Postwick with Witton Neighbourhood Plan Evidence Base Paper

January 2024

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Key Issues

Theme	Issues
Population Characteristics	• Analysis of 2011 and 2021 Census data indicates there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and there is a higher than average proportion of younger people. • Housing will need to cater for a mix of age groups, younger people looking for their first house, families and older people, who may be looking to downsize. • Deprivation measures show that Postwick is not a deprived neighbourhood as it is ranked amongst the 20% least deprived in England comparatively in the Index of Multiple Deprivation. There as aspects of comparative deprivation in the neighbourhood however, particularly in relation to housing affordability and access to local services. • Postwick has a higher level of economic activity than the Norfolk average with people living in the neighbourhood more likely to be in work, less likely to be out of work, and more likely to have higher level qualifications and skilled jobs.
Housing	• Residential development over the last six years has been limited to the major permission at Smee Lane. Outside of this there has been one development of 12 bungalows on Oaks Lane in Postwick village, plus a small amount of individual permissions, including one in Witton. • A significant level of development is expected in the parish over the development period, but this is a considerable distance from Postwick village; part of the Growth Triangle. The village itself contains no proposed allocations so is unlikely to grow. • Although there are no housing allocations in the village, the recent call for sites indicates that local landowners are interested in putting some of their land forward for development.

Theme	Issues
	• Significant growth outside of the village will create a new community within the parish (The Oaks), that with limited linkage to the existing village and hamlet of Witton due to the A47 and substantial commercial development in between. • The Oaks is part of the Greater Norwich Growth Triangle, which is designed to be a sustainable development. Housing growth elsewhere within the countryside, would be considered unsustainable as there is a lack of walking/cycling routes or public transport available.
Availability of local services and accessibility	• Looking at the parish as a whole, there is a range of local services, facilities and employment opportunities available within the parish. However, the majority of these are located within the business park, to the north of the A47 well away from Postwick village and not convenient for Witton either. Sustainable access to these facilities is limited to residents of the Oaks. For other residents, the private car will be required. • Additional new housing could create the possibility that new services could develop in the area.
Transport and Connectivity	• The A47 effectively divides the parish in two, with Postwick village situated south of the Postwick Hub junction. The hamlet of Witton falls either side of the Trunk Road. • Public transport availability is limited for residents living in Postwick village or Witton, though the Park and Ride service has recently reopened for a trial period and is accessible by walking/cycle from Postwick village. However, the route only offers one stop en route - County Hall • There is good public transport access to/from the business parks into Norwich. • Most households have access to a private car/van, with the proportion of people not having one very low. • There is very limited access into the countryside for recreational purposes, and the few public footpaths are fragmented and there are no circular walks. • There are formal cycle ways around the business park and new community at The Oaks, otherwise cyclists must use the road. It is currently possible to cycle into Norwich from Postwick village, via Whitlingham

Theme	Issues
	Lane, Trowse but it involves taking an informal route travelling west along the east-bound A47. It is a very popular route but care must be exercised.
Carbon Emissions	• Carbon emissions per household are high for both housing and transport. Given the number of new homes that will be built in the parish over the plan period, there is a significant opportunity to impact upon the housing related emissions, through ensuring low carbon technologies are incorporated into building design and delivery.
Flood Risk	• Surface water, ground water and tidal flooding have all been an issue in parts of the parish over the years. It will be important to ensure this is not worsened through new development, and mitigated where possible.
Natural Environment	• Although there are no designated wildlife sites within the plan there are a number of important designated sites adjacent or in close proximity to the parish. It is possible that wildlife from these sites visit or are present within the neighbourhood area at times. As well as this it is important to keep the conservation objectives in mind for landscape close to these boundaries. • Additional housing growth within the area could lead to increased recreational pressure on the nearby designated sites. • Development could have an adverse effect on the settlement of the CWS, priority habitats and potential habitat networks if these aspects are not considered appropriately in plan-making and decisions and contributions to boost habitat creation are ignored.
Dark Skies	• Light pollution has become a significant issue within the parish due to the business park and should be considered within the design of future development.
Landscape Character	• Development on the edge of the village of Postwick and in any part of Witton could create an intrusion into the open countryside if not sensitively designed. • Open views across the landscape are a key feature of the area and should be preserved. • Further development could impact upon the peaceful, rural character of the area.

Theme	Issues
	• Development that does not incorporate local materials may not blend well with the character of the area.
Historic Environment	• The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (4). It also has a number of historic associations, Including with the Boleyn family and Postwick Grove, often the subject on Norwich School painters In the 1800s. However, it does not have a conservation area or any other historic designation. • There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

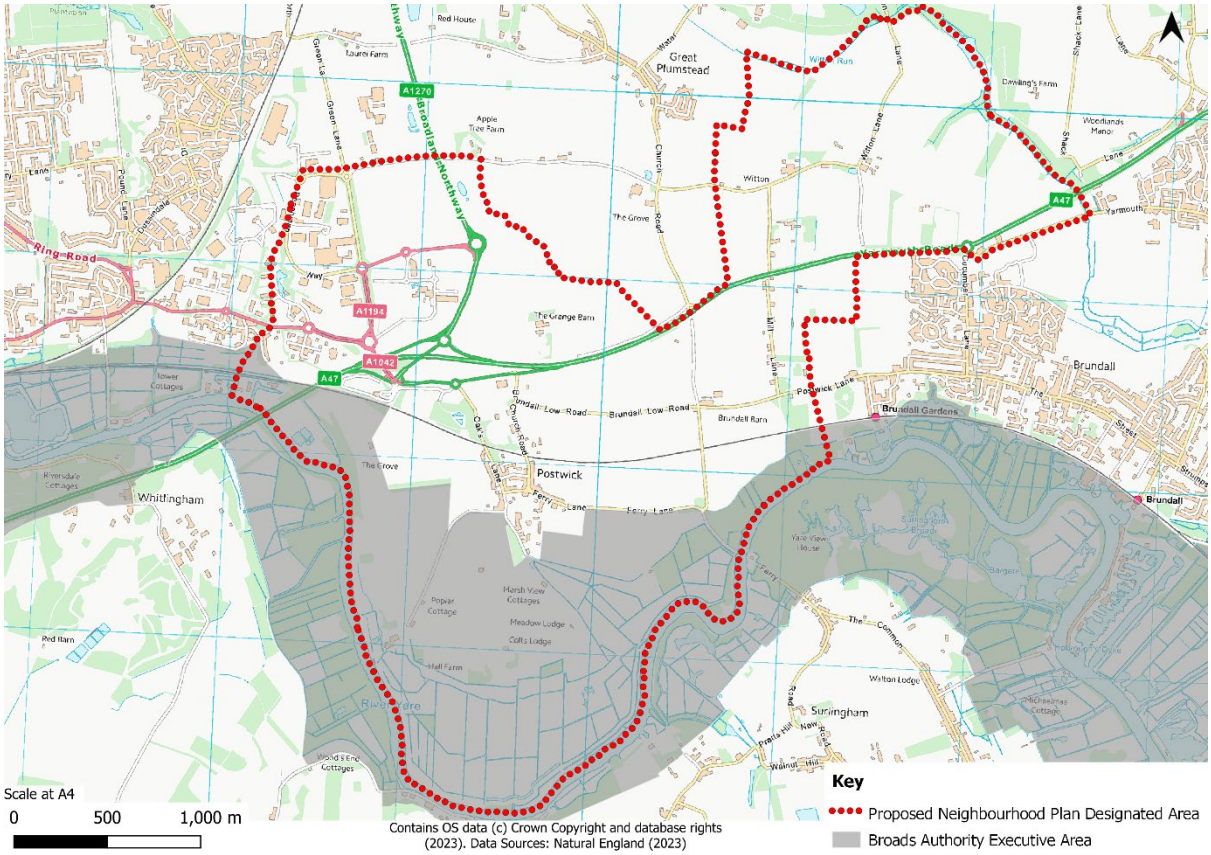
Introduction

The parish of Postwick with Witton falls within Broadland District and the Broads Authority Executive Area (**Figure 1**). It is situated between Norwich and Great Yarmouth, with Norwich city centre just 5 miles north-west of the parish. It comprises the village of Postwick, the smaller hamlet of Witton and a new community called The Oaks, which forms part of the Greater Norwich Growth Triangle.

As stated in the Norfolk Heritage Explorer parish summary[1], the name Postwick is derived from the Old English words 'Poss wic', and translates as 'Poss's farm', or 'dairy farm'. Witton means 'wood farm/settlement'.

The area has four listed buildings and 197 records of historic artefacts, structures, buildings, and markings in the landscape such as crop marks and ditches within the neighbourhood area (Source: Norfolk Heritage Explorer).

Figure 1-Neighbourhood Designated Area



The Broads Executive Area covers a large proportion of the parish to the south - the flood plain and marshlands of the River Yare. The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the equivalent status of a national park. It is a unique mosaic of gentle landscape, lakes and rivers covering a total

[1] Parish-Summary-Postwick-(Parish-Summary) - Norfolk Heritage Explorer

of 303 square kilometres and the length of the navigable waterways (rivers and broads) are more than 125 miles long. The Broads is also home to some of the rarest plants and animals in the UK including the crane, bittern, and marsh harrier (birds), fennel-leaved pondweed, stonewort's (plants) and the Swallowtail butterfly and Norfolk hawker dragonfly (insects) and more[2]. Whilst the parish does not include any of the European or Nationally designated wildlife sites, it still hosts landscapes and habitats that are highly valued. The Broads landscape also plays a large part in recreational and tourism activity and the interests of visitors from further afield, although direct access to this resource in Postwick is limited.

Figure 2-Adapted Broads National Park Map1F1F (red circle marked approximate location– Postwick and Witton NP[3])



[2] Facts and figures (broads-authority.gov.uk)

[3] Maps (visitthebroads.co.uk)

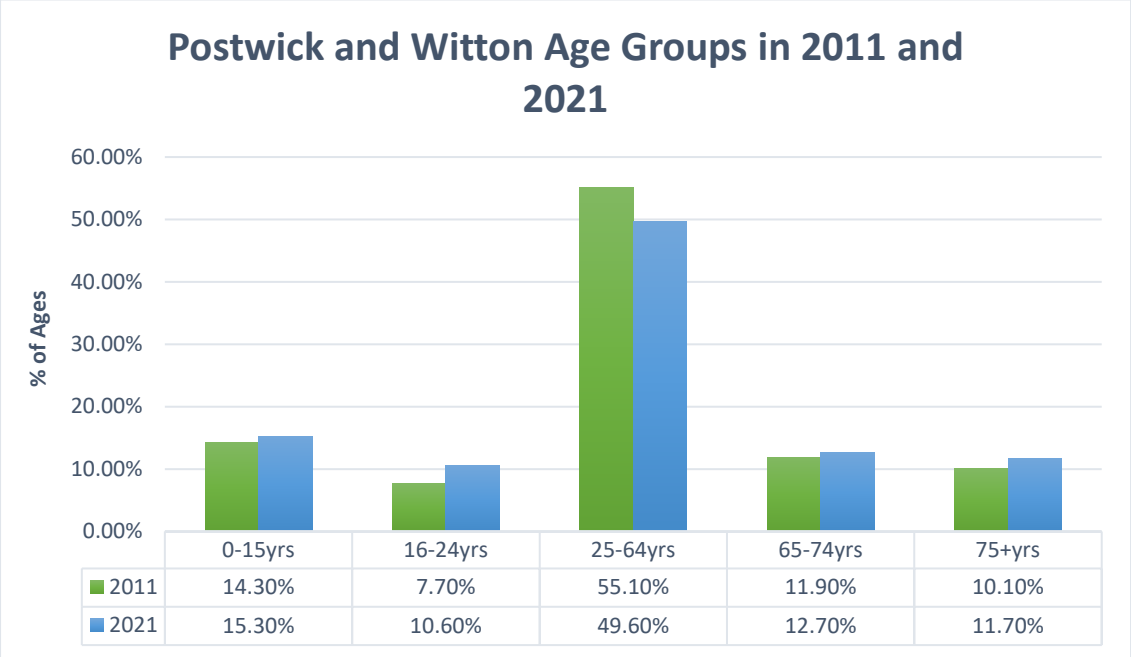
Population Characteristics

The total resident population of Postwick and Witton is 400 according to the Census 2021[4] compared to 404 in 2011[5], showing little change. The parish is small in comparison to the 916,100 people residing in Norfolk and 56,490,000 in England.

In 2011, the census data shows that the ratio of females and males was nearly a 50:50 split with males making up 51.2% of the parish and females 48.8%. In 2021 this has remained similar with males increasing slightly to 52.6% and females dropping slightly to 47.4%[6].

According to census data a high proportion of the population is of working age. In 2011, the mean age was 45 years old, and the median was 48. As shown in the figure below, the age profile of the population has remained fairly static over the last ten years. There has been a slight decline in the 25-64 category and increase in other age groups. Interestingly for a rural area the amount of younger people (0-24yrs) makes up around 25% of the parish according to the Census 2021 data.

Figure 3- Postwick and Witton Age Groups 2011 and 2021 (Census 2011;2021)



	0-15yrs	16-24yrs	25-64yrs	65-74yrs	75+yrs
2011	14.30%	7.70%	55.10%	11.90%	10.10%
2021	15.30%	10.60%	49.60%	12.70%	11.70%

The data then shows that there are a real mix of age groups in the parish so suitable housing will need to cater for all age groups, and give flexibility to the need for smaller housing to allow people to get on the housing ladder, allow older people to potentially

[4] Census 2021. Population. Source: Build a custom area profile - Census 2021, ONS

[5] Census 2011. Nomis Local Area Report for Postwick and Witton. Source: Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk)

[6] Census 2021. Gender. Source: Build a custom area profile - Census 2021, ONS

downsize or move to more suitable/adaptable housing, and also homes which must cater for growing families.

The most widely used measure for how deprived areas are in England is the Indices of Deprivation (2019). These are a government-produced set of relative measures of deprivation for small areas across England based on 7 domains: income, employment, education skills and training, health and disability, crime, barriers to housing and services and living environment. The Index of Multiple Deprivation (IMD) combines all seven domains to produce an overall relative measure of deprivation compared to the rest of England. There are also 2 other combined indexes the government publishes: Income Deprivation Affecting Children Index and Income Deprivation Affecting Older People Index. The 2019 overall IMD ranks Postwick as 26,716 out of 32,844 areas (LSOAs) which means Postwick is amongst the 20% least deprived neighbourhoods in the country. Behind this combined measure lie the seven domains of deprivation which reveal a more nuanced picture. The table below summarises where Postwick lies comparatively for each domain that make up the overall !MD and also shows the comparative result for Postwick in the children and older people deprivation indexes.

Figure 4a- Indices of Deprivation - Ministry of Housing, Communities & Local Government (2019)[7]

Deprivation domain / index	What does it measure	Postwick's relative ranking
2019 IMD combined result	Combines the 7 domains	26,716 out of 32, 844 Amongst **20% least** deprived
Income deprivation	Includes people out of work and in work with low incomes	29,506 out of 32,844 Amongst **20% least** deprived
Employment deprivation	Working age population involuntarily excluded from the labour market	27,215 out of 32,844 Amongst **20% least** deprived
Education, skills and training deprivation	Lack of attainment and skills in the local population	22,405 out of 32,844 Amongst 4**0% least** deprived
Health deprivation and disability	Risk of premature death and the impairment of quality of life through poor mental and physical health	26,358 out of 32,844 Amongst **20% least** deprived

[7] Indices of Deprivation 2015 and 2019 (communities.gov.uk)

Crime	Risk of personal and material victimisation at local level	31,352 out of 32,844 Amongst **10% least** deprived
Barriers to housing and services	Physical and financial accessibility of housing and local services	9,107 out of 32,844 Amongst **30% most** deprived
Living environment deprivation	Quality of the local environment (indoors and outdoors)	11,684 out of 32,844 Amongst **40% most** deprived
Income Deprivation Affecting Children Index	Proportion of all children aged 0-15 living in income deprived families	27,957 out of 32,844 Amongst **20% least** deprived
Income Deprivatrion Affecting Adults Index	Proportion of those aged 60 or over who experience income deprivation	29,410 out of 32,844 Amongst **20% least** deprived

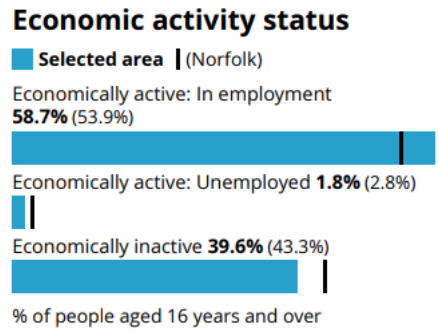
As the table shows, Postwick generally does not suffer deprivation. In the combined IMD the neighbourhood ranks in the 20% least deprived neighbourhoods in the country and holds a similar ranking for the indexes of income deprivation affecting children and older people. Within the seven domains that make up the combined IMD there is a little more nuance and there are two domains in which Postwick has comparatively more deprivation - barriers to housing and services and living environment deprivation. More information about what data makes up each of the domains can be found in the research report that accompanies the IMD 2019 which can be accessed online on the government website[8].

Economic activity:

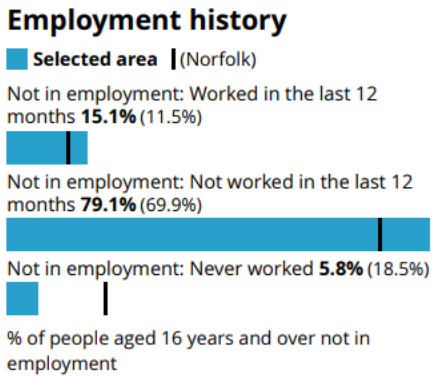
Analysis of 2021 Census data shows that the economic activity of the Postwick population is slightly more active than the Norfolk average with around 59% in employment (a little above the Norfolk average of 54%) and around 40% economically inactive (a little below the Norfolk average of 43%)[9].

[8] English Indices of Deprivation 2019: research report (publishing.service.gov.uk)

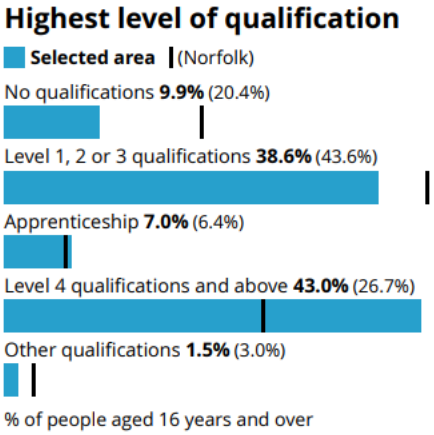
[9] Census 2021. Population. Source: Build a custom area profile - Census 2021, ONS



The employment history data for Postwick is also a little more active than the Norfolk average with a significantly lower percentage of the neighbourhood's population having never worked when compared to the rest of Norfolk[10].



People in Postwick are less likely to have no qualifications and more likely to have level 4 or above qualifications when compared to the rest of Norfolk[11].

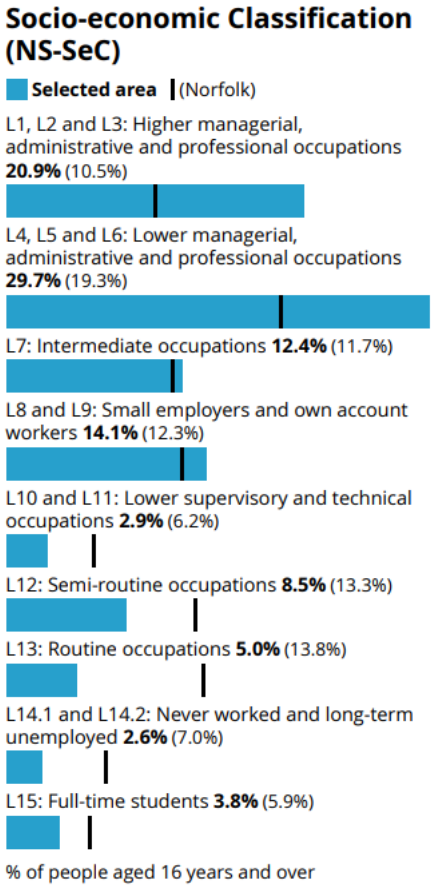


People in Postwick are also more likely to work in higher or lower managerial, administrative and professional occupations and intermediate occupations and less likely

[10] Census 2021. Population. Source: Build a custom area profile - Census 2021, ONS

[11] Census 2021. Population. Source: Build a custom area profile - Census 2021, ONS

to work in lower supervisory, technical, semi-routine or routine occupations when compared to the rest of Norfolk[12].



