

# ONH

Planning for Good

# SPATIAL SETTLEMENT PLANNING: FROM PRESSURE TO PROSPERITY

BMKALC: 16<sup>TH</sup> JUNE 2025





# WORKSHOP STRUCTURE

This presentation will take you through a current project to illustrate a process for using '*settlement planning*' to deliver beneficial change. It is in three parts with interactive activities and a Q & A at the end.

The example we're using was part of a Neighbourhood Plan project but applies equally to Settlement Spatial Plans, Asset Management, or any other circumstance where a council is looking to control change.

Contact us: [info@oneillhomer.co.uk](mailto:info@oneillhomer.co.uk)

# UNDERSTANDING PRESSURE

## LET'S TALK LOCAL





**WHAT ARE THE MAIN CONCERNS FOR YOUR AREA?**

**WHAT ABOUT CONTRADICTIONARY CONCERNS?**



Protect Green Belt

Not enough affordable housing

# UNDERSTANDING PLACE

# HORSFORD CASE STUDY



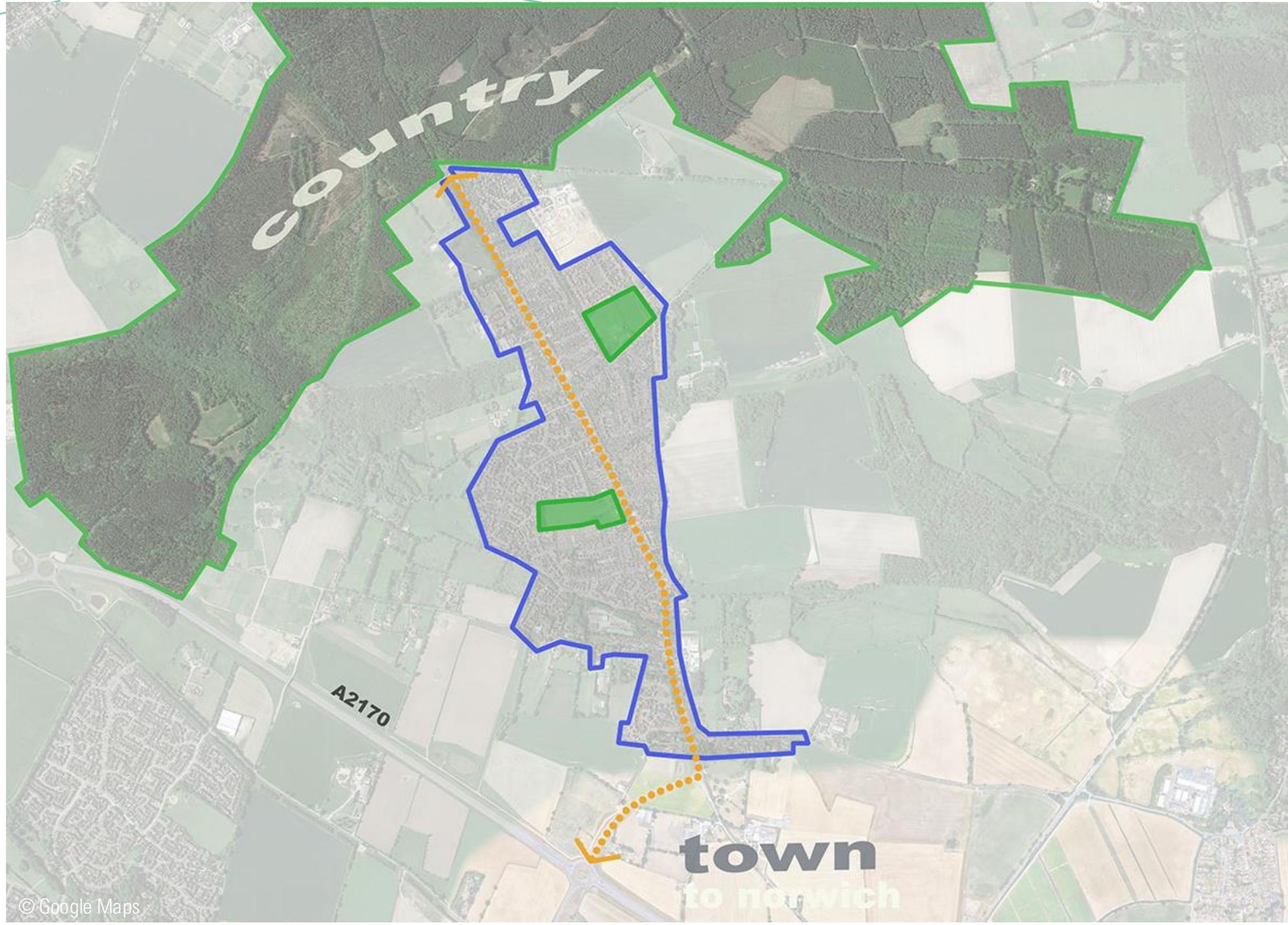
- Historic form
- Topography and setting
- Settlement growth
- Natural infrastructure
- Man made infrastructure
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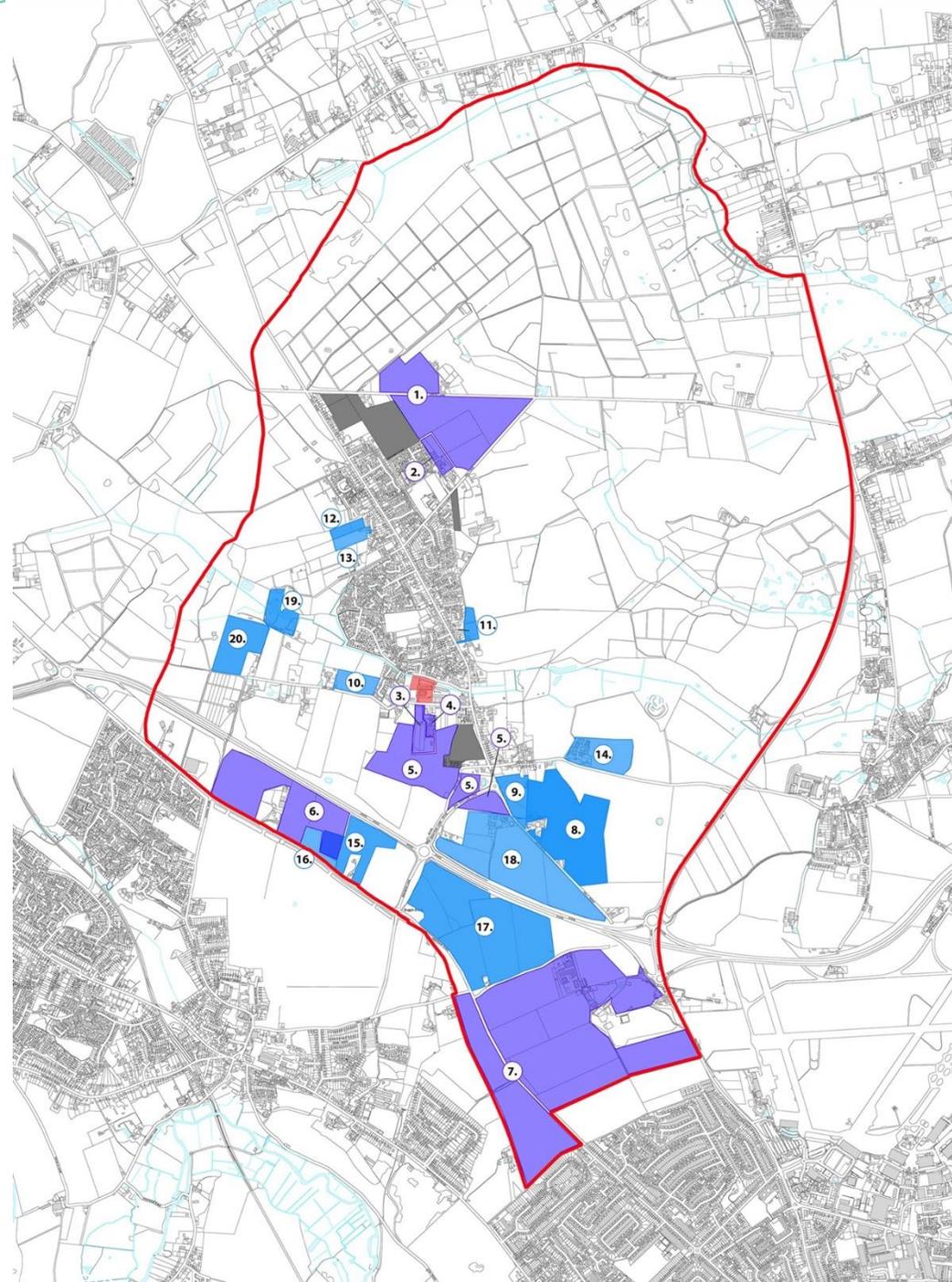
# WITH THE INFORMATION YOU HAVE SO FAR, HOW WOULD YOU WANT HORSEFORD TO GROW?

