

## Spoooner Row (Norwich Policy Area)

Policy 15 of the Joint Core Strategy (JCS) identifies Spooner Row as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

### Form and Character

Spoooner Row lies within the parish of Wymondham. The village has developed as four significant settlement groupings, with the Norwich to Ely railway line and agricultural land separating the groups. The large open spaces between these settlement groups contribute to the character of the village. To the north-east is Sutton also lying within the parish of Wymondham. This consists of a small group of dwellings and some small ribbon development.

### Services and Community Facilities

Spoooner Row has a station on the Norwich - Ely railway line. It has a minor road connection to the A11 providing access to Attleborough, Wymondham and Norwich. The village hall, rail halts and school are in the School Lane/ Station Road cluster; there is a pub at Chapel Road/Bunwell Road.

### Development Boundary and Constraints

The development boundary has been drawn to include the main built form of the settlement and the newly allocated land, but excludes the school playing field. Some changes have been made to the development boundary to remove land within flood zones 2 & 3. This has fragmented one of the development boundary clusters into two. A small extension to the development boundary has been proposed at Top Common to allow limited infill development.

### Policy SPO 2 : Land at School Lane

**This site lies to the north of the playing field and opposite existing housing, and consolidates one of the existing development boundary clusters. Land amounting to some 0.3 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings**

**The developer of the site is required to ensure the following:**

- **Development must not restrict public access to the playing field**
- **Pedestrian refuge should be provided on the western side of School Lane to improve pedestrian access to the school**
- **Site layout takes account of a tree protected by a TPO, adjacent to the site**
- **A sustainable urban drainage scheme should ensure that no surface water drains off the site**