Issues:

- Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and there is a higher than average proportion of younger people.
- Housing will need to cater for a mix of age groups, younger people looking for their first house, growing families and older people, who may be looking to downsize.
- Deprivation measures show that Postwick is not a deprived neighbourhood as it is ranked amongst the 20% least deprived in England comparatively in the Index of Multiple Deprivation. There as aspects of comparative deprivation in the neighbourhood however, particularly in relation to housing affordability and access to local services.

[12] Census 2021. Population. Source: Build a custom area profile - Census 2021, ONS

- **Postwick has a higher level of economic activity than the Norfolk average with people living in the neighbourhood more likely to be in work, less likely to be out of work, and more likely to have higher level qualifications and skilled jobs.**

Housing

According to Census 2021 data there are 170 dwellings in the parish. The majority of these are currently located in Postwick village, with around 20 in the hamlet of Witton and a similar number in the new development at The Oaks, a settlement that forms part of the Norwich Growth Triangle which will grow significantly over the next few years in line with demand.

Out of the 162 households with usual residents in the parish in 2011, 124 households owned their property outright or with a mortgage (76.5%) followed by 25 households renting either privately or through other means (15.4%). The remaining percentage of the parish either lived rent free with other family members for example (6.2%) or through social rented properties (1.9%). In 2011 there were no households under shared ownership[13]. There is little change in the 2021 Census data, with 80% owning a house outright or with a mortgage, 16.7% of the parish private renting/living rent free and 2.4% socially renting.

The majority of household spaces (114) in 2011 were detached houses/bungalows making up 67.9% of homes, followed by semi-detached dwellings (22.6%) then terraced (4.2%) other dwellings were less common such as flat/maisonette/apartment (3.6%). In 2021 the census build a profile data[14] shows a house/bungalow makes up 97% of the parish and flats make up 3% which is similar to the Census 2011 data. The percentage of houses/bungalows in the parish are higher than the Norfolk average (86.4%) and England (77.4%) and not surprisingly the flat percentage is significantly lower than Norfolk (13%) and England (22.2%).

Regarding household size, the Census 2021 shows the majority of households (77%) are made up of 2 or more people, considered as a single family household. This could be either households made up of couples, couples and children (dependent or non-dependent). The most common was 2 people in a household (42.5%) followed by 3 people (19.2%) then 4 or more (15.6%). The proportion of single person households was 22.8%. This shows that in the parish there is a real mix of households which could potentially indicate a need for dwelling sizes of 1 bed to 4 bed.

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[13] Census 2011. Nomis Local Area Report. Source: Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk)

[14]Census 2021. Postwick with Witton. Source: Build a custom area profile - Census 2021, ONS

Regarding household deprivation, around 65% of households are not considered to be deprived within the parish. Whereas 29% are deprived in one dimension and 6% in two or more dimensions. Deprivation in a rural parish like this is most likely due to lack of access to services but could (also) be related to other indicators such as education, employment, health or housing because its overcrowded,shared or has no central heating for example[15].

42 properties were bought or sold in Postwick parish in the five years from September 2019 to September 2024 according to UK Land Registry data, including 23 detached houses, 2 semi-detached houses, 1 terraced house, and 16 categorized as "other." (e.g. businesses). Of these sales, 17 were new builds.

Figure 5: House sold prices in Postwick and Witton: 12 months September 2023 - September 2024 – HM Land Registry data

Price band	Number of properties sold
£700k +	16 (includes "other" sales)
£600k – £699k	4
£500k - £599k	7
£400k - £499k	4
£300k - £399k	5
£200k - £299k	3
£100k - £199k	2
Under £100k	1

The average sold price for a property in the parish in the last 5 years is £1,143,117 when "other" sales are included. The average sold price for a property in the parish in the last 5 years when "other" sales are excluded is £489, 457. The average selling price varies according to the type of property sold, with detached houses (£489,457) averaging a higher selling price on average than semi-detached (£272,773), and terraced (£325,000)[16].

As set out in the Broadland Local Plan Sites Allocations DPD (2016) Postwick falls within the Norwich Policy Area (NPA). Housing allocations need to meet the target to deliver a minimum of 21,000 dwellings within the NPA, up until 2026, of which at least 9,000 are to be delivered within Broadland. Of these, 7,000 were to be located within the

[15] Household deprivation variable: Census 2021 - Office for National Statistics (ons.gov.uk)

[16] HM Land Registry open data: all transactions. Source: HM Land Registry

Growth Triangle Area Action Plan (AAP) (rising to 10,000 after 2026), with 2,000 to be found on smaller sites elsewhere within the NPA.

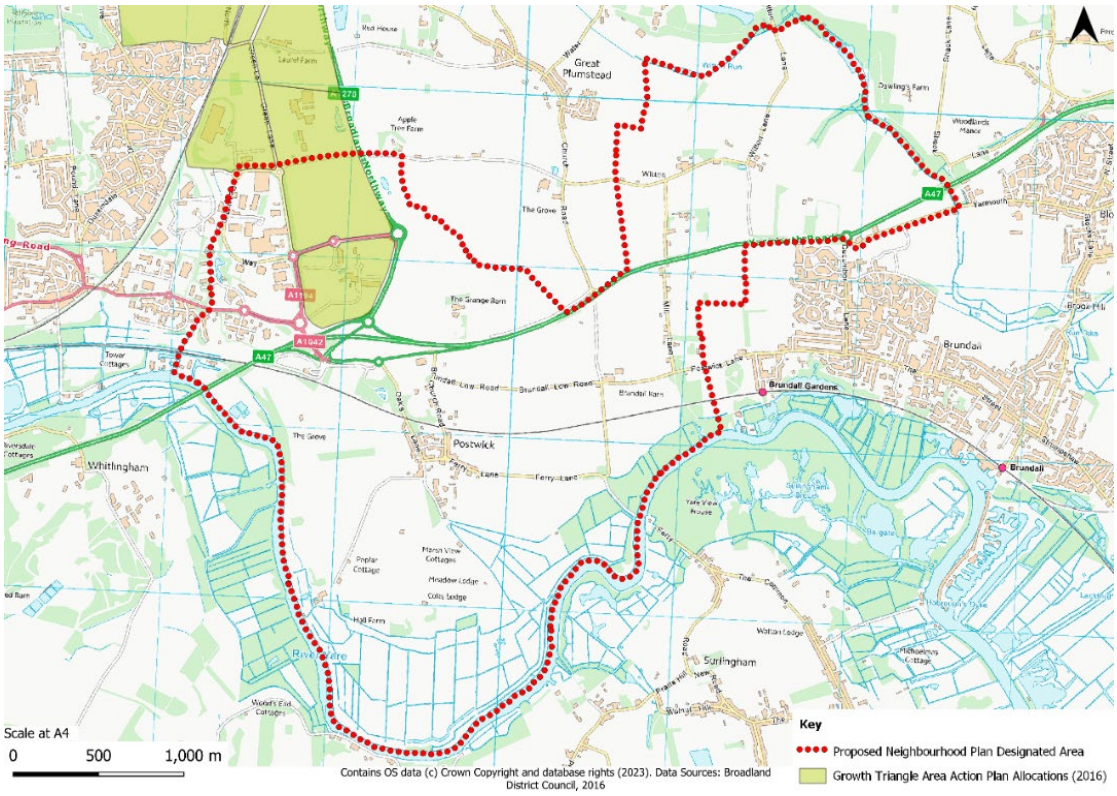
Whilst Postwick falls within the NPA, no allocations have been made for the village in the current Local Plan for Broadland and there are no allocations in the Broads Local Plan. As stated in the Broadland Local Plan Sites Allocations DPD (2016) settlements within the NPA that are not identified within the settlement hierarchy are deemed as being within the countryside. This includes Postwick village, and the hamlet of Witton but not parts of the parish that fall within the Growth Triangle.

The Broadland Local Plan is to be considered alongside the Greater Norwich Local Plan (GNLP)[17]. Adopted in 2024 and covering Broadland, Norwich and South Norfolk Council areas, the GNLP identifies major growth and development in the Greater Norwich area and plans for the housing and job needs of the area to 2038. The GNLP does not supercede the Broadland DPD and the Growth Triangle Area Action Plan and all should be used in conjunction with each other.

As shown in the figure below, some of the north-western part of Postwick parish falls within the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (OSRT Growth Triangle) an area of major housing growth as set out in the GNLP. This is north of the A1042 around Peachman Way, Smee Lane and east of Green Lane within the neighbourhood boundary. Development within the growth area has started south of Smee Lane with 13 dwellings out of 520 completed as stated by Broadland District Council in September 2023 (Appendix A).

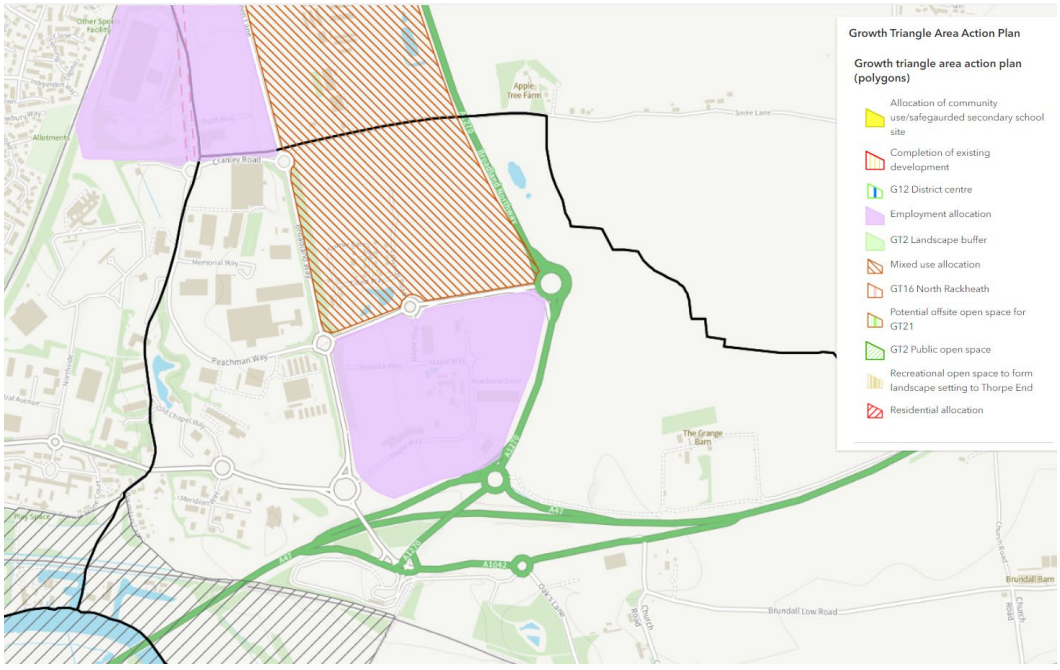
[17] Greater Norwich Local Plan - adopted March 2024

Figure 6:Growth Triangle Area Action plan Allocations (Adopted July 2016) Source: Broadland District Council, 2016



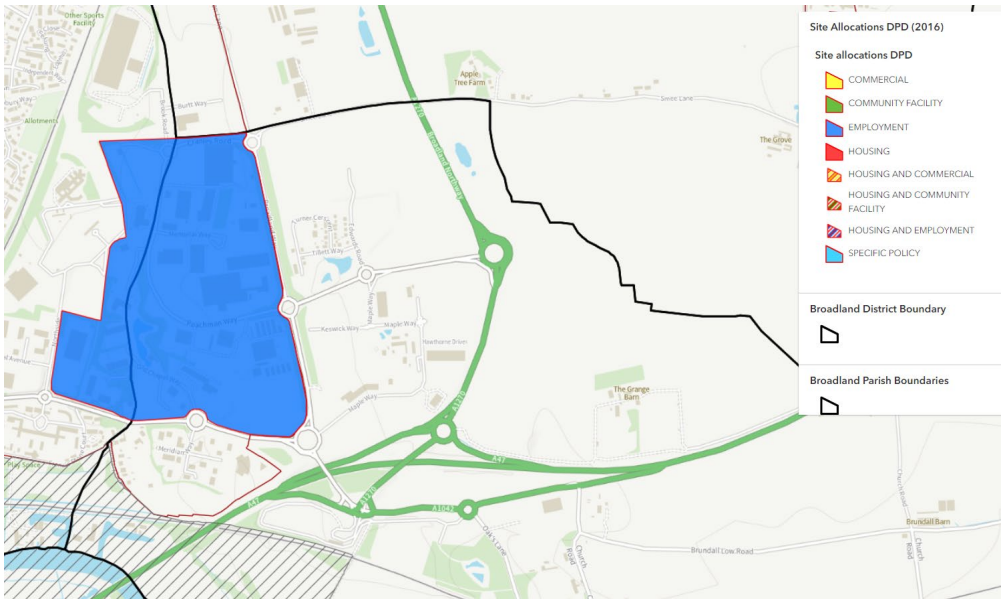
As shown on the interactive map of Broadland's Adopted Local Plan land South of Smee Lane is an employment allocation and land north of Smee Lane and west of Broadland Northway is a mixed-use allocation within the Growth Triangle Area Action Plan.

Figure 7:The Growth Triangle Area Action Plan (2016) layers relevant for Postwick and Witton Source: Broadland District Council



In addition, the north-west part of the neighbourhood designated area includes land allocated for employment in the Broadland Site Allocations DPD (2016), west of the Growth Triangle Area Action Plan allocations. This is marked as blue in the figure below. The settlement limits also go around the employment allocation and just further south of the A1042 within Meridian Way which is another of the business parks in the parish.

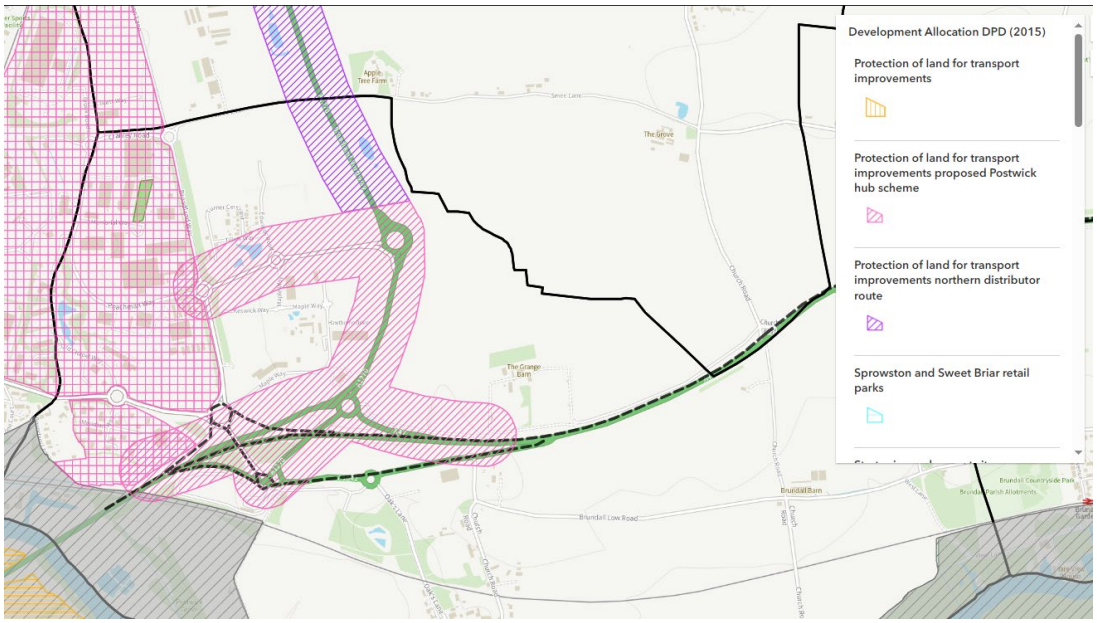
Figure 8: The Broadland Local Plan Site Allocation DPD (2016) layers relevant for Postwick and Witton Source: Broadland District Council[18]



Also shown within this area of Postwick and Witton is the protection of land for transport improvements, which have been delivered as part of the Postwick Hub Scheme and Northern Distributor Route. This again covers the north-west of the designated area around the A1270 and A47 a main distributor route. This is set out within the Broadland Local Plan Sites Allocations DPD (2016).

[18] Broadland Local Plan (arcgis.com) Accessed: 25/09/23

Figure 9: The Broadland Local Plan Development Allocation DPD (2015) layers relevant for Postwick and Witton Source: Broadland District Council



A number of sites were put forward for allocation in the Greater Norwich Local Plan (GNLP) and these are shown on the map below. None of these were taken forward for allocation, although one site (shown as GNLP0371 below) received planning permission under Ref/20180504 for the redevelopment of the site for a new church hall (known as Brethen Church), access, car parking and landscaping. This site is adjacent to the A47 interchange and has now been built out.

Another site is currently pending consideration (Ref 2023/2093) for the erection of a three-storey office building, a light industrial building, and an area of hardstanding to serve as car and lorry parking. This is shown as GNLP3029 in the figure below, which is the development land at Yarmouth Road. Each of these is non-residential.

The GNLP includes Postwick with Witton as part of the section on Brundall (a Key Service Centre) and describes the parish as follows: " Postwick with Witton is a small village with a rural character lying predominantly to the south of the Norwich to Brundall railway line and some way to the north of the marshes adjoining the River Yare. The village has few facilities in its own right and the southern part of the parish lies within the Broads Authority Executive Area. The southern quarter of the Broadland Business Park and the Park & Ride are within Postwick parish, but both are relatively inaccessible due to the 'barrier' created by the A47/Postwick Hub Interchange."[19]. The GNLP asserts that there is "considerable housing commitment" in Postwick and Witton since they are part

[19] GNLP (2024) Sites Plan - Key Service Centres - Brundall 6.21

of the Growth Triangle area. The Growth Triangle has a total housing commitment of 10.119 houses between 2018 - 2038[20].

Figure 10:Sites which were not allocated in the Greater Norwich Local Plan



Outside of the allocations, there have been 29 planning permissions which have been granted, started, or completed between 2012 and 2023 according to housing data supplied by Broadland District Council and the Broads Authority (September 2023) presented in Appendix A and B. The total net gain for the 16 planning permissions is 548 new units within the parish, none of which fall within the Broads Authority Executive Area. 24 of these net gains have come from completed permissions between September 2012 and March 2023 and 524 units are from permissions which have started between April 2019 and January 2023 including the major application Land South of Smee Road which falls under the Growth Triangle Area Action Plan and will provide 520 units. One permission has been granted as of July 2023 in the parish and this is for a replacement of a 4-bed bungalow to a 4-bed house so there is not net gain here.

Within the Broads Authority area there has only been 1 planning permission granted within the last 10 years in the parish and this was for the conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use. This development had commenced in May 2023 but is not yet completed. There was no net gain from this permission since the redundant agricultural building already existed.

[20] GNLP Strategy Housing policy 7.1

Returning to the wider parish, most of these permissions represent windfall development, outside of any planned growth in the Local Plan. However, the 520 units from permission REF/20181601-Land South of Smee Lane (The Oaks development) was planned and represents 520 out of a total of 549 additional units with permission overall.

Except for one development of 12 new homes, on the west side of Oaks Lane, south of the railway bridge, most of the permissions have been for the conversion of agricultural buildings such as barns, disused dairy buildings, and agricultural garages into residential dwellings. There have also been permissions that include the demolition/replacement of bungalows with houses. The table below shows permissions just from the last 6 years (2017-2023) to give an indication of recent growth.

Figure 11:List of recent permissions in Postwick with Witton (2018 to 2023)

Planning Permission Ref	Description	Dev Types	Net gain	Status
20171116	12 dwellings with associated gardens, parking and access, Oaks Lane, Postwick	Residential	12	Completed
20181601	Hybrid application: 1. Outline Application for Erection of up to 205 Dwellings with Associated Infrastructure, Public Open Space and 2ha Site for the following range of uses: Primary School (D1); Creche, Community Hall, Day Nursery (D1); Outdoor/Indoor Sports Facilities (D2); A Continuing Care Retirement Community (CCRC), Nursing Home Care Facilities (C2) 2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.	Mixed-use	520	Started but 13 dwellings completed 17/01/2023
20190081	Conversion of Disused Dairy Building to Two Dwellinghouses	Change of use	2	Completed 27/03/2023

Planning Permission Ref	Description	Dev Types	Net gain	Status
20191598	Demolition of Existing Buildings & Erection of 3 No Detached Dwellings & Garages	Residential	3	Started 27/03/2023
2023/1380	Replacement of a 4-bedroom bungalow to a 4 bedroom house	Residential	0	Granted 21/07/2023
			Total net gain: 537 within 6 years	

Information supplied by Broadland District Council in September 2023 suggests they expect a high delivery of new build affordable homes within the Parish in the next few years. In July 2023, handovers of new affordable housing started at Broadland Fields, . This site will deliver a policy compliant scheme providing both Affordable Rented and Shared Ownership homes (for Affordable Home Ownership) to be handed over to a Housing Association/Registered Provider. Up to a third of the rented units will have an allocation priority to applicants who have a local connection to Postwick.