Use the QR code to draw your answer on a map.

RESULTS



- Land availability
- HELAA
- Local call for sites
- Local knowledge



## Horsford Neighbourhood Plan Land Availability Map

June 2023

-  Neighbourhood Plan Area
-  Approved residential schemes
-  Proposed GNL Residential allocation  
\*\*\*GNLP0264
-  Submitted sites

### Horsford Neighbourhood Plan Refresh Call for Sites

1. Land east of Holt Road GNL2160 & 3021
2. Land north of Mill Lane GNL2160
3. Pronto Joinery Dog Lane Site A GNL0151
4. Pronto Joinery Dog Lane Site B GNL0153
5. Land south of Dog Lane GNL2154, 0368 & 0359R
6. \*Land south of A1270
7. \*Reepham Road/Cromer Road GNL0332R, 0333 & 0334R

GNLP - HELAA 2020 reference  
R - GNL HELAA 2017 reference

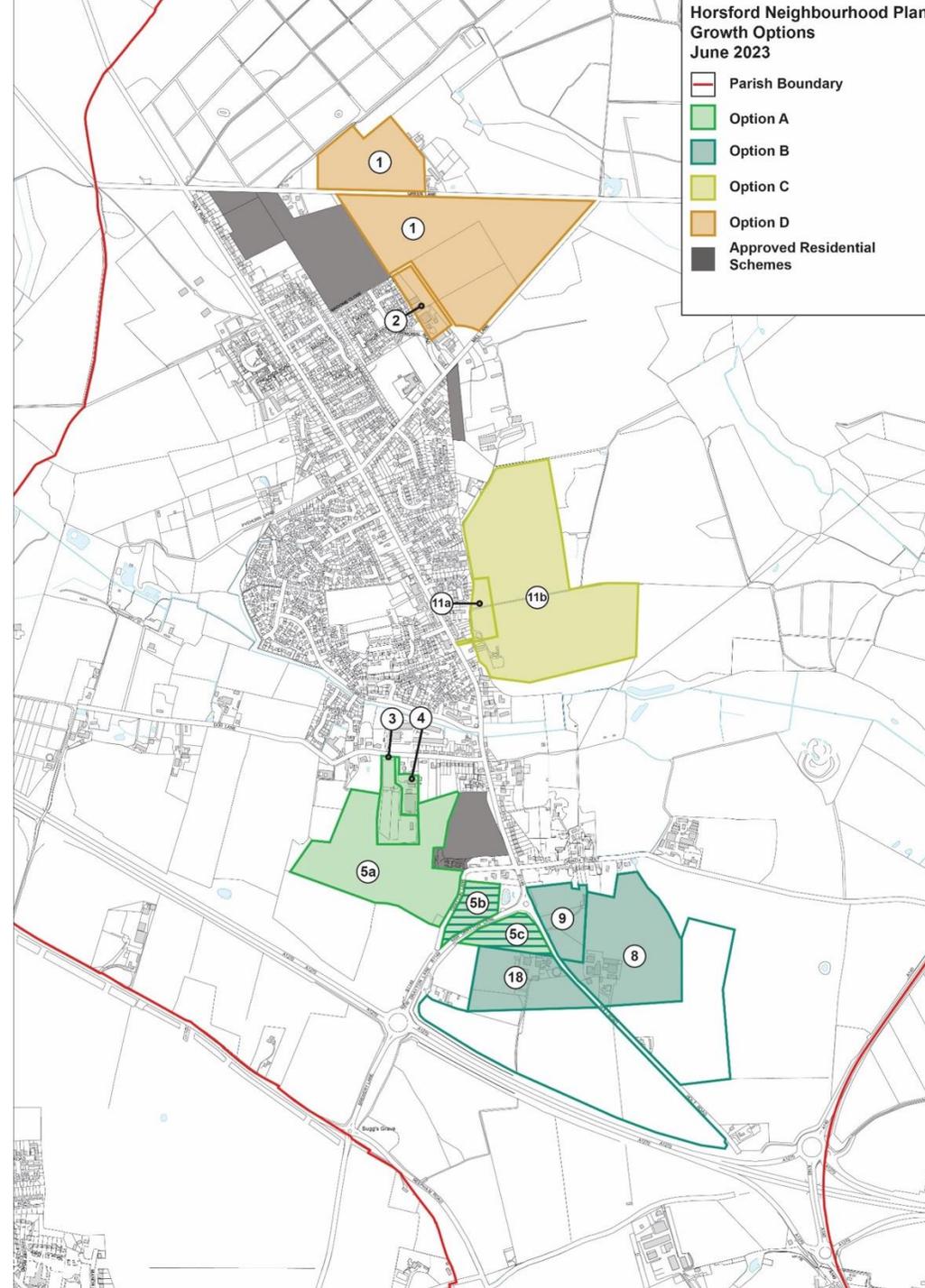
-  Submitted sites

### Other Greater Norwich Local Plan HELAA 2020

8. Homes Farm, Holt Road GNL1008
9. Land off Holt Road GNL0283R
10. Arable Land, Dog Lane GNL0192
11. Land at Lodge Farm GNL0422R
12. Land off St Helena Way GNL0469R
13. Land at 33 St Helena Way GNL0251R
14. \*Hilltop Farm, Church Street GNL0578
15. \*Land off Reepham Road GNL0302
16. \*North of Reepham Road GNL3005
17. \*Land at Holly Lane/Reepham Road GNL0419
18. \*Glebe Farm North GNL2133
19. \*Bramley Lakes, Dog Lane GNL0059
20. \*Dog Lane GNL1043

