

Drayton Neighbourhood Plan Review

Evidence Base Paper

December 2025

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Introduction

The Neighbourhood Plan area (**Figure 1**) was designated on the 14 November 2013 by Broadland District Council, and the Plan was adopted on 26 July 2016. The Plan is now undergoing a review.

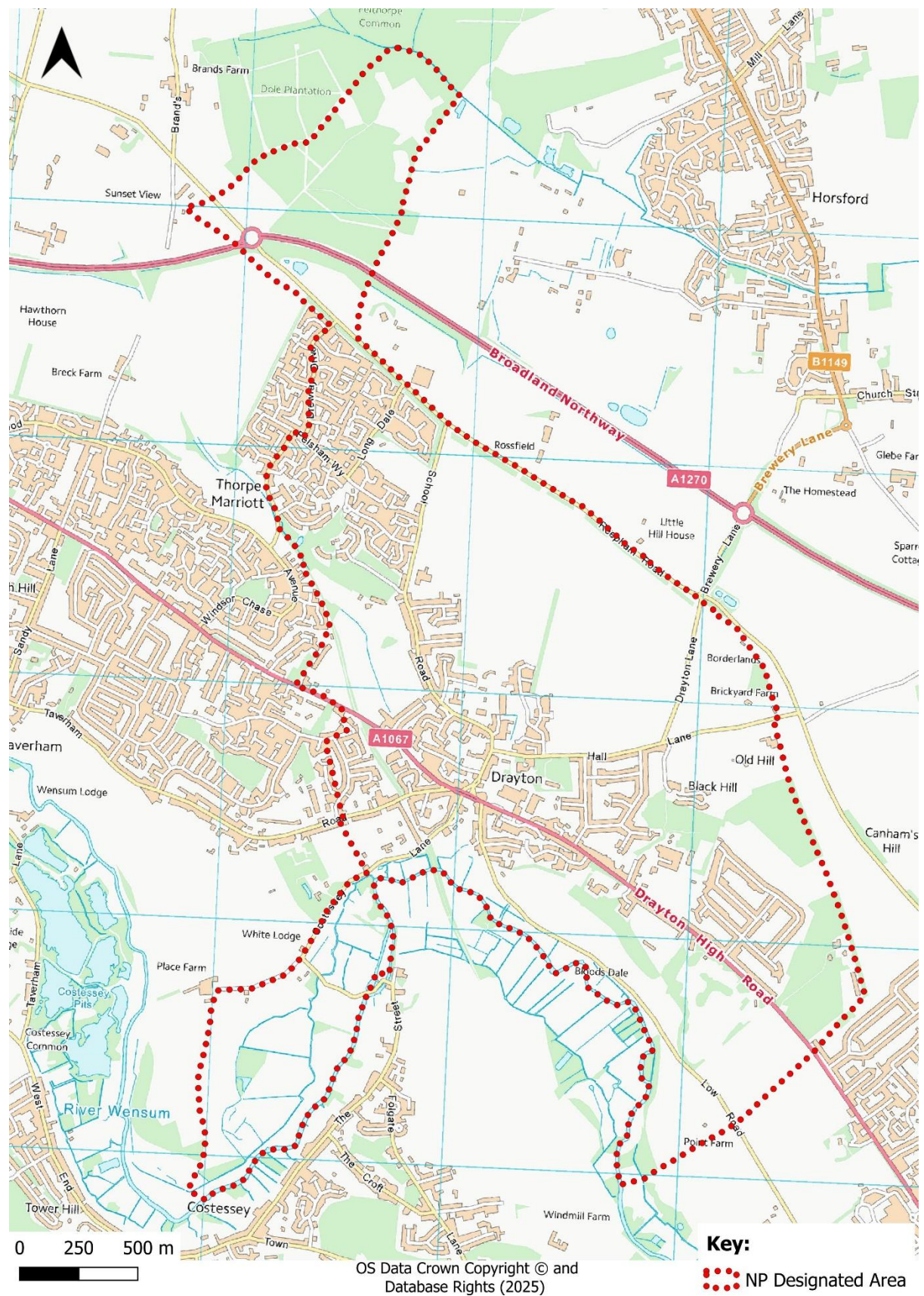
This evidence base is a live document in the sense that it will be updated as new evidence emerges during the development of the Neighbourhood Plan. It primarily draws on secondary data and information that is available on the internet, such as local government data or information. The evidence base utilises both quantitative and qualitative data to build a rich picture of the local area. Most of the data is quantitative and is therefore in the form of data and statistics, such as the number of residents or the number of three bedroomed homes. Some of the evidence is qualitative, such as a description of the services and facilities that exist in the parish.

The purpose of the evidence base is to identify planning issues and provide the justification for the planning policies that will make up the neighbourhood plan. Some evidence is very clearly useful for developing policies. For example, if there is a lack of smaller dwellings (2 or 3 bedroomed) then the neighbourhood plan can have a policy that requires more smaller dwellings. The document doesn't include all available information. The aim is to include only data and information that will be utilised for the neighbourhood plan. For example, there is data on CO2 emissions from buildings, but planning can have little bearing on this because it falls under the Building Regulations regime, which deals with the environmental performance of new buildings such as the level of insulation or the use of solar panels.

Whilst the neighbourhood plan should be made up of planning policies, these policies should not repeat what is already set out in national planning policies or policies in the local plan, though it can sometimes have a distinctive local version. There are some policy areas that are generally already covered by these national or local plan policies. For example, the protection given to landscape protection areas (National Landscapes, National Parks etc). Although a neighbourhood plan has little role to play in the protection of national landscape designations, it is still worth including such evidence as it is useful context that helps people to gain a greater understanding of their area.

There is a glossary provided at the end of the document to help to explain any technical terms used in the evidence base. Where there are definitions used by government or other regulatory bodies that are relevant to planning, we have included them in the glossary. For example, how flood risk zones are defined and categorised or the Government's definition of affordable housing.

Figure 1: Neighbourhood Plan Area



Summary and Points to Consider

Summary and Points to Consider

Population Characteristics

- The number of people living in the parish remains similar to a decade ago, according to Census data.
- The age profile of the area has shifted slightly in the past ten years. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the 16-24 age groups. The 65-74 age group has remained static.
- Approximately half of Drayton parish residents are of working age.
- Future housing should cater for a mix of age groups, including first-time buyers, families, and older people. This approach could encourage younger people to settle in the parish and help to provide suitable accommodation for older residents.

Housing

- Most households in Drayton either own their homes outright or have a mortgage.
- Most households are single-family units, most commonly comprising two people.
- Most households have three or more bedrooms.
- Market sales data from Rightmove indicates that most properties sold or bought have been larger homes at a high price.
- Over 81% of households have at least one spare bedroom, indicating that most residents live in homes larger than their household size requires (e.g., one person living in a three-bedroom house).
- A small number of individuals or households in the parish experience deprivation in one or more areas, such as health, housing, education, or employment.
- The overall health of residents in the area is generally good or very good. However, a small number of disabled people or those with poor health are receiving care from others.
- There is one site allocation in Drayton which is currently being built out.
- A total of 206 net housing completions are planned between 2013 and 2025. The majority of these will come from two sites allocated in the Local Plan: Land off Drayton High Road (PR 20170212) and Land at Manor Park (PR/ 20200640).
- There are approximately 220 affordable homes within the parish.
- Currently, 25 households living in Drayton are on the housing register.
- Future housing should address the need for a mix of household sizes, potentially increasing the limited supply of smaller homes (two bedrooms or fewer). This is particularly relevant given the ageing population, the prevalence of one or two-person households, and the potential for such properties to be more affordable than those currently on the market, thereby assisting first-time buyers or those looking to downsize.
- There is a need for more affordable housing in the area, especially as 25 Drayton households are currently on the housing register.

Accessibility to Employment, Local Services and Transport Links

Summary and Points to Consider

- There is a reasonable range of local facilities and services available within the parish which will support existing and new residents.
- Most households have access to a private car/van, only a small proportion do not have access.
- Several bus services operate within the parish, providing residents with access to larger towns and cities from morning until night.
- There's an almost even split between economically active (employed) and economically inactive residents. The majority of those employed in the parish work full-time. They either work from home or commute up to 30km, suggesting local employment.
- New housing developments could help support the continued viability of existing local facilities or encourage the creation of new ones.
- Walking routes into the countryside and open spaces to the south of the parish are limited. This is something which could be investigated to improve and connect fragmented routes.

Natural Environment and Flood Risk

- The River Wensum is the sole Natural England designated site within the parish
- Several County Wildlife Sites are located within or adjacent to the parish.
- Three types of priority habitat are found within the parish: coastal and floodplain grazing marsh, deciduous woodland and lowland fens.
- Parts of the parish contain habitat network zones, potentially suitable for habitat creation.
- Flood Zones 2 and 3 are present in the parish, located along the River Wensum.
- Drayton has been identified as an area with critical drainage issues, resulting in a high risk of surface water flooding. Therefore, flooding and drainage must be key considerations in all planning decisions.
- Future development could negatively impact the River Wensum, County Wildlife Sites, priority habitats, and potential habitat networks if not properly considered during planning and decision-making. Opportunities to enhance habitat creation should also be taken.
- New development must not increase the risk of flooding, especially in areas of the parish already prone to drainage issues and at a medium to high risk of flooding.
- Future planning decisions should account for climate change, particularly around the River Wensum due to flood risk from extreme weather events.

Landscape Character

- The Parish is situated within four distinct Landscape Character Areas: A1 - Wensum River Valley, B1 - Horsford Woodland Heath Mosaic, E3 - Spixworth Wooded Estatelands, and Urban. This indicates the parish comprises varied landscape features.
- Development on the edge of the settlement could intrude upon the open countryside if not designed sensitively.

Summary and Points to Consider

- There are no National Landscape Areas (formerly known as Areas of Outstanding Natural Beauty), National Nature Reserves, or Local Nature Reserves within the Parish.
- Open panoramic views across the landscape are a key feature of the area and should be preserved.
- Development that fails to incorporate local materials may not blend well with the area's local character.

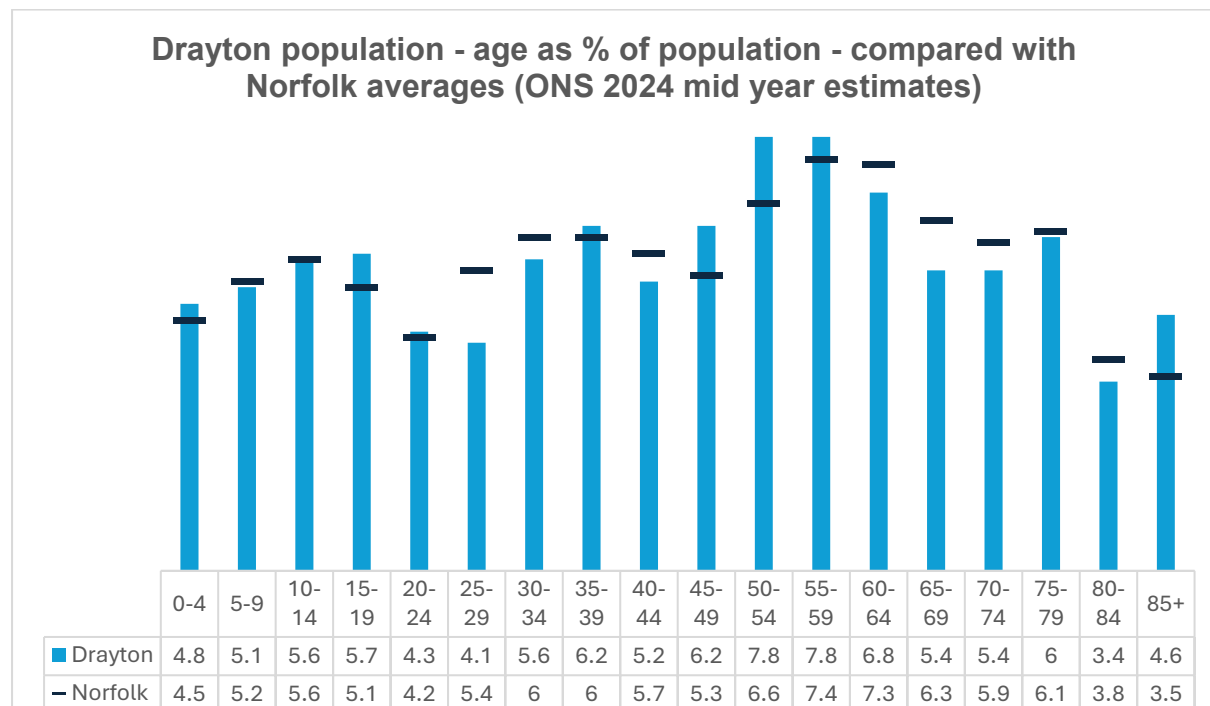
Historic Environment

- The parish contains 12 listed buildings, most of which are Grade II.
- There are two Scheduled Monuments.
- According to Norfolk Heritage Explorer there are 80 recorded instances of historic artefacts, structures, buildings, and landscape markings within the area.
- Development could potentially harm the historic character of the parish, particularly within the central built-up area, if inappropriate alterations or replacement materials are used.
- The design of new development should respect the existing historic character.

Population Characteristics

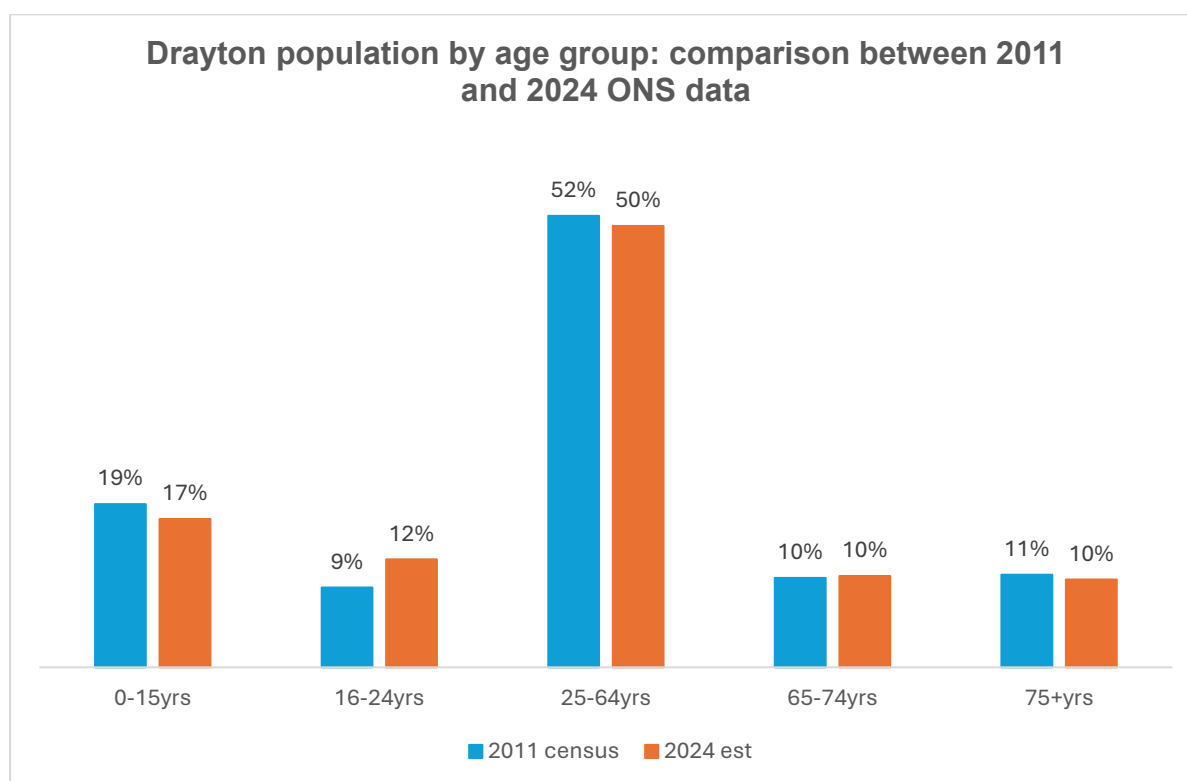
According to the 2024 ONS mid year estimates which are based in turn on the 2021 Census, the total resident population of Drayton is 5,567 which has stayed broadly stable since the 2011 Census when the population was 5,489 (increase of 1.4%). Census data shows that Drayton's age profile differs from the rest of Norfolk, with above an average proportion of the population aged 0-4, 15-19, 45-59 and 85+, and below average proportion aged 25-34, 40-44, 60-79.