In addition, a considerable number of extra affordable homes (as non S106 units) are expected on this site. These will predominantly be for Affordable Home Ownership - as Shared Ownership provided by a Registered Provider. The district council predicts the early phases at Broadland Fields will deliver more than 130 new affordable homes within the parish. This will be considerably above the policy requirement for affordable housing required on these Phases. (20181601 - Land South of Smee Lane, Postwick / Broadland Gate / Oaks Meadow).

However, prior to completion of these new affordable homes there has been limited new build affordable housing provided within the Parish. In the last decade we have only seen delivery of 4 x affordable units on the site at Oaks Lane. This site delivered 3 units for rent (including 1- and 3-bedroom houses and a 2 bedroom wheelchair accessible bungalow) plus a further 2 bedroom bungalow for Shared Ownership. All these affordable units were provided via a Registered Provider (20171116 - Oaks Lane, Postwick)

As with many villages there is some older affordable housing stock within the Parish. This stock was transferred to Wherry (now Clarion Housing) in 1990 through Large Scale Voluntary Stock Transfer (LSVT). It is estimated that only three of these older social /

affordable rented homes remain within the parish. Registered Provider Housing Stock data has not been recently updated, so it is possible these final remaining affordable homes may also have been sold on under the right to buy scheme.

With regard to the affordable rented housing need at present the Council's Housing list data has no (Zero) households living in the parish as registered in housing need. This does not mean there are no households with a local connection (such as working in the parish or with a close family welfare connection). However, Broadland District Council is now only able to access local needs data around households living in the parish and at present there are no households in Postwick who are registered on the Council's housing list. Therefore, there is no local housing needs data for the affordable rented property types and sizes required in the parish.

With regard to the need for Affordable Home Ownership dwellings. The District Council holds no data on this but it would seem that the expected high delivery of shared ownership units (as 2 - 4-bedroom houses) at Broadland Fields will contribute greatly towards meeting local need for this tenure.

Issues:

- Residential development over the last six years has been limited to the major permission at Smee Lane. Outside of this there has been one development of 12 bungalows on Oaks Lane in Postwick village, plus a small amount of individual permissions, including one in Witton.
- A significant level of development is expected in the parish over the development period, but this is away from Postwick village, part of the Growth Triangle, so the village itself is unlikely to grow. Will the Growth Triangle allocation meet changing community needs or does Postwick or Witton warrant any additional growth?
- Although there are no allocations beyond the Growth Triangle, including in the village, the recent call for sites indicates that local landowners are interested in putting some of their land forward for development.
- The development of the Growth Triangle, away from both Postwick and Witton will create a new separate community within the parish, one that is separated from the existing village and hamlet of Witton by the A47 and ongoing commercial development.
- Future development within the countryside, away from the north-west side of the parish where expansion is taking place linked to the Growth Triangle Area Plan, could be considered unsustainable as there is a lack of walking/cycling routes or public transport available.

Availability of Local Services and Accessibility

The parish as a whole has quite a wide range of local services, including three business parks which are BBP, Broadland Gate and Meridian located off the A47/Postwick Interchange. The business parks are also well connected by walking/cycling routes and local bus services. There is also a McDonalds and Shell BP filling station within the neighbourhood area at the eastern end, just south of the A47 accessed by the roundabout that serves Brundall and Blofield.

In Postwick village and the hamlet of Witton, services are much more limited and include churches and village hall/meeting places.

At present, higher order services, local schools and medical facilities need to be accessed elsewhere. This could change as the planning application (Ref/20181601) at land south of Smee Lane currently includes provision for a Primary School (D1); Creche, Community Hall, Day Nursery (D1); Outdoor/Indoor Sports Facilities (D2); A Continuing Care Retirement Community (CCRC), Nursing Home Care Facilities (C2). (Further details in the Appendix A spreadsheet). Once completed there will be further community facilities located within the overall neighbourhood designated area to support current and new residents particularly ones with children or wishing to start families and elderly residents needing retirement accommodation or care (see figures below).

Figure 12- Planning Application Boundary Ref 20181601 (Source Broadland District Council)

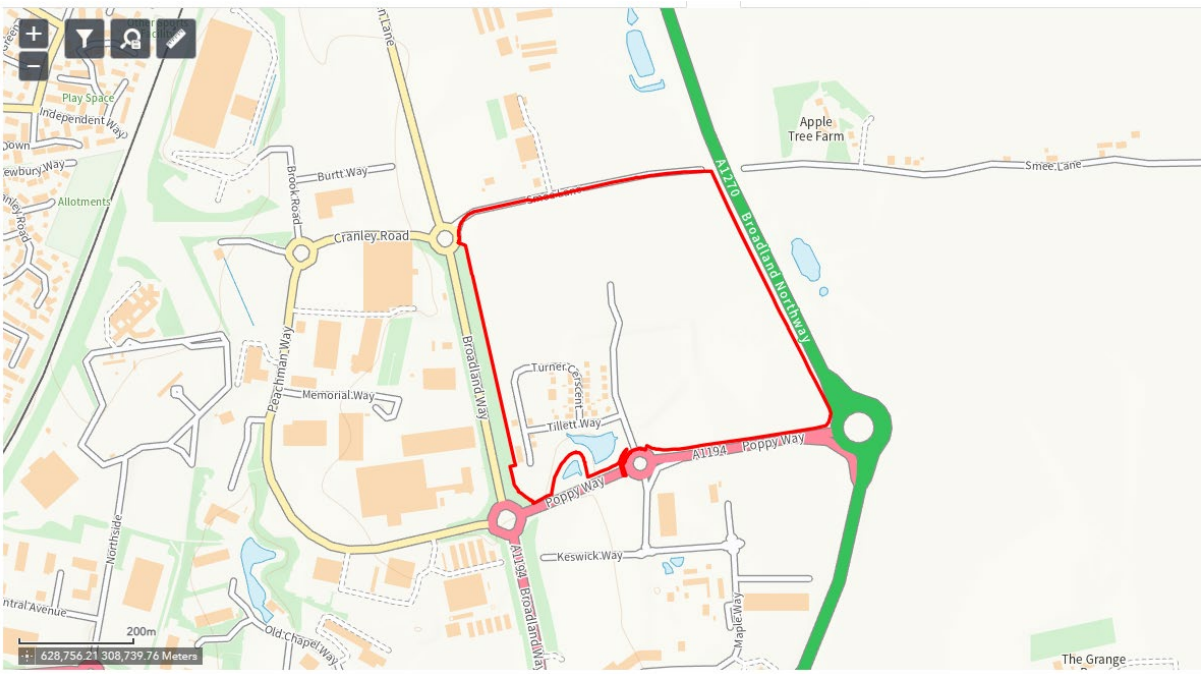
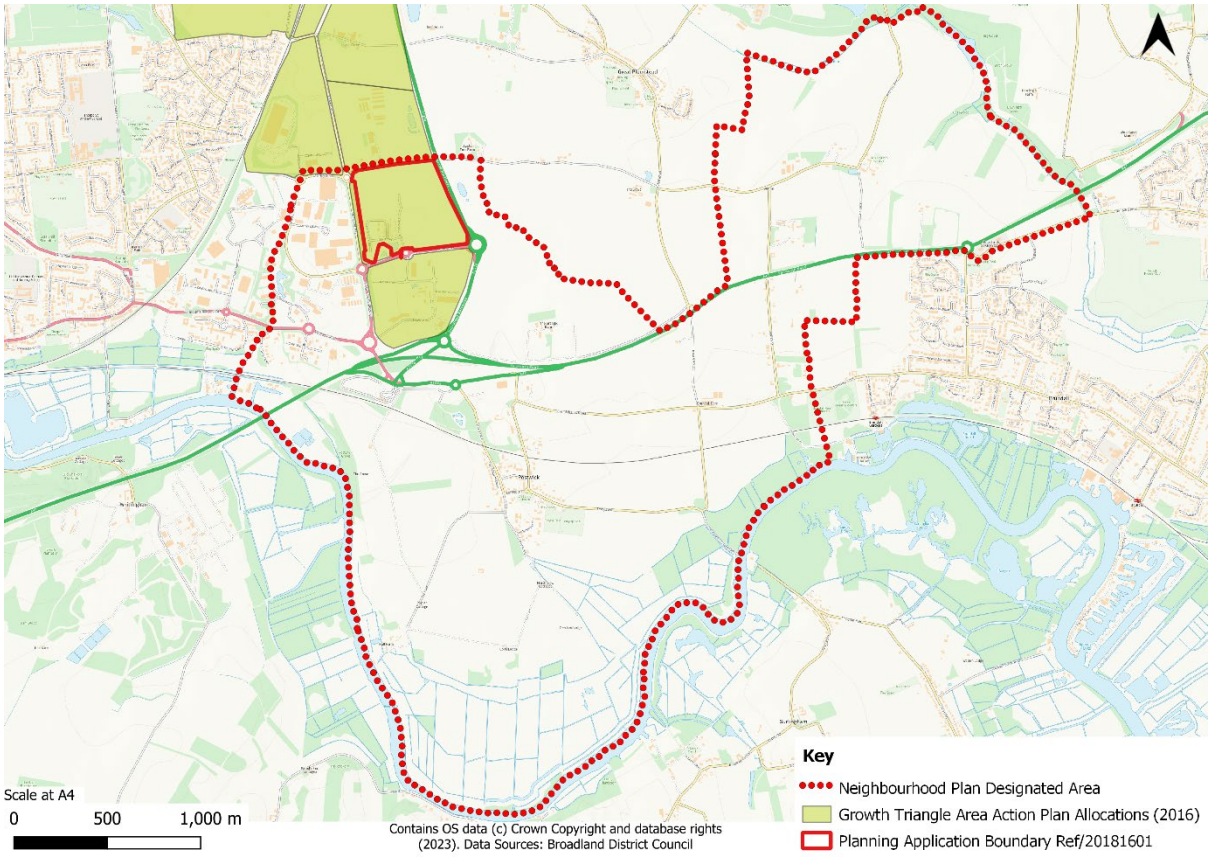


Figure 13- Location of Planning Ref 20181601 within the NP Designated Area (Source Broadland District Council)



The Fame database provides key indicators and financial information for UK businesses including detailed company information such as addresses and company accounts. Information from the Fame database comes with caveats: a single address can include several subsidiaries of the same business and some businesses (e.g. accountancy firms) may be the registered address for other businesses that are not actually based at or employing people from that address. According to the Fame database there are approximately 377 businesses registered to postcodes in Postwick and of these 308 are confirmed as SMEs. The databases records approximately 2,264 employees working for businesses registered at postcodes in Postwick (data extracted in December 2023). The majority of these businesses are at addresses on the business parks. A non-exhaustive list, based on Google maps data[21] is provided below:

- Broadland District and South Norfolk Council
- Broadland Business Park on Memorial Way which includes businesses such as Start-Rite Shoes, Rivus Fleet Repair Shop, Catering Supplier, Courer Services and Wholesaler.
- Meridian Business Park which includes services such as Norwich Audi, St John Ambulance First Aid Training, Busy Bee Nursery School, HMLA Medical Centre, Accountancy, Barter Hill Partnership Ltd and Rossi Long Consulting, IT Services, Estate Agency and Chartered Surveyor.
- Broadland Gate which includes…
- Reed House (Corporate House)
- Lidl
- Inchcape Land Rover Norwich
- Pest Off Pest Control Norwich
- Jane Hancy Electrolysis and Skin Blemish
- Fieldfare pub
- Premier Inn Norwich East
- Postwick Park and Ride
- PBCC Norwich Meeting Hall (Church)
- Brethens Meeting Room
- Manor House Pool
- All Saints Church
- Postwick Transmitting Station
- Marine Power Ltd
- Postwick Village Hall and Social Club
- Heron Lea (assisted living residence)
- McDonalds and Shell BP (just south of the A47- Yarmouth Road)

[21] Google Maps. Source: Postwick with Witton - Google Maps Accessed: 25/09/2023

- St Margaret's Church, Witton
- Cherry Tree Farm, Witton
- Witton Self Storage, Witton
- Great Oak Equestrian, Witton
- Black Paws dog grooming and spa

Issues

- **There is a substantial a range of local services, facilities and employment opportunities available within the parish, more than most rural parishes, however the majority of these are located within the business parks, north of the A47 some distance from Postwick village and Witton. Sustainable access to these facilities is limited to current residents and most will rely on the private car.**
- **Additional new housing could create the possibility that new services could develop in the area.**

Transport and connectivity

Postwick with Witton is situated between Norwich and Great Yarmouth, with Norwich city centre around 5 miles away. The A47 effectively cuts the parish in half, running linear through the northern and central part of the parish. Journeys by private car should take around 15 minutes to reach the city centre and 40 minutes to Great Yarmouth. However, journey times can be unpredictable due to numerous reasons including restricted usage, rural roads, heavy traffic on the A47 including road works or seasonal congestion especially during the summer holidays.

There is currently no public bus service serving Postwick village or Witton. The No.15 bus service does stop on Yarmouth Rd, close to the Costa coffee. However, it is over 30 minutes walk for village residents and of limited value. The Park and Ride recently re-opened on a trial basis for 4 months. The Konect bus service 503[22].5travels towards Norwich City Centre, every 20 minutes between 7.50am to 18.10pm. The service is useful for commuters, shoppers and leisure users who may wish to visit Norwich city centre for the day. However, it travels along the A47 towards County Hall, missing (for eg the railway station). It is also of no use to shift workers or those wishing to enjoyevening activites in the city.

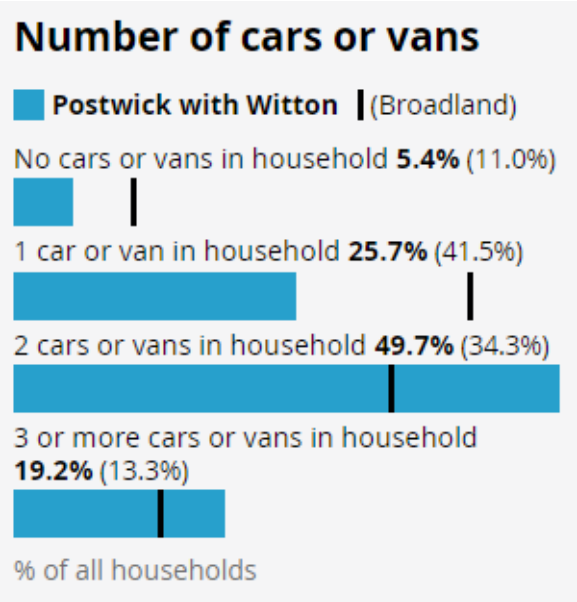
It is possible to walk or cycle from Postwick village to the Park and Ride site, via Oaks Lane, with this taking approximately 16 minutes (0.7 miles) to walk or around 5 mins to cycle.

[22] 503 - Postwick Park and Ride to Norwich City Centre | konectbus

In relation to the business park and new development at The Oaks there is fairly good public transport connectivity. The First Eastern bus service 15 travels between Norwich and Meridian Way Business Park north of the A47, and further services could be added once housing is delivered.

The total number of cars owned by households in the parish in 2011 was 305, an average of 1.8 each. Analysis indicates that the majority of households owned 2 cars/vans (83). Only 4 households did not own a car/van. The Census 2021 shows a similar pattern of car ownership, with 50% of households owning two cars, compared to 34.3% in Broadland District as a whole.

Figure 14: Numbers of cars or vans in Postwick with Witton compared to Broadland (Census 2021)



In terms of walking and cycling infrastructure, there is very limited access into the countryside via public rights of way. The maps below show that there is one public footpath from Witton going south-east from Witton Lane across arable land towards the A47. Within Postwick village there are a few footpaths, one between Oaks Lane and Ferry Lane, a continuous footpath which can be joined from Ferry Lane or Postwick Lane going south towards the River Yare, Postwick Lane to Brundall and also a footpath just south of Hall Farm going north of the River past Postwick Grove towards the A1042. Most of the footpaths are fragmented with dead ends. . There are no circular walks.

Figure 15- Public Rights of Way within Postwick and Witton (Source: Norfolk County Council, 2022)

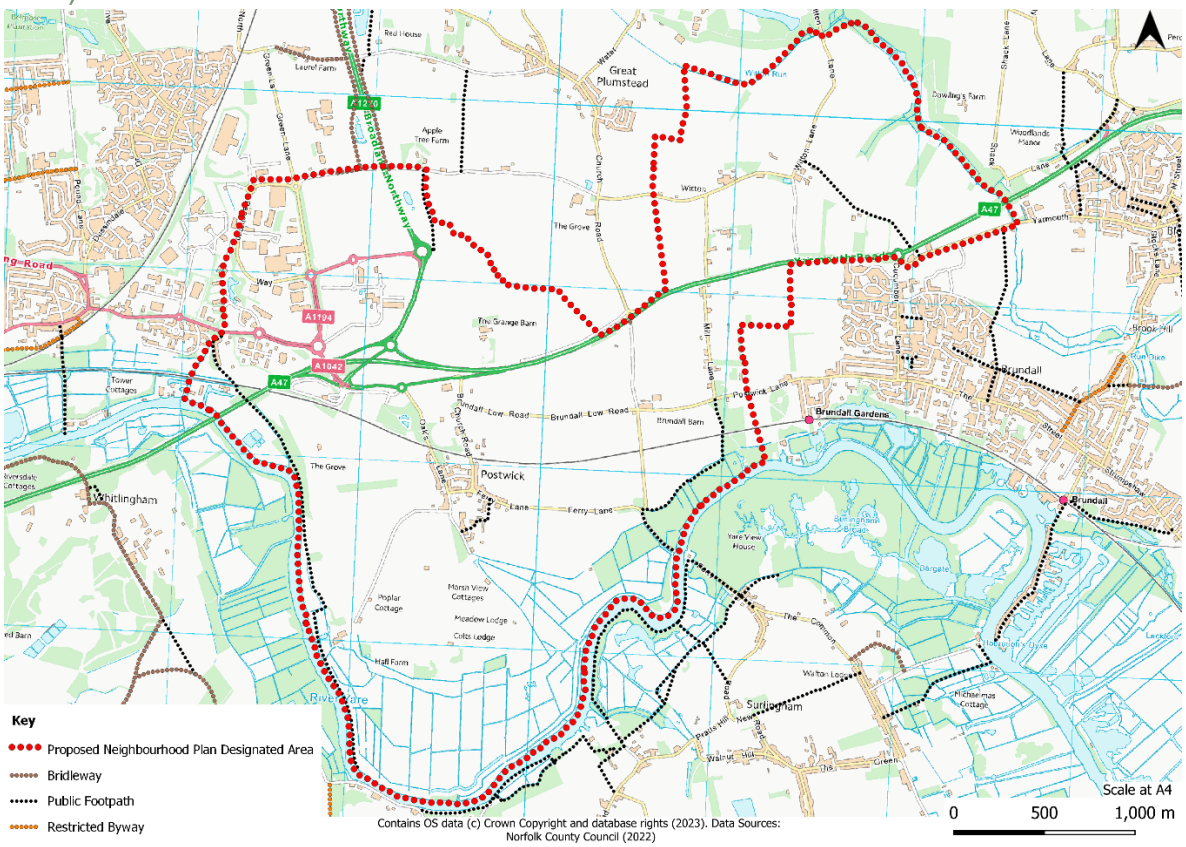


Figure 16-Public Rights of Way within Postwick and Witton (Source: Norfolk County Council, 2022)