\*Does not adjoin settlement boundary

- Assessment
- Engagement
- Shortlisting
- Options

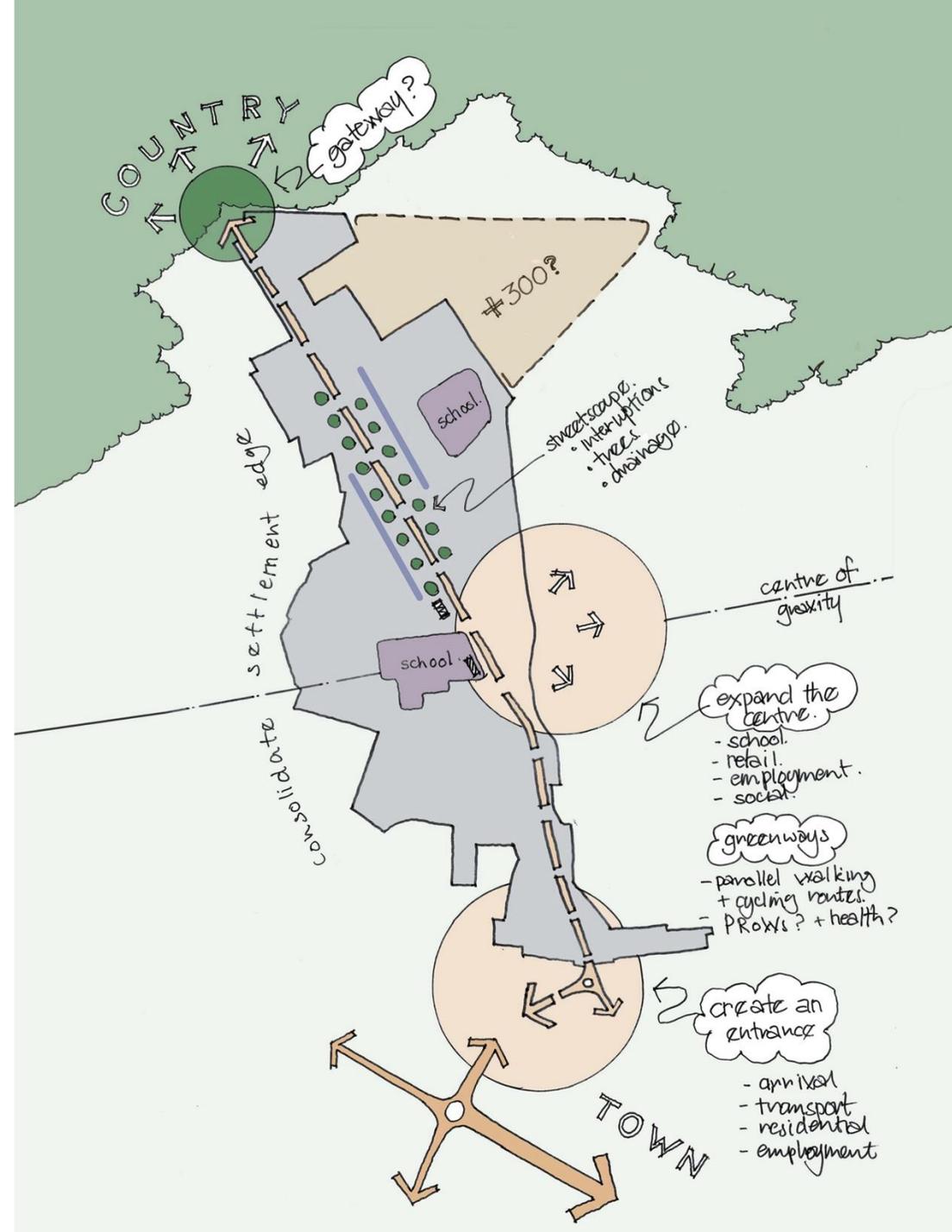


## Northern

- Extends linear pattern
- Transport and access
- Village centre

## Southern

- Extend linear pattern
- Transport and access
- Village centre



## Eastern

- Extend linear pattern
- Transport and access
- Village centre

# COMMUNITY BENEFIT: NEEDS

- Infrastructure
- Services
- Schools
- Amenities
- Homes



Feasibility Study for a New  
Community Sports Facility in  
Horsford

May 2023

## CATCHMENT MAPPING AND ANALYSIS

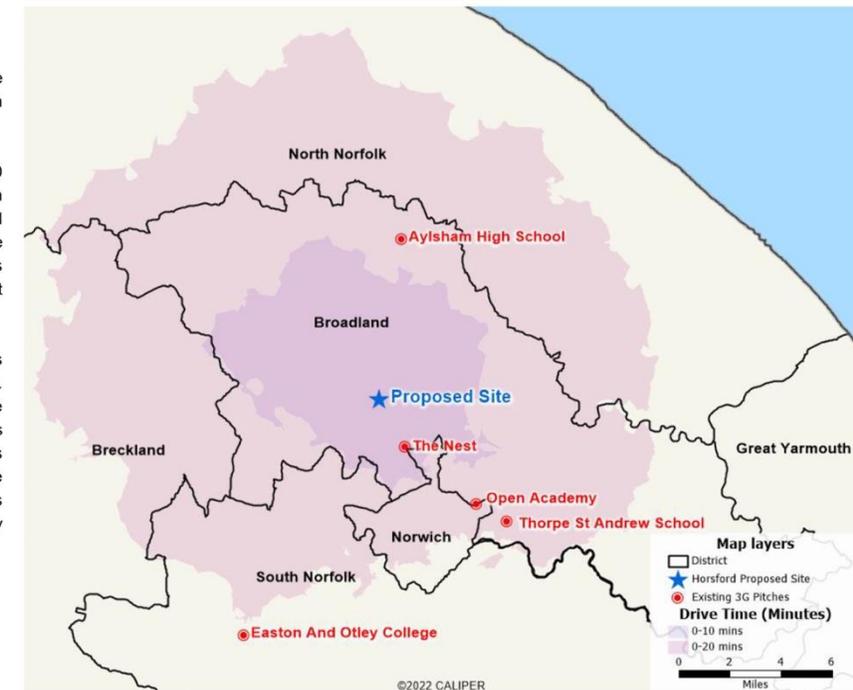


### FULL SIZE 3G PITCH MAPPING

We completed an audit and mapping of the existing, full size 3G artificial turf pitches within 10 and 20 minute drivetime catchments.

The results show a total of 1 pitch within the 10 minute drive time (The Nest) Consultation with Horsford FC suggests that there is very limited access to The Nest for local clubs, due to the popularity of this site. The other 4 facilities identified are located further from Horsford at between a 10-20 minute drive time.

The data relating to these facilities is summarised in the table on the following page. The data is taken from Sport England's Active Places database and shows that 4 of the 5 sites are located at education sites. These facilities offer varying degrees of community use outside school hours. The other pitch, at The Nest is owned and operated by Norwich City Community Sports Foundation.



