, planted acres of mixes such as nectar and pollen mix in addition to extensive tree planting.

Local Employment

Local employment is provided across a wide range of sectors including:

- Farming - both full time and seasonal labour
- Forestry - local tree surgeons etc.
- Construction - local builders, plumbers, electricians, architects, engineers etc. are all utilised on projects across the Estate

Community

Sir Richard Owen, former custodian of the Horsford Estate established the Scouts, Sir Richard's Own Horsford 1st Scouts and was church warden for 30 years, donating thousands of pounds to the church over this period. The Estate established the Rifle Range in wartime to enable the training of locals should England be invaded. It continues to be used recreationally as a club to a wide group of people and offers disabled access. The range was greatly used during Covid to help with well being and mental health. The Estate also manages Horsford Castle, an ancient monument and a local footpath providing a space for wellbeing and fitness.

As part of the Neighbourhood Plan process the Estate has identified a number of **Opportunity Areas**, outlined below, for consideration by the local community.

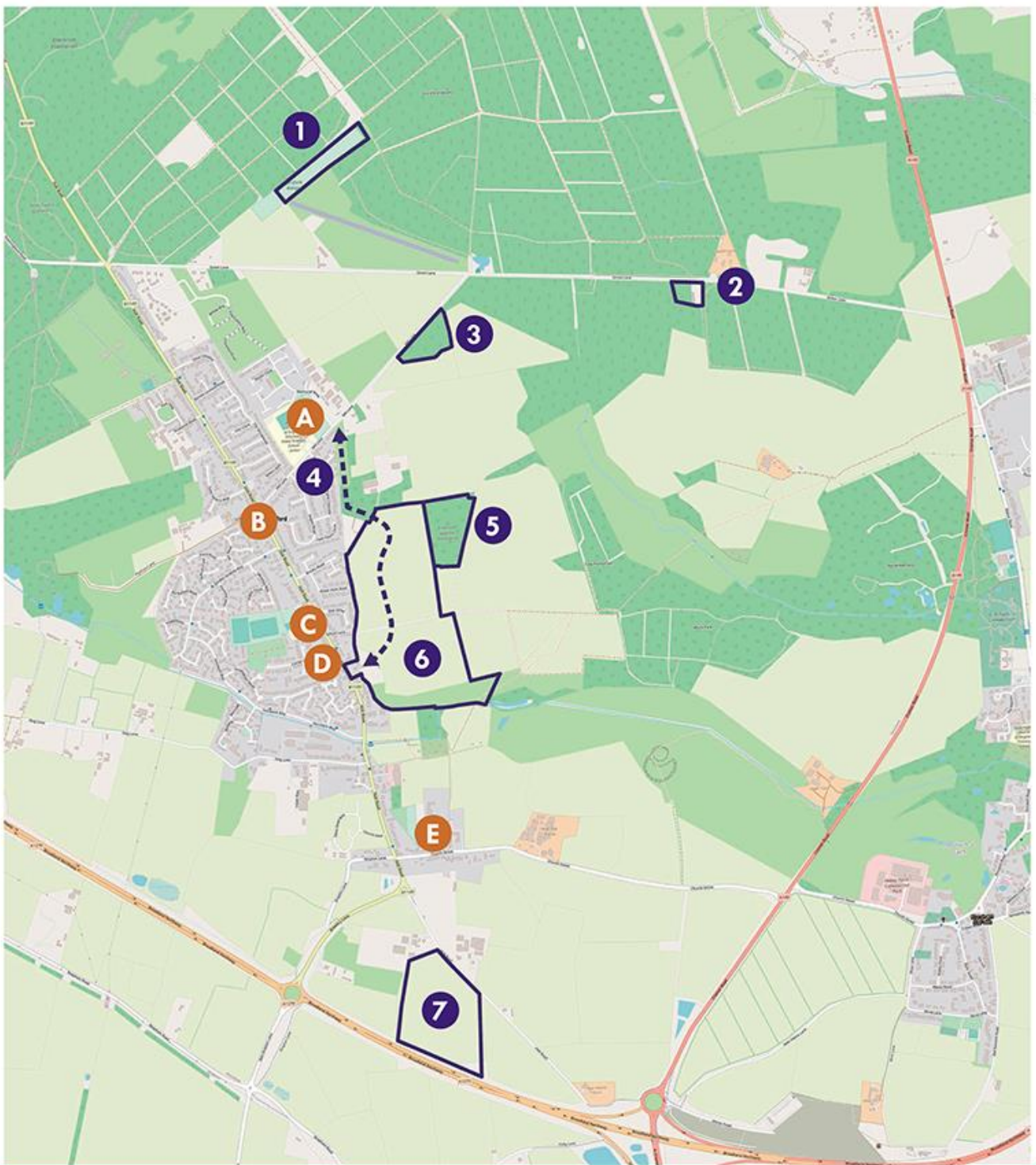
The Estate has partnered with Endurance Estates, a Cambridge based company with extensive experience delivering sites across the East of England, who will support stakeholder engagement and develop plans alongside the local community.