Figure 2 Drayton Population (Office of National Statistics 2025)



Over the years since the 2011 Census, there have been some changes in Drayton's age profile which can be seen in the chart below. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the 16-24 age groups. The 65-74 age group has remained static.

Figure 3 Drayton Population by age group 2011 vs 2024



The data indicates a mix of age groups in the parish so suitable housing must cater to all age groups and offer flexibility. This includes smaller homes to help people enter the housing market, enable older residents to downsize or move to more suitable/adaptable housing, and provide homes for current or growing families.

Summary:

- The number of people living in the parish remains similar to a decade ago, according to Census data.
- The age profile of the area has shifted slightly in the past ten years. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the 16-24 age groups. The 65-74 age group has remained static.
- Approximately half of Drayton parish residents are of working age.

Points to consider

- Future housing should cater for a mix of age groups, including first-time buyers, families, and older people. This approach could encourage younger people to settle in the parish and help to provide suitable accommodation for older residents.

Housing

Housing Profile

The 2021 Census indicates there are 2,300 households in the parish. This figure represents homes with usual (or permanent) residents. In 2011, there were 2,278 households with at least one usual resident, showing little change in the area over the last decade. The data presented below outlines the housing profile of these 2,300 households in Drayton as of 2021.

Drayton

According to the 2021 Census, 75% of residents either owned their home outright or had a mortgage. Social renting accounted for 8%, while 17% of the parish privately rented or lived rent-free. Approximately 97% of Drayton households do not have a second address, and over 99% have central heating.

Regarding household composition, the majority in Drayton are single-family households (68%). These include households comprising couples, or couples with children (dependent or non-dependent). Furthermore, 28% of households are single occupancy/one-person households, 39% consist of two people, 15% have three people, and 18% comprise four or more.

Figure 4-Number of bedrooms in Drayton (Census 2011 and 2021)



Drayton has a lower percentage of smaller homes (one or two bedrooms) and a higher percentage of larger homes (three bedrooms or four+ bedrooms) compared to the district averages. This trend is consistent with 2011 statistics, which also showed the majority of households were larger. **Figure 3** provides the breakdown of homes

by bedroom size in 2011 and 2021. This shows that in both years, three-bedroom properties were most common, followed by four+ bedroom and two-bedroom properties. There are very few one-bedroom properties.

The occupancy rating for bedrooms in Drayton indicates that 82% of households have one or more spare bedrooms. The majority (46%) have two or more spare bedrooms than required for their household size. This suggests that most households living in larger properties do so by personal choice rather than due to family size. There are potentially a few households (1%) living in situations where they do not have enough bedrooms for their household size.

Regarding deprivation, around 51% of households are not deprived in any dimension. However, 36% are deprived in one dimension, and 13% are deprived in two or more dimensions. The dimensions of deprivation include education, employment, health, and housing¹. This could indicate that a household may be deprived if a member is unemployed, has poor health limiting their daily activities, the household is overcrowded, lives in a shared dwelling, lacks central heating, or if no one has at least a Level 2 education.

Looking at health and wellbeing in Drayton, 82% of all people are considered to have very good or good health. 14% have fair health, and 4% have very bad or bad health. The majority of households are not disabled (81%), but around 19% of all people are disabled under the Equality Act. Approximately 5% of all people aged five years or above provide 19 hours or less of unpaid care a week, and 4% provide 20+ hours of unpaid care a week. This data highlights that while the majority of the area does not suffer from poor health, some households require support. This should be factored into future housing considerations, particularly as the area's population is ageing, and these statistics could increase.

Housing Growth

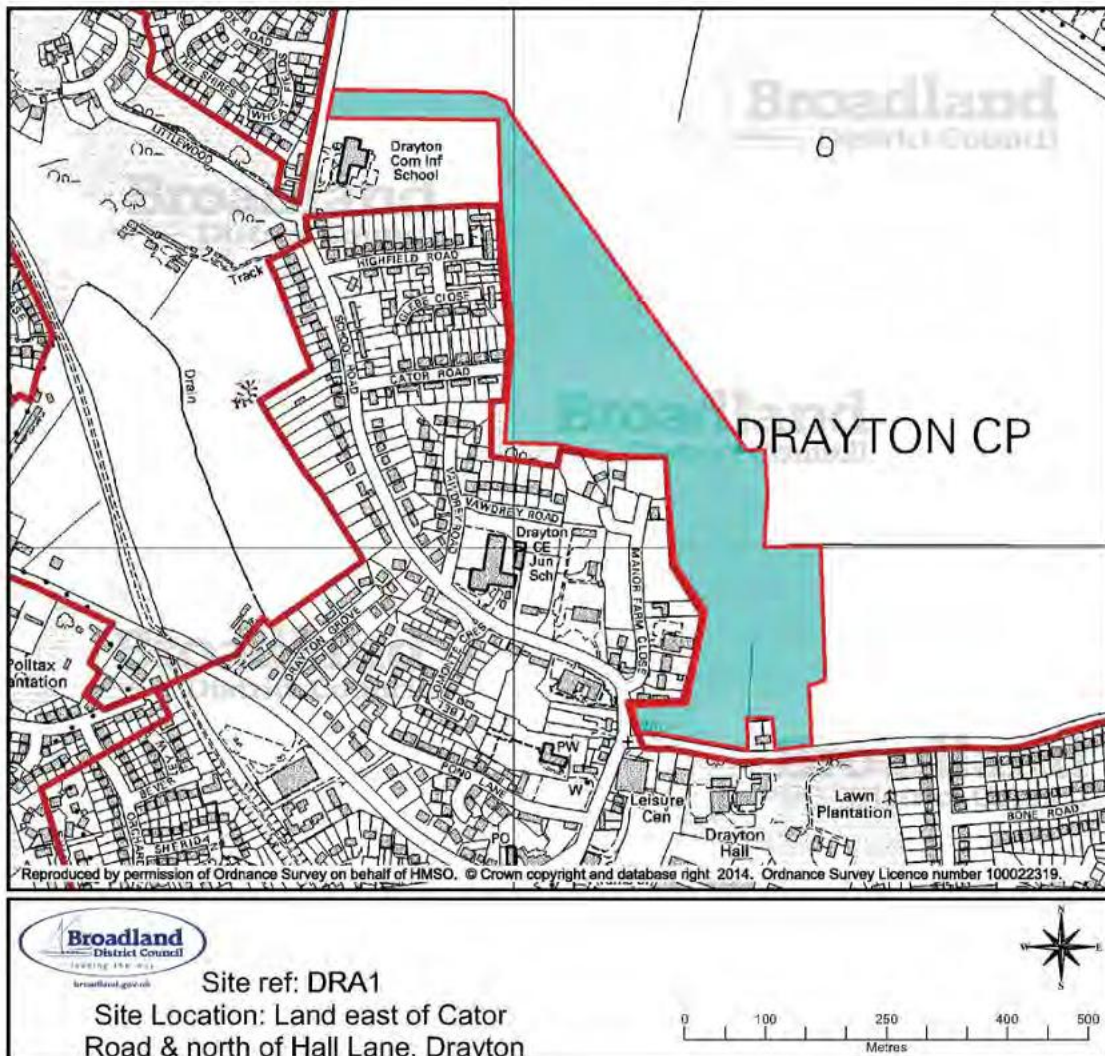
The Local Plan documents relevant to Drayton are the Greater Norwich Local Plan (GNLP), adopted in March 2024, and the Broadland Development Management Policies Document, adopted in August 2015. The GNLP is a joint Local Plan that covers Broadland District Council, South Norfolk Council, and Norwich City Council. Together, these documents form the district's local development plan. They are used to assess planning applications and guide development proposals, ensuring the delivery of high-quality, sustainable developments across Broadland.

In the now superseded Joint Core Strategy and Broadland Site Specific Allocations Policies Document (2015), Drayton was located within the Norwich Policy Area. It was identified as a Fringe Parish in the Settlement Hierarchy and had one allocation: DRA1, 'Land east of Cator Road and North of Hall Lane,' for a minimum of 200 homes, allotments, and open space (**Figure 4**). This site was subsequently carried forward as allocation B.DR.1 for up to 250 dwellings in the GNLP. Construction on

¹ Household deprivation variable: Census 2021 - Office for National Statistics

this site has begun, with roads already established under Planning Reference 20200640. The development is being delivered by Hopkins Homes and is called Church Farm.

Figure 5-Location of DRA1 Allocation in Drayton in the Superseded Broadland Site Specific Allocations and Policies DPD 2015 (Hopkins Homes – Church Farm development)



As outlined in Policy 1 of the GNLP, the settlement hierarchy comprises four sections: the Norwich Urban Area, Main Towns, Key Service Centres, and Village Clusters. Housing growth is distributed according to this hierarchy to ensure good access to services, employment, and infrastructure. Drayton is part of the Norwich Urban Area (Norwich and Norwich Fringe), which will account for the largest proportion of total housing growth across the GNLP area.

According to the 2021 Census, housing prices in Broadland have risen between March 2024 and 2025. The average house price, prices for homes bought with mortgages, costs for first-time buyers, and private rent costs all increased. The rise across all options was between 3% and 8% higher than the previous year, indicating that the cost of owning or renting a home is increasing. The average house price

was £302,000 in May 2025 (provisional), the average price paid by first-time buyers was £260,000 in May 2025 (provisional), and private rents rose to an average of £894 in June 2025².

A search on Rightmove was carried out to identify property sale prices in the parish over the last five years (2020-2025). Drayton's house prices had an overall average of £319,885 last year. Most properties sold during this period were detached, averaging £421,833. Semi-detached properties sold for an average of £274,304, while terraced properties fetched £216,976. Overall, historical sold prices in Drayton over the last year were 4% down on the previous year and 5% down on the 2022 peak of £336,622.

Broadland District Council (BDC) shared a list in July 2025 of planning permissions that have been granted, started, or completed in Drayton between 2013-2025. This data is available in full in **Appendix A**. The data shows a net gain of 22 residential dwellings from 17 completed planning permissions between 2016 and 2024.

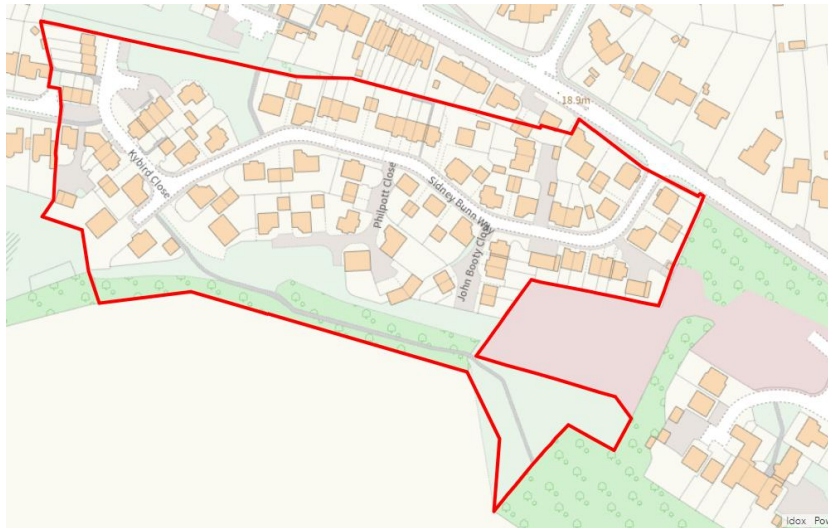
Additionally, 13 planning permissions have been partially completed or have commitments to complete dwellings under granted permissions. Three of these permissions, granted in 2022, have now lapsed. Of the 14 applications that have not lapsed, there is a net commitment of a further 184 dwellings in Drayton, all of which have started construction and are due to be built out by 2025.

The two largest sites that have commenced construction and account for most of these dwellings are:

- Norfolk Homes, Wensum View development - land off Drayton High Road, Drayton, Norwich, NR8 6AG (PR- 20170212- Erection of 71 dwellings, with garages, open space, vehicular access and ancillary works). **This site has predominately been built out.**

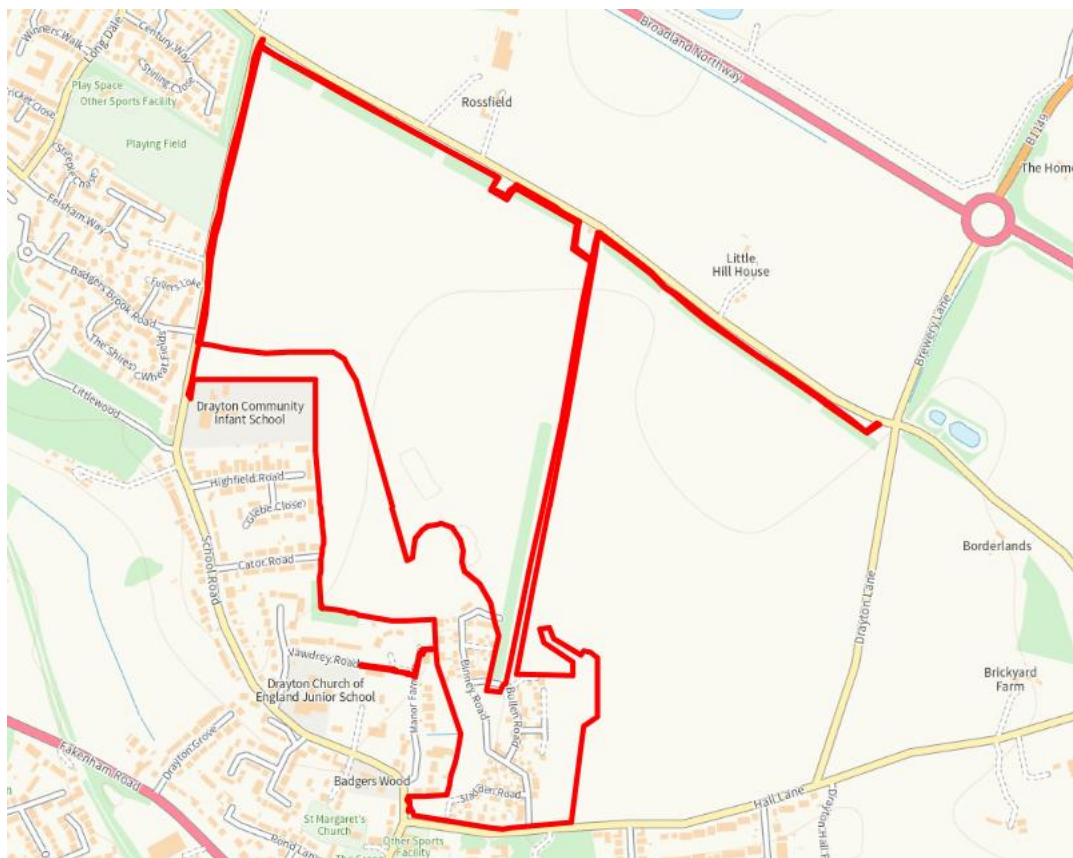
Figure 6- Planning Reference 20170212 Location Boundary (Source Broadland District Council August 2025)

² [Housing prices in Broadland](#)



- Hopkins Homes, Church Farm development - land at Manor Park, Drayton, Norwich, NR8 6DP (PR- 20200640-Erection of 267 dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links). 99 out of the 267 dwellings have started and are expected to be completed in this period. The remaining 168 dwellings are expected to be built out beyond this period. **This site is allocated in the GNLP.**

Figure 7- Planning Reference 20200640 Location Boundary (Source Broadland District Council August 2025)



In total there are planned to be 206 net completions within the period of 2013- 2025.