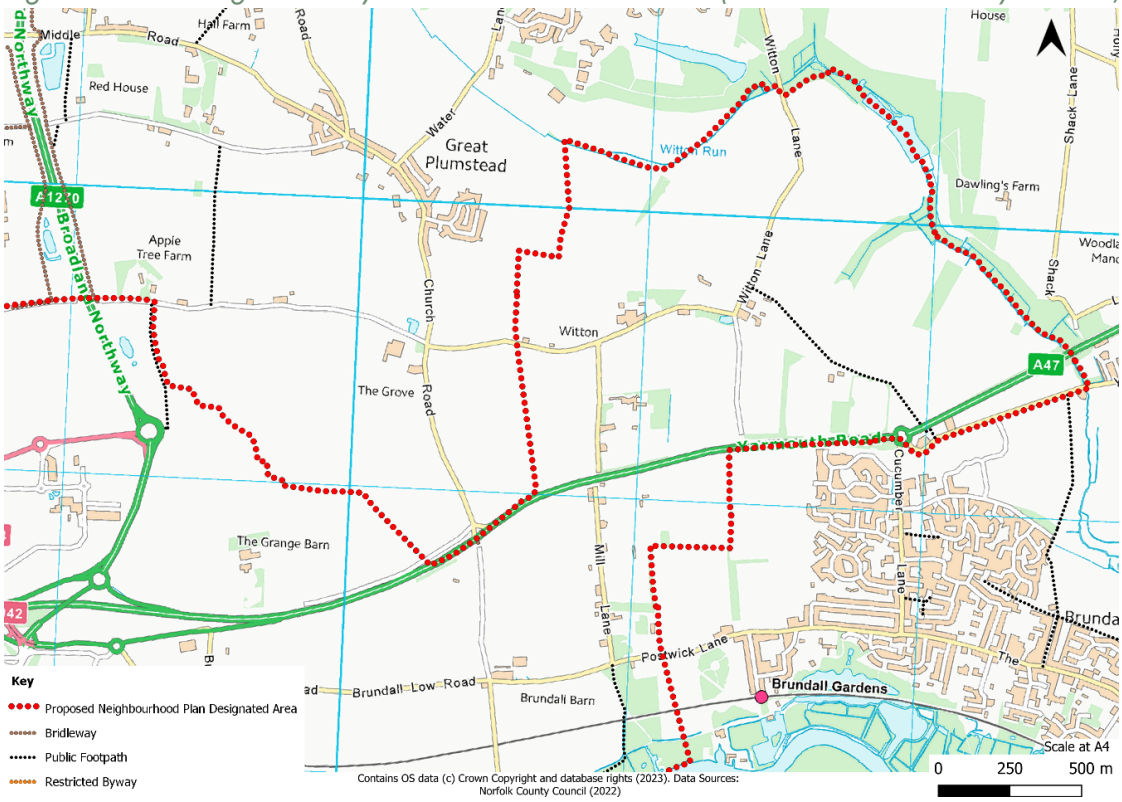
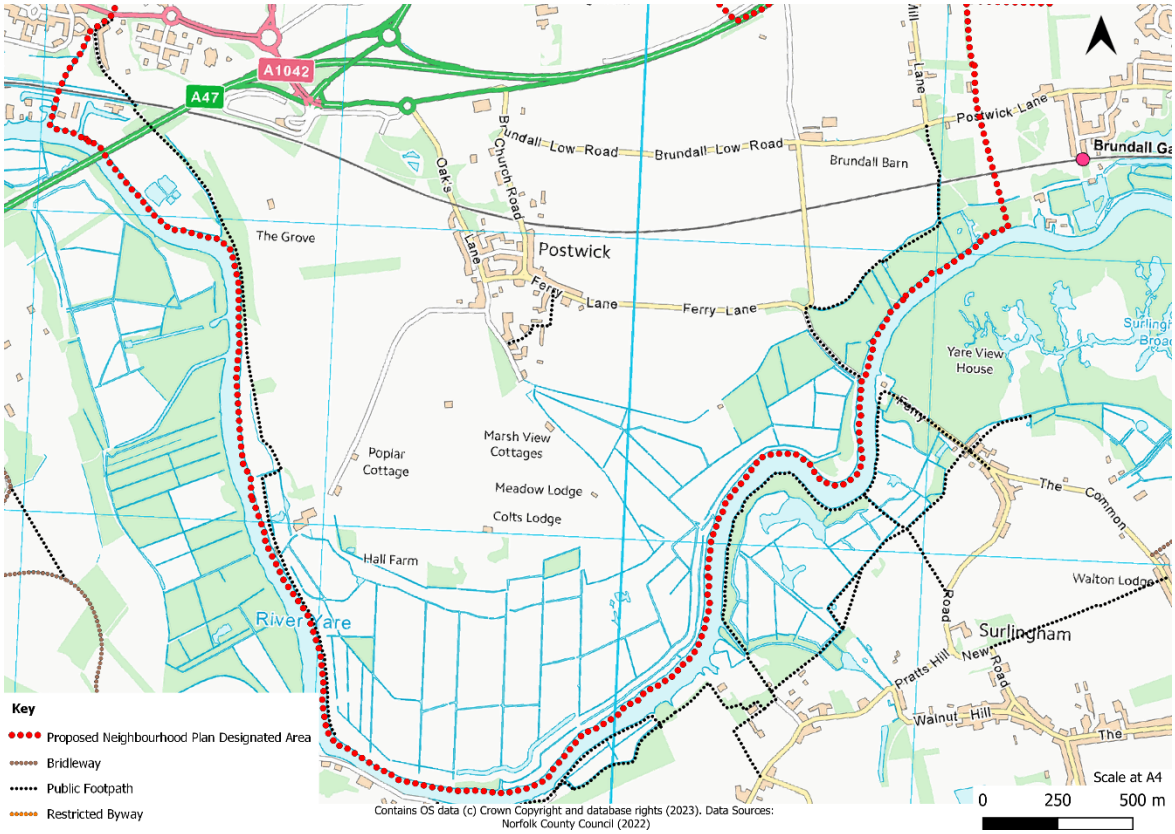


Figure 17-Public Rights of Way within Postwick and Witton (Source: Norfolk County Council, 2022)



There are a few dedicated cycleways within Broadland Business Park or which link with it. Some cycling infrastructure was added when the Postwick Hub was created. However, it is not fully integrated but is nonetheless well used by people working or visiting there, or travelling through. This infrastructure will likely be extended to serve new housing development at The Oaks.

There is no cycle infrastructure in Witton or Postwick village, cycling is instead on road. For those travelling into Norwich from Postwick village, it is currently possible to cycle via Whitlingham Lane and Trowse although it involves riding both east and west bound on the service path of the east bound carriageway. of the A47. This is a widely used route, although it is not formally recognised.

Issues

- The A47 effectively divides the parish in two, with Postwick village and South Witton situated south of the Postwick Hub junction.
- Public transport availability is limited for residents living in Postwick village or Witton, although the Park and Ride service into the city centre has recently reopened albeit on a temporary basis and is accessible by walking/cycle from Postwick village.
- There is good public transport access to/from the business parks into Norwich.

- Most households have access to a private car/van, with the proportion of people not having one very low.
- There is limited access into the countryside for recreational purposes.There are relatively few public footpaths and those that exist are fragmented and there are no circular walks.
- There are formal cycle ways around the business park and new community at The Oaks, otherwise pedestrians and cyclists are required to use the highway. It is currently possible to cycle into Norwich from Postwick village, with part of the route along the Eastern-bound A47. Although this is popular it is not formally recognised or promoted.

Carbon Emissions

The University of Exeter's tool Impact provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. The tool must be taken as a guide and incorporates a variety of different data sets to bring together averages[23].

There are two ways of viewing a community's carbon footprint: territorial-based, or consumption-based[24].

Territorial footprints consider the emissions produced within a geographical boundary – such as from heating buildings, transport, industry, and agriculture – regardless of whether the residents within the community are engaged in or demand those activities. For example, if a factory lies within the boundary of a local authority, then regardless of whether what is produced in the factory is consumed locally or exported to other parts of the country (or world), the factory's emissions would still be counted as part of that local authority's territorial footprint. A territorial footprint is largely created by taking national and local authority datasets and cutting these down to the local geography in as accurate a way as possible.

Consumption footprints captures all the emissions produced as a result of the activities that the area's residents engage in, regardless of where geographically they occur. For example, emissions resulting from the food they eat, the clothes and household items they buy, the leisure activities they engage in, their travel behaviours, and the heating of their homes. The consumption-based footprint is based on household and address-level data, which is then aggregated up to the community level (rather than cutting down from a

[23] Centre for Sustainable Energy and University of Exter. 2021. Impact Tool Method Paper. Source: Microsoft Word - methodology paper v1.7 (impact-tool.org.uk)

[24] Impact Report - Postwick with Witton (impact-tool.org.uk)

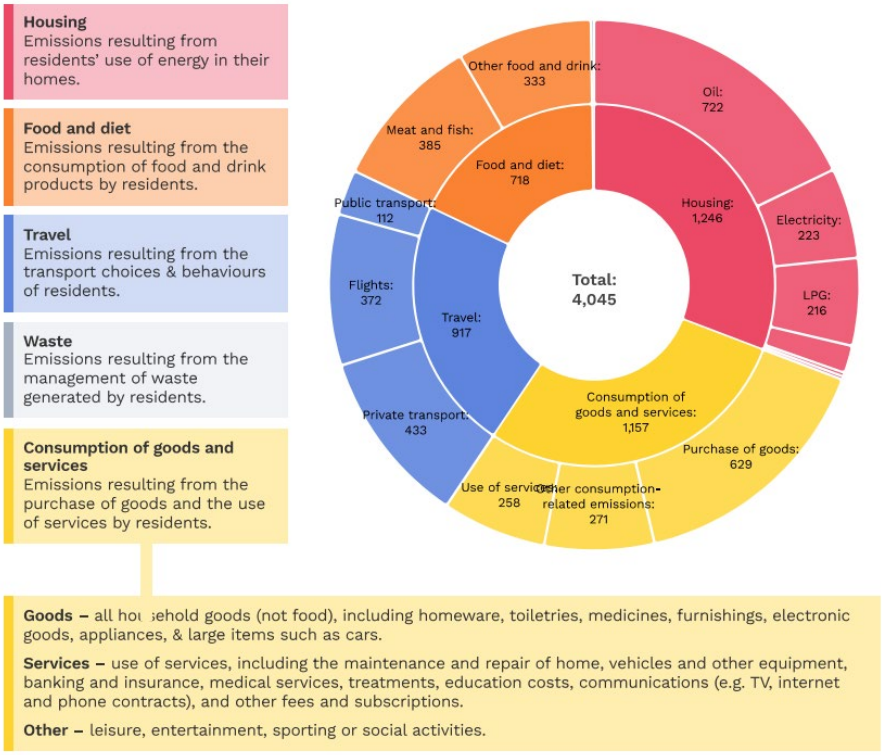
higher geography as with the territorial approach).

The chart below provides a breakdown of the total carbon emissions per household in Postwick and Witton for consumption; this totals 27.33tonnes CO_2e. The total consumption footprint relates to different activities that residents within the parish boundary engage in, this breaks down into a number of sectors/sub-sectors as shown in the chart, including goods/services, travel, housing, food and diet and waste. Many of the sectors average out between 20-30%. The largest emitting sector is housing (31%) which equates to 8.42t CO_2e out of 27.3t CO_2e. The next biggest emitter is consumption of goods and services which equates to 29% (7.8t co2e), followed by travel such as the car at 23% and food and diet at 18%.

The housing sector was the highest contributor, with this affected by how much energy is consumed by private households. The annual carbon emissions per household is 8.4 compared to a 4.1 average in Broadland and 3.5 average nationally. In an average UK home, 64% of the energy is used for space heating, 17% for heating water, 16% for lighting and other appliances and 3% for cooking. As a large proportion of a household's energy is used for heating, understanding if the heating system is low carbon, or if it retains heat through insulation, will be important factors. Older buildings may have poor insulation, be draughty, have less efficient windows or lack other low carbon technologies. Carbon consumption can also be heavily influenced by human behaviour.

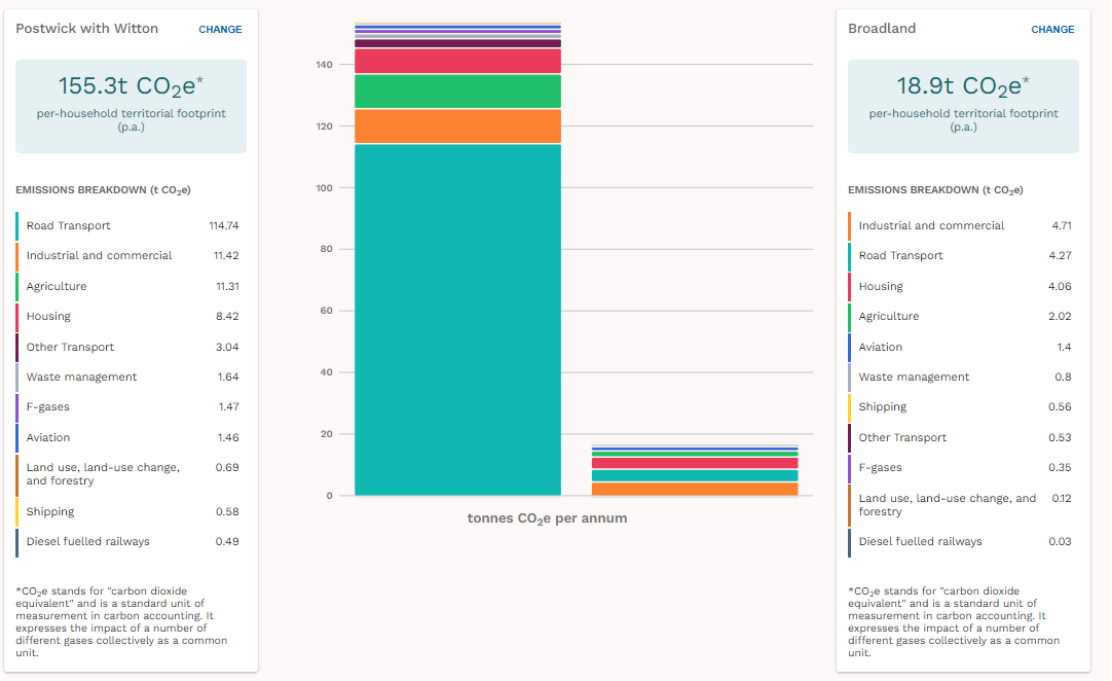
In the Impact Tool Methodological Paper (2021) the authors set out that for domestic buildings carbon emissions for the use of energy in homes were estimated for each dwelling in the country using address level data. This then identified the different fuels used in each home, the size, type and energy efficiency of dwellings plus household size.

Figure 18-Total Consumption Carbon Emissions in Postwick and Witton- Impact (Centre of Sustainable Energy, 2023)



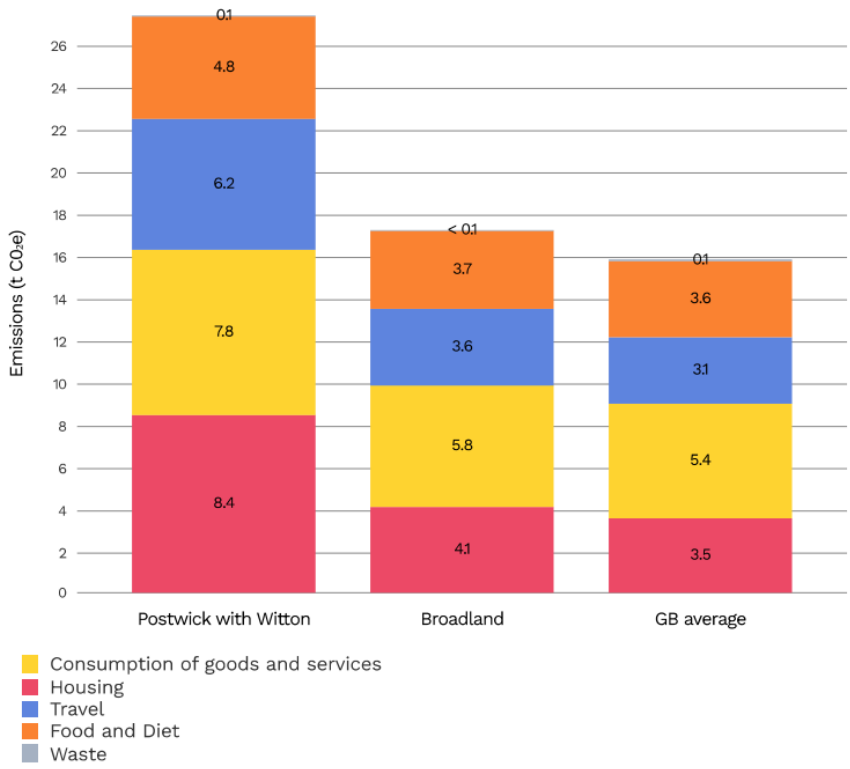
The chart below provides a further breakdown of the territorial carbon footprint per household. This figure shows the annual carbon emissions (measured in tonnes) emitted as a result of activities taking place within the parish boundary. This model shows the total C_02e from the parish is 155.3t $C0_2e$. This footprint is broken down into sectors such as road transport, housing, agriculture, aviation, industrial and commercial and so on. The transport element calculates miles driven/flown and not the presence of a road in the area. The highest emitter is from Road Transport and equates to 114.74 t $C0_2e$ (45% of the total 155.3t $C0_2e$ footprint) and as a comparison to Broadland only equates to 4.27 t $C0_2e$. The next largest emitter for the parish for territorial emission is industrial/commercial and agriculture (11t Co_2e) compared to 4.71 for industrial in Broadland and 2 for agriculture.

Figure 19-Territorial emissions per household in Postwick and Witton compared to Broadland- - Impact (Centre of Sustainable Energy, 2023)



The data sets also show an area average for users to understand how the consumption footprint per household compares to the averages for Broadland and Great Britain average. The chart below shows that the emissions (t CO_2e) are substantially higher in the parish for all sectors, approximately double for housing and transport. It is probably fair to say that the three A roads such as the A47 and the Postwick Interchange would play a big part for this; and the plans for dualling the A47 may impact this further with potentially more private cars joining the road. Another reason for the higher transport emissions would likely be because this parish is a rural community.

Figure 20-Average Consumption Footprint per household - Area Comparison of Carbon Emissions - Impact (Centre of Sustainable Energy, 2023[25])



Issues

- Carbon emissions per household are high for both housing and transport. Given the number of new homes that will be built in the parish over the plan period, there is significant opportunity to impact upon the housing related emissions, through ensuring low carbon technologies are incorporated into design and delivery.

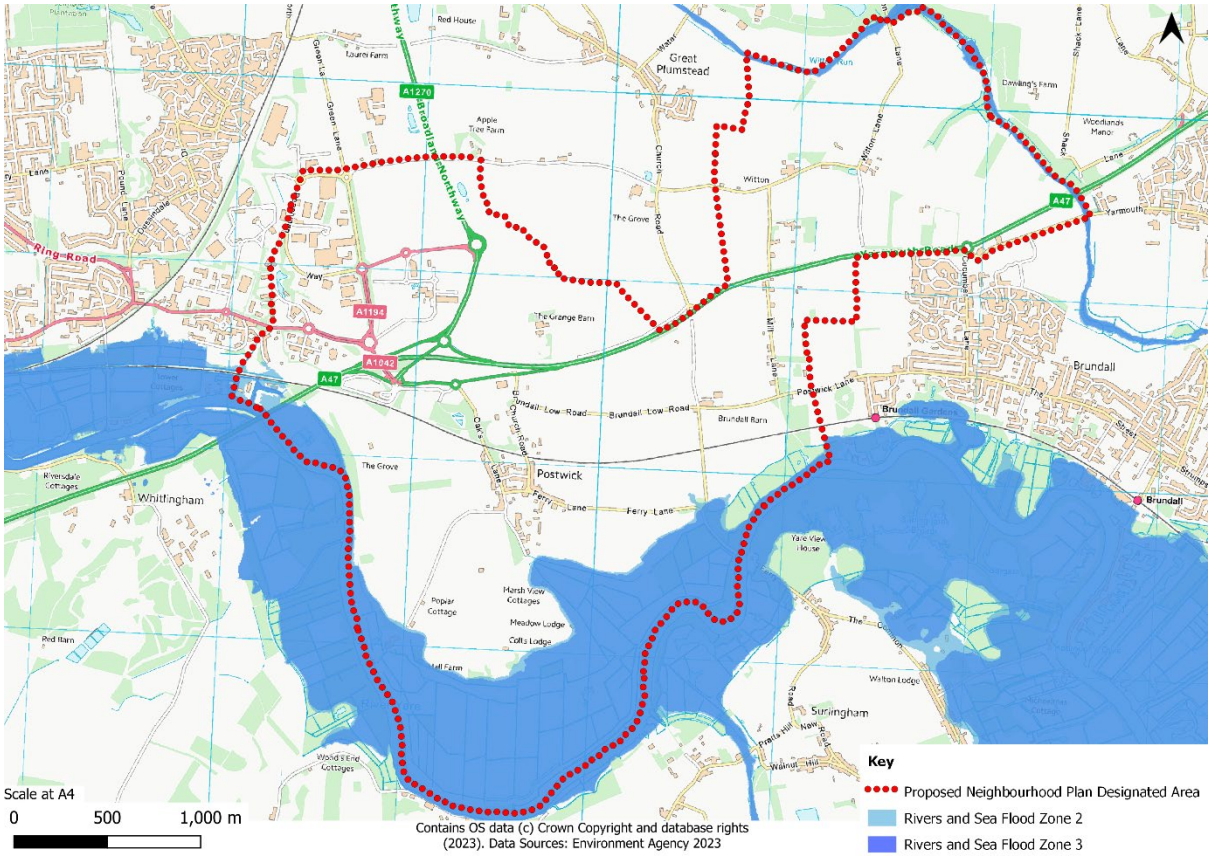
Flood Risk

According to Environment Agency the parish falls predominantly within Flood Zone 1, particularly the more built-up parts of the settlement, which means there is a low risk of flooding from rivers or the sea. National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in much of the plan area. The nearest high risk flood area (Flood Zone 2 and 3) from rivers or the sea is to the south and northeast of the parish boundary along the River Yare and the ponds/waterbodies close to Dawling's Wood and Witton Lane -

[25] Impact | Community carbon calculator (impact-tool.org.uk)

this aligns closely with the Broads Authority area which has few dwellings and is unlikely to encourage or allow any new development.