# COMMUNITY BENEFIT: AMBITIONS

- Improvements
- Access and environment
- Self sufficiency
- Place

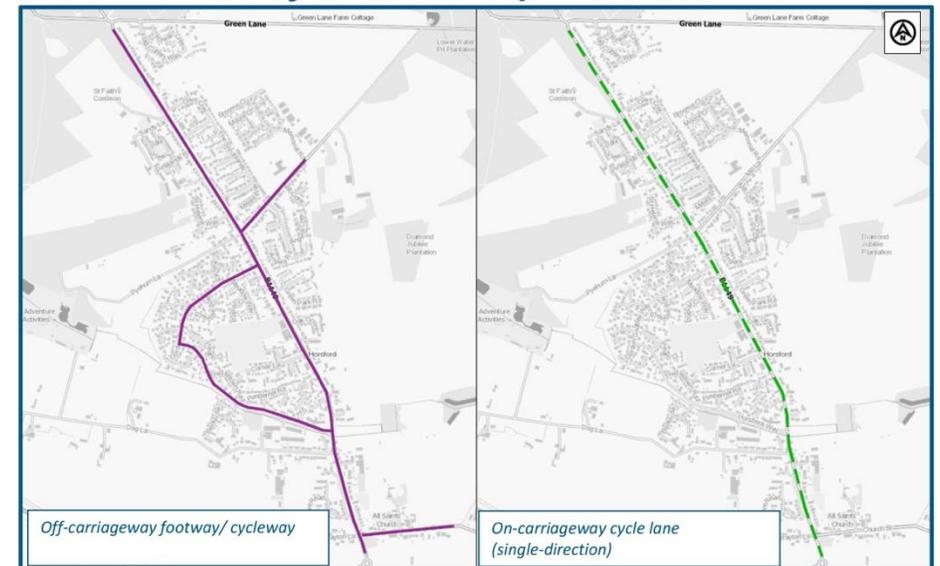


## Horsford Transport Master Plan

*Methodology and Masterplan*

Project related  
Vicky Seaton  
10 February 2022

### Potential Pedestrian/ Cycle Route Improvements



10 February 2022

Royal HaskoningDHV

# ENGAGEMENT AND OPPORTUNITIES





# CHANGE MAKERS MAPPING

Each area has unique drivers for settlement change. Some of these will have a high level of influence over the change that happens, and others less so.

Think about:

- New housing requirement figures from National Government/Local Plan
- New Residents
- New Councillors/Councils
- Landowners
- Council resource levels (Local and Unitary)



# CREATE A COMMUNITY PRIORITY LIST

Horsford made sure that they didn't just listen to the loudest voices – you can't speak to everyone directly - consider all local demographics and what their likely needs are:

1. Create a planning **engagement strategy** to ensure council consultation surveys and news are reaching as wide an audience as possible
2. **Verify - MK & Bucks Councils** can tell you about services they deliver and the real-time pressures: school places, roads etc.
3. **Online sources: Census data 2011 and 2021** will tell you about unemployment, journeys to work, renting vs ownership of homes etc.