Affordable Housing

As defined in the National Planning Policy Framework (December 2024) affordable housing refers to homes for sale or rent, that cater to individuals whose needs are not met by the open market. This includes housing that offers a subsidised path to home ownership and/or is for essential local workers³. For property to be considered affordable, its sale or rent cost must be at least 20% below the local market value. Affordable housing options include:

- Social rent
- Other affordable housing for rent
- Discounted market sales housing
- Other affordable routes to home ownership such as shared ownership, relevant equity loans, rent to buy or other low-cost homes.

Some of these options offer a more affordable route to home ownership, and over the years Governments have introduced several initiatives to help people secure their first home, whether to rent or buy.

A data request was submitted to the District Council in July 2025. Historic and recent affordable housing stock data indicate that, with recent deliveries, there are approximately 220 affordable homes within the parish. These homes are held by Registered Providers and comprise various property types (including bungalows, flats, and houses) and tenures within Drayton. This affordable housing stock includes homes for social and affordable rent, as well as affordable home ownership properties (such as shared ownership or shared equity).

The following table shows the total affordable homes delivered between 2014/15-2024/25 in Drayton:

Figure 8- Affordable Housing Data Table (Source: District Council 2025)

Year	Planning permission ref no	Site	Number of new build homes	Tenure
2014-15			Zero	
2015-16	20130539	The Crescent, Drayton	1	Rent
2016-17			Zero	
2017-18			Zero	
2018-19			Zero	
2019-20			Zero	
2020-21			Zero	
2021-22			Zero	
2022-23	20200640	Land at Manor Park, Hall Lane	9	Rent
	20170212	Land of Drayton High Road, Low Farm,	2 8	Rent S/O

³ [National Planning Policy Framework](#) Annex 2 Glossary

2023-24	20200640	Land at Manor Park, Hall Lane	8 5	Rent S/O
2024-25	20170212	Land of Drayton High Road, Low Farm,	10 3	Rent S/O
	20200640	Land at Manor Park, Hall Lane	10 2	Rent S/O
2025-26	20200640	Land at Manor Park, Hall Lane	Next units expected 2026	
	20210951	Drayton Old Lodge, 146 Drayton High Road	S/E Units expected end 2025	
Total Affordable Delivery Drayton 2014-2024			58	(All tenures)

S/O = Shared Ownership

S/E – Shared Equity

Housing List Data at July 2025

The housing list extract for Drayton shows 25 households registered on the list who are current residents of Drayton and therefore have a local connection to the Parish. We note that there will be additional households who work or have close family within the parish, but we are unable to extract these figures. The breakdown of the local housing need figures based on the above is:

Figure 9- Housing Register List July 2025 (Source District Council)

Property Needed	Number on Housing Register
1 bedroom	13
2 bedrooms	7
3 bedrooms	2
4+ bedrooms	3

Summary:

- Most households in Drayton either own their homes outright or have a mortgage.
- Most households are single-family units, most commonly comprising two people.

- Most households have three or more bedrooms.
- Market sales data from Rightmove indicates that most properties sold or bought have been larger homes at a high price.
- Over 81% of households have at least one spare bedroom, indicating that most residents live in homes larger than their household size requires (e.g., one person living in a three-bedroom house).
- A small number of individuals or households in the parish experience deprivation in one or more areas, such as health, housing, education, or employment.
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- A total of 206 net housing completions are planned between 2013 and 2025. The majority of these will come from two sites allocated in the Local Plan: Land off Drayton High Road (PR 20170212) and Land at Manor Park (PR/ 20200640).
- There are approximately 220 affordable homes within the parish.
- Currently, 25 households living in Drayton are on the housing register.

Points to consider

- Future housing should address the need for a mix of household sizes, potentially increasing the limited supply of smaller homes (two bedrooms or fewer). This is particularly relevant given the ageing population, the prevalence of one or two-person households, and the potential for such properties to be more affordable than those currently on the market, thereby assisting first-time buyers or those looking to downsize.
- There is a need for more affordable housing in the area, especially as 25 Drayton households are currently on the housing register.

Accessibility to Employment, Local Services and Transport Links

Drayton offers good access to local services and community facilities. These include a Tesco superstore, Drayton Church of England (CofE) Junior School, nursery school, Drayton medical practice, care homes (Badgers Wood and Brooklands), village hall, public houses (The Old Mill, Red Lion and Cock Inn), St Margaret's church and graveyard, Drayton Methodist Church, 1st Drayton Scout Group, King George V Playing Field, Longdale Playing Field/3G Pitch and sports, Littlewood space and various open green spaces and play areas. Businesses are located throughout the parish, including a taxi service, hair salon, car repair services and home-based businesses. Residents have noted that over a number of years businesses have closed or moved out of Drayton, citing the closure of 5 units on the industrial estate and the closure of the butchers, pharmacy and bank.

As of July 2025, Drayton CofE Junior School has 326 pupils enrolled and a capacity of 360. The ages range for pupils is 7 to 11yrs⁴. With further housing proposed within the area over the next 15 years, additional students may enrol.

Drayton Parish Council owns and manages the 3G pitch at Longdale in Drayton. This community facility can be hired for various sports as well as access to the Pavilion for toilets and changing facilities, as well as floodlights for use in the dark⁵. King George V Playing Field is also used for recreational activities such as football for youth and adult teams, cricket hire, and group hire of the field space. Additionally the hall can be hired by the community⁶.

The Village Hall provides a space for various groups to gather. Several clubs and groups use this facility, including exercise classes, coffee mornings, reading and puzzles (books & jigsaws), a rabbit club, and "Facing It Together" sessions. People can also rent the hall for parties and meetings⁷. The Bob Carter Centre, located on the School Road/Hall Lane junction, offers a large sporting hall where sports including badminton, table tennis, short mat Bowls, pétanque and indoor football can be played. There are also squash courts and bar/restaurant open to members and guests and bookable function space⁸.

Facilities and services located in Thorpe Marriott include: Trinity Ecumenical Church, a playground and skatepark, and various local businesses. Thorpe Marriott village hall provides additional community space and rooms for hire. Regular events include sports and leisure classes including martial arts, dance, Pilates and short

⁴ [Drayton CofE Junior School - GOV.UK](#)

⁵ [Clubspark / Drayton Parish Council - Longdale 3G Pitch / 3G Pitch Hire](#)

⁶ [Drayton Parish Council | Home](#)

⁷ [Facebook](#)

⁸ <https://bobcartercentre.org/>

mat Bowls. Uniformed organisations meet at the village hall and community events such as quiz nights and plant sales are hosted there.

Figure 10: Longdale Playing Field Image Source: Parish Council Website



Drayton is a reasonable distance from other large settlements including Norwich City Centre (approximately 5 miles or a 20 minute drive). The parish offers several public transport options. Along Fakenham Road and Drayton High Road, residents can find bus stops for services towards Norwich and Thorpe Marriott. Bus services 28, X29, 30A, and 58 all pass through the parish.

The 28 and X29 First Bus Service runs between Fakenham and Norwich passing through Drayton and stopping at The Cock Inn. Both services are frequent, running from early morning until late at night and stop in Drayton approximately every 10-20 minutes⁹. These services offer a sustainable option for residents who may not have access to a car.

The 30A Konect Bus Service travels from Lyng towards Norwich City Centre, departing Drayton hourly. It stops at various bus stops throughout the settlement, including School Road, Fakenham Road, and Drayton High Road. This service is less frequent than others, operating only during the middle of the day, typically between 10 am and 3pm¹⁰.

The 58 Sanders Coaches Bus Service is a college bus running between Taverham and Easton College. This service is available to all members of the public and

⁹ [FEC-Network Norwich-Yellow Line 28 29 X29-Bus Times from 23-07-23 Upd09-24.pdf](#)

¹⁰ [30A - Lyng to Norwich City Centre | konectbus](#)

passes through Drayton, stopping at The Cock Inn at 8:08 am. This bus is particularly useful for students needing to access Easton College on college days¹¹.

The long-distance walking and cycling route Marriott's Way runs through the parish, providing a 26 mile off road path between Alysham and Norwich following the routes of disused railway lines. Part of Marriott's Way that runs through Drayton forms part of Sustrans National Cycle Route 1 national cycle route¹². Besides Marriott's Way there are not many Public Rights of Way that run through the parish and this may be an area for future development as part of the Neighbourhood Plan process. The existing Public Rights of Way are shown on the map below.

¹¹ [58 \(College Bus\) | Sanders Coaches](#)