Opportunity Areas:

1. Horsford Range
2. The Woodyard
3. Secure dog walking area
4. School pedestrian and cycle link
5. Forest School
6. Residential Site & Community Barn
7. Glebe Farm Sports Hub

Existing Village Facilities:

- A Junior School
- B Pharmacy
- C Village Centre, including Village Hall, Recreation Ground, Primary School, Shops
- D CO-OP, Post Office
- E All Saints Church



THE HORSFORD ESTATE
Opportunity Areas

Glebe Farm Sports Hub



Broadland District Council has identified a need for new sports pitches and facilities to serve the Parish and the wider area. The Estate has identified a site located in close proximity to Horsford Cricket Club and The Nest that could meet this need and contribute to the creation of a "Sports Cluster", all within a 5 minute cycle ride/ 15 minute walk of the village centre.

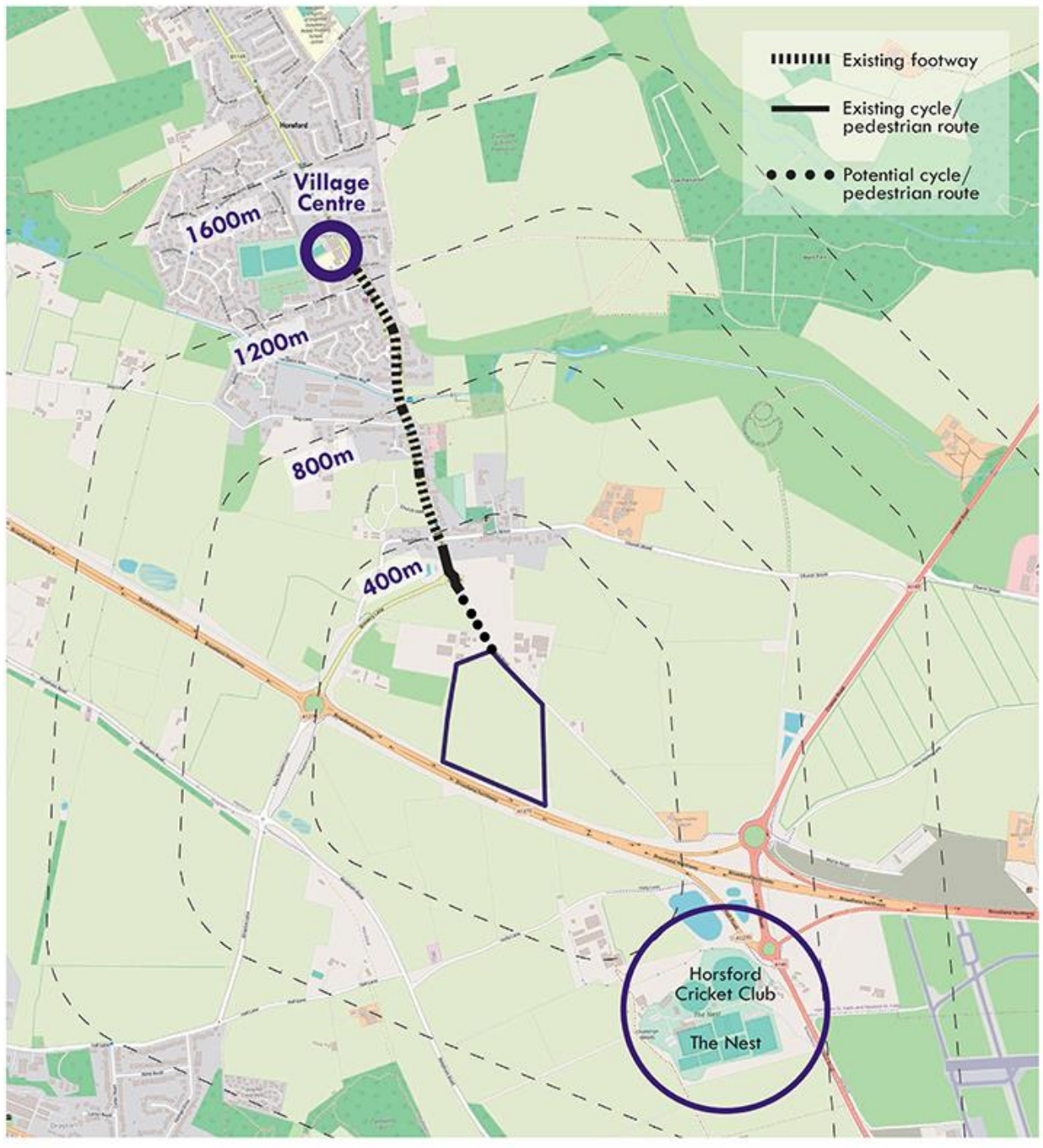
The site is over 6 hectares and could accommodate the required facilities identified by the District Council, as set out below, and could provide other sports facilities in addition to football where required:

- Clubhouse (approximately 250m2)
- 1 x Youth 3G artificial turf pitch
- Natural turf pitches: Adult 11 a side, Junior 11 a side, 9 a side, 7 a side and 5 aside
- Associated car parking and landscape buffer from the Broadland Northway.









THE HORSFORD ESTATE
Opportunity Areas

Community Facilities @ Green Lane

The Estates has identified three opportunity areas for leisure and recreation located along or just off Green Lane to the north of the village. These sites would add to the range of outdoor facilities available to the community, connected by publicly accessible and safe pedestrian routes.

Horsford Range



Opportunity to further develop the existing facilities at the rifle range to include shooting, archery and axe throwing!







Off the Lead



Approximately 5 acres of woodland, secured by a perimeter fence, where dogs can be let off the lead in a safe environment.







The Woodyard



Community space within the woods along a popular local walking route that could include:

- Pop-up cafe
- Natural play area
- Seasonal activities may include a "Christmas Tree Fair"







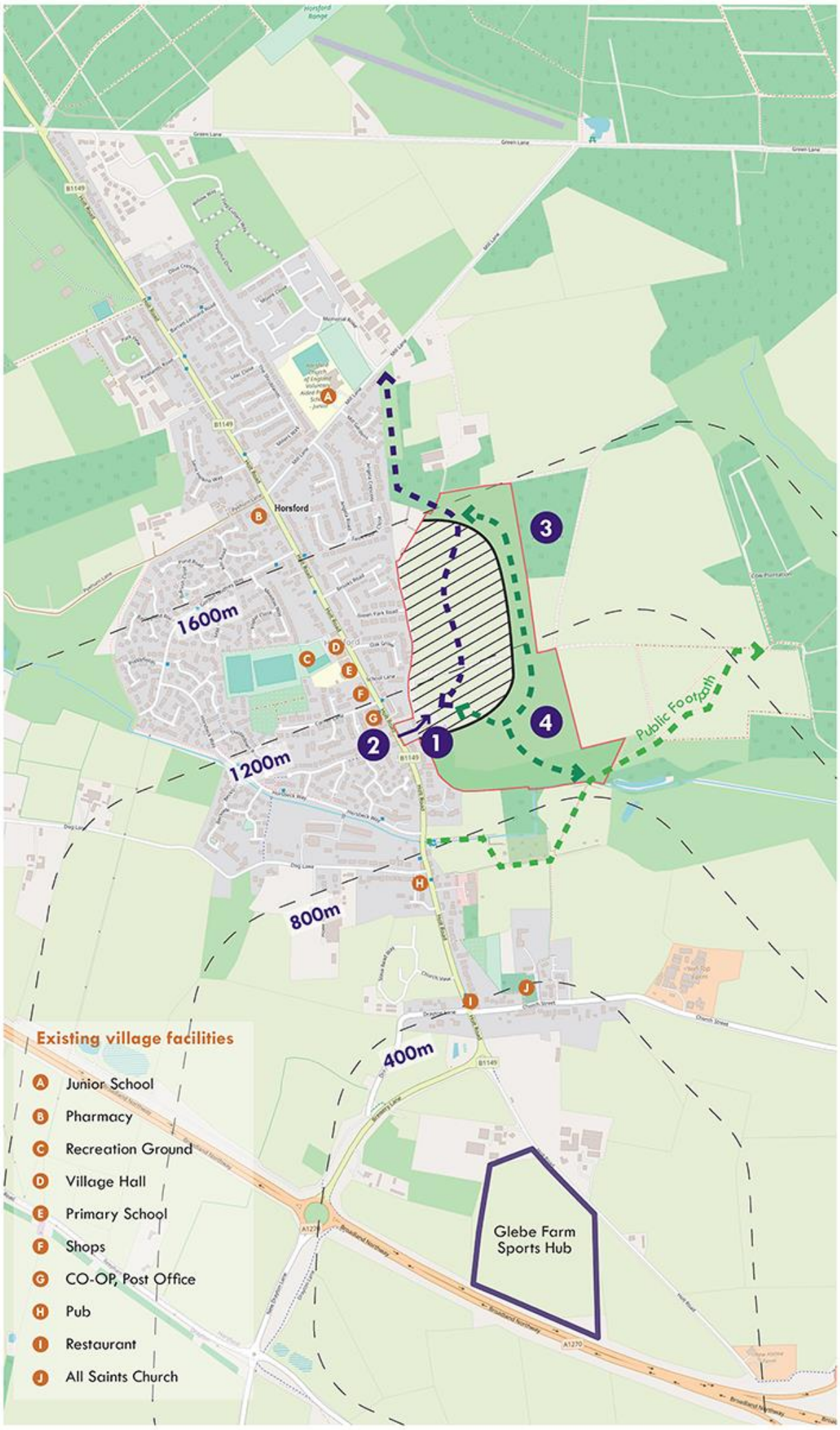


Plans on this page are made with: OpenStreetMap® is open data, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF). openstreetmap.org/copyright

THE HORSFORD ESTATE
Opportunity Areas

Homes, Open Space & Community Facilities

Close to the core of the village is a site that could provide homes and access to a range of community facilities and benefits, set within a substantial area of green space that draws its identity from Horsford Woods and the valley setting of the Beck.



1 The Barn



Restoration and conversion of an existing barn for community use.

2 Public Car Park



New access off Holt Road, with public parking provision at the site entrance and safe crossing to Holt Road to alleviate traffic congestion.

3 Forest School



Forest School at Diamond Jubilee Plantation, with a new pedestrian and cycle "link" between the site, Mill Lane and the Junior School

4 Access to Open Space



Provision of 40 acres of public open space that interfaces with the Beck and provides views to All Saints Church and Norwich Cathedral spire. Pedestrian and cycle links would connect neighbouring and new homes to play areas, greens and allotments, whilst providing access to open space designed to benefit nature.

Site Assessment Report

October 2026