

Sprowston Town Council - Neighbourhood Plan Monitoring report March 2022

Neighbourhood Policies	Aim of policy	What has happened in the last 12mths	Action required
Policy 1	Protection of open space and wildlife. Protection of locally important open space from development	<ol style="list-style-type: none"> 1. We have received updates on the transfer of Harrison's Wood, Boar Plantation and the copse of trees off Atlantic Avenue, although a date for transfer has not yet been set. Broadland District Council (BDC) has conducted maintenance work in these woods¹ 2. Enquiries underway to lease or purchase vacant land to north of Salhouse road. 3. Pilot of wildflower areas in some grass verges. 4. Consulted residents on potential uses for Cannerby Lane Green. 5. Through the planning system, Council continues to work with BDC and developers to advocate for the inclusion and preservation of adequate green spaces, allotments and habitats as part of largescale housing developments. However, the volume of development will undoubtedly come at a cost to Sprowston's existing wildlife and green spaces 6. Letter sent to Phil Courtier, Director of Place at BDC (responsible for planning) 	<ol style="list-style-type: none"> A. (#1) Continue to monitor progress of land transfer and monitor work being carried out by Broadland District Council to ensure the woodland is in a good state on transfer. B. (#2) Maintain contact with owner of vacant land north of Salhouse Road and make periodic enquiries C. (#3) Obtain permission from NCC to convert more verge to wildflower or planted areas. D. (#4) Agreed at Council 23/02/2022 to install benches and planting on Cannerby Lane Green. E. (#5) Continue to scrutinise plans for any new largescale housing developments and advocate for the inclusion and preservation of adequate green spaces. allotments and habitats F. Contact Clarion Housing to enquire if they would consider planting on the green area on Tills Road to promote wildlife.

¹ This work was reported the Broadland District Council Environmental Policy panel

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		<p>detailing Council's concerns about, and suggestions for addressing, lack of green space included within new largescale developments.</p> <p>7. Supported Sprowston Youth Engagement Project (SYEP) planning application to create an urban garden on vacant green land adjacent to allotments.</p>	
Policy 2	Development designed to fit the local area And create a strong sense of place	<ol style="list-style-type: none"> 1. Agreed with the developer, position and type of play equipment for new public open spaces at White House Farm and added a junior-football pitch adjacent to the planned car park off Blue Boar Lane. 2. Conducted detailed research and consultation on planned skatepark 3. Fact-finding meetings held with Sprowston FC regarding their current and future requirements for the very large number of football teams based in Sprowston. 4. Town Councillors have reminded BDC's major development team manager of the need to ensure adequate 	<ol style="list-style-type: none"> A. (#1) Monitor the progress of installation of the play equipment. B. (#2) Push developer to transfer to Council the land for the skatepark C. (#3) Continue to make representations to Planning Authority for inclusion of appropriate sporting facilities in future development plans. D. (#4) Continue to monitor levels of affordable housing in new developments and challenge when less than BDC's target of 30% E. Monitor planning applications and make representations to Broadland District Council that sufficient usable amenity land is delivered in any future developments F. Follow up letter to Phil Courtier (Director of Place at BDC) to open an early dialogue with Town Council and residents on the future Beeston Park development so

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		affordable housing within all developments.	that its potential to benefit wider Sprowston can be fully realised
Policy 3	Housing Developments to be within settlement limits or on allocated sites	1. Town Council responded to the Greater Norwich Development Plan consultation and submitted comments to BDC on the last revision of allocated sites	A. Monitor the development at Lushers Loke and the impact on residents. B. Monitor development plans for land north of Atlantic Avenue; East of Salhouse Road; Beeston Park developments
Policy 4	Encouragement of businesses at Wroxham Road and School Lane local centres	1. Council facilitated installation of “No entry” signs at Wroxham Rd car park (funded through Cllr Ward’s NCC highway’s allocation) 2. Liaison with BDC Planning Enforcement to try to ensure new businesses on School Lane industrial sites follow planning law and do not disturb or disrupt local residents	A. (#1) Monitor businesses on Wroxham Road, and with the help of BDC, assist however we can. B. (#2) Monitor planning applications for businesses off School Lane to ensure suitability for residential area C. (#2) Continue to gather the views of School Lane residents and feedback these back to BDC and NCC highways.
Policy 5	To encourage vacant buildings to be used for start-up businesses, retail, corner shops	1. Through the planning system, Council gave feedback and support for further development of commercial buildings at White House Farm. 2. Purchased former-Viking public house/Royal Bengal restaurant with view to creating community hub that could offer accommodation to social businesses and offer competitively priced office space for start-ups.	A. Continue to be supportive of start-ups and existing businesses unless there is an adverse effect on residents B. (#2) Proceed with redevelopment of the Viking Centre