¹² <https://www.norfolk.gov.uk/article/42986/Marriotts-Way>

Figure 11-Public Rights of Way Source Norfolk County Council 2025

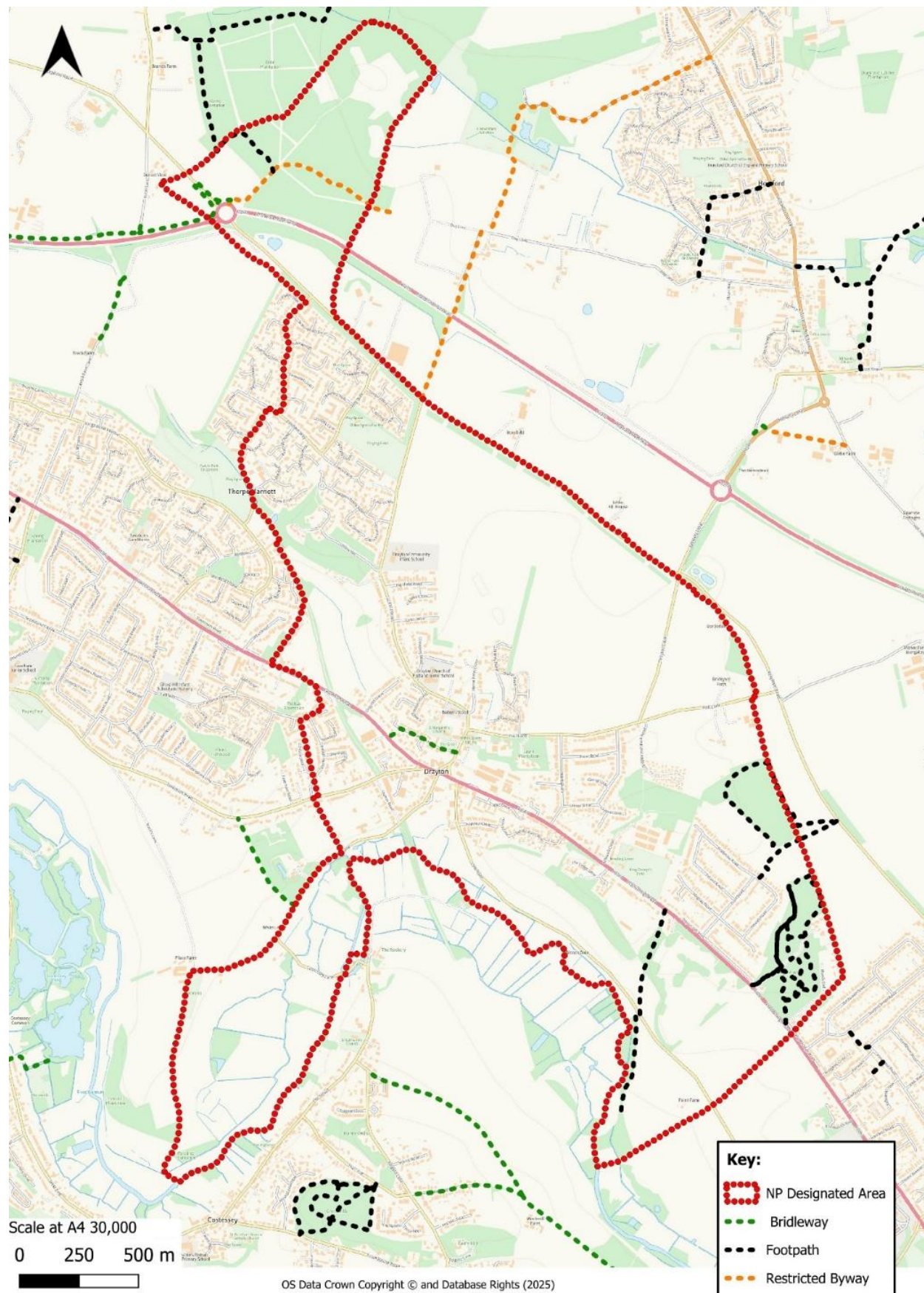


Figure 12-Public Rights of Way to the north. Source Norfolk County Council 2025

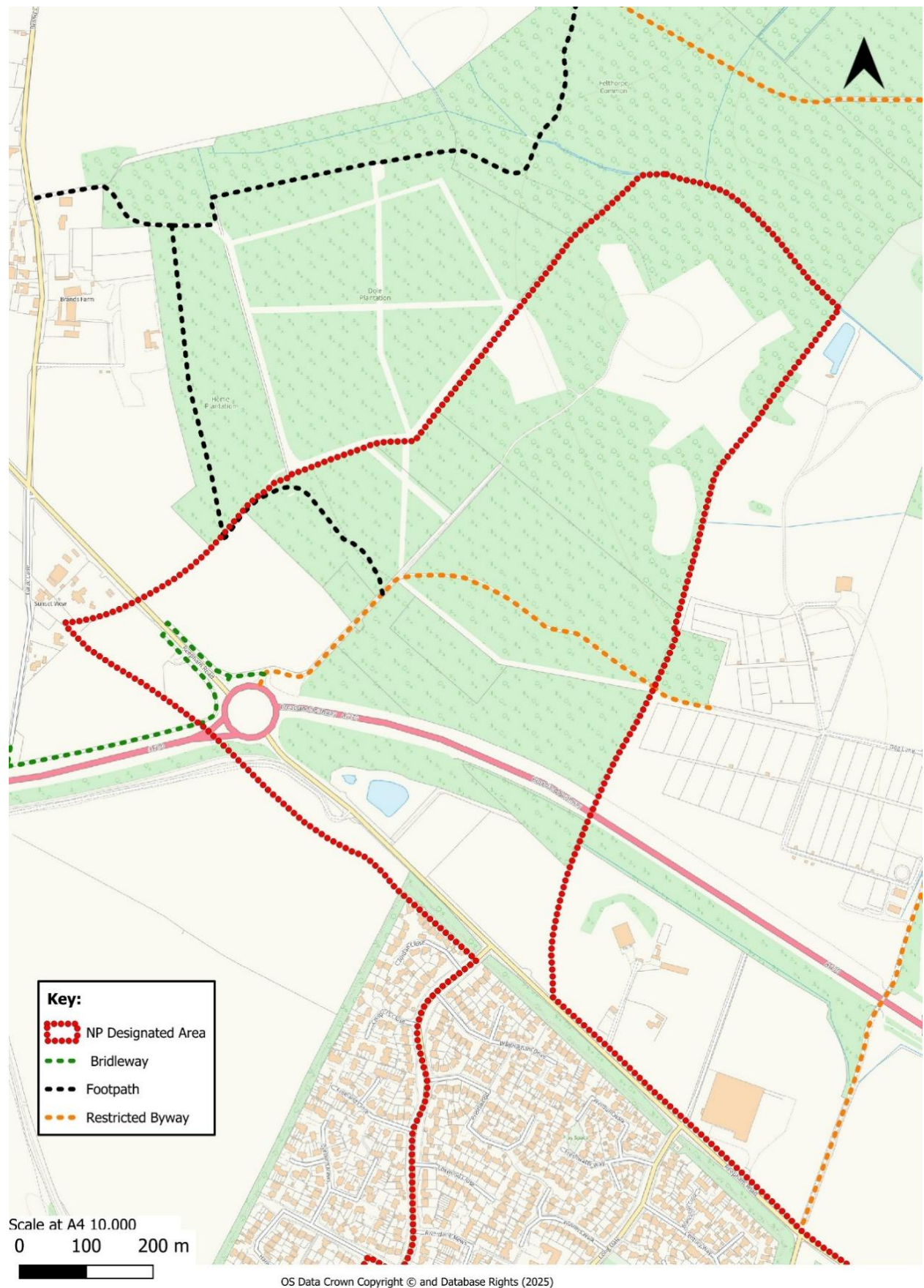
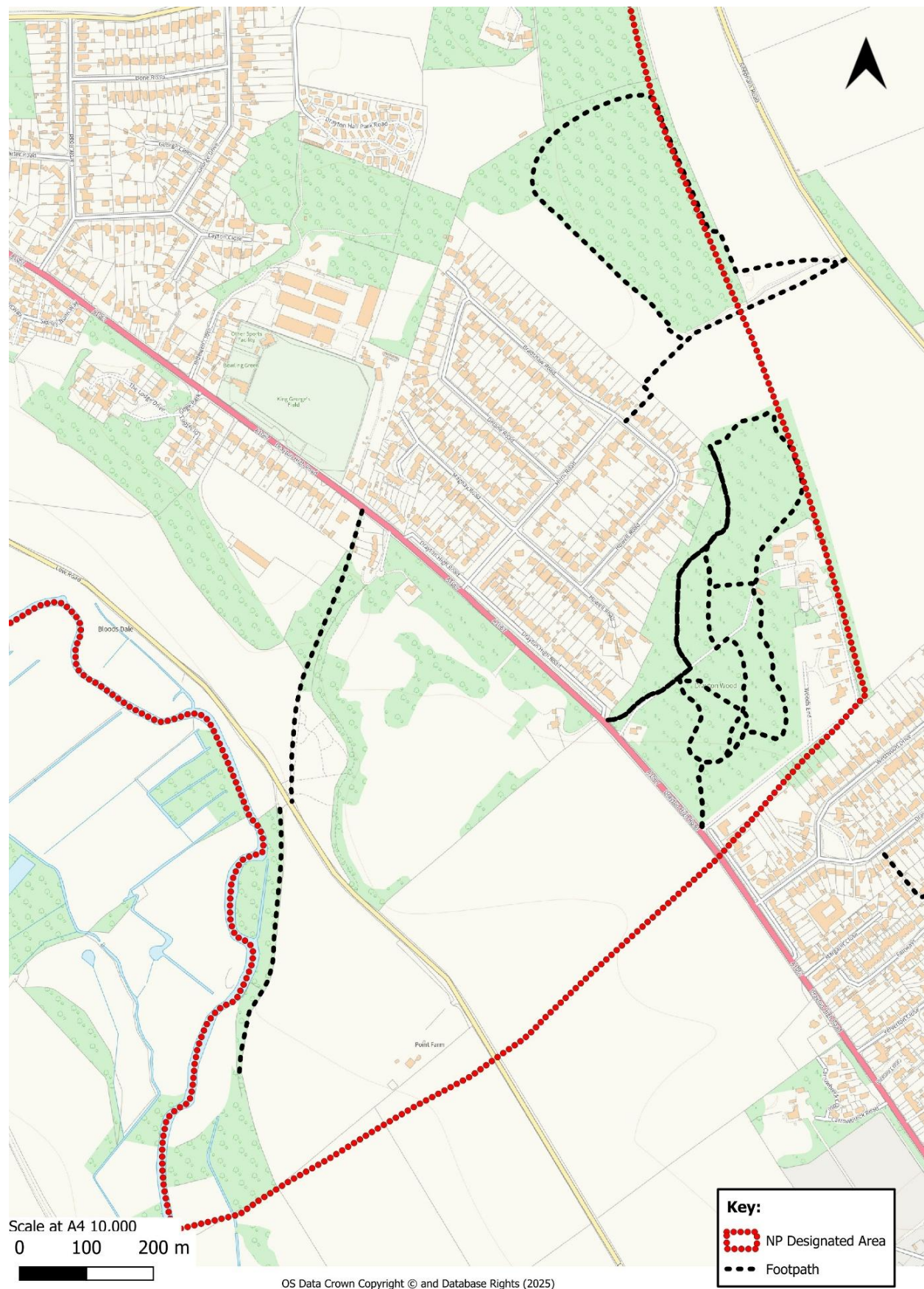


Figure 13- Public Rights of Way to the east Source Norfolk County Council 2025



Within the built up part of Drayton there is a network of kerbed pavements and road crossings, providing safe access to various local services and facilities. In places pavements are just on one side of the road or are entirely absent, such as along Low Rd.



Image: Examples of footpaths and crossings in the area along School Road, Fakenham Road and Hall Ln Source: Google Maps 2025

When walking away from the settlement, pedestrians might need to step onto grass verges to avoid walking directly in the road as traffic passes, for example, along Costessey Lane or Hall Lane. When entering the built-up area from other settlements (such as Costessey Lane or Hall Lane), the speed limit reduces from 60

mph to 30 mph in residential areas (now 30mph all along Hall Lane). Due to these lower speed limits, cycling would be safe through the majority of the parish, with designated passing areas for cyclists.

Figure 14: Cycle passing area along Hall Ln Source: Google Maps 2025



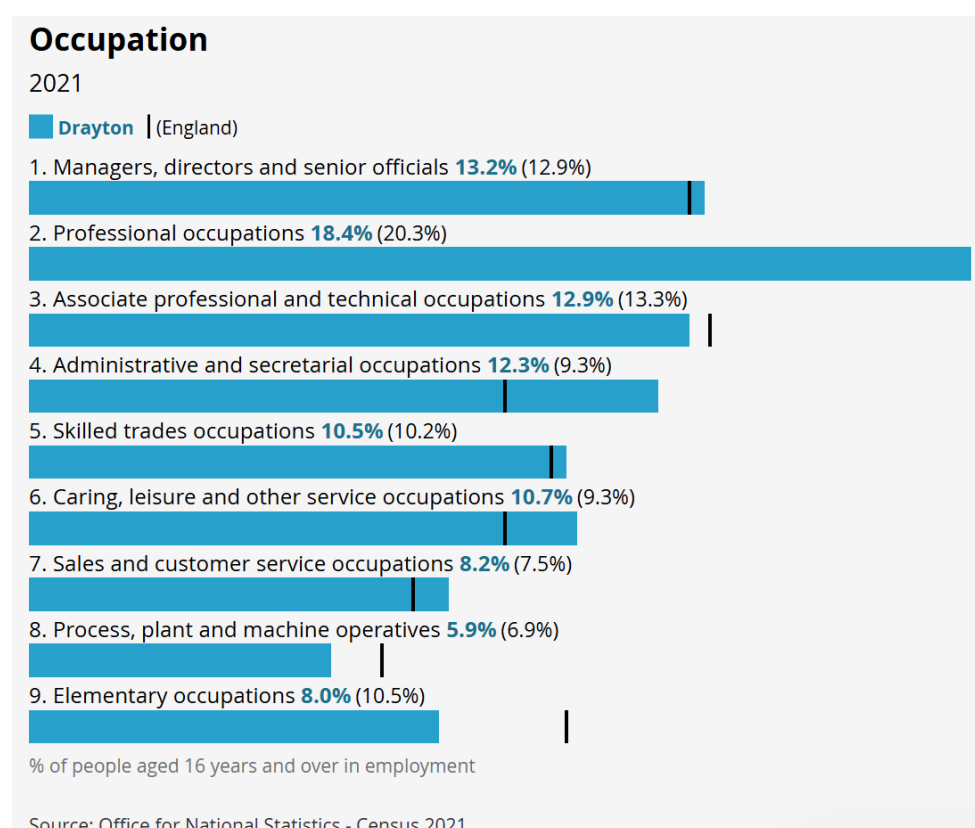
The Census 2021 provides a breakdown of employment status for Drayton residents. It should be noted that the Census was conducted during the Covid-19 pandemic.

In Drayton, in 2021, over half of residents were in employment (58%). Approximately 40% were economically inactive (e.g., retired), and 2% were unemployed. Regarding Drayton's employment history, of those who answered 'not in employment', around 11% had worked in the last 12 months, 17% had never worked, and 72% had not worked in the last 12 months, which could include elderly residents. For those in employment, most work full-time, equating to 31-48+ hours per week (66%), while 34% work part-time (0-30 hours per week).

Around 83% of the parish population has qualification levels of an apprenticeship/NVQ Level 1 or higher, and 18% have no qualifications. The occupation types within the parish vary (**Figure 14**), with a large majority working in professional or managerial positions.

17% of people aged 5 years or over in Drayton are schoolchildren or full-time students. This compares to 20% in England.

Figure 15: Figure 14-Occupation in Drayton (Census 2021)



At the time of the 2021 Census, 57% of Drayton residents aged 16 and over reported travelling 30 km or less to work, and 30% worked from home. This indicates that most people were employed locally within the parish or district. Of those who commuted, a large majority (59%) travelled by private car or van, either as a driver or a passenger. All other transport options, such as bus, bicycle, or walking, accounted for less than 4% each.

The Census data indicates that the majority of households in Drayton own either one or two cars or vans. A small percentage of residents (10%) do not own a car in the area. However, this figure is higher than in other rural settlements in Norfolk, most likely due to Drayton's good access to public transport. Compared to the rest of England, more people in the parish own three or more cars or vans (**Figure 15**).

Figure 16-Numbers of cars or vans in Drayton compared to South Norfolk (Census 2021)

No cars/vans	Drayton	England
None	10.4%	23.5%
1 car or van	42.7%	41.3%
2 cars/vans	34.8%	26.1%
3 or more cars/vans	12%	9.1%

Summary:

There is a reasonable range of local facilities and services available within the parish which will support existing and new residents.

- **Most households have access to a private car/van, only a small proportion do not have access.**
- **Several bus services operate within the parish, providing residents with access to larger towns and cities from morning until night.**
- **There's an almost even split between economically active (employed) and economically inactive residents. The majority of those employed in the parish work full-time. They either work from home or commute up to 30km, suggesting local employment.**

Points to consider

- **New housing developments could help support the continued viability of existing local facilities or encourage the creation of new ones.**
- **Walking routes into the countryside and open spaces to the south of the parish are limited. This is something which could be investigated to improve and connect fragmented routes.**

Natural Environment and Flood Risk

There is one Natural England statutory designated site in the parish: the River Wensum. The River Wensum is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The River passes through the parish to the south and the general site character is made up of:

- Inland water bodies (Standing water, Running water) (42%)
- Bogs, Marshes, Water fringed vegetation, Fens (12%)
- Humid grassland, Mesophile grassland (40%)
- Broad-leaved deciduous woodland (6%)

The Wensum is a naturally enriched, calcareous lowland river. It is the largest chalk fed river in Norfolk. The upper reaches are fed by springs that rise from the chalk and by run-off from calcareous soils rich in plant nutrients. This environment supports beds of submerged and emergent vegetation characteristic of a chalk stream. Further downstream, the chalk is overlaid with boulder clay and river gravels, leading to aquatic plant communities more typical of a slow-flowing river on a mixed substrate. Much of the adjacent land is managed for hay crops and grazing, and the resulting mosaic of meadow and marsh habitats provides niches for a wide variety of specialised plants and animals.

The River Wensum has been designated a Special Area of Conservation (SAC) because it supports important habitats and species listed in the European Union's Habitats Directive, which is incorporated into UK law. The purpose of this designation is to help protect:

- Water courses with floating vegetation: This refers to the specific type of plant life found in the river.
- Desmoulin's whorl snail: A rare type of snail.
- Freshwater crayfish: A native species.
- Brook lamprey: A type of fish.
- Bullhead: Another type of fish¹³

The Wensum is a naturally enriched, chalk-fed lowland river, making it a unique and important habitat. It supports characteristic plant life, even though parts of the river are regulated by weirs.

Another key reason for its SAC designation is the presence of the White-Clawed Crayfish. The Wensum is an important eastern English example of populations of this native species. However, these crayfish populations face significant threats from non-native crayfish species, and a disease called crayfish plague. The SAC

¹³ River Wensum Special Area of Conservation Evidence Pack First published August 2022, revised June 2024
Natural England Technical Information Note TIN201. Source:
<https://publications.naturalengland.org.uk/file/6143313649074176>

designation provides the highest possible level of protection for these vulnerable populations¹⁴.

Over the last few years, Natural England has raised concerns about the unfavourable ecological condition of the River Wensum. This is due to extensive historical modifications, ongoing water quality issues, and pressures on water flow, all of which continue to affect the health of this chalk river system. Without significant intervention, the Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) will remain in an unfavourable state, leading to further loss of ecological function and resilience.¹⁵

There are a number of valued local green spaces in the parish. Drayton Green Lanes is a valued local nature reserve allowing access to the River Wensum for watersports/leisure eg kayaking and paddleboarding. Following the development of the David Rice Hospital site for new housing there will be a green space on the site that remains accessible to the public. Drayton Drewray (also known as the Mystical Woods) is a small woodland situated directly off the Broadland Northway road. It is characterized by old, twisted trees. The site has no marked paths, allowing visitors to explore freely. There are no roadside nature reserves or ancient woodland sites in the parish.

There are six County Wildlife Sites (CWS) that fall within Drayton parish as shown in **Figure 17**:

- Drayton Drewray
- Littlewood Drayton
- Marriott's Way
- Canham's Hill
- Drayton Wood
- Wensum Mount Farm

Detail on these CWS is provided in **Figure 16**.

There are six County Wildlife Sites (CWS) adjacent or near Drayton parish as shown in **Figure 17**:

- Carr's Hill Wood
- Costessey Pits (East)
- Low Road Meadow
- Pyehurn Lane Woodland
- Taverham Mill
- Whinny Hills & Common

¹⁴ [River Wensum - Special Areas of Conservation](#)

¹⁵ [River-Wensum-SSSI-River-Condition-Assessment-2024-Summary-Report.pdf](#)

Figure 17- CWS and Citation Detail (Source Norfolk County Council Norfolk Biodiversity Information Service 2025)

County Wildlife Site (CWS)	CWS Citation
Drayton Drewray (2268) Area 20.51ha Woodland, Grassland and Fen	This area of registered common land (CLU 328) is exceptional diverse, with extensive broadleaved woodland, both wet and dry, some coniferous and mixed wood and a central open area of acid grassland, with some marshy grassland, fen meadow and relict heath. The soils are mainly acidic, with some peaty deposits on the eastern side. A fast flowing, narrow stream forms the boundary with CWS 1352 to the north, lying within extensive alder <i>Alnus glutinosa</i> carr. Beneath the alders, remote sedge <i>Carex remota</i> dominates with occasional rough meadow-grass <i>Poa trivialis</i>, water mint <i>Mentha aquatica</i>, bittersweet <i>Solanum dulcamara</i>, rare yellow pimpernel <i>Lysimachia nemorum</i> and patches of wood sorrel <i>Oxalis acetosella</i>. To the east and south, the woodland is drier and lighter soils, with silver birch <i>Betula pendula</i>, locally frequent bracken <i>Pteridium aquilinum</i> and occasional thyme-leaved speedwell <i>Veronica serpyllifolia</i>. Silver birch woodland on the south-eastern edge of the large grassland has ground flora including pill sedge <i>Carex pilulifera</i>, green-ribbed sedge <i>Carex binervis</i>, climbing corydalis <i>Ceratocarpus claviculata</i>, wood sage <i>Teucrium scorodonia</i>, heather <i>Calluna vulgaris</i>, heath rush <i>Juncus squarrosus</i>, creeping soft-grass <i>Holcus mollis</i>, tormentil <i>Potentilla erecta</i>, common bent-grass <i>Agrostis capillaris</i> and the moss Juniper hair-cap <i>Polytrichum juniperinum</i>. Hard fern <i>Blechnum spicant</i> grows in several places in an old wheel rut. The block of woodland to the south has Scots pine dominating, with a ground flora of abundant mosses, scattered bracken, occasional broad buckler fern <i>Dryopteris dilatata</i> and rare heath bedstraw <i>Galium saxatile</i>. The southern and western boundaries are delineated with a bank which has veteran oak <i>Quercus robur</i>, including one magnificent old pollard, and some beech <i>Fagus sylvatica</i>. The western boundary bank has birch and rowan <i>Sorbus aucuparia</i> growing along the edge, with a footpath beyond which has some muddy areas with water-pepper <i>Persicaria hydro-piper</i>. In the south east corner is an unusual area of silver birch woodland over sphagnum moss. Bracken is frequent where the grassland and woodland grade into each other; gorse <i>Ulex europaeus</i> occurs here in the south-east. A line of oak and silver birch sub-divides the big block of open, acid grassland on light, sandy soils, which has short, rabbit-grazed turf. Species found include sheep's sorrel <i>Rumex acetosella</i>, thyme-leaved speedwell, common bent-grass and ragwort <i>Senecio jacobaea</i> and common centaury <i>Centaurea erythraea</i>. Aspen <i>Populus tremula</i> edges the wood in the north. The southern edge of the plot is damper and shadier, with abundant germander speedwell <i>Veronica chamaedrys</i> and some common bird's-foot trefoil <i>Lotus pedunculatus</i> among the lush vegetation. Bracken dominates at the