# WHAT DOES THE COMMUNITY NEED?

Break down the priority list ranking really means.

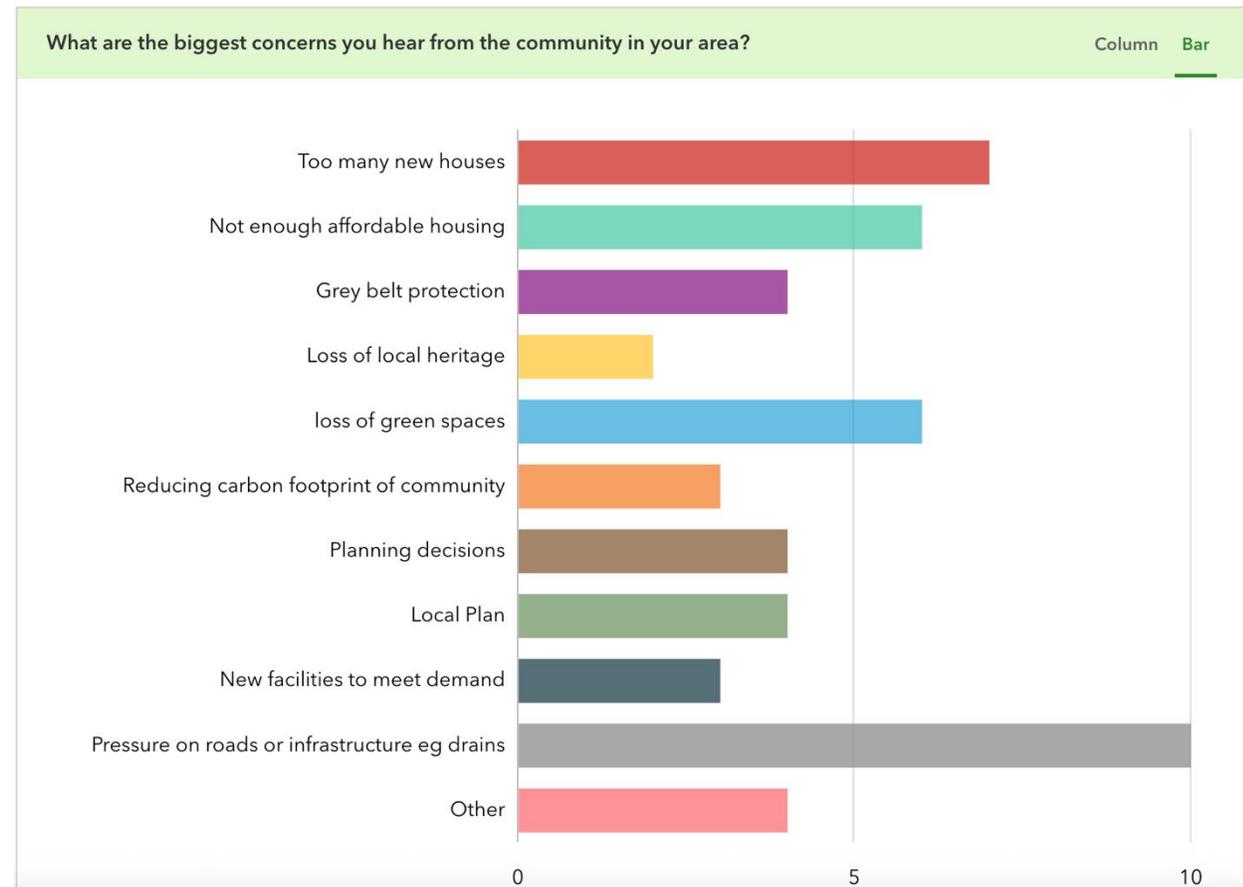
- Loss of Green Space = what is current provision like?
  - Is it well located?
  - Are more third spaces needed?
  - What kind of spaces are needed: woodland, market squares, places to sit, sports, leisure, play areas, riverside, dog walking?
- Roads overwhelmed = ?
- Too many houses = ?

**RESULT: IDENTIFY POSITIVE OPPORTUNITIES FOR CHANGE THE COMMUNITY WOULD AGREE WITH**



# HOW WOULD YOU RANK YOUR AREAS TOP PRIORITIES?

Results from earlier to be ranked:





# CHOOSE POSITIVE OR NEGATIVE FOCUS

## Bottom Up: Community Led

Look at one area and choose best outcomes for community – focusing on positive consequences

## Top Down: Local Plan

Look at whole area and choose least worst sites for overall impact – focusing on negative consequences



# KEY MESSAGE

Engagement with landowners, agents and developers is essential. It needs to be carried out early and on your terms.



# HOW HAVE YOU ENGAGED WITH LANDOWNERS?



# MAKING CHOICES





# KEY MESSAGE

Understand what you want and why, prepare a brief so that you can compare like with like and invite landowners/developers to pitch to you and the community.



# A VISION FOR HORSFORD VILLAGE



Barratt David Wilson Homes and Brown & Co are promoting Land to the northwestern edge of Horsford, which is referred to as 'The Site' and is positioned between Green Lane and Mill Lane measuring 16.25 hectares in area. This location of exhibition board presents the potential of three key large landscaping ideas which 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 Landfilling 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 highways. A high level concept plan identifies 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 existing and future areas Horsford and through the Site.
4. A summary of key aspects of the proposals and how these respond to the wider context and issues affecting the village.