Figure 21- Flood risk from rivers and sea in Postwick and Witton (Source: Environment Agency, 2023)



The Environment Agency future flood risk modelling shows that there is medium and high risk of surface water flooding (ponding) in parts of the parish, including around roads within the built-up parts of Postwick and Witton, shown on the maps below. The mapping indicates this mainly affects agricultural land, areas where water sources may be present such as ponds or even ghost ponds. It may also affect the highway such as along Oaks Lane, James Adams Close, Leeder Hill and Hall Road.

Definitions:

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

Figure 22- Surface Water Flood Risk within the Parish (Source: Environment Agency, 2023)

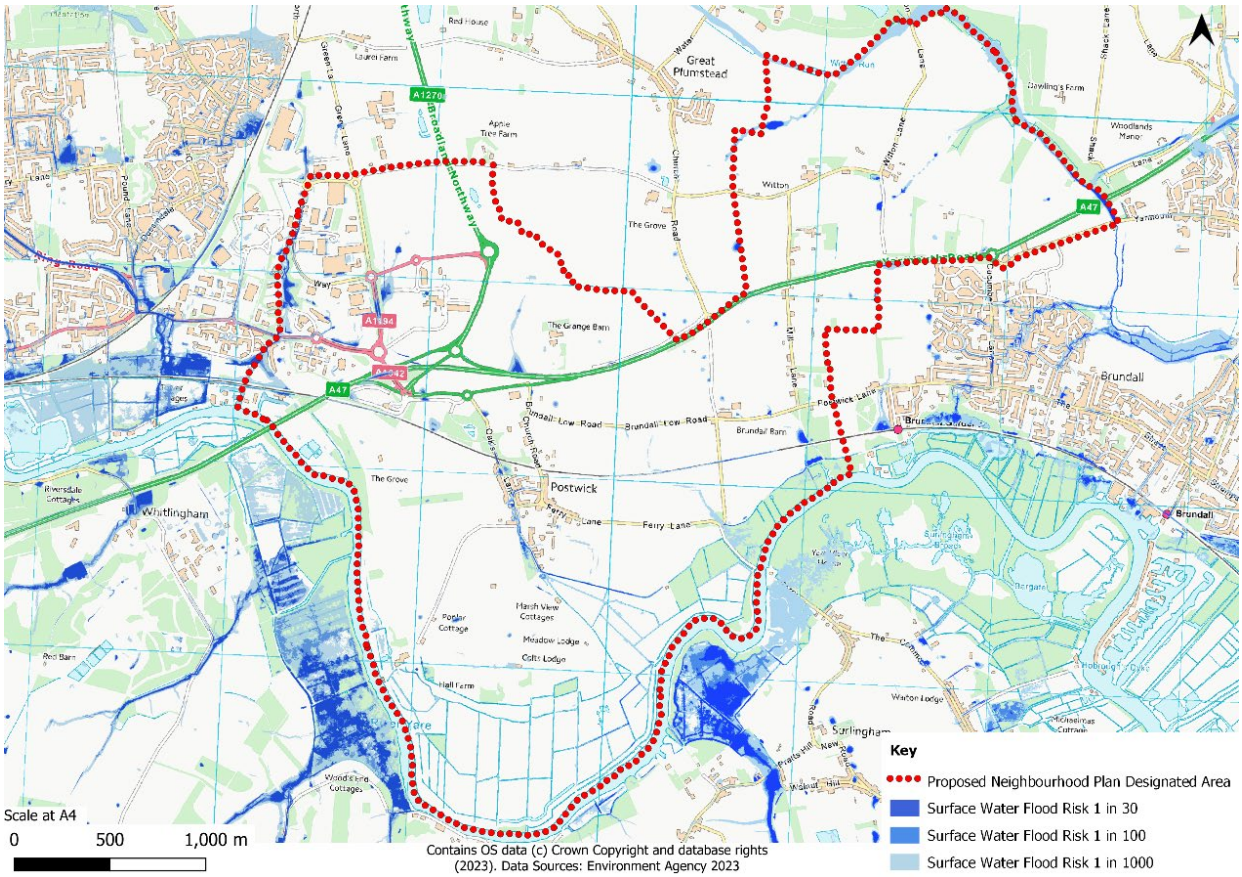


Figure 23-Surface Water Flood Risk within Postwick (Source: Environment Agency, 2023)

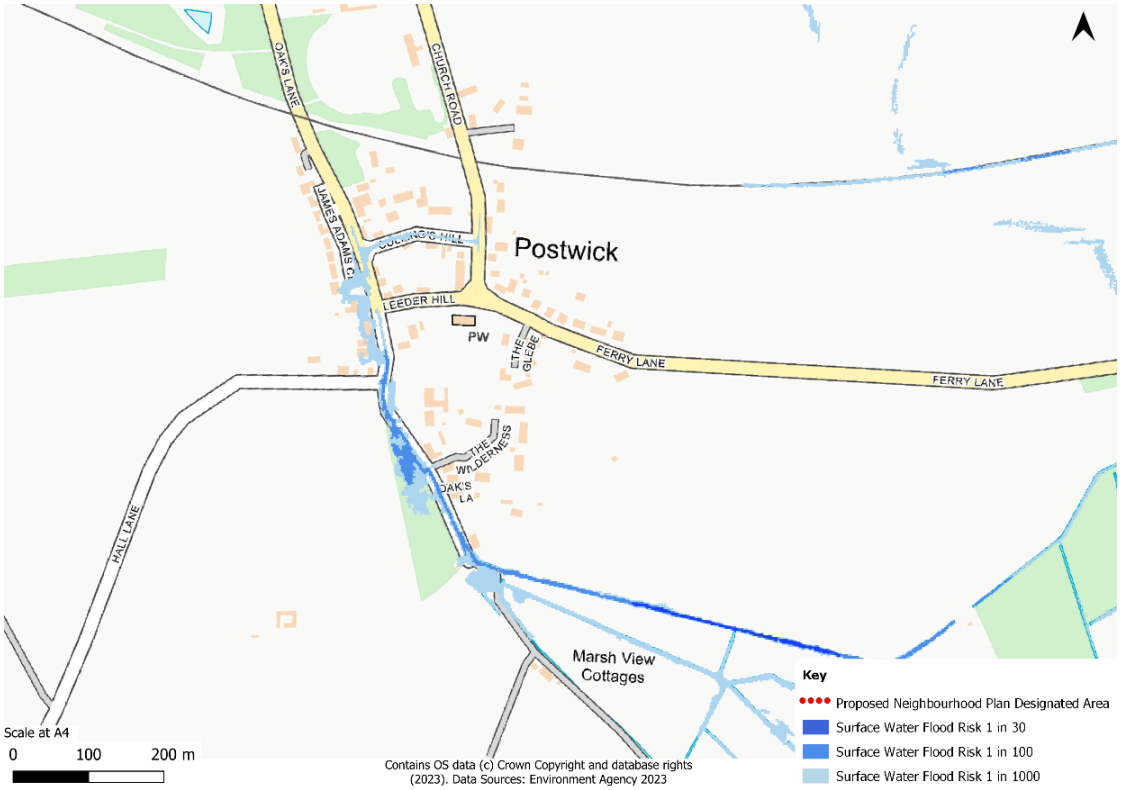
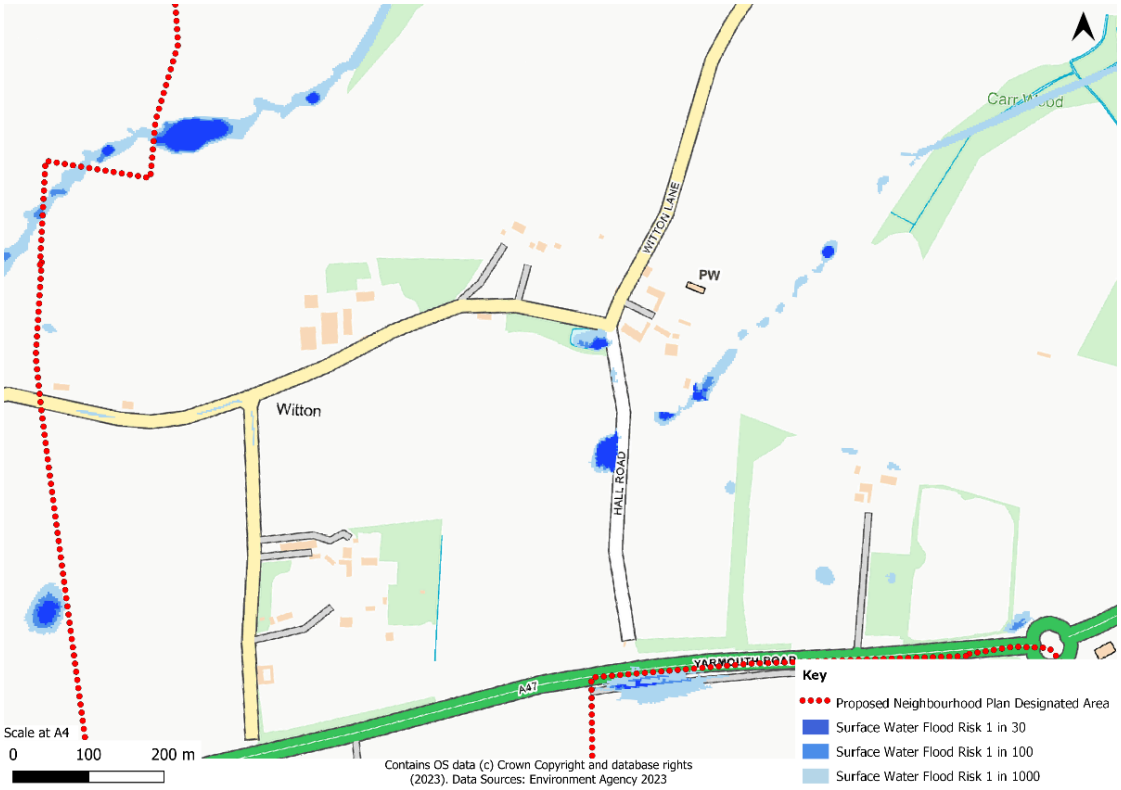


Figure 24-Surface Water Flood Risk within Witton (Source: Environment Agency, 2023)



A review of the Greater Norwich Area Strategic Flood Risk (2017[26]) historical flood risk records indicates that tidal surges have affected the parish. This was first recorded in February 1983 when the Rivers Yare, Bure and Waveney were all affected by a surge which then impacted Postwick village. In November 2006 another tidal surge affected Postwick Marshes causing flooding and two sections of the flood bank being breached. The Lead Local Flood Authority (LLFA) datasets show no report/investigation of flooding in the parish over recent years[27]. Anecdotally, there has been flooding recently to the gardens of the new bungalows on Oaks Lane, Postwick.

Groundwater flooding is also a concern for parts of the parish. Ground water is where water is held below the water table (known as the top of the saturated zone[28]) and has infiltrated the ground filling spaces between water bearing sediments and rocks (otherwise known as aquifers). Flooding from groundwater can happen when the level of the water within rock or soil underground (the water table) rises[29]. Looking at the Water Framework Directive (WFD) groundwater body data via DEFRA, Postwick and Witton

[26] Strategic Flood Risk Assessment. 2017. Source: Greater Norwich Local Plan - Stage A Evidence Base (oc2.uk)

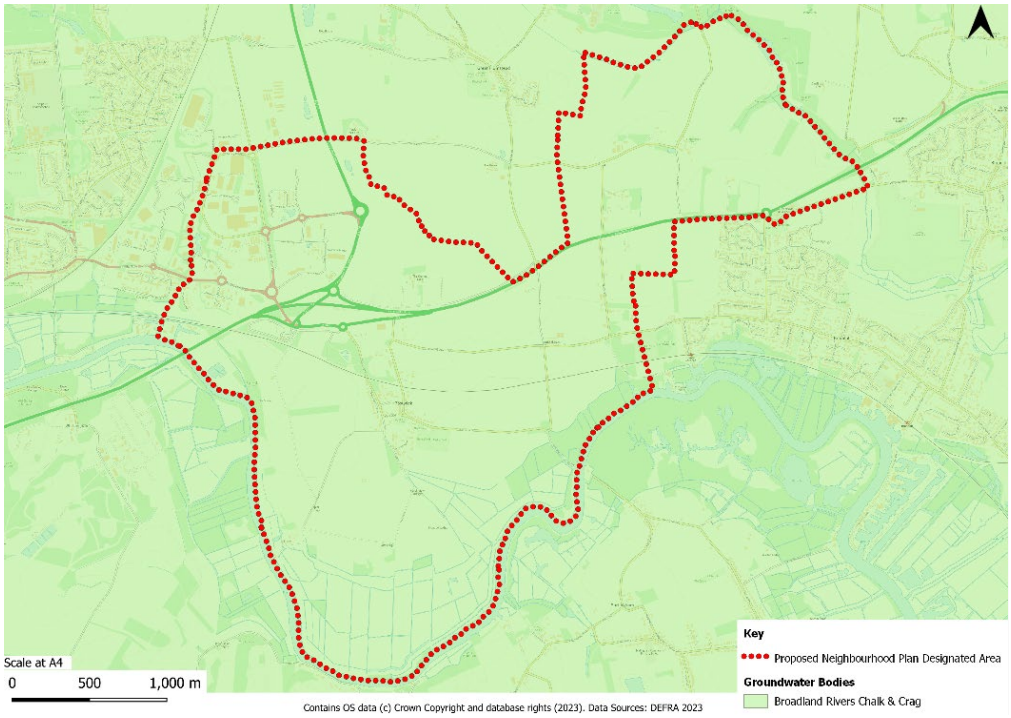
[27] Flood investigations - Norfolk County Council

[28] Groundwater (nationalgeographic.org) and The UK Groundwater Forum (groundwateruk.org)

[29] What is groundwater flooding? - Creating a better place (blog.gov.uk)

falls in the aquifer typology designation status 'principal' and the waterbody name is Broadland Rivers Chalks and Crags[30].

Figure 25-Groundwater Body for Postwick with Witton (Source: DEFRA, 2023)



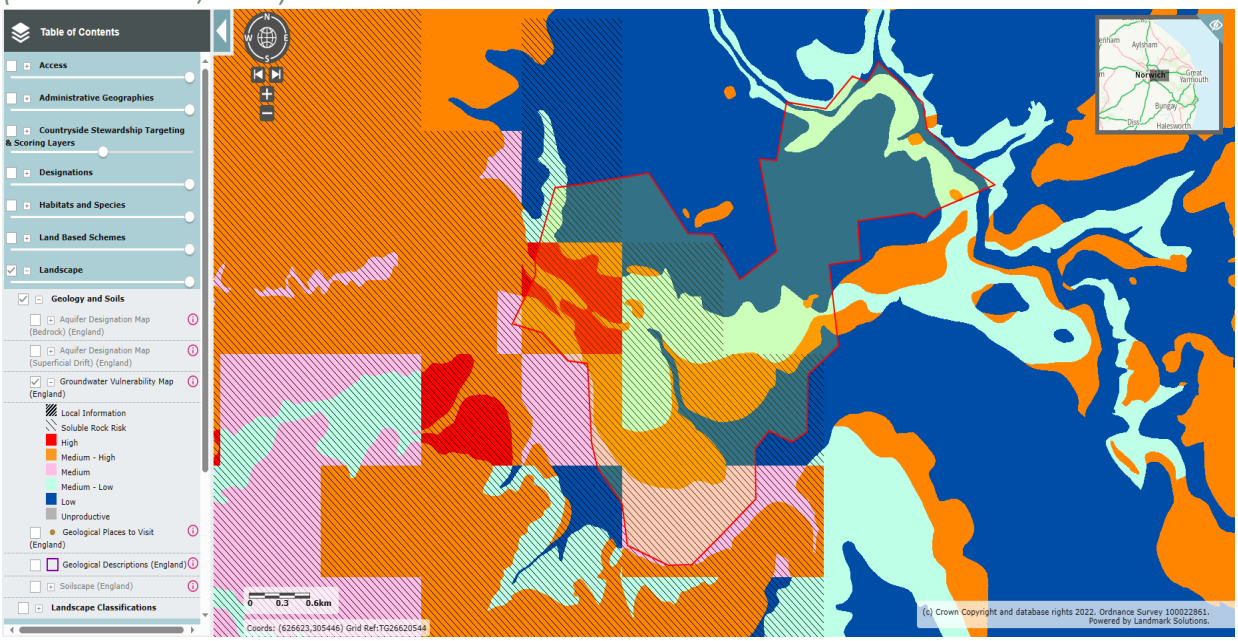
The DEFRA Magic Map (shown below) shows the groundwater vulnerability varies across the parish. Within the built-up settlement of Postwick the vulnerability ranges from low (dark blue) to medium-high (orange). For Witton groundwater vulnerability is low. Parts of the parish which are high occur around the main road network being the A47. South of Postwick going towards the marshes and the River Yare the vulnerability is mixed again between low to medium[31]. The DEFRA Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre[32].

[30] Groundwater flooding. Source: Defra Data Services Platform

[31]DEFRA. Postwick and Witton. Geology and Soils Layer. Source: Magic Map Application (defra.gov.uk) Accessed: 22/09/23

[32] Groundwater Vulnerability Maps (2017) on MAGIC - data.gov.uk

Figure 26-Groundwater vulnerability map within the approximate boundary of Postwick and Witton (Source: DEFRA, 2023)



As stated In the Norfolk LLFA Statutory Consultee Guidance Document (2022) groundwater flooding Is difficult to predict. It is most likely to occur in low lying areas underlain by permeable rocks / aquifers e.g., chalk or sandstone and localised in sands and river gravels. Groundwater flooding can also occur several weeks or months following heavy rainfall or at the same time as surface water/river flooding depending on the local conditions. As the parish falls within the Broadland Rivers Chalk and Crags waterbody type, certain locations within the parish are at medium to high risk of groundwater flooding. The LLFA suggests that groundwater flooding can be characterised by coming up through the ground and floorboards rather than through doors and also follow routes of previously dry valleys.