County Wildlife Site (CWS)	CWS Citation
	southern end, with plants such as sweet vernal-grass <i>Anthoxanthum odoratum</i>, common centaury, self-heal <i>Prunella vulgaris</i>, lesser stitchwort <i>Stellaria graminea</i> and Yorkshire fog <i>Holcus lanatus</i> growing in open land amongst the bracken. Crested dog's-tail <i>Cynosurus cristatus</i> and locally abundant smooth tare <i>Vicia tetrasperma</i> also occur. False oat-grass <i>Arrhenatherum elatius</i> and common nettle <i>Urtica dioica</i> dominate in shadier places on the edge. Small to medium areas of fen meadow occur along the eastern side of the woodland, amongst damp-wet alder and grey willow <i>Salix cineria</i> woodland. The vegetation is tall and species-rich, varying slightly between the different areas. An area in the east has sharp-flowered rush <i>Juncus acutiflorus</i>, blunt-flowered rush <i>Juncus subnodulosus</i>, southern marsh orchid <i>Dactylorhiza praetermissa</i>, hybrid orchids, marsh pennywort <i>Hydrocotyle vulgaris</i>, lady fern <i>Athyrium filix-femina</i>, narrow buckler fern <i>Dryopteris carthusiana</i>, water horsetail <i>Equisetum fluviatile</i>, marsh valerian <i>Valeriana dioica</i>, meadowsweet <i>Filipendula ulmaria</i>, brown sedge <i>Carex disticha</i>, ragged robin <i>Silene flos-cuculi</i>, lesser spearwort <i>Ranunculus flammula</i>, lesser stitchwort <i>Stellaria graminea</i>, fen bedstraw <i>Galium uliginosus</i>, marsh thistle <i>Cirsium palustre</i> and marsh horsetail <i>Equisetum palustre</i>. Another area in the north-west is less rich but has similar rushes, with water mint, water dock <i>Rumex hydrolapathum</i>, marsh thistle and Yorkshire fog, with sanicle <i>Sanicula europaea</i> on the edge. A runnel of damp species-rich grassland occurs on the eastern side of the large open block. Species present include silverweed <i>Potentilla anserina</i>, oval sedge <i>Carex ovalis</i>, lesser spearwort, marsh bedstraw <i>Galium palustre</i>, tufted forget-me-not <i>Myosotis laxa</i>, common sedge <i>Carex nigra</i>, common spike-rush <i>Eleocharis palustris</i>, marsh foxtail <i>Alopecurus geniculatus</i>, jointed rush <i>Juncus articulatus</i>, common yellow sedge <i>Carex demissa</i> and greater bird's-foot trefoil <i>Lotus pedunculatus</i>, with common spotted-orchid <i>Dactylorhiza fuchsii</i> and red bartsia <i>Odontites vernus</i> nearby and very frequent marsh thistle on the edges of the damper ground. The runnel becomes more like a shallow ditch to the north-east, still supporting common fleabane <i>Pulicaria dysenterica</i>, jointed rush, greater bird's-foot trefoil and lesser spearwort. Additional notes not from the CWS citation: This area was notified in 2015 as a County Wildlife Site based on the high wildlife value of the habitats present including wet woodland, lowland acid grassland and fen. Considering Drayton Drewray history, the Norfolk Wildlife Trust Drayton Drewray Management Plan 2015-2020 states it is likely the site has been used for grazing for several centuries with some management of trees. The land became Drayton Poor Allotment in 1813 part of the Drayton, Hellesdon and Felthorpe Inclosure Act being put a side for grazing, fuel or rent. An indenture for the site was made on the 18 July 1838 between the

County Wildlife Site (CWS)	CWS Citation
	Right Reverend Father in God Edward Lord Bishop of Norwich (Lord of the Manor of Drayton with Taverham), The Reverend Thomas John Blofield of Drayton in the County of Norfolk, Clerk (Rector of the Rectory of Hellesdon with Drayton), Robert Blyth the Churchwarden and William Moore the overseer of the poor of the parish of Drayton. This can be read in Appendix B. The land remains the property of Drayton Poor Relief Charity.
Littlewood Drayton (2332) Area 5.31ha Woodland	The greater part of the woodland appears to be semi-natural with localised areas of plantation woodland. Soils range from wet peaty soils at the far north west where alder <i>Alnus glutinosa</i> is dominant to sandy free draining loamy soils in the remaining areas and where oak <i>Quercus robur</i> is dominant. Across the woodland a number of ancient woodland indicator species occur as well as four very old oak pollards. The far north western part, west of the pond adjoins Marriott's Way CWS 2176 and supports hazel <i>Corylus avellana</i>, hawthorn <i>Crataegus monagyna</i>, alder, holly <i>Ilex aquifolium</i>, and wild cherry <i>Prunus avium</i> in the higher areas. North of the ditch where lower lying the ground is damp and dominated by alder and many fallen trees occur across the area. A dense understory occurs in places with holly, wild privet <i>Ligustrum vulgare</i> spindle <i>Euonymus europaeus</i> and field maple <i>Acer campestre</i>. Across the area bluebell <i>Hyacinthoides non-scripta</i> is locally abundant, moschatel <i>Adoxa moschatellina</i> and lords and ladies <i>Arum maculatum</i> are locally frequent, and redcurrant <i>Ribes rubrum</i> is abundant. The pond contains curled leaved pondweed <i>Potamogeton crispus</i> and supports a diverse marginal plant community which includes yellow flag iris <i>Iris pseudacorus</i>, greater pond sedge <i>Carex riparia</i> great willowherb <i>Epilobium hirsutum</i>, lesser water parsnip <i>Berula erecta</i>, and watermint <i>Mentha aquatica</i>. South east of the pond the land rises to the north east and oak is dominant in the higher areas. In the lower lying areas young elm sp. <i>Ulmus</i> sp. is dominant and here the understory is dense with frequent hazel, hawthorn, and holly. Moschatel and herb Robert <i>Geranium Robertianum</i> are frequent, bluebell and red campion <i>Silene dioica</i> locally frequent, and lords and ladies occasional. Where the woodland narrows there is a glade on a south facing slope where bracken <i>Pteridium aquilinum</i> is locally abundant, Yorkshire fog <i>Holcus lanatus</i> frequent, and bluebell, red campion, and foxglove Occasional. To the east of the glade the woodland is formed of two areas north and south of the road. The area to the south is the most mature area of woodland and is dominated by oak and sycamore <i>Acer pseudoplatinus</i>. Beech <i>Fagus sylvaticus</i>, silver birch <i>Betulus pendula</i>, Norway maple <i>Acer platanoides</i>, large leaved lime <i>Tilia platyphyllos</i>, common lime

County Wildlife Site (CWS)	CWS Citation
	<i>Tilia x europaea</i>, and scot's pine <i>Pinus sylvestris</i> also occur. The understory is more development in the east half and is dominated by holly. Within the ground flora bluebell is locally abundant and three nerved sandwort <i>Moehringia trinervia</i>, ivy, herb Robert, lords and ladies, and wavy bittercress <i>Cardamine flexuosa</i> locally frequent, and spurge laurel is rare. North of road horse chestnut <i>Aesculus hippocastanum</i> and sycamore are the dominant trees followed by Scot's pine. Common lime is locally frequent and Norway maple, sweet chestnut <i>Castanea sativa</i>, and oak are rare. The understory is sparse and includes bird cherry, hazel, hawthorn, wild plum <i>Prunus domestica</i>, and holly. Herb Robert, red campion, moschatal, ivy, lords and ladies, and hedge garlic <i>Alliaria petiolata</i> are locally frequent and bluebell is occasional.
Marriott's Way (2176) Area 69ha	Marriott's Way follows a disused railway line which closed finally in 1985, and is now used by walkers, cyclists and horse-riders. A firm track has been laid along its whole length. There are numerous access points with steps to the track and small roadside parking bays. This citation covers the 35km from Hellesdon to Aylsham, via Reepham, though the path does continue into Norwich city centre. The central track is generally unvegetated. However, the track edges present one type of habitat and each side of the track up to the railway fence offers another. These aspects all vary along the path, with cuttings and embankments, different soils and the influence of water on the vegetation. The arrival of the railway was an imposition on the land, with some watercourses being piped under the track but other, smaller, ones being left to create wet areas alongside the embanked track. In some places, the track sliced through woodlands, as in Attlebridge Woods and New Plantation, Reepham. In others it has cut off the corner of a field, which has since become scrub. Cuttings and embankments often have a more diverse flora: possibly as relics of a woodland flora with plants such as sanicle <i>Sanicula europaea</i>, yellow archangel <i>Lamiastrum galeobdolon</i>, bluebell <i>Hyacinthoides non-scripta</i> and moschatel <i>Adoxa moschatellina</i>, or wetland plants and trees which may grow in damp or wet ground, often at the base of an embankment, such as grey willow <i>Salix cinerea</i>, common reed <i>Phragmites australis</i>, great horsetail <i>Equisetum telmateia</i> and hemp agrimony <i>Eupatorium cannabinum</i>. Often loose stones, cinders and coal lie on embankment slopes, and in places fallen trees and shrubs help in the diversification of woodland habitats. Trees and scrub are the dominant vegetation along Marriott's Way, forming an almost continuous corridor as far as Reepham, with a more scattered coverage eastward to Aylsham. Oak <i>Quercus robur</i> and hawthorn <i>Crataegus monogyna</i> occur all the way along the path, with occasional other locally frequent species such as sweet chestnut

County Wildlife Site (CWS)	CWS Citation
	<i>Castanea sativa</i> in the woods at Attlebridge, or alder <i>Alnus glutinosa</i> at Whitwell Common, and other species occurring with varying frequency. New Plantation at Reepham is included within the County Wildlife Site. It is a semi-natural broadleaved woodland of ash <i>Fraxinus excelsior</i>, sycamore <i>Acer pseudoplatanus</i> and sweet chestnut with a ground flora including common twayblade <i>Listera ovata</i>, yellow archangel, wood anemone <i>Anemone nemorosa</i>, bluebell and dog's mercury <i>Mercurialis perennis</i>. Grassland and forbs growing within it form the greatest component of the vegetation. Much of Marriott's Way is on acidic ground, with light, sandy soil but plants also found in neutral and basic soils seem to occur alongside one another. Species such as greater knapweed <i>Centaurea scabiosa</i>, field scabious <i>Knautia arvensis</i>, mouse-ear hawkweed <i>Pilosella officinarum</i> and wild carrot <i>Daucus carota</i> are characteristic of basic grassland; these occur alongside neutral grassland species such as germander speedwell <i>Veronica chamaedrys</i>, common sorrel <i>Rumex acetosa</i>, knapweed <i>Centaurea nigra</i> and false oat grass <i>Arrhenatherum elatius</i> and acidic grassland plants including bracken <i>Pteridium aquilinum</i>, wood sage <i>Teucrium scorodonia</i> and creeping cinquefoil <i>Potentilla reptans</i>. Some less common plants that occur along Marriott's Way include yellow archangel, basil thyme <i>Clinopodium acinos</i>, wild marjoram <i>Origanum vulgare</i>, hellebores along the track edge, moschatel, maidenhair spleenwort <i>Asplenium trichomanes ssp quadrivalens</i> and locally abundant sanicle. Badger setts occur and bats are known to roost beneath bridges and use the route for commuting and foraging.
Canham's Hill (1335) Area 7.81ha Woodland	Canham's Hill is an area of rough unmanaged ground, a mixture of self-seeded mature woodland, some bracken <i>Pteridium aquilinum</i> and a small open area of unimproved neutral grassland to the south. A permissive path runs the north-eastern boundary, and the site is broadly bordered by mixed agricultural land. The south-east end has historically been used for dumping rubble and there is current evidence of significant recreational use. Regeneration is predominantly sycamore <i>Acer pseudoplatanus</i>. Most of the hill is covered by recent woodland, a tall mixture of oak <i>Quercus robur</i> and silver birch <i>Betula pendula</i> with frequent sycamore and very occasional beech <i>Fagus sylvatica</i> and rare conifers. The shrub layer is not well developed with occasional hawthorn <i>Crataegus monogyna</i>, blackthorn <i>Prunus spinosa</i>, hazel <i>Corylus avellana</i>, elder <i>Sambucus nigra</i> and grey willow <i>Salix cinerea</i> in the north-west. The wood grades into thick mature scrub and bracken at its edges, and a patchy layer of bracken, nettle <i>Urtica dioica</i> and bramble <i>rubus fruticosus</i> sp. is found throughout the site. A few mature and over mature trees are present on the site, mainly associated with old boundaries.