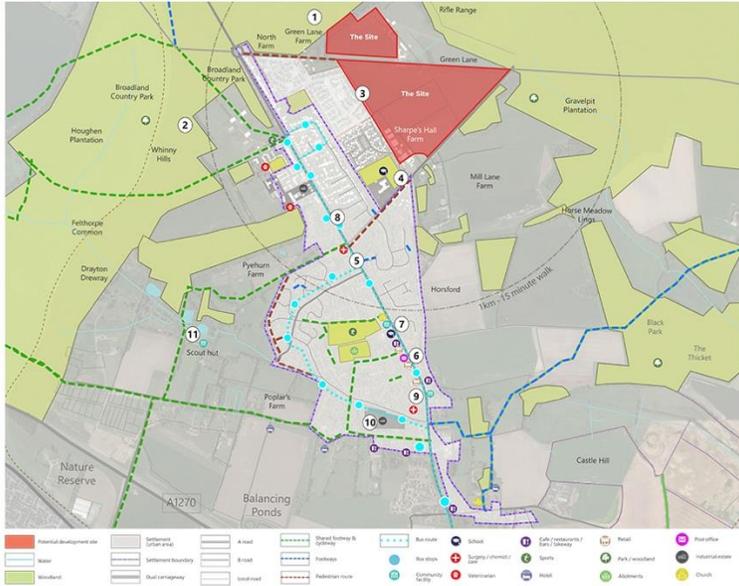
## SITE CONTEXT



## 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 plantations 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 / Broadland 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 A149 road fronted to the west.
4. Horsford C of E Primary School is located immediately to the southwest of the Site at the current edge of the village. The school is centrally located 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 to 10 minute walk.
6. A range of local retailers are currently located along Holt Road, the main arterial link through the village including Horsford Fish Bar & Co, Oly Village Shop, Horsford Post Office, and Horsford Newsagents.
7. Horsford Village Hall, Horsford Recreation Ground and Horsford Football Club are located within a 10-20 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 30 minutes. The bus service will shortly be extended through the neighbouring Dorset 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 east.
10. An industrial estate to the south of the village supports local businesses, together with the Hyper Soft Play Centre. The Ponds Industrial estate is also located near to the west of the Site accessed via Pondslands Road.
11. Horsford and St Faiths Scout Hub is located to the west of the village to the south of Dog Lane. It is understood that there is a desire for a new and improved scout hall.



# KEY BENEFITS & OFF-SITE CONSIDERATIONS



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# THE HORSFORD ESTATE

## Opportunity Areas

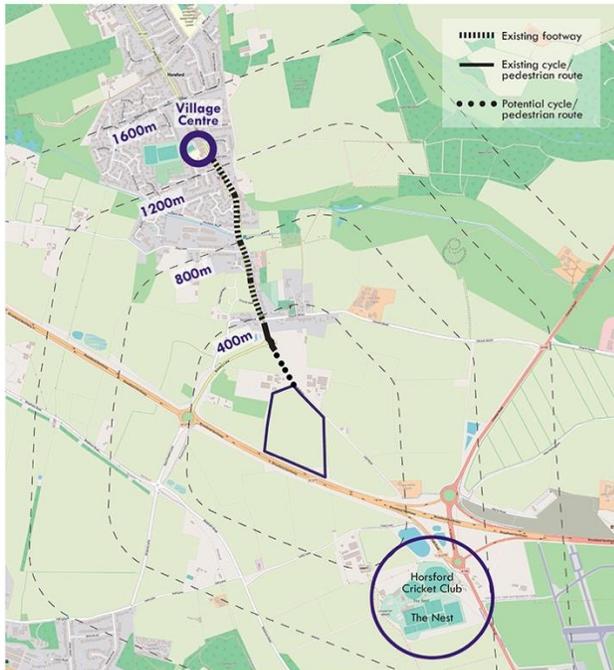
### Glebe Farm Sports Hub



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 250m<sup>2</sup>)
- 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 a side
- Associated car parking and landscape buffer from the Broadland Northway.