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Policy 6	Support the new and expansion of businesses and/or working from home to increase employment opportunities	<ol style="list-style-type: none"> 1. Council maintains a supportive stance toward planning applications for home businesses which do not have a detrimental impact on neighbours 2. Supported suitable planning applications for garden buildings/home offices 	<ol style="list-style-type: none"> A. Continue to ensure that further development at White House Farm will not adversely impact nearby residents B. Ensure redevelopment of the former-Viking pub/Royal Bengal includes high quality flexible space for competitive hire as offices or other businesses. C. In accordance with 'Our Spatial Vision', continue to work with BDC to support creation of good quality jobs within Sprowston
Policy 7	Promotion of faster broadband connections throughout the area	<ol style="list-style-type: none"> 1. This is being promoted by NCC and BDC. 	<ol style="list-style-type: none"> A. (#1) Council to monitor progress and support roll out if and when needed
Policy 8	For development to maintain or enhance the quality of life and wellbeing of the local community.	<ol style="list-style-type: none"> 1. Recreational facilities working group established. Every household in Sprowston received a questionnaire over 500 were returned. Top 10 requests established. Usable sites identified 2. Purchased former-Viking public house/Royal Bengal restaurant with view to creating community hub that could accommodate social businesses. High likelihood that building would otherwise have been purchased by a developer, demolished and turned into flats. 3. Council has driven green issues constantly and as a Council we are aware the public mood is changing. 4. Through the planning system, Council continues to work with BDC and developers to advocate for the 	<ol style="list-style-type: none"> A. Continue to contribute ideas, (obtained by consultation with young people) to planning new play areas. B. Continue to support the development of SYEP's Urban Garden off Church Lane C. (#4) Continue to work with BDC and developers to press for the inclusion and preservation of adequate green spaces, allotments and habitats as part of largescale housing developments, including adequate safety measures for any drainage basins installed in or near to public open spaces. D. Lobby the Planning Authority and/or Highway Authority to persuade landowner/developer to adequately service Atlantic Avenue prior to adoption by maintaining streetlighting and gritting the road surface. E. Proceed with the skatepark as soon as land is transferred to Council's ownership

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		<p>inclusion and preservation of adequate green spaces, allotments and habitats as part of largescale housing developments. However, the volume of development will undoubtedly come at a cost to Sprowston's existing wildlife and green spaces.</p> <p>5. Tiny Forest planted on Recreation Ground and Community Hedgerow Planting Event held on Diamond Field.</p>	
Policy 9	Protect current health facilities and plan for easily accessible new provision	1. Plans have been announced for expansion of the Aslake Close Surgery	<p>A. (#1) Monitor and support delivery of increased health care services.</p> <p>B. Open a dialogue with NCC and/or other commissioning bodies to address the lack of healthcare/dental care/midwifery services and other vital infrastructure in Sprowston.</p>
Policy 10	To ensure that developments reduce the need to travel and promote more sustainable lifestyles	<p>1. Council supported plans for cycle path and crossings on Blue Boar Lane.</p> <p>2. Councillors expressed to BDC planning extreme disappointment that the proposed bus gate from Blue Boar Lane into Mallard Way on the White House Farm estate was abandoned due to bus companies deeming it unnecessary.</p>	<p>A. (#1) Continue to monitor and ensure these developments are delivered.</p> <p>B. (#1) Council will insist to NCC that the shared-use cycleway (former bus gate) from Mallard Way through Boar Plantation to Blue Boar Lane is lit with footway standard street lights that Council can eventually adopt. Council will also insist NCC plant-up the cycleway with appropriate planting to restore habitat.</p> <p>C. Push for more recreational facilities on or near to new developments so that residents do not need to drive to reach them.</p>
Policy 11	To encourage more community use of schools	1. No Change	A. To ascertain level and type of actual need (if any) for increased community use of schools.