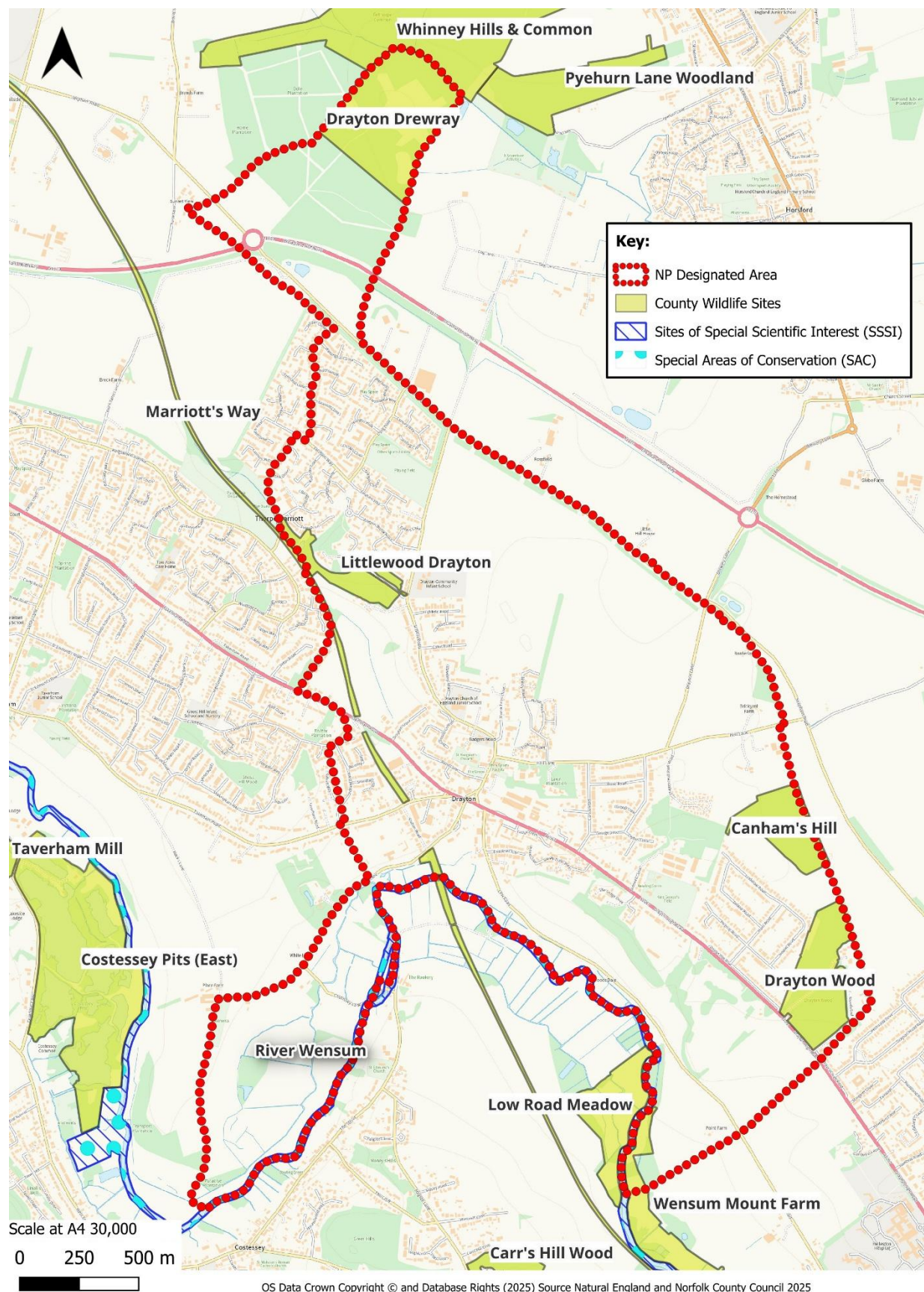
County Wildlife Site (CWS)	CWS Citation
	Woodland ground flora is even but sparsely represented by herb-Robert <i>Geranium robertianum</i>, wood avens <i>Geum urbanum</i>, common dog-violet <i>Viola riviniana</i>, Dog's mercury <i>Mercurialis perennis</i> and Lords and Ladies <i>Arum maculatum</i>. Open grassland to the south is a mixture of tussocky false oat-grass <i>Arrhenatherum elatius</i> and Yorkshire fog <i>Holcus lanatus</i> with red fescue <i>Festuca rubra</i> and common bent <i>Agrostis capillaris</i>. Herbs including most prominently wild parsnip <i>Pastinaca sativa</i>, common bird's-foot trefoil <i>Lotus corniculatus</i> (neither picked up in 2021 survey) and creeping cinquefoil <i>Potentilla reptans</i> with also ribwort plantain <i>Plantago lanceolata</i>, wild privet <i>Ligustrum vulgare</i> and yarrow <i>Achillea millefolium</i>. Areas lying over disturbed rubble and sand have now rare viper's bugloss <i>Echium vulgare</i>, bugloss <i>Anchusa arvensis</i> and common cudweed <i>Filago vulgaris</i> (note not all species were refound in 2021 survey). The southern bank also contains garden escapes and invasives, including <i>buddleia</i> sp., peony <i>Paeonia</i> sp., <i>verbascum</i> sp. and Japanese knotweed <i>Fallopia japonica</i>. On the western bank is a swathe of abundant green alkanet <i>Pentaglottis sempervirens</i>, and locally abundant spring beauty <i>Claytonia perfoliata</i> under even-aged oak and occasional sycamore. Particularly in the north western tip, where the understorey is more developed, there are locally frequent patches of moschatel <i>adoxa moschatellina</i>. Towards the east, the oak canopy becomes more mature, with rare, possibly old pollards. The north east comprises even-age birch and oak over bracken, but sycamore regeneration dominates, particularly near the north-eastern stretch of track.
Drayton Wood (2022) Area 10.9ha	Mixed, semi-natural woodland situated on the parish boundary between Drayton and Hellesdon. It is a proposed Local Nature Reserve owned by Norwich City Council. There is open access, with an extensive network of informal footpaths throughout. A surfaced footpath leads from Drayton High Road to the residential dwelling at the rear of the wood. There has been little recent management intervention and the wood is predominantly high forest. An area in the southeastern corner has been clear-felled and replanted with native broad-leaved trees. Limited thinning has also been undertaken. The wood is generally dry in character, lying on light, acidic, sandy soils. It is interspersed with numerous ornamental shrubs and herbaceous plants which were planted up earlier this century as an extension to the garden which is adjacent to the wood's eastern boundary. Yellow archangel, subspecies <i>argentatum</i>, in particular is abundant and has become naturalised.

County Wildlife Site (CWS)	CWS Citation
	The wood comprises a predominantly even-aged canopy with areas dominated by sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus robur</i>) and scots pine (<i>Pinus sylvestris</i>). Silver birch (<i>Betula pendula</i>), ash (<i>Fraxinus excelsior</i>), douglas fir (<i>Pseudotsuga menziesii</i>) and European larch (<i>Larix decidua</i>) are also frequent. A line of mature limes (<i>Tilia x vulgaris</i>) demarcates the eastern boundary of the wood. The density and composition of the shrub layer varies and in some parts it is poorly-developed or absent. Elder (<i>Sambucus nigra</i>) is abundant in places, with frequent hawthorn (<i>Crataegus monogyna</i>) and sycamore. Several other species are interspersed throughout including holly (<i>Ilex aquifolium</i>), spindle (<i>Euonymus europaeus</i>) and gorse (<i>Ulex europaeus</i>). An area in the northern section of the wood is lower in stature, consisting of fairly short oak standards with an understorey of dense hawthorn and occasional crab apple (<i>Malus sylvestris</i>). The ground flora includes areas dominated by nettle (<i>Urtica dioica</i>), ivy (<i>Helix hedera</i>), bracken (<i>Pteridium aquilinum</i>) and yellow archangel (<i>Lamiastrum galeobdolon</i> ssp. <i>argentatum</i>). Lords-and-ladies (<i>Arum maculatum</i>), wood avens (<i>Geum urbanum</i>), three-nerved sandwort (<i>Moehringia trinervia</i>), wood sage (<i>Teucrium scorodonia</i>), red campion (<i>Silene dioica</i>), and stinking iris (<i>Iris foetidissima</i>) also occur. Moschatel (<i>Adoxa moschatellina</i>) and common twayblade (<i>Listera ovata</i>) are also known to occur. Heavily shaded areas support a poorly-developed ground flora and there are patches of bare woodland-floor litter and soil. Brown bent (<i>Agrostis vinealis</i>) occurs infrequently within the plantation area. A narrow strip of well-drained neutral grassland forms part of the southeastern boundary, adjacent to the surfaced access track.
Wensum Mount Farm (2106) Area 9.2ha	Low-lying river valley floodplain, wet grassland and fen, adjacent to the River Wensum SSSI and cSAC. The site is predominantly species-rich to moderately species-rich marshy grassland with impeded drainage over peaty soils, divided into fenced compartments, with two small patches of alder (<i>Alnus glutinosa</i>) woodland adjacent to the river and scattered alder, white willow (<i>Salix alba</i>), grey willow (<i>Salix cinerea</i>) and hybrid black-poplars (<i>Populus x canadensis</i>). A wide carrier-drain delimiting the northeastern boundary of the site is fed by a number of heavily vegetated lateral drains and there is a small pond towards the southern end. The grassland sward, which is topped mechanically and sheep-grazed, varies in structure and composition across the site with increasing height and homogeneity towards the northern end and a shorter area of greater species-richness within the central compartments. This latter area supports a rich herb component that includes abundant greater bird's-

County Wildlife Site (CWS)	CWS Citation
	foot-trefoil (<i>Lotus pedunculatus</i>) with common fleabane (<i>Pulicaria dysenterica</i>), common marsh- (<i>Galium palustre</i>) and fen bedstraws (<i>Galium uliginosum</i>), marsh stitchwort (<i>Stellaria palustris</i>), meadow buttercup (<i>Ranunculus acris</i>), lesser spearwort (<i>Ranunculus flammula</i>), meadow vetchling (<i>Lathyrus pratensis</i>), ragged-Robin (<i>Lychnis flos-cuculi</i>), red clover (<i>Trifolium pratense</i>), square-stalked St. John's-wort (<i>Hypericum tetrapterum</i>), tufted vetch (<i>Vicia cracca</i>) and water mint (<i>Mentha aquatica</i>) and occasional southern marsh-orchid (<i>Dactylorhiza praetermissa</i>), common meadow-rue (<i>Thalictrum flavum</i>) and brown sedge (<i>Carex disticha</i>). Hard (<i>Juncus inflexus</i>), soft- (<i>Juncus effusus</i>) and blunt-flowered rushes (<i>Juncus subnodulosus</i>) are abundant at the southeastern end of the site and areas of saturated soil with standing surface water support patches of marsh horsetail (<i>Equisetum palustre</i>), jointed rush (<i>Juncus articulatus</i>), common spike-rush (<i>Eleocharis palustris</i>), floating sweet-grass (<i>Glyceria fluitans</i>) and water-crowfoot (<i>Ranunculus</i>). The sward becomes taller and ranker towards the northern end of the site where homogeneous stands of tall herbs, grasses and sedges are dominant and include reed canary-grass (<i>Phalaris arundinacea</i>), Yorkshire-fog (<i>Holcus lanatus</i>), common nettle (<i>Urtica dioica</i>), great willowherb (<i>Epilobium hirsutum</i>) and creeping thistle (<i>Cirsium arvense</i>), with monospecific stands of reed sweet-grass (<i>Glyceria maxima</i>) and pond-sedges (<i>Carex</i>). Common valerian (<i>Valeriana officinalis</i>) and hogweed (<i>Heracleum sphondylium</i>) are scattered throughout. The main carrier drain supports open water with submerged macrophytes as well as emergent and marginal vegetation that includes yellow iris (<i>Iris pseudacorus</i>), branched bur-reed (<i>Sparganium erectum</i>), water-plantain (<i>Alisma plantago-aquatica</i>), water-starwort (<i>Callitriche</i>), water-violet (<i>Hottonia palustris</i>) and water-crowfoot, with hemp-agrimony (<i>Eupatorium cannabinum</i>), meadowsweet (<i>Filipendula ulmaria</i>), purple-loosestrife (<i>Lythrum salicaria</i>) and other tall herbs along the margins. The lateral drains are more heavily vegetated and are dominated in places by branched bur-reed and greater pond-sedge (<i>Carex riparia</i>). Greater tussock-sedge (<i>Carex paniculata</i>) occurs within the patches of alder woodland.

These wildlife sites are not legally protected by statute, but they do receive some protection through the planning process and are often recognised in district local plans. Therefore, their protection depends on the commitment of local authorities and public bodies.

Figure 18: Wildlife Designations Source Natural England 2025; Norfolk County Council 2025

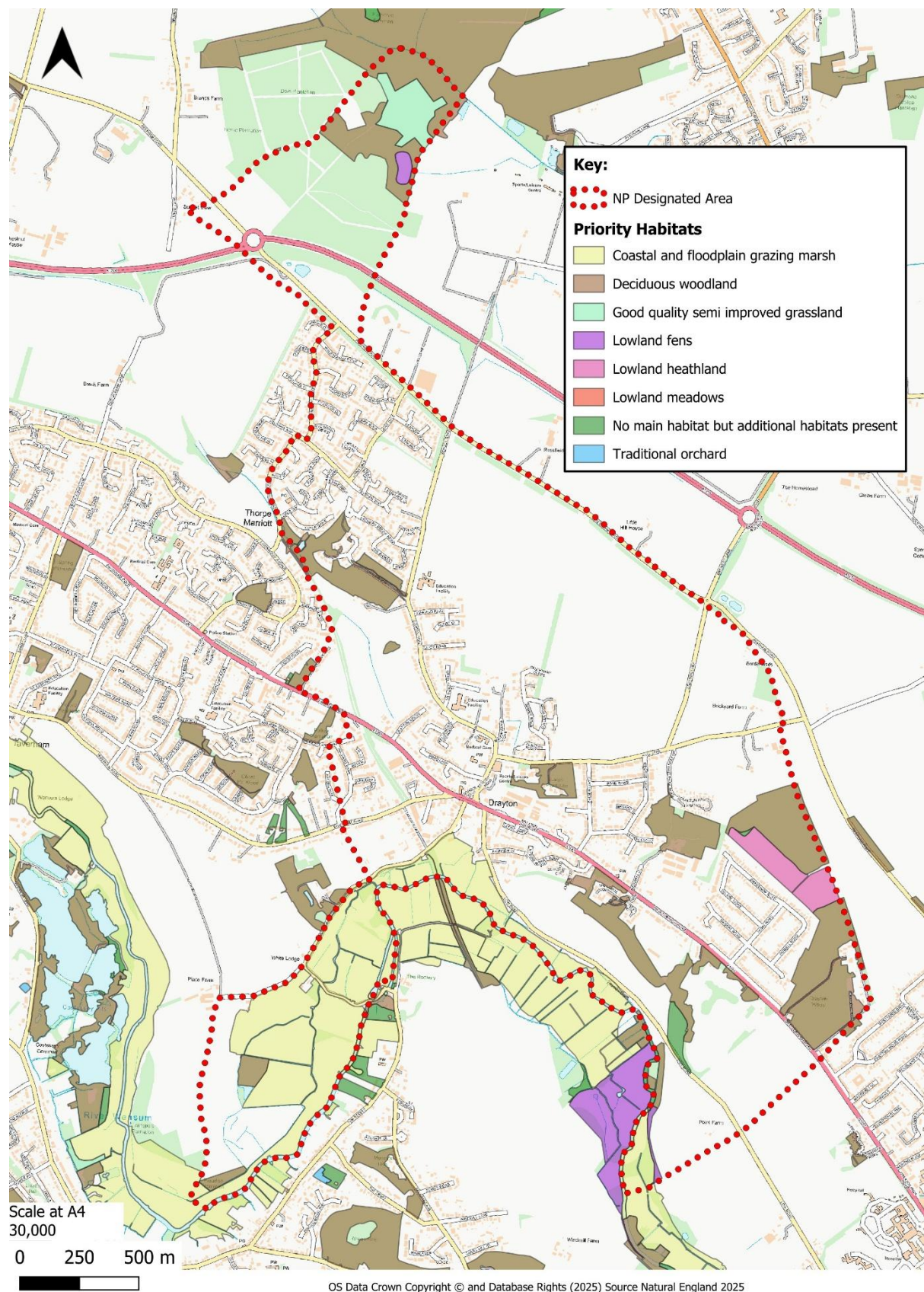


The parish also contains priority habitats, also known as Habitats of Principal Importance for biodiversity conservation. These are habitats that are most threatened, in greatest decline, or for which the UK holds a significant proportion of the world's total population. There are three main types of priority habitat in the parish (see **Figure 18**): coastal and floodplain grazing marsh, deciduous woodland, and lowland heathland. There is also a site with no main habitat, but with additional habitats present. Deciduous woodland accounts for 39% of the total priority habitat resource in England¹⁶, making it the largest proportion of any habitat group, and it is the most visible priority habitat in the parish.

Priority habitats can be designated as Sites of Special Scientific Interest (SSSI), which provides them with national protection. However, the priority habitat sites in Drayton do not fall within any SSSIs. Nevertheless, these habitats can be sensitive to development and should be considered during growth planning to avoid negative impacts.