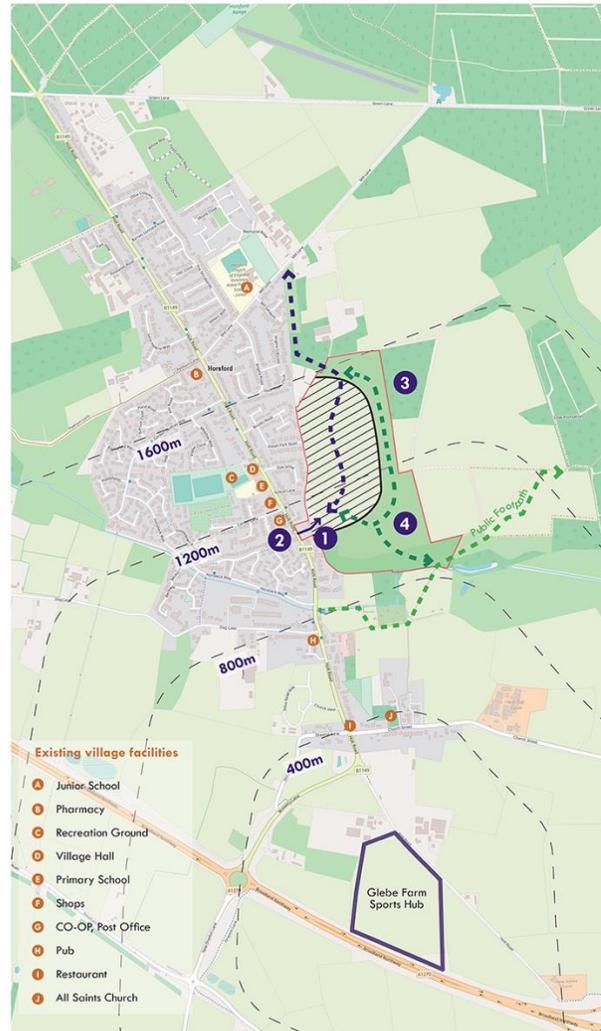


# THE HORSFORD ESTATE

## 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

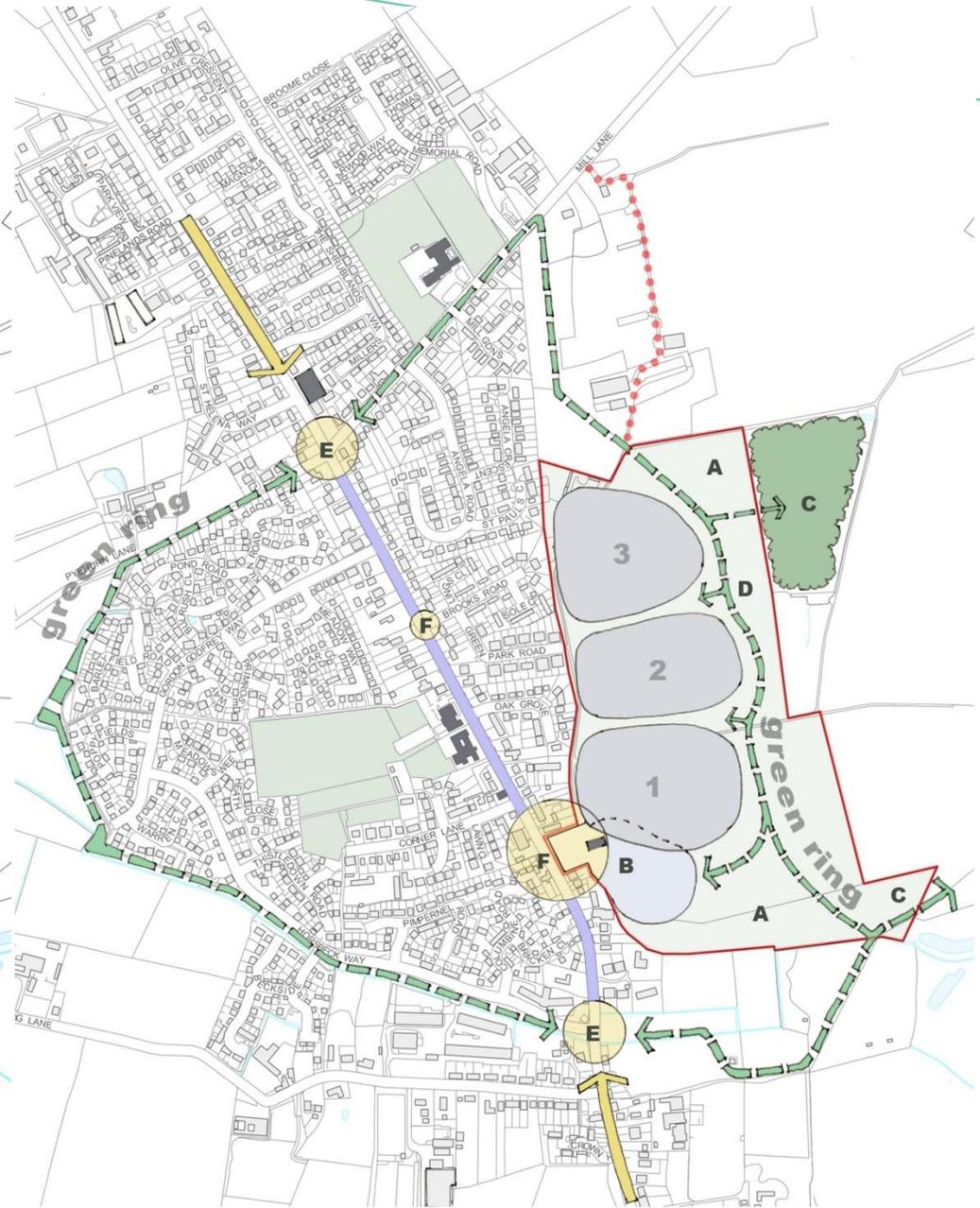
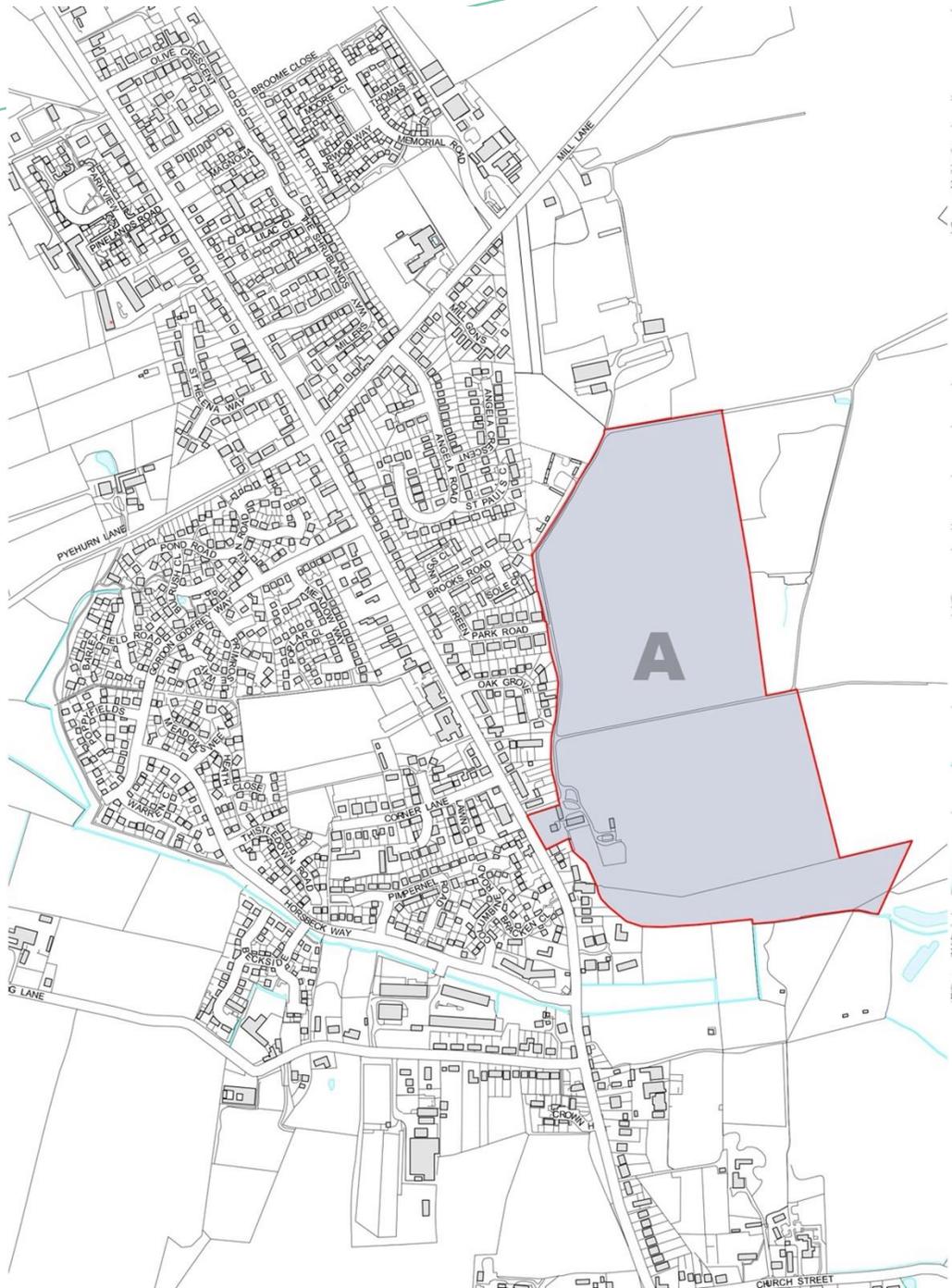