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Policy 12	To retain cultural assets including buildings of architecture and heritage importance	<ol style="list-style-type: none"> 1. Purchase of the former-Viking public house 2. Application to register Sprowston Social Club as an Asset of Community Value is pending appeal from land owner 	<ol style="list-style-type: none"> A. (#1) Redevelop former-Viking PH into a community hub that retains key architectural features B. Application to renew Blue Boar Public House’s registration as an asset of Community Value to be submitted to BDC in April 2022
Site Specific Policies			
Relocation of Park & Ride Policy 13	Use of the site for uses that complement the area	<ol style="list-style-type: none"> 1. This site is included in the Greater Norwich Local Plan (GNLP) as site GNLP0383. 2. During consultation for the GNLP, Council commented as follows: “Sprowston Town Council opposes the suggestion that this is a reasonable alternative site for non-residential development and supports its inclusion instead as a PREFERRED non-residential site. If the Park and Ride site is not to be the location for a new school it should be allocated for civic use, and not (as proposed in the draft) for housing. Council notes the GNLP has identified no preferred non-residential (e.g.: industrial/commercial or other employment) sites in Sprowston, either as discrete sites or as part of residential” 	<ol style="list-style-type: none"> A. Town Council to assess final draft of the GNLP, when received.

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Policy 14,	Promoting a neighbourhood and commercial centre on Wroxham Road	<ol style="list-style-type: none"> 1. Wroxham Road has become a main feeder route onto the Northern Distributor Road (NDR). 2. Sprowston's neighbourhood plan anticipated the NDR would reduce traffic on radial routes such as Wroxham Road. Anecdotal observation suggests traffic has increased. 	<ol style="list-style-type: none"> A. Discuss with NCC Highways what, if any, impact the NDR may be having on traffic volumes and speeds on main routes in Sprowston. In particular, does NCC have data relating to car counts on the actual usage of Salhouse, North Walsham, Spixworth and Wroxham roads. B. A Bus Rapid Transit System is planned for Salhouse Road. This may reduce traffic along Wroxham Road. Council to monitor. C. Continue to advocate for a commercial centre on Wroxham Road.
Policy 15	Planting trees on Wroxham Road and in the local centre	<ol style="list-style-type: none"> 1. No change. Discussion with NCC highways engineer suggests NCC regard planting and maintenance of trees near roads to be cost prohibitive 2. See also Policy 14 	<ol style="list-style-type: none"> A. Discuss with NCC Highways feasibility of planting suitable trees on specified verges
Policy 16 (see Policy 1)	Harrison's Plantation is identified for a woodland activity park	<ol style="list-style-type: none"> 1. BDC have designated Harrison's plantation a woodland park and key piece of green infrastructure 	<ol style="list-style-type: none"> A. Work with BDC to progress transfer of ownership to Town Council
Policy 17	Additional paths and puffin crossing on Blue Boar Lane	<ol style="list-style-type: none"> 1. Town Council has provided input and support for Norfolk County Council's scheme for a shared use cycle path along Blue Boar Lane and a light controlled crossing at the junction with Linacre Avenue. 	<ol style="list-style-type: none"> A. (#1) Monitor implementation of NCC scheme for Blue Boar Lane and ensure adequate pedestrian and cycle access is provided for the planned Skatepark