Issues:

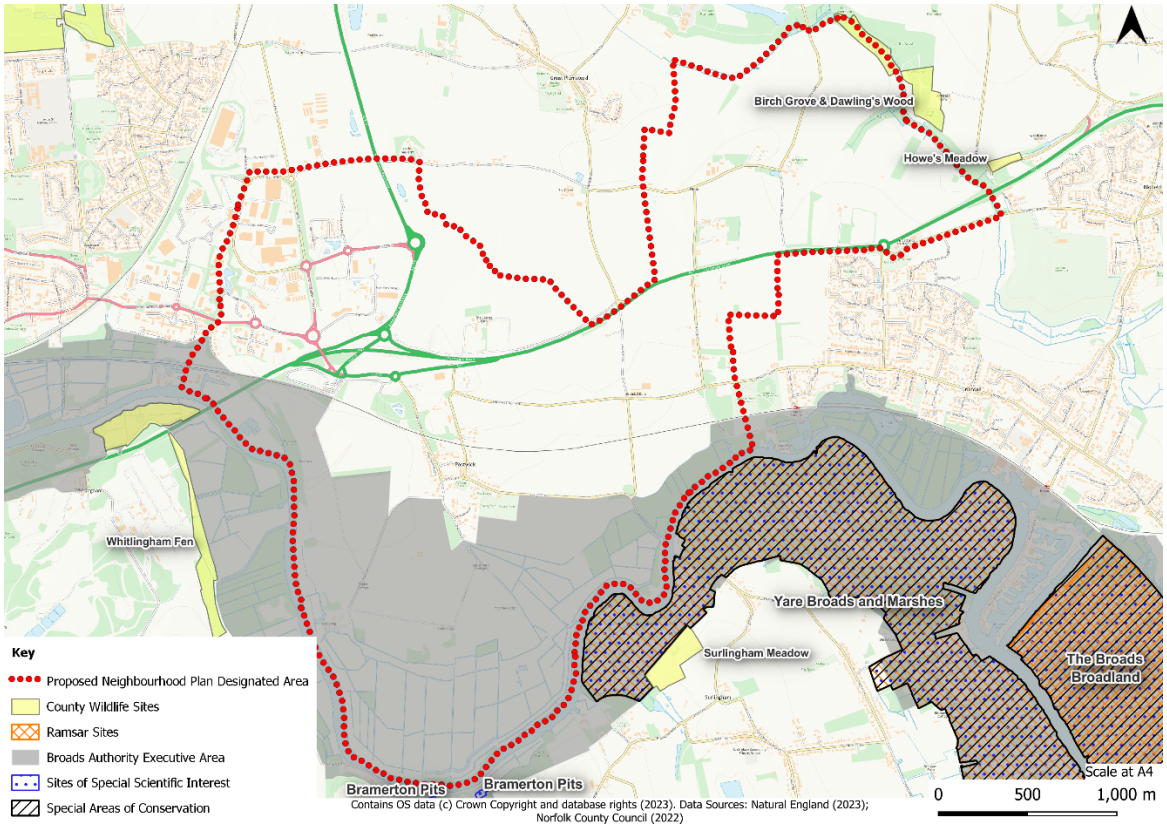
- **Surface water, ground water and tidal flooding have all been an issue in parts of the parish over the years. It will be important to ensure this is not worsened should there be any new development.**

Natural Environment

There are no Natural England statutory designated sites in the neighbourhood area itself, although there are a few designations within 2km, this includes:

- The Broads Special Area of Conservation
- Broadland Ramsar and Special Protection Area
- Yare Broads and Marshes Site of Special Scientific Interest (SSSI)
- Bramerton Pits SSSI

Figure 27- Wildlife Designations (Source: Natural England, 2023)



The Broads (SAC) are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. The Broads predominantly sit central to the east of the parish. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK33. The differing types of management of the vegetation for reed, sedge, and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.

The Broads contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local

[33] JNCC.2008. Information Sheet on Ramsar Wetlands mentioned Broadland and The Broads. Source: untitled (jncc.gov.uk)

aquatic species in the UK[34]. For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of the Favourable Conservation Status for the qualifying features listed below[35]:

- H3140. Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.; Calcium-rich nutrient-poor lakes, lochs and pools
- H3150. Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed
- H6410. Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae); Purple moor-grass meadows
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable `quaking` surface
- H7210. Calcareous fens with Cladium mariscus and species of the Caricion davallianae; Calcium-rich fen dominated by great fen sedge (saw sedge)*
- H7230. Alkaline fens; Calcium-rich springwater-fed fens
- H91E0. Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae); Alder woodland on floodplains*
- S1016. Vertigo moulinsiana; Desmoulin`s whorl snail
- S1355. Lutra lutra; Otter
- S1903. Liparis loeselii; Fen orchid
- S4056. Anisus vorticulus; Little whorlpool ram's-horn snail

Broadland (SPA/Ramsar/SSSI/NNR) is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. As stated in the Ramsar overview, it is an area of "*low-lying wetland complex composed of the Bure, Yare, Thurne, and Waveney river systems of the Norfolk Broads. The mosaic of wetland habitats includes open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive complex of flooded medieval peat diggings. Outstanding assemblages of rare plants and invertebrates occur at the site – amongst a rich insect fauna are nationally rare dragonflies, spiders, moths, and butterflies, and the area is a stronghold for the butterfly Papilio machaon brittanica as well as a number of nationally rare breeding birds, including Botaurus stellaris and Circus aeruginosus. Several species of waterbirds winter there and include internationally important numbers of Bewick's swan, Cygnus columbianus bewickii. The region is important for recreation, tourism, agriculture,*

[34] Natural England. 2014. EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora Citation for Special Area of Conservation (SAC). Source the-broads-sac-documents.pdf (publishing.service.gov.uk)

[35] Natural England. 2018. European Site Conservation Objectives. Source European Site Conservation Objectives for The Broads SAC - UK0013577 (naturalengland.org.uk)

and wildlife, and there is a large conservation education centre[36]*."* For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of Wild Birds Directive for the qualifying features listed below[37]*:*

- A021 Botaurus stellaris; Great bittern (Breeding)
- A037 Cygnus columbianus bewickii; Bewick's swan (Non-breeding)
- A038 Cygnus cygnus; Whooper swan (Non-breeding)
- A050 Anas penelope; Eurasian wigeon (Non-breeding)
- A051 Anas strepera; Gadwall (Non-breeding)
- A056 Anas clypeata; Northern shoveler (Non-breeding)
- A081 Circus aeruginosus; Eurasian marsh harrier (Breeding)
- A082 Circus cyaneus; Hen harrier (Non-breeding)
- A151 Philomachus pugnax; Ruff (Non-breeding)

The 2022 evidence pack also says Broadland Ramsar is designated for the following features which are not listed above:

- Floodplain alder woodland
- Floodplain fen
- Wetland invertebrate and plant assemblage
- Wigeon, Mareca penelope – Wintering

The Yare Broads and Marshes is a SSSI and according to Natural England[38] has a number of breeding and non-breeding birds present including other plant species:

- Aggregations of breeding birds - Cetti's warbler, Cettia cetti
- Aggregations of breeding birds - Gadwall, Anas strepera
- Aggregations of breeding birds - Marsh harrier, Circus aeruginosus
- Aggregations of non-breeding birds - Bean goose, Anser fabalis
- Aggregations of non-breeding birds - Hen harrier, Circus cyaneus
- Aggregations of non-breeding birds - Wigeon, Anas penelope · Assemblages of breeding birds - Lowland open waters and their margins
- Ditches
- Eutrophic lakes
- Floodplain fen (lowland)
- Invert. assemblage W313 moss & tussock fen
- Invert. assemblage W314 reed-fen & pools

[36] Broadland | Ramsar Sites Information Service

[37] European Site Conservation Objectives for Broadland SPA - UK9009253 (naturalengland.org.uk)

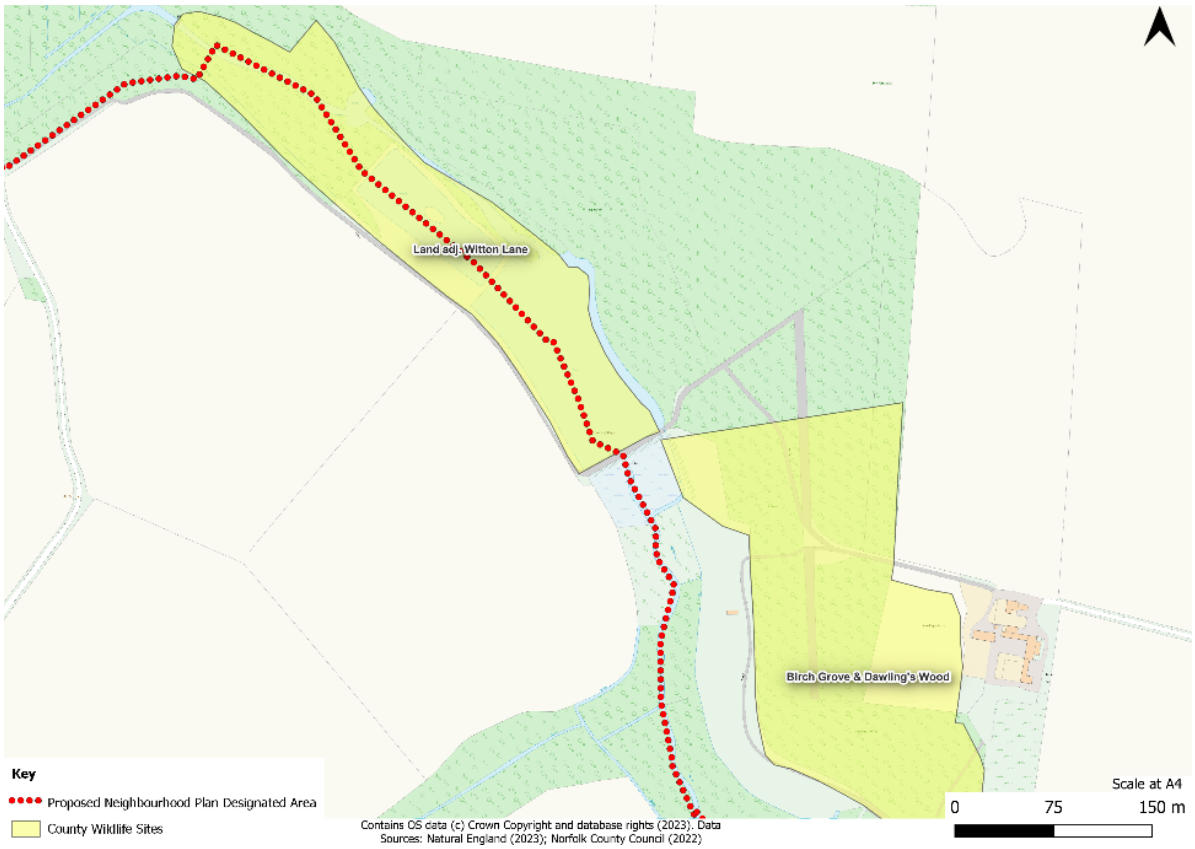
[38] The Broads Special Area of Conservation/Broadland Ramsar Evidence Pack. 2022. Source: Natural England Access to Evidence - Search Results page 1

- Lowland mire grassland and rush pasture
- Vascular plant assemblage
- Wet woodland

Bramerton Pits (SSSI) is a disused gravel and sand pit that is critical to the interpretation of the Crag deposits of the Broads National Character Area (NCA) and region. It is the reference (type) locality for the temperate Norwich Crag and contains a marine and unique vertebrate fossil fauna. It is known nationally for its geological interest[39].

There is one County Wildlife Site that falls within the neighbourhood area to the north-east called Land adjacent Witton Lane (CWS 1421) shown on the map below. As well as this there are several County Wildlife Sites adjacent or in close proximity to the designated area including Birch Grove & Dawling's Wood, Howes Meadow, Surlingham Meadow, Whitlingham Marsh and Whitlingham Fen. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district Local Plans. In this context, site protection relies on the commitment of local authorities and public bodies. Wildlife sites within or near to the neighbourhood area are marked on the figure below.

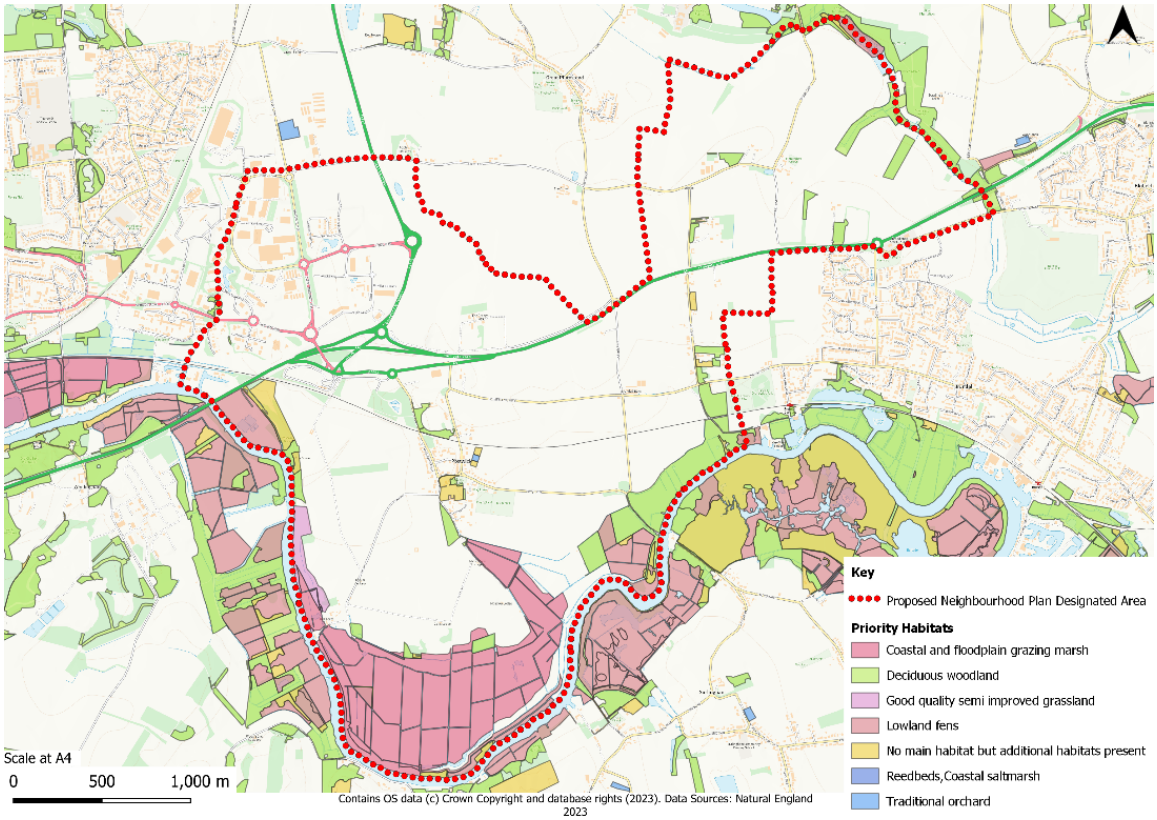
Figure 28- County Wildlife Site within the parish (Source: Natural England, 2023)



[39] Natural England. 2009. Responding to the impacts of climate change on the natural environment: The Broads. Source: Natural England Access to Evidence - Search Results

The neighbourhood area, particularly to the south, contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are four main types of priority habitat in the parish (see map below) coastal and floodplain grazing marsh; deciduous woodland; good quality semi-improved grassland and traditional orchard. There are also a few sites which are identified as no main habitat but additional habitats present. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

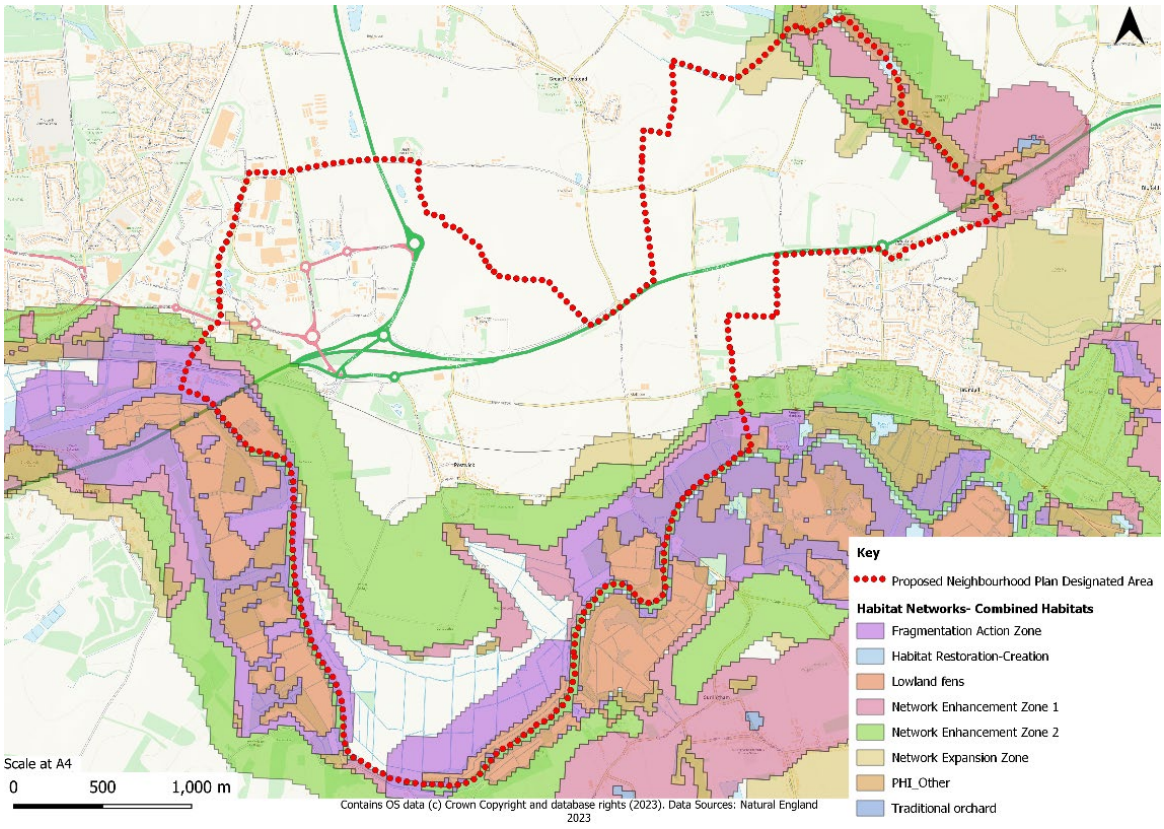
Figure 29- Priority Habitats (Source: Natural England, 2023)



As shown in the map below, parts of the parish contain network enhancement zones. These habitat networks are within relatively close proximity to areas that are suitable for habitat creation. So, these areas of the parish could be a possible location to connect and link up networks across the landscape[40]. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

[40] Habitat Networks (England) - data.gov.uk

Figure 30- Habitat Networks (Source: Natural England, 2023)



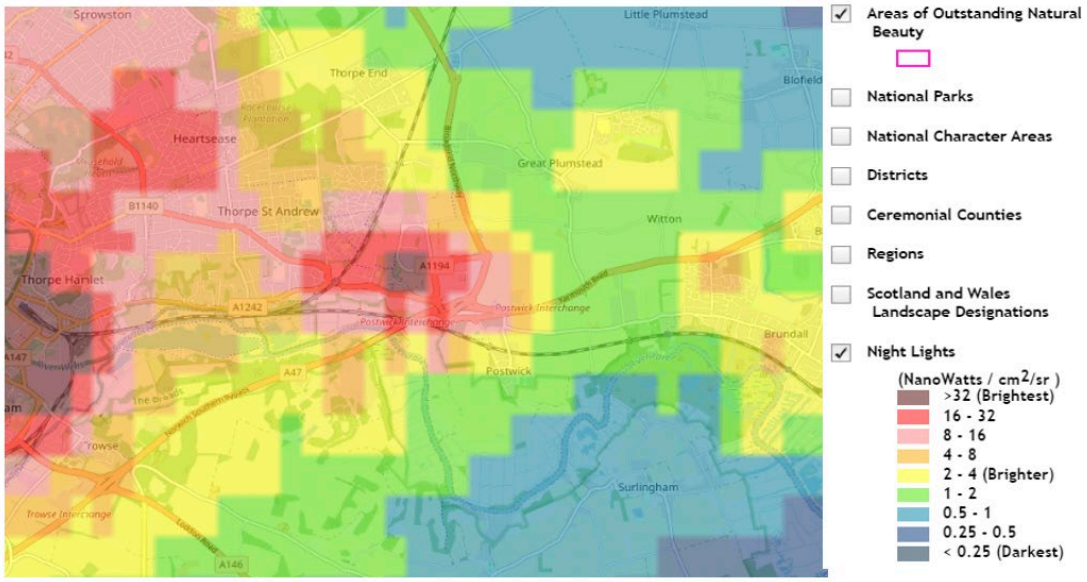
Issues

- Although there are no designated wildlife sites within the plan there are a number of important designated sites adjacent or in close proximity to the parish. It is possible that wildlife from these sites visit or are present within the neighbourhood area at times. As well as this it is important to keep the conservation objectives in mind for landscape close to these boundaries.
- Additional housing growth within the area could lead to increased recreational pressure on the nearby designated sites.
- Development could have an adverse effect on the settlement of the County Wildlife Site (CWS), priority habitats and potential habitat networks if these aspects are not considered appropriately in plan-making and decisions and contributions to boost habitat creation are ignored.

Dark Skies

The CPRE Dark Skies Mapping[41] shows that much of the Parish, falls into either bright or the brightest categories (1-32 NanoWatts/cm2/sr) suggesting that dark skies are not easy to see. However, south of Postwick falling into the Broads Authority Executive Area shows that this area is of a darker NanoWatt of 0.5-1. This suggests that a small part of the parish has very little light pollution. It is likely that the parish has the brightest categories due to the significant increase in lighting at the Postwick Hub on the main road network around the A Roads and major roundabouts. The Business Park as a whole has a number of significant light sources. Development which can help limit light pollution rather than add to the issue in the parish would be beneficial.

Figure 31-Dark Skies in Postwick and Witton



Issues

- Light pollution is an issue within the parish and should be considered within the design of future development.