Forest School at Diamond Jubilee Plantation, with a new pedestrian and cycle "link" between the site, Mill Lane and the Junior School

#### 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.

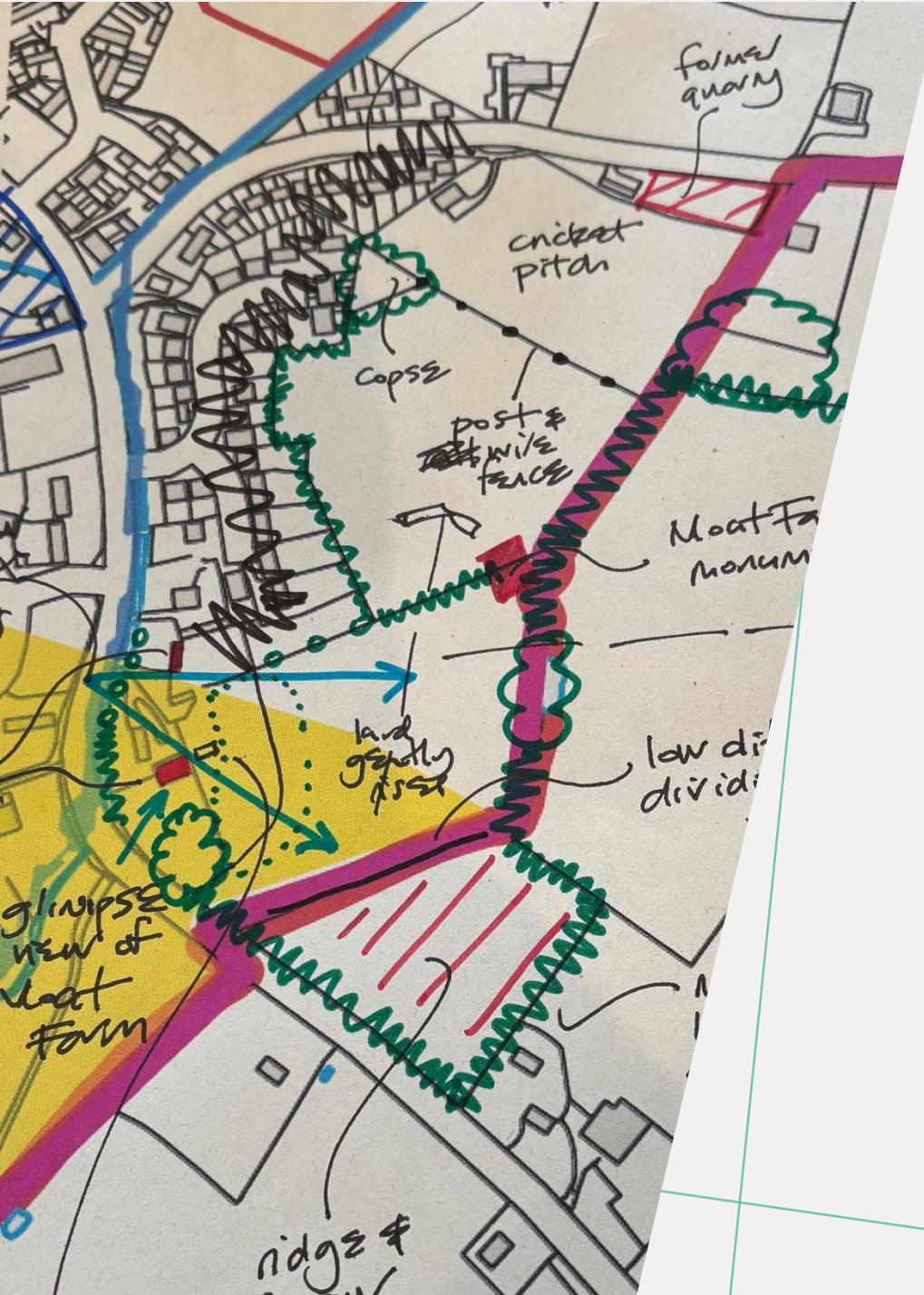


**Horsford Neighbourhood Plan Review**  
Plan 2: Development Principles 5th April 2024



# KEY MESSAGE

Delivery should be a consideration throughout this process: how to control the outcome through the planning system, identify and negotiate funding, and what are the options for the ownership and management of the community assets.



# SETTLEMENT SPATIAL PLANS

1. Budget for your planning needs
2. Make good quality representations: Local Plan Reps, Planning Applications, Appeals
3. Predict the future, evaluate, and give yourself options: Settlement Spatial Plans

## NEXT STEPS OPTIONS

1. Create your own vision: Right-to-Buy, Co-Design & Planning Applications, Feasibility Studies, Asset Management
2. Define your needs: Neighbourhood Plans, Neighbourhood Development Orders
3. Focus on Heritage: Design Codes, Conservation Area Assessments



# ANY QUESTIONS?





# ONH

Planning for Good