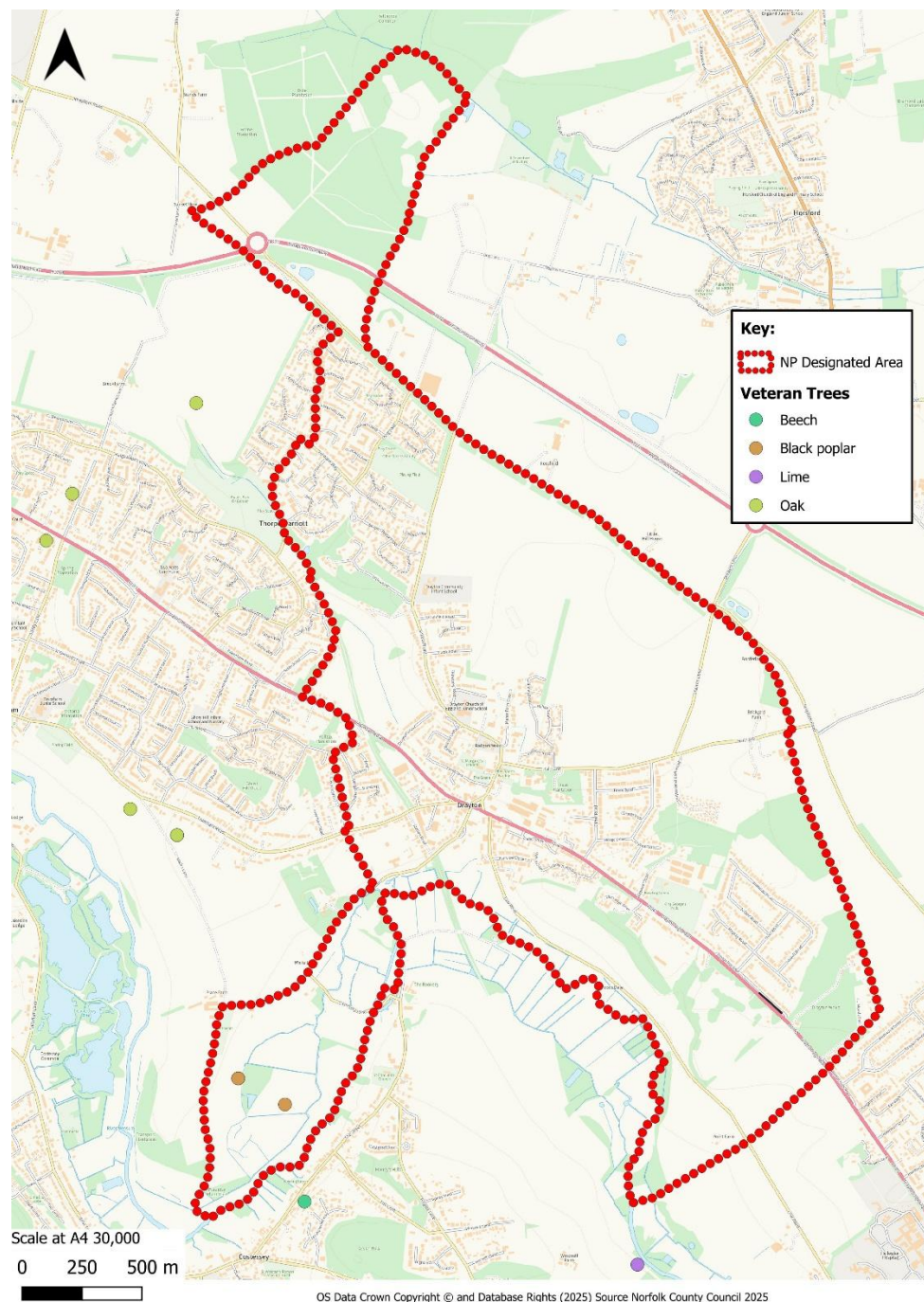
¹⁶https://assets.publishing.service.gov.uk/media/654df579c0e06800101b2d2b/2a_Extent_and_condition_of_priority_habitats.pdf

Figure 19: Priority Habitats Map



As shown in **Figure 19**, there are two veteran trees within the parish. These are both Black Polar. Veteran trees are survivors that have developed some of the features found on ancient trees. However, veteran trees are usually only in their second or mature stage of life. Although veteran trees aren't as old or complex as ancient trees, they still provide holes, cavities and crevices which are especially important for wildlife¹⁷.

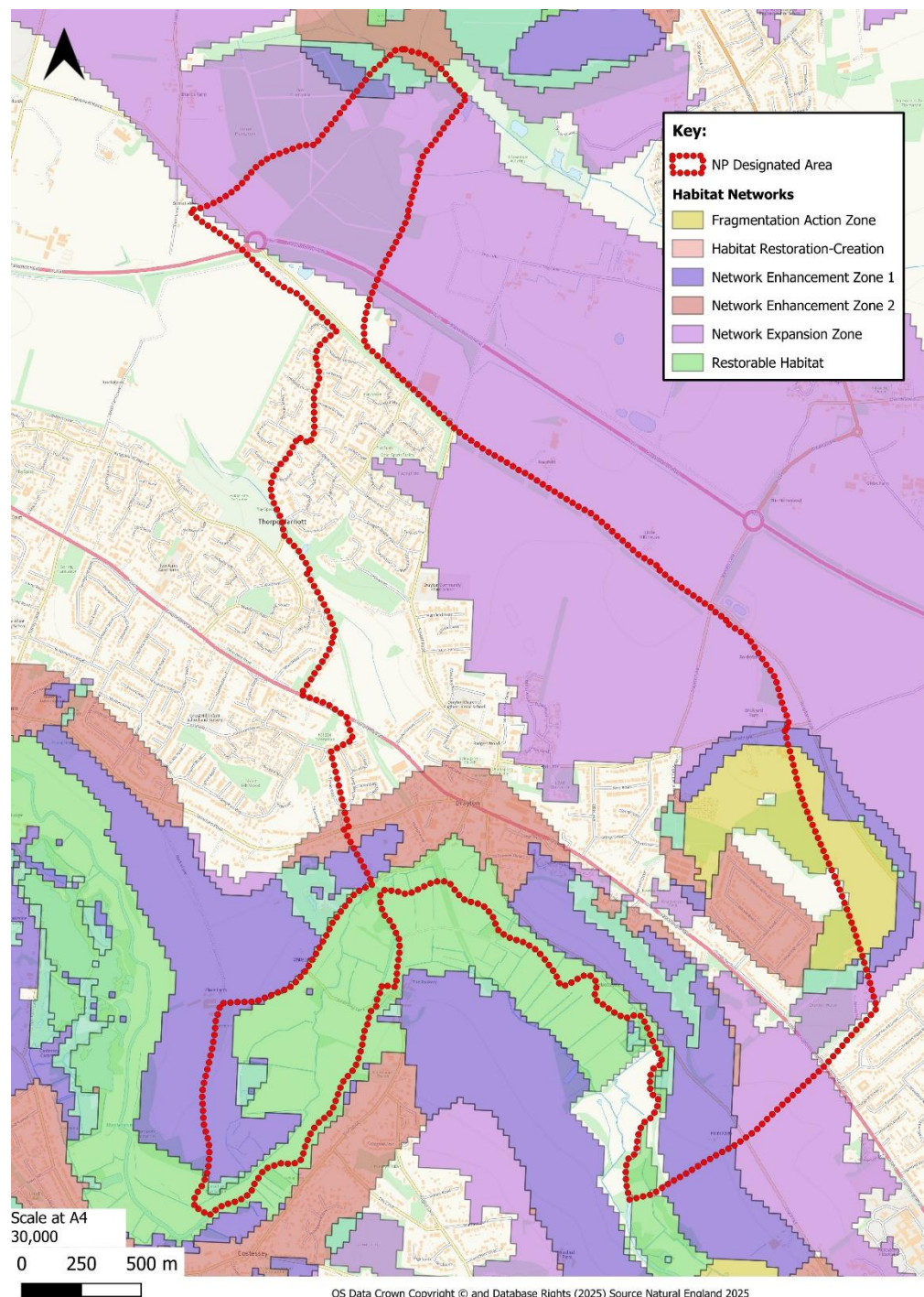
Figure 20- Veteran Trees



¹⁷ [What is a veteran tree? - Ancient Tree Inventory](#)

As shown in **Figure 20**, the parish contains habitat network zones. These habitat networks are within close proximity of sites that are suitable for habitat creation such as areas with existing priority habitats. These areas could be used to connect and link up networks across the landscape such as through wildlife corridors¹⁸. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 21- Habitat Networks Source Natural England 2025

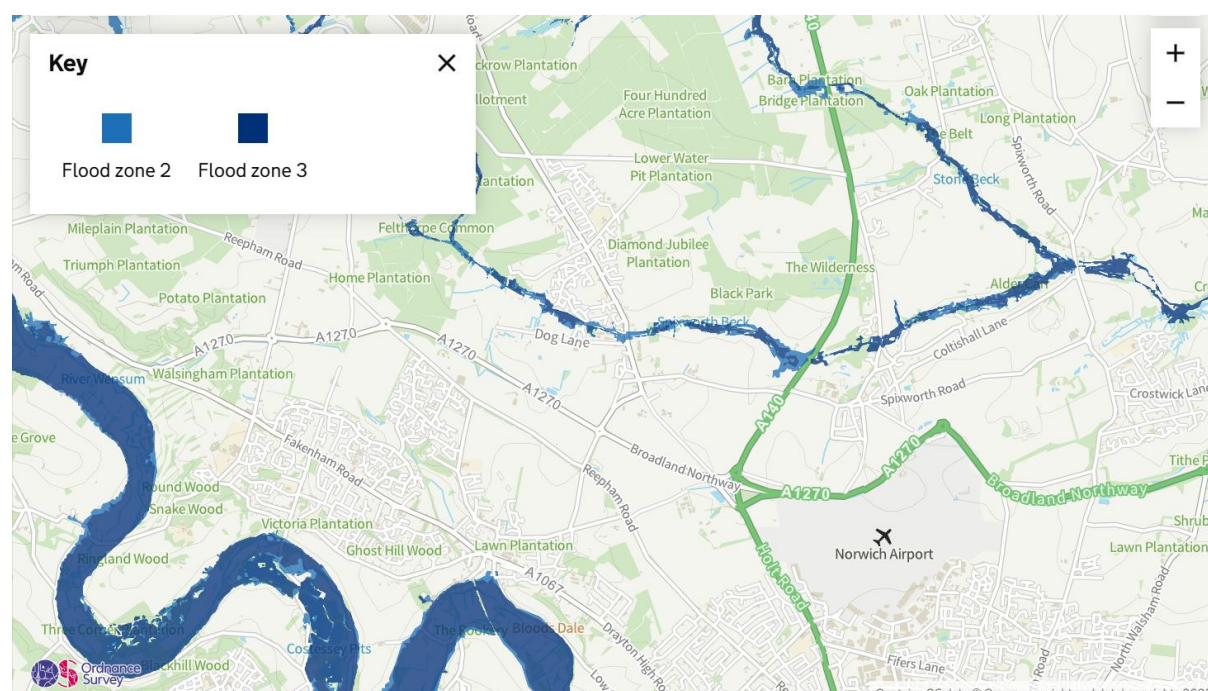


¹⁸ [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk/dataset/habitat-networks-england)

According to the Environment Agency, most of the parish is located within Flood Zone 1, indicating a low risk of flooding from rivers or the sea. However, Flood Zones 2 and 3 are present in the north, where the Spixworth Beck flows, and in the south, following the River Wensum and nearby water bodies (**Figure 21**). National policy prioritises locating new development in areas least prone to flooding.

The Environment Agency's future flood risk modelling shows a low (1 in 1000), medium (1 in 100), and high (1 in 30) risk of surface water flooding (ponding) in various areas of the parish. This includes existing buildings, roads, gardens, open landscapes, and water bodies. The figures below indicate that this primarily affects land near existing water sources, such as the River Wensum, drainage ditches, ponds, or even 'ghost ponds,' as well as agricultural land and green open spaces/woodland. Some roads and residential areas are also affected by high-risk surface water flooding, including areas around parts of Fakenham Road, Drayton High Road, and Low Road¹⁹. Additionally, residents report regular flooding occurs on Costessey Lane during wet weather.

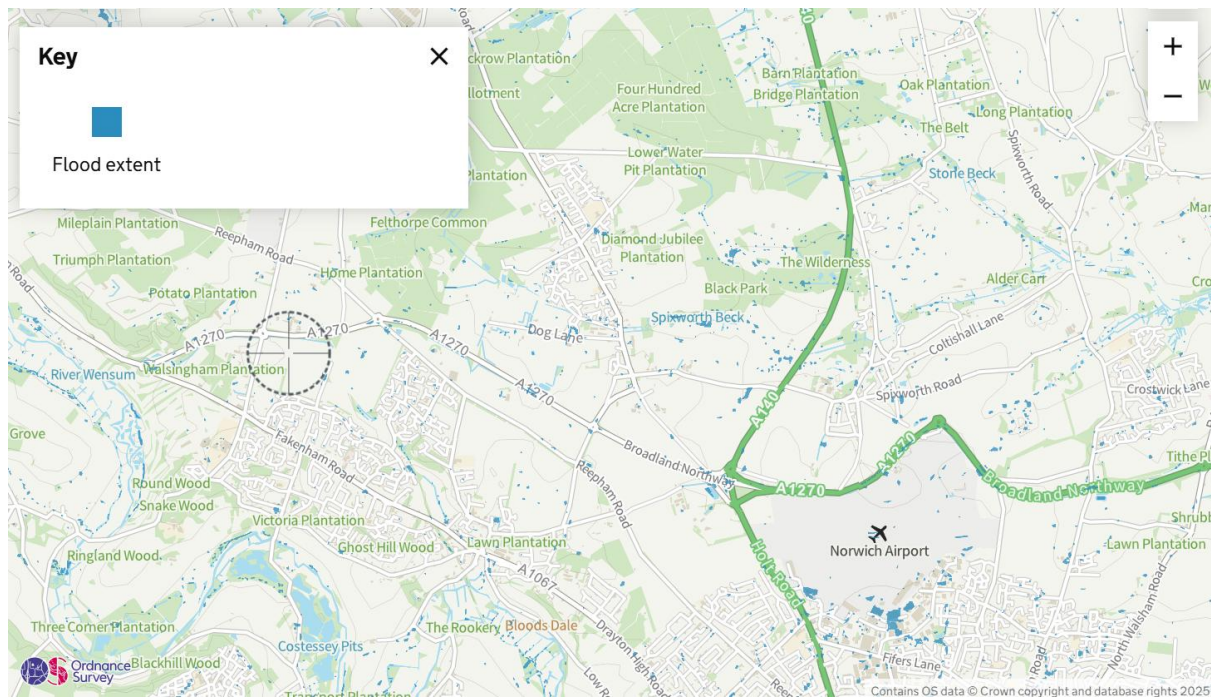
Figure 22- Flood Risk from Rivers and Sea Source GOV



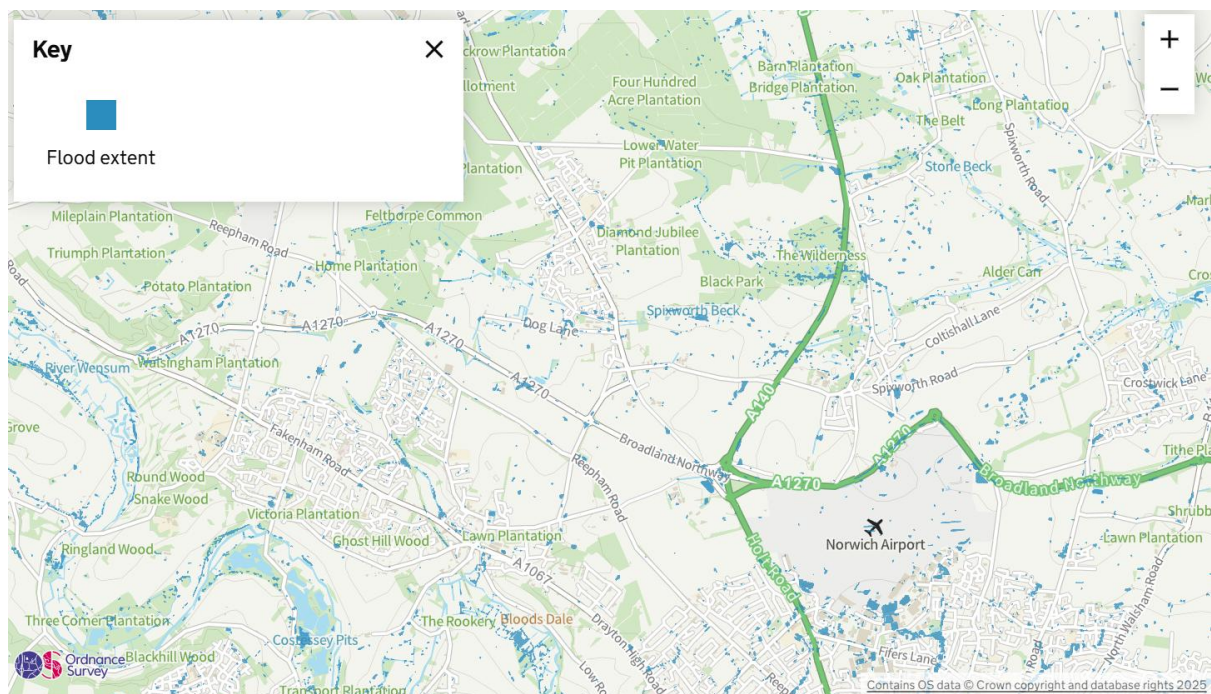
¹⁹ [Map – Flood map for planning – GOV.UK](#)