[41] England's Light Pollution and Dark Skies (cpre.org.uk)

Landscape Character

The parish falls within two National Character Areas (NCA) including 79: Northeast Norfolk and Flegg[42] and 80: The Broads[43]. Postwick village predominately falls within The Broads NCA and Witton into Northeast Norfolk and Flegg.

For Northeast Norfolk and Flegg this NCA gently slopes from west to east and is divided into three parts interspersed by The Broads NCA. Inland it is a rich agricultural area with small- to medium scale fields and is mainly unwooded. Isolated farmsteads and small nucleated villages with large medieval churches are linked by a dense network of lanes. Views inland is extensive across remote and open areas. Large churches are very prominent in the open landscape, with blocks of woodland and copses seen along the Broads margin. Key characteristics relevant to Postwick and Witton include:

- A generally flat, low-lying landscape, compared to adjacent areas, which has limited topographic variation and slopes gently from west to east, becoming flatter as it merges with the Broads.
- Soils that are deep, loamy and free draining. They are very fertile and support productive arable farming.
- Naturally active coastline of geological and geomorphological importance, providing a main source of sediment to the south of the NCA, within the sediment sub-cell.
- Copses and large woodland blocks. They lend an intricate, enclosed character to the mix of pastures and arable land on the Broads margin, contrasting with the scarcity of woodland elsewhere. High hedgerows with prominent hedgerow oaks are notable features.
- The River Yare, which provides a distinctive riverine landscape and flows out through the tidal lake of Breydon Water to the North Sea.
- Strong vernacular style of domestic and agricultural buildings, reinforced by use of flint and red brick. Roofs are commonly red clay pantile with some thatched cottages and barns? Norfolk Churches are very prominent in the open landscape with blocks of woodland and copses seen along the Broads margin. reed thatch or pantiles. Isolated flint churches – either round-towered Saxo-Norman churches or medieval wool churches – are prominent in the open landscape.

The Broads National Character Area boundary follows the edge of the level, open marshland and valleys drained by the three principal rivers, the Yare, Bure and Waveney giving the NCA its very distinctive shape. The rivers flow east into the sheltered estuary of Breydon Water, which lies at the confluence to the Broads River system. The ecologically rich wetland habitats form one of the finest and largest marshland complexes in the United Kingdom. The importance of the Broads for biodiversity and

[42] NCA Profile: 79 North East Norfolk and Flegg - NE:567 (naturalengland.org.uk)

[43] NCA Profile: 80 The Broads - NE449 (naturalengland.org.uk)

nature conservation is borne out by the many sites within it afforded conservation status. Key characteristics relevant to Postwick and Witton include:

- The landscape is low-lying with some areas below sea level and has characteristic open, extensive panoramic views over slow meandering rivers and drained marshland. Views inland are framed by the tree-lined valley ridge lines.
- Rivers dominate the landscape with the middle and lower-river reaches flowing between flood banks, above the level of the surrounding land which is drained by dykes, ditches and pumps.
- The broads form naturally nutrient-rich shallow lakes of various sizes surrounded by fens, wet woodland, and large expanses of reed bed, rich in biodiversity.
- Carr woodland and willow pollards are typical of the wetter areas, while broadleaved woodland is present as copses and plantations on higher land.
- Field patterns are principally defined by drainage over most of the Broads. Regular 18th and 19th century enclosure fields (generally marshland) are clearly defined by straight, reed-fringed drainage ditches that form a strongly geometric layout across the lower flood plain. Some earlier curvilinear enclosure of marshland also survives.
- Vertical features are very distinctive in this generally flat landscape and include some very fine medieval churches on the higher ground and several traditional drainage mills located on embankments flanking some of the drainage channels on the marshes and coastal plain.
- Traditional buildings make use of flint, pebble, and brick walls, with pantiles and rare surviving reed thatch.
- The sense of tranquillity and wildness is integral to the distinctiveness of the Broads, inspiring many writers, artists and naturalists and increasing its popularity as a recreation and tourist destination, which is notable within the popular villages particularly during the summer months.

The parish falls also falls into three character areas within the Broadland Landscape Character Assessment, including:

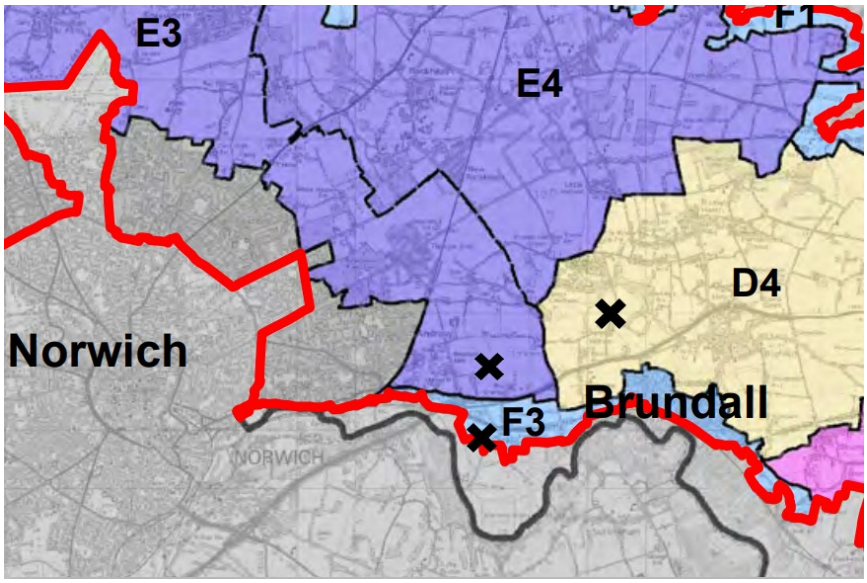
- Tributary Farmland (D4- Blofield Tributary Farmland)
- Wooded Estatelands (E3- Spixworth Wooded Estatelands) and
- Marshes Fringe (F3- Reedham to Thorpe Marshes Fringe).

The maps below shows marks with three X's where the neighbourhood area is within the context of the Broadland Landscape Character areas[44]. As well as the character areas

[44] Broadland District Council, Landscape Character Assessment SPD 2013. Source: https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1- and Broadland District Council Landscape Character Assessment SPD (southnorfolkandbroadland.gov.uk)

listed above part of the NPA falls within the Broads Authority Executive Area south of the red line boundary below F3 up to the River Yare.

Figure 32-Postwick and Witton location within the character areas of Broadlands Landscape Character Assessment (Source: Broadland District Council, Landscape Character Assessment SPD 2013)



The **Tributary Farmland (D4- Blofield Tributary Farmland)** area extends between the Yare and Bure River Valleys and is dominated by arable farmland with varying field sizes. There has been limited removal of hedgerows. Isolated churches, historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature. Church towers and woodland create memorable features in views. Most settlements have been engulfed by the rapid expansion in modern suburban housing. These developments have for the most part remained contained as individual linear or nucleated developments, such as Blofield. There is often an abrupt transition between the housing development and surrounding agricultural land. The A47 is a major transport route, which effectively sub-divides the area.

A small part of the parish falls within the **Wooded Estatelands (E3- Spixworth Wooded Estatelands)** character area which forms a narrow belt of land abutting the settlement edge of Norwich. The land within this area forms part of an extensive area of sands and gravels that rises gently northwards towards the centre of the district. Its simple geology is broken up by areas of loam, which coincides with higher quality agricultural land. Although land use within the area is influenced by its close proximity to Norwich, a large proportion of the area is still in arable cultivation, especially in western parts. Other more urban fringe uses have developed on converted farmland in central and western parts, such sporting fields.

The **Marshes Fringe (F3- Reedham to Thorpe Marshes Fringe) follows** the partly wooded slopes of the lower reaches of the River Yare, this character area encompasses a

linear strip of land, defined by the 10m contour, forming a fringe to the lower-lying flat landscapes of the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys. The land use is strongly influenced by adjacent agricultural land to the north and the Broads with interspersed pockets of pasture in places, forming a continuation of plateau and tributary farmland for the west.

The hedgerow structure within the area has been substantially fragmented. Remnant hedge boundaries and mature isolated hedgerow trees assume greater significant in views across arable fields. Large blocks of carr woodland that often define the Broads landscape enclose northerly and easterly views, often evoking a sense of intimacy by the strong wooded horizon. Copses and belts of woodland (coniferous and deciduous) and mature trees further enclose the area, adding interest and contribute to a gradual transition between farmland and woodland. Pockets of carr woodland are also interesting landscape features.

The settlement pattern reflects a long history of development, scattered with historic halls, villages, and isolated farmsteads. Settlements within this area have generally evolved from a linear settlement core, forming a series of small and large nucleated villages at the edge of the Broads. The linear historic core still holds a fairly rural setting and some areas including Postwick compromises a fairly complex road network including where the railway passes, A roads including the A47, A1042 and A1270, numerous roundabouts, and B roads.

As detailed below many of the inherent sensitivities and landscape guidelines which should be followed in the character areas cross over and this includes but not limited to the importance of conserving the rural character of Postwick and Witton, including the settlement of historic churches and buildings, promoting the use of local materials and sensitive location of development.

Character Areas	Inherent Sensitivites of the character area	Planning guidelines for the character area
Tributary Farmland (D4- Blofield Tributary Farmland)	• Distinctive topography with a strong mosaic of rolling arable fields, intact hedgerow, and mature woodland within the grounds of old houses and lining tributaries. • Strong rural character with a recognisable sense of place.	• Seek to conserve the simple, predominantly rural character. • Seek to conserve the landscape setting of historic halls and churches; • Seek to conserve the pattern of isolated churches, historic halls and farmsteads; • Seek to conserve the landscape setting hamlets and villages;

Character Areas	Inherent Sensitivites of the character area	Planning guidelines for the character area
	• Landscape setting of historic halls and churches. • Landscape setting of hamlets and villages. • Characteristic views to features, such as church towers surrounded by woodland. • Relatively strong sense of tranquillity away from major transport routes. • The Witton Run is a tributary of the River Yare SSSI near Blofield. Within a 2km section of the tributary south of Little Plumstead there are four CWS (No. 1421, 1422, 2071,and 2058)	• Seek to promote use of local materials within villages; • Seek to conserve the recognisable sense of place; • Seek to conserve the relatively strong sense of tranquillity within central and northern parts of the area; • Resist new development that would mask the area's distinctive topography; • Seek to ensure that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers. • Seek to conserve and protect the tributary valleys for their biodiversity particular the Witton Run, a tributary of the River Yare SSSI near Blofield
Wooded Estatelands (E3- Spixworth Wooded Estatelands)	• Mature landscape structure in eastern parts, including large blocks of woodland (including coniferous plantations), tree belts, copses of mature trees, remnant hedge boundaries and hedgerow trees, and parkland trees associated with large houses and halls. • High landscape and recreational value associated with mature woodland; in particular the woodland located in eastern	• Seek to conserve the predominantly rural character of the area; • Seek to conserve and enhance the diversity of landscape structure within the area, including the patchwork of woodland and farmland with a recognisable hedgerow structure; • Seek opportunities for the restoration of fragmented hedgerows;

Character Areas	Inherent Sensitivites of the character area	Planning guidelines for the character area
	parts on the settlement edge of Norwich. • Forms an important landscape setting to the city of Norwich. • Landscape setting of villages. • Landscape setting of historic houses and halls. • Open skyline in western parts.	• Seek to conserve the setting of historic houses, halls and parkland; • Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape; • Conserve the landscape setting of villages, such as Horsham Saint Faith and Spixworth • Seek to maintain greenspace between the edges of Norwich urban area and adjacent villages • Seek to conserve and enhance the landscape setting of Norwich and seek to screen (where possible) existing and potential harsh settlement edges; • Seek to maintain and enhance copses of mature trees and existing robust hedgerows.
Marshes Fringe (F3-Reedham to Thorpe Marshes Fringe	• Mosaic of arable fields, pockets of pasture and woodland, providing a diverse and interesting landscape character; • Mature landscape structure including substantial blocks and belts of carr woodland, copses of mature trees and intact hedgerows, providing an interesting visual mosaic; • Subtle features of the historic landscape, such as	• Seek to conserve the diverse and interesting landscape pattern and character. • Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes. • Seek to conserve distinctive, historic architectural and landscape features including

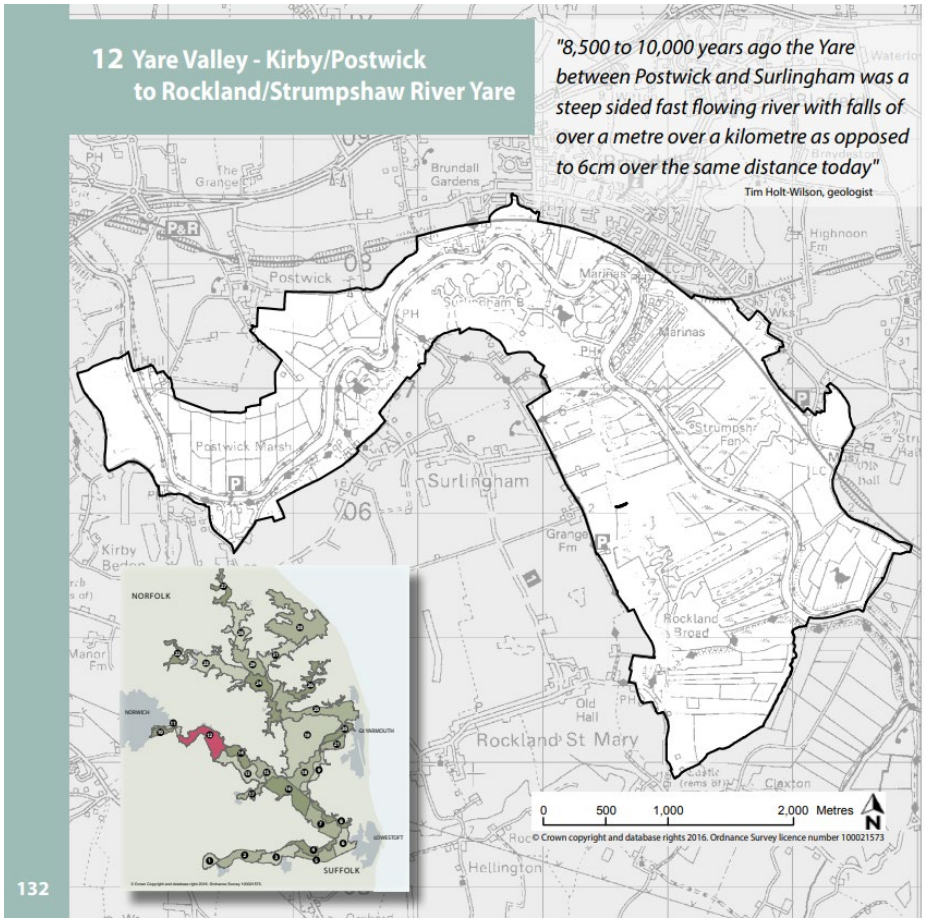
Character Areas	Inherent Sensitivites of the character area	Planning guidelines for the character area
	remnant hedgerows, which are not protected, and are vulnerable to change and loss; • Landscape setting of historic houses, halls and churches; • Sparse settlement in the form of ancient linear hamlets and isolated farmsteads. Their landscape setting and cohesive building materials is vulnerable to unsympathetic additions or extensions, which would disrupt the largely intact built character; • Nucleated market towns with a strong historic core; • Distinctive low wooded horizons; • Strong sense of place; • Characteristic views across the farmland to landmark churches, often isolated and amid woodland; • Potential loss of small pits and extraction sites due to infilling.	historic halls and their setting, which contribute to the area's rich historic character and strong sense of place. • Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape. • Seek to ensure the sensitive location of development involving further tall structures (such as factories, steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas. • Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form. • Conserve the landscape setting of small villages • Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors. • Seek to conserve the landscape setting of historic houses, halls and churches. • Seek to promote use of local vernacular buildings materials,

Character Areas	Inherent Sensitivites of the character area	Planning guidelines for the character area
		including red brick and pantiles. • Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers; • Seek to conserve small pits and extraction sites.

In the Broads Authority Landscape Character Assessment Postwick falls within Character Area 12 Yare Valley- Kirby/Postwick to Rockland/Strumpshaw River Yare[45]. It includes both sides of the narrowing valley of the river Yare and is completely different in character to the open grazed marshes to the east and the areas lying further upstream to the west, whose character is influenced to a far greater extent by development around Norwich. It is a remarkably diverse area in the patterns in the landscape and the various habitats which is in part a result of the mix of soils and geology. Aside from areas of open fen vegetation, this area includes a series of small broads, considerable carr woodland and grazing marsh. The area has an enclosed and inaccessible feel because of this untamed carr woodland which is a significant feature of the area.

[45] Landscape Character Assessment (broads-authority.gov.uk)

Figure 33- Broads Local Character Area- 12 Yare Valley (Source: Broads Authority, 2016)



The central part of the area has a generally enclosed feel to the landscape, with steep valley sides in part and a narrowing valley floor allied to dense blocks of woodland. In contrast the landscape opens up at the most easterly (Rockland Marsh) and westerly (Postwick Marsh) ends of the area. There is a rich landscape mosaic of landscape patterns formed by long parallel dykes and small rectilinear grazed blocks interspersed with large blocks of carr woodland, fens, water bodies, open grazing, and settlement, creating a complex pattern which is not necessarily evident in views at ground level. Whilst the Yare, following a meandering course through the area, has a reflective quality which is a distinct contrast to often wooded areas of the landscape.

Postwick Marsh lying on the western end of the area appears something of an anomaly in this location. Its appearance is of typical grazing marsh with some areas of carr woodland. It is in fact peat like its neighbouring areas but appears to have been drained over a long period. The drainage pattern is one of long parallel strips possibly doles although rationalised in recent years. Within this marsh is a series of fossilised fen doles. The grazing marshland is excluded from the various designations applying to this wider area.

To keep the area special, opportunities should be taken to conserve and capture cultural history and the built heritage, ensure development does not contribute to poor water quality and future and existing development need to ensure that the impacts on the landscape character and visual amenity are minimised.

Issues

- **Development on the edge of Postwick and Witton could create an intrusion into the open countryside if not sensitively designed.**
- **Open views across the landscape are a key feature of the area and should be preserved.**
- **Further development could impact upon the peaceful, rural character of the area.**
- **Development that does not incorporate local materials may not blend well with the character of the area.**

Historic Environment

According to Norfolk Heritage Explorer[46] there are 197 records of historic artefacts, structures, buildings, and marking in the landscape such as crop marks and ditches within the neighbourhood area. These include assets from multiple time periods including the Prehistoric age, Neolithic, Bronze Age, Middle and Late Saxon, Roman, Medieval, and post-medieval, 14th to 20th century such as World War Two. Finds have included axe heads, coins, flint flakes, copper and metal objects, ring ditches and sites of historic buildings/huts/mills.

There are four listed buildings within the area as identified in the maps below; 2 within Witton and 2 within Postwick these are the Church of St Margaret and Church of All Saints both Grade II* listed and Postwick War Memorial Cross and Witton War Memorial Cross both Grade II listed[47]. There are no conservation areas, scheduled monuments, battlefields, or other historic designations within the neighbourhood area.