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		<p>2. Agreed at Council 23/02/2022 to request from NCC new a light controlled pedestrian crossing between Wroxham Road roundabout and Blue Boar Lane roundabout.</p>	
Policy 18	Development of School Lane	<p>1. Council objected to unsuitable planning application for 24-hour storage container business on former Lushers builder's yard site. Application subsequently withdrawn.</p> <p>2. Council liaises closely with BDC Planning Enforcement to try to ensure new businesses on School Lane industrial sites follow planning law and do not disturb or disrupt local residents</p> <p>3. Council closely monitors any new planning applications in vicinity of School Lane and Lushers Loke</p> <p>4. Greater Norwich Local Plan designated the former-Lushers builder's yard as site GNLP2178 and made following assessment: "This is a brownfield site bordering a light industrial employment site which may cause compatibility issues. There are concerns about road capacity and lack of footpath provision and there is a high risk of surface water flooding in the south east portion of the site. As it is located within the built-up area it could come forward through the</p>	<p>A. If the light industrial units off School Lane become vacant, advocate for BDC to designate those areas for residential redevelopment, Current light industrial use is at odds with the residential nature of the area and capacity of the road network.</p> <p>B. (#4) Advocate for the redevelopment of the former-Lushers builder's yard into housing, if appropriate mitigation for flooding and foot and vehicle access can be agreed.</p> <p>C. (#5) Consider how to make further use of Diamond Field (opposite the Diamond Centre)</p>

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		<p>planning application process, so it is not considered for allocation in the local plan”.</p> <p>5. Community planting event organised to plant new hedgerow along Diamond Field’s boundary with School Lane. Part-funded by grant from BDC.</p>	
Policy 19	Diamond Centre completed	<p>1. The Sprowston Diamond Centre was required to close for periods during the 2020-22 pandemic. When permitted to reopen as a COVID-safe venue, restrictions and safety measures necessitated it operate at reduced capacity. The Centre fully reopened in February 2022 after the nationwide removal of all mandatory COVID safety measures. Early indications suggest the Centre is more popular than ever as a venue and is on course to break even.</p>	<p>A. Continue to market the Sprowston Diamond Centre.</p> <p>B. Ensure the redevelopment of the former-Viking pub into a community hub compliments the Diamond Centre rather than competes with it.</p>

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Policy 20	Traffic calming and improve the aesthetic look of the area	<ol style="list-style-type: none"> 1. Verge posts installed on Falcon Rd, outside Falcon junior school. These have improved road safety outside the school. 2. Agreed at Council 23/02/2022 to request new 20mph zone for St Mary and St Margaret's Estate 3. Agreed at Council 23/02/2022 to request NCC repaint white lines and install improved signage at junction of Moore Avenue and Burma Road. 4. Placed SAM2 speed awareness cameras in speeding hot-spots 	<ol style="list-style-type: none"> A. (#1) Extend verge posts to cover the whole area of verge outside schools on Falcon Rd. B. Monitor impact of NCC's planned traffic signal improvements at junction of School Lane and Constitution Hill. C. Monitor situation with speeding and heavy goods vehicles on School Lane D. As far as practicable, monitor speeding on Atlantic Avenue (not adopted)
The Green Heart			
Policy 21	Open areas at or near Barkers Lane/ Church Lane will be retained and enhanced as an integrated network of green and open spaces for the community	<ol style="list-style-type: none"> 1. Council-owned 'Green Heart' spaces maintained 2. Some incidences of vandalism at Wilks Farm Drive play area. Police beat manager has instigated more frequent patrols in the area. Weekly inspection of play equipment to detect any damage. 3. Some reports of anti-social behaviour at Barkers Lane youth shelter. Police beat manager has instigated more frequent patrols in the area. Supporting SYEP to conduct youth outreach in the Barkers Lane area. 	<ol style="list-style-type: none"> A. (#2, #3) Ongoing monitoring and maintenance of open spaces B. Monitor impact of traffic on Church Lane

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Policy 22	An area of 2.4 hectares is allocated as an extension to the existing burial ground at Church Lane	1. 50% laid out and consecrated for burials. Remaining area used for disposal of earth, coppicing and production of wood chipping	A. Bring extension into use when needed B. Assess possibility of including wildlife-friendly areas