Figure 23- Surface Water Flood Risk Maps (Source: GOV 2025²⁰)

1 in 30

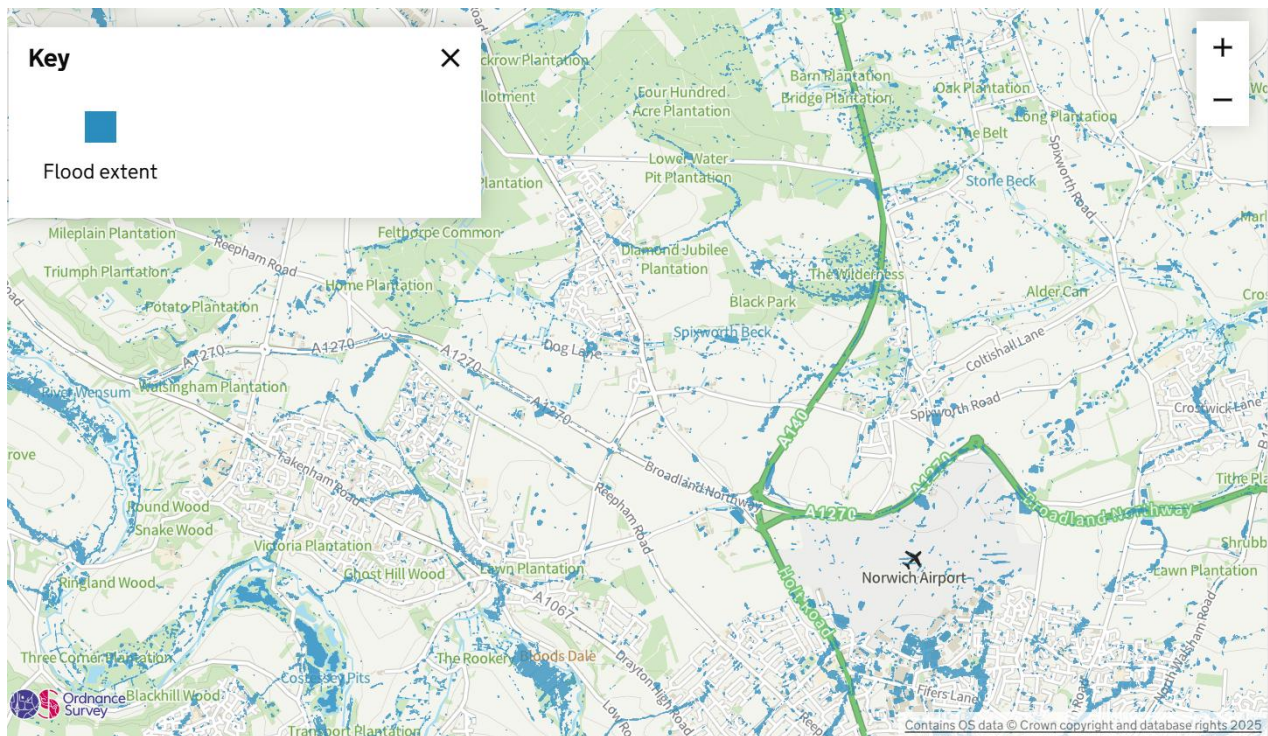


1 in 100



²⁰ [Map – Flood map for planning – GOV.UK](#)

1 in 1000



Norfolk County Council as the Lead Local Flood Authority (LLFA) has several reports in the county investigating flooding incidents across the county²¹. Drayton was not mentioned in the Broadland 2017/2018 Flood Report, nor in the 2013-2017 and 2020/2021 Winter Flood Reports.

The GNLP Strategic Flood Risk Assessment 2017 Level 1 Report²² references Drayton in a few locations. It suggests that the Risk of Flooding from Surface Water (RoFfSW) dataset indicates that surface water predominantly follows the topographical flow paths of existing watercourses or dry valleys, with some isolated ponding in low-lying areas. The 2012 Surface Water Management Plan, prepared for the Norwich urban area, identified Drayton as one of three areas with the greatest risk of surface water flooding due to critical drainage issues, with approximately 75 properties at risk.

The Environment Agency defines groundwater flooding as occurring when the water table (water under the ground) rises to the surface. Underground rooms, such as cellars and basements, are particularly vulnerable. Groundwater flooding is more likely where chalk is present beneath the ground (the bedrock) and can also occur in areas with sand and gravel, such as river valleys. Groundwater levels are not monitored across all parts of England, making predictions difficult. Norfolk County Council's Local Flood Risk Management Strategy (2015) states that "The extent of groundwater flood risk is not currently understood," and that effective means of

²¹Flood investigations. Source: <https://www.norfolk.gov.uk/38645>

²² GNLP Strategic Flood Risk Assessment 2017 Report. Source: [JBA Consulting Report Template 2015](#)

investigating groundwater flooding risk across Norfolk are needed²³. The Environment Agency describes the signs of groundwater flooding as water emerging through the ground or floor rather than through doors. It typically occurs slower than river flooding, often days, weeks, or even months after heavy rain, and can last for weeks or months. Furthermore, the water does not always appear where one might expect it to.²⁴

Summary:

- **The River Wensum is the sole Natural England designated site within the parish**
- **Several County Wildlife Sites are located within or adjacent to the parish.**
- **Three types of priority habitat are found within the parish: coastal and floodplain grazing marsh, deciduous woodland and lowland fens.**
- **Parts of the parish contain habitat network zones, potentially suitable for habitat creation.**
- **Flood Zones 2 and 3 are present in the parish, located along the River Wensum.**
- **Drayton has been identified as an area with critical drainage issues, resulting in a high risk of surface water flooding. Therefore, flooding and drainage must be key considerations in all planning decisions.**

Points to consider:

- **Future development could negatively impact the River Wensum, County Wildlife Sites, priority habitats, and potential habitat networks if not properly considered during planning and decision-making. Opportunities to enhance habitat creation should also be taken.**
- **New development must not increase the risk of flooding, especially in areas of the parish already prone to drainage issues and at a medium to high risk of flooding.**
- **Future planning decisions should account for climate change, particularly around the River Wensum due to flood risk from extreme weather events.**

²³ Norfolk County Council - [Norfolk Local Flood Risk Strategy \(2015\)](#)

²⁴ UK government [groundwater flooding guidance](#)

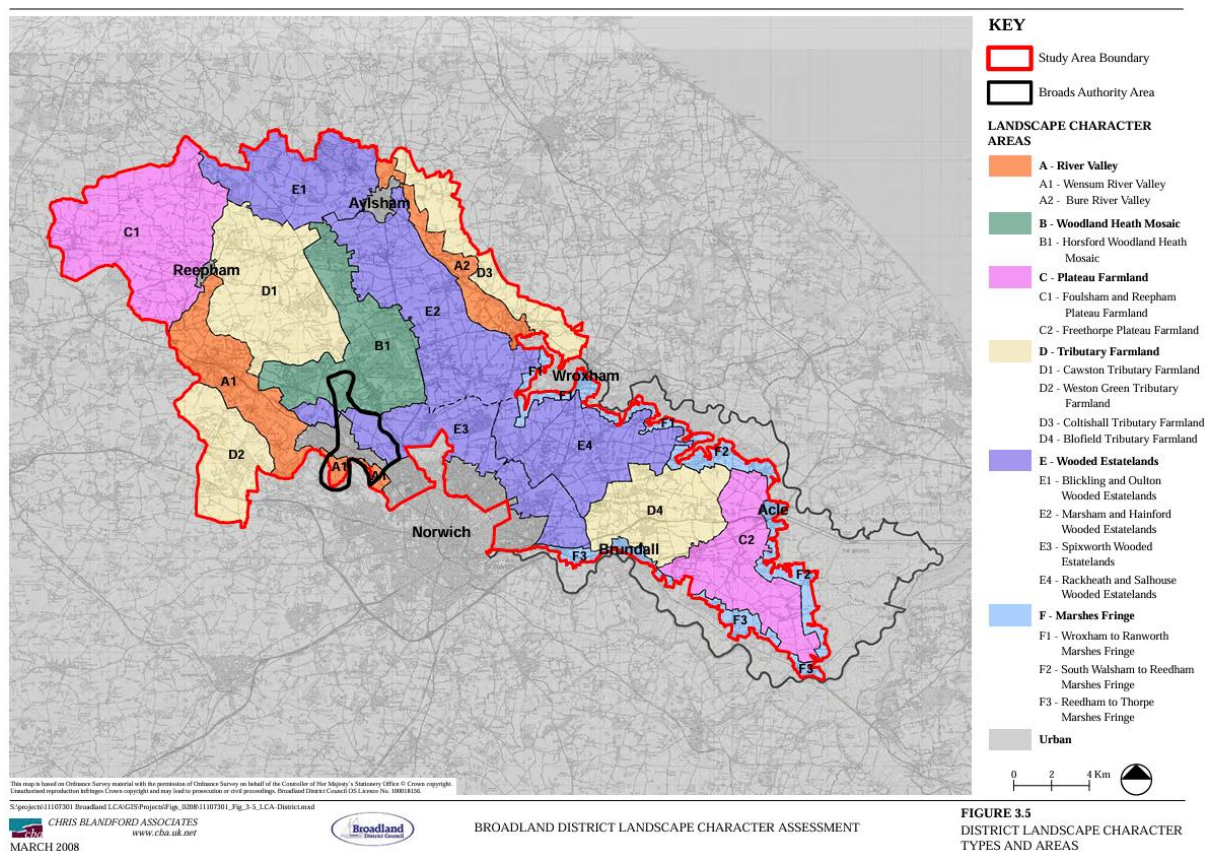
Landscape Character

There are no National Landscape Areas (also known as Areas of Outstanding Natural Beauty), National Nature Reserves or Local Nature Reserves within the Parish.

The Broadland District Council Landscape Character Assessment Map (2008) shows that Drayton falls into several Landscape Character Areas including:

- A1- Wensum River Valley (to the south of the parish)
- B1- Horsford Woodland Heath Mosaic (to the north of the parish)
- E3- Spixworth Wooded Estatelands (to the east/centre of the parish)
- Urban (central and western area)

Figure 24- Rough Black Mark of the location of the Parish on the Broadland District Landscape Character Assessment Map (Chris Blanford 2008) ²⁵



As shown in the table below, several inherent landscape sensitivities have been identified within each character area, with corresponding planning guidelines for applicants to consider. These points could be further evaluated when gathering evidence to formulate landscape policies for the Neighbourhood Plan.

²⁵ [LCA_SPD_Adopted_FINAL_part_1](#)

Landscape Type	A1- Wensum River Valley	B1- Horsford Woodland Heath Mosaic	E3- Spixworth Wooded Estate lands
Inherent Landscape Sensitivities	1. Natural meandering course of the River Wensum (SSSI/SAC) and associated floodplain habitats provide a valuable biodiversity resource. Within 1km of the River Wensum there are eight county wildlife sites (no. 1334, 1336, 1339, 1340, 2070, 2112, and 2113) containing a variety of habitats. 2. Mature landscape structure including substantial blocks of woodland, mature trees, intact hedgerows and riparian vegetation on the valley floor forming a distinct mosaic of meadow and marsh habitats, including extensive reedbeds. 3. Areas of open lowland grazing meadows and marsh combined with large mixed blocks of woodland, scattered scrub and groves of willow, form strong patterns and contrasting textures,	1. Mature landscape structure, including extensive blocks of deciduous and plantation woodland, providing close horizons and a strong sense of enclosure in places. 2. Remnant patches of heathland and fen within interior parts of the woodland. 3. SSSI protected habitats. 4. Coherent, small-scale settlement density and pattern. 5. Landscape setting of seventeenth and eighteenth century estates. 6. Extensive blocks of woodland within the area contribute to distinctive wooded horizons viewed from the wider landscape. 7. Wide and expansive views out from the edge of this area to the Bure valley.	1. 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. 2. High landscape and recreational value associated with mature woodland; in particular the woodland located in eastern parts on the settlement edge of Norwich. 3. Forms an important landscape setting to the city of Norwich. 4. Landscape setting of villages. 5. Landscape setting of historic houses and halls. 6. Open skyline in western parts.

Landscape Type	A1- Wensum River Valley	B1- Horsford Woodland Heath Mosaic	E3- Spixworth Wooded Estate lands
	which contribute to a distinctive corridor of open space that leads to the northwestern part of Norwich. 4. Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials. 5. Landscape setting of historic churches, mills and manors. 6. Idyllic pastoral landscape character of the valley floor with meadows, marshes and woodland, contributes to a strongly recognisable sense of place. 7. Strong sense of intimacy and tranquillity along the river valley floor, which is sensitive to incremental small-scale change. 8. Its strength of character and unity.		
Landscape Planning Guidelines	• Seek to conserve the generally undeveloped, rural character of the area county wildlife sites, and	• Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind	• Seek to conserve the predominantly rural character of the area; • Seek to conserve and enhance the diversity of landscape structure

Landscape Type	A1- Wensum River Valley	B1- Horsford Woodland Heath Mosaic	E3- Spixworth Wooded Estate lands
	related strong sense of intimacy and tranquillity. • Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbines for example) in relation to prominent skyline locations both within the area and within adjacent character areas. • Seek to conserve the landscape setting of existing villages, such as Lenwade, Morton and Ringland; • Seek to maintain greenspace between villages and the edge of Norwich urban area; • Seek to conserve the landscape setting of historic churches, mills and halls, such as Merton and Weston; • Seek to conserve sense of openness, in places where long views can be seen along the valley floor;	turbine for example) in relation to prominent wooded skyline locations both within the area and within adjacent character areas; • Seek to conserve the landscape setting of seventeenth and eighteenth century estates; • Seek to ensure any new development considers the effect on wide and expansive views from the edge of this area to the Bure valley; • Seek to conserve the sparse settlement pattern characteristic of the area; • Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen existing and potential harsh settlement edges.	within the area, including the patchwork of woodland and farmland with a recognisable hedgerow structure; • Seek opportunities for the restoration of fragmented hedgerows; • 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;

Landscape Type	A1- Wensum River Valley	B1- Horsford Woodland Heath Mosaic	E3- Spixworth Wooded Estate lands
	• Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form; • Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges. • Seek to promote use of local materials in new buildings; • Seek to maintain and enhance green corridors, which separate built up areas, such the corridor of the River Wensum where it flows into Norwich. • Seek to create a semi-natural habitats to buffer the River Wensum (SAC)		• Seek to maintain and enhance copses of mature trees and existing robust hedgerows.

Summary:

- **The Parish is situated within four distinct Landscape Character Areas: A1 - Wensum River Valley, B1 - Horsford Woodland Heath Mosaic, E3 - Spixworth Wooded Estate lands, and Urban. This indicates the parish comprises varied landscape features.**
- **There are no National Landscape Areas (formerly known as Areas of Outstanding Natural Beauty), National Nature Reserves, or Local Nature Reserves within the Parish.**

Points to consider:

- **Development on the edge of the settlement could intrude upon the open countryside if not designed sensitively.**