[46] Your Search Results - Norfolk Heritage Explorer

[47] The List Search Results for postwick with witton | Historic England

Figure 34- Listed buildings within Postwick and Witton (Source: Historic England, 2023)

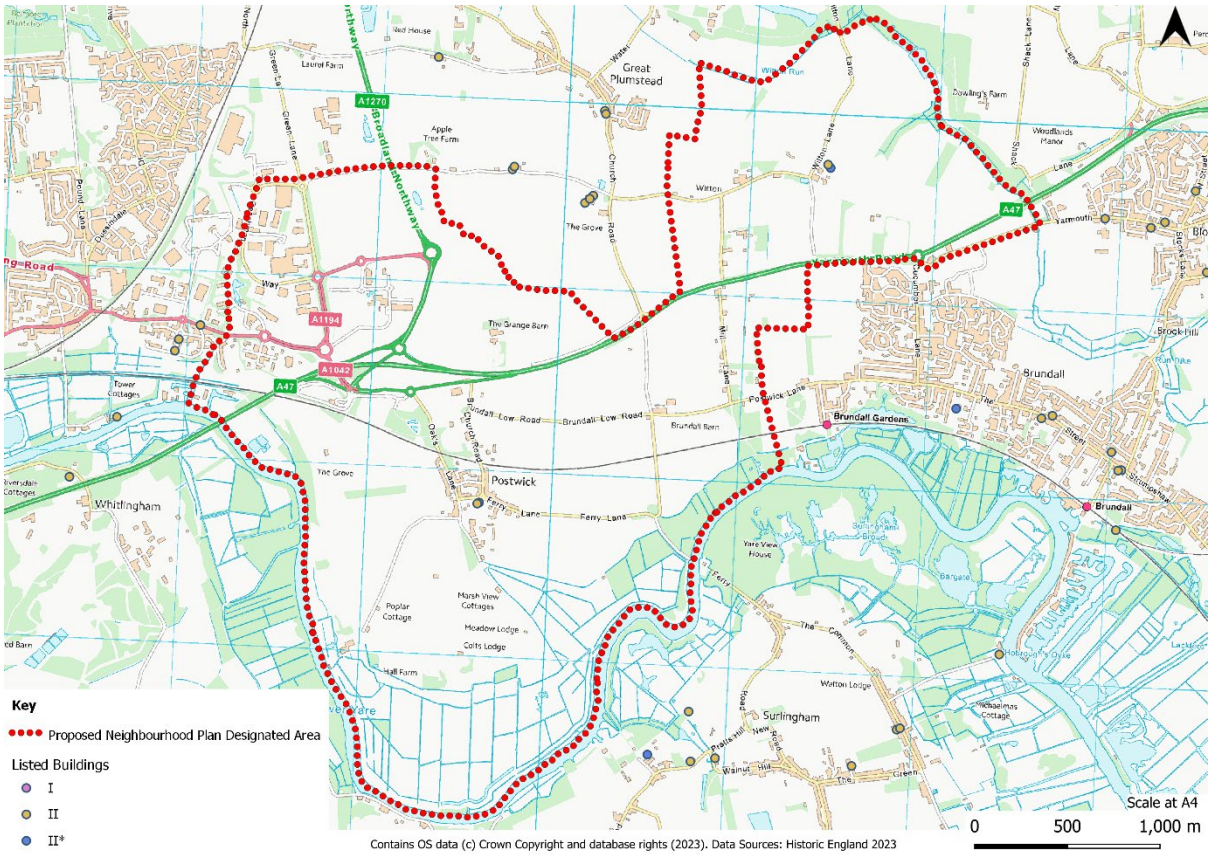


Figure 35- Listed buildings within Postwick (Source: Historic England, 2023)

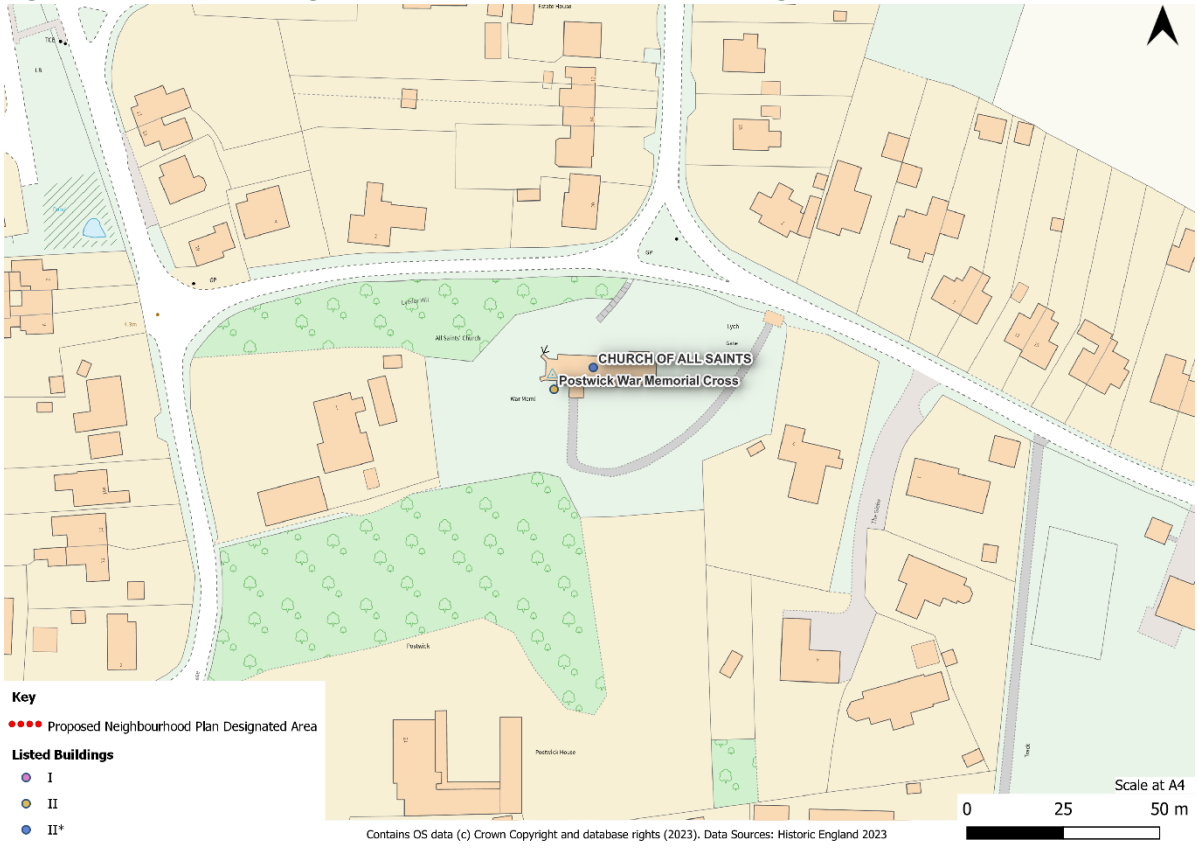
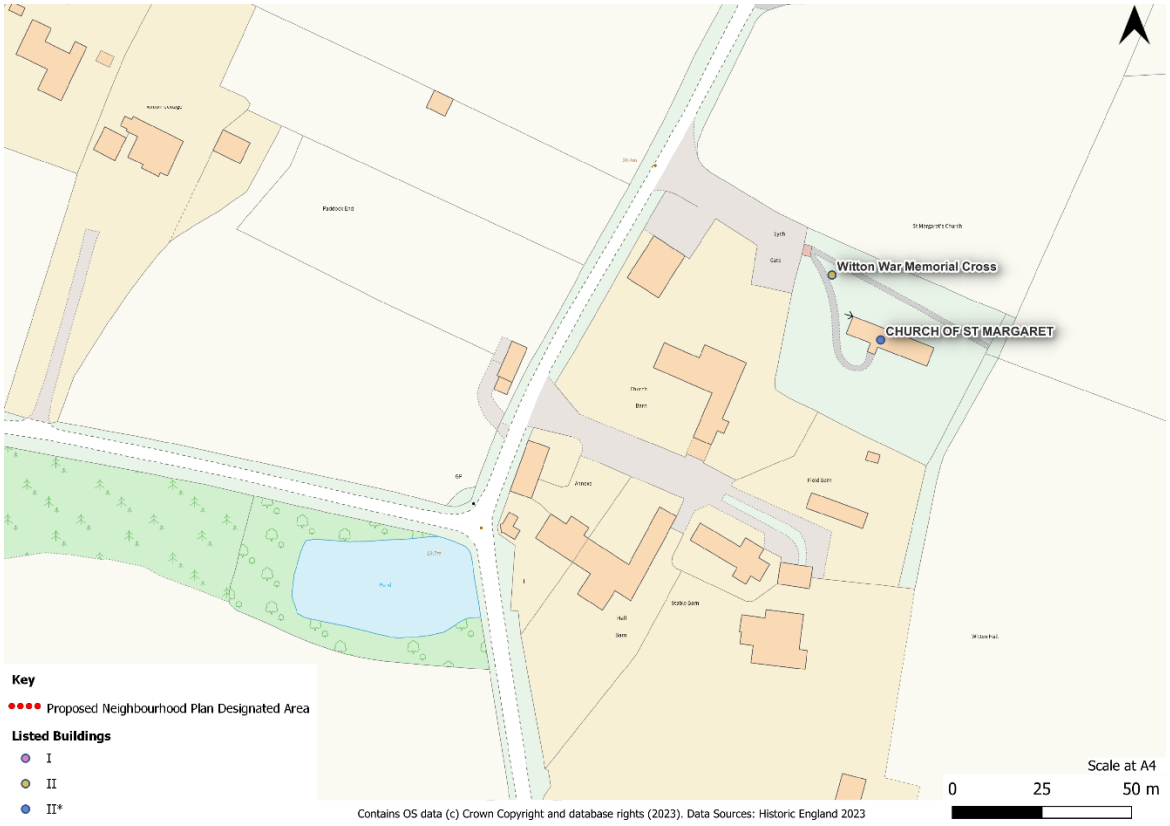


Figure 36- Listed buildings within Witton (Source: Historic England, 2023)



As stated in the Norfolk Heritage Explorer parish summary[48] for Postwick with Witton, the name Postwick is derived from the Old English words 'Poss wic', and translates as 'Poss's farm', or 'dairy farm'. The name Postwick is still pronounced with a silent 't'. Evidence for settlement, or at least occupation on a seasonal basis, is evident from the plentiful scatters of worked flint and potboilers that have been recovered. Just east of Postwick Grove (NHER 12624) over eighty flakes, blades and arrowheads have been found, and just a quarter of a kilometre from that another two hundred have been retrieved (NHER 22030). Prehistoric activity is so numerous that worked flint has been recovered from just under a third of sites in this parish.

Sites from the Bronze Age is less numerous, although there are a small number of ring ditches or round barrows scattered across the parish that may be attributable to the period (NHER 12827, NHER 31638). A very battered tip of a Late Bronze Age spearhead was recovered just west of Postwick village (NHER 9649), as well as a copper alloy palstave (NHER 17945) very close to the concentration of flints mentioned above. Of particular interest is the fragment of a Late Bronze Age copper alloy sickle found just north of the Postwick Marshes in a loop of the River Yare.

[48] Parish-Summary-Postwick-(Parish-Summary) - Norfolk Heritage Explorer

Evidence that can be specifically linked to the Iron Age is more rare. A few Iron Age coins (NHER 25698, NHER 13603) have been recovered in two places within a kilometre southeast of the large flint concentration, and pottery sherds have also been recovered 500m to the northeast (NHER 29070), as well as further east on the opposite side of Postwick village.

By comparison, finds and monuments of the Roman period are more substantial, with over a third of all sites in the parish producing objects from this period. These are largely located in a band across the middle of the parish, either side of the railway line that traverses the parish east to west. This includes a number of Roman period pottery kilns discovered in 1995 (NHER 31108), in area that represents one of the most northerly areas of Roman activity in the Parish. Also, is a hoard of Roman coins recovered just west of Postwick village (NHER 13603), close to the concentration of prehistoric flint work. Roman pottery, including ceramic building materials, as well as a figurine, brooches, a bracelet and a finger ring have all been recovered in the same area, possibly indicating the presence of a Roman building.



The famous Middle Saxon Bathilda seal matrix from Postwick. NWHCM 2000.42:A (© NCC)

The west of the parish is one of the richest sites in Postwick, with a range of metal work been recovered from the Saxon periods. The centrepiece has to be a delightful 98% solid gold seal matrix from AD 648, belonging to Bathilda, an East Anglian who was captured by raiders and sold into slavery in the court of the Frankish king Clovis II, an area that is part of modern-day France.

The sheer range of material from this site (NHER 13603) is significant enough to suggest occupation, at least periodically, from the Neolithic to the post medieval periods. Certainly the Domesday Book indicates that although the parish was not valued as outstandingly rich, it was of good quality and possessed both a mill and a church by 1066. Witton, a separate unit at that time, appears to have neither, and seems to have been largely given over to arable crops. saxon finds have also been made at other sites. These include an unusual trefoil brooch (NHER 31762).

Whether the Domesday Book refers to Postwick's current church, or to a different and now destroyed building, is unclear. Local legend mentions a now destroyed chapel of St Ethelred, which may be a possibility, placing it either in the current village or just north. The only other known ecclesiastical site is the current parish church of All Saints (NHER 9695), one of only two listed buildings in the parish. This building is in the centre of Postwick village, just west of the War Memorial. The earliest part is the chancel, dating from the 13th century, second to which is the embattled two-stage west tower, which dates to the 14th century. The nave also retains some windows in the Decorated and Perpendicular Styles of English Gothic architecture, placing them between 1240 and 1530, although over enthusiastic 19th century remodelling affects the whole exterior.

The church of Witton village represents one of the only Listed Building in the parish of Postwick. Named St Margaret's Church (NHER 10264), the earliest parts remaining appear to date back from the same period of construction as All Saints' in Postwick village, although a blocked 12th century doorway at the west end survives despite 19th century rebuilding. The most stunning feature is a large early Norman round tower, clearly built after the main church building, and given an octagonal extension in the 17th century. Although the Domesday Book does not mention any church in Witton, a church of some form seems likely to be present on this site less than a hundred and fifty years after the survey. Inside can be found a 16th century example of one of only four brasses in Britain relating to the Order of the Vowesses, widows who vowed never to remarry. The church is also known to have relations to the Boleyn family, with Mary Boleyn mentioned inside.

Although we would normally expect a parish of this size to be the possession of a lord of the manor during the medieval period, evidence for a manor house is unclear. The site of the present Postwick Hall (NHER 17844), sited on the north-western edge of Postwick Marsh, was named as the residence of a 'gent' in 1576, however most of the visible parts of the Hall date to after 1780. Other potential sites for the medieval manor house include Postwick House Rectory in the centre of the village (NHER 17846), or a site 70m to the south (NHER 17845). Indeed, the presence of nearby Orchard Acre (NHER 17847), a late medieval brick extension to the earlier flint-built Cherry Cottage (NHER 17847), in such a small village is remarkable enough to suggest that the Manor must have been sited nearby.

Medieval objects have been recovered from a large number of areas across the parish, although little metal detecting work has been undertaken in Postwick village so there are no objects from that immediate area. Some of the most exciting pieces recovered include a late medieval spoon handle with a copper alloy Virgin and Child (NHER 16269), a medieval silver wire ring brooch (NHER 20331), a gilt copper alloy chape with black niello or enamel work (NHER 24804), and a number of seal matrices in lead, copper alloy and silver (NHER 31087, NHER 25177, NHER 25170). Coins,

tokens and cloth seals have all been reasonably numerous, and it is evident that Postwick was successfully engaged in medieval economic activities, which is unsurprising considering its proximity to the coast road.

Evidence from the post medieval period is almost as numerous as that from the medieval. Several sites of interest are scattered across the parish, including a brick kiln near the village of Witton (NHER 37144), which is one of the few sites from any period in that area. To the southwest, the majority of Postwick Hall (NHER 17844) dates to after 1780, having been largely constructed under the Rosebery family who acquired the estate in the early 19th century. In Kelly's Directory of Norfolk from 1900, the Earl of Rosebery is listed as lord of the manor and owner of nearly the whole parish.

It should also be noted that possibly the most important battlefield in post medieval Norfolk is also cited in Postwick. In August 1549 Kett and his rebels met the Earl of Warwick's army in the valley known as Dussindale, and part of this site is thought to lie on the very westerly border of Postwick (NHER 21173). Kett and his followers were protesting against the enclosure of public lands by the rich estate owners of the time, but although they succeeded initially in taking Norwich, they achieved little in the long run and the enclosures went ahead.

As well as the remains of drainage and milling equipment, (NHER 10260, NHER 15584), there have been some beautiful post medieval finds recovered in Postwick, including a lovely 17th inscribed gold finger ring (NHER 39953) and an unusual 17th century gold mourning ring (NHER 30475). As for later sites only two structures from World War Two have been identified; a well-preserved air raid shelter at the site of Lord Rosebery's shooting lodge north of the railway (NHER 17845), and a Type 22 pillbox on the side of the river at Riverside Barn (NHER 32540).

The south-western core of Postwick therefore represents one of the densest distributions of finds in the local area, considerably more from all periods than can be seen in the adjacent parishes. The northern and eastern corners, including the village of Witton, are far sparser, with very little evidence available to interpret. The position of this parish in the crook of the Yare, blessed by good arable land and woods and well sited for transportation by road and river, has obviously contributed to the domestic and economic activity visible from the prehistoric to the modern day.

Issues

- **The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (4). However, it does not have a conservation area or any other historic designation.**
- **There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.**

Appendix A: Postwick and Witton Housing Data 2012-2023 (Broadland District Council, September 2023)

PP Ref	Address	Description	Granted	Completed	Prop Units	Lost	Net Gain	Status
Completions								
20121536	The Cottage, Mill Lane, Witton, Norwich, NR13 5DS	Demolition of Existing Bungalow and Erection of Detached Dwelling	05/12/2012	05/09/2012	1	1	0	COMPLETED
20101588	Witton Hall Barns, Witton Lane,NR13 5DN, Postwick,	1. Conversion and Extension of Barn to Form Two Dwellings 2. Erection of Detached Cart Shed and Annex (Revised Proposal)	03/12/2010	19/11/2012	2	0	2	COMPLETED
20111319	Witton Hall, Witton Lane, Witton, Postwick, NR13 5DN	2 No. Barn Conversions to Form 2 Dwellings & Erection of Cart Shed Garage	17/11/2011	11/12/2013	2	0	2	COMPLETED
20061888	Cherry Tree Farm, The Green, Witton, Postwick	1. Demolition of Agricultural Building 2. Conversion of Agricultural Buildings to Two Dwellings	28/02/2007	31/03/2015	2	0	2	COMPLETED
20071510	Burchell Barn, Heath Farm Barns, Postwick	Conversion of Barn to Dwelling (Revised Proposal)	21/12/2007	31/03/2016	1	0	1	COMPLETED
20140880	The Grange Barn, Yarmouth Road, Postwick, Norwich, NR13 5HA	Conversion & Extension of Existing Barn to provide a Single Residential Dwelling	04/07/2014	08/09/2018	1	0	1	COMPLETED
20150841	Cherry Cottage, 23, Oaks Lane, Postwick, Norwich, NR13 5HD	Sub-division of Dwelling & Extension (Retrospective)	03/08/2015	29/10/2018	1	0	1	COMPLETED

PP Ref	Address	Description	Granted	Completed	Prop Units	Lost	Net Gain	Status
Completions								
20160936	9, Church Road, Postwick, Norwich, NR13 5HN	Erection of 1 No Replacement Dwelling	16/08/2016	30/09/2019	1	1	0	COMPLETED
20170134	Land adjacent 10 Oaks Lane, Postwick, Norwich, NR13 5HD	Erection of Dwelling (Revised Proposal)	17/03/2017	17/03/2020	1	0	1	COMPLETED
20171116	Oaks Lane, Postwick, Norwich, NR13 5HD	Erection of 12 Dwellings with associated Gardens, Parking & Access	14/03/2018	09/02/2022	12	0	12	COMPLETED
20190081	Cherry Tree Farm, The Green, Postwick, Norwich, NR13 5DP	Conversion of Disused Dairy Building to Two Dwellinghouses	07/10/2019	27/03/2023	2	0	2	COMPLETED
Total completions					26	2	24	
GRANTED								
2023/1380	Home Piece, 6 Hall Lane, Postwick, Norwich, NR13 5AH	Replacement of a 4 bedroom bungalow to a 4 bedroom house	21/07/2023		1	1	0	GRANTED
STARTED								
PP Ref	Address	Description	Granted	Started	Prop Units	Lost	Net Gain	Current Status
20160433	Field Barn, Heath Farm, Broadland Way, Postwick, Norwich, NR13 5HB	Change of Use from Agricultural Barn/Garage to Residential Dwelling	11/05/2016	30/04/2019	1	0	1	STARTED
20191598	Land adj. to Sequoia Rise, Mill Lane, South Witton, Norwich, NR3 5DS	Demolition of Existing Buildings & Erection of 3 No Detached Dwellings & Garages	19/03/2021	27/03/2023	3	0	3	STARTED

PP Ref	Address	Description	Granted	Completed	Prop Units	Lost	Net Gain	Status
Completions								
20181601	Land South of Smee Lane, Postwick, Norwich, NR13 5HB	Hybrid application: 1. Outline Application for Erection of up to 205 Dwellings with Associated Infrastructure, Public Open Space and 2ha Site for the following range of uses: Primary School (D1); Creche, Community Hall, Day Nursery (D1); Outdoor/Indoor Sports Facilities (D2); A Continuing Care Retirement Community (CCRC), Nursing Home Care Facilities (C2) 2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.	26/04/2021	17/01/2023	520	0	520	STARTED- 13 dwellings completed
Total started					524	0	524	

Appendix B: Postwick and Witton Housing Data 2012-2023 within the Broads Authority Exectuive Area (Broads Authority, September 2023)

- BA/2017/0191/FUL - *The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.*

This development was approved subject to conditions on 24/08/2017 and has commenced but not finished as of May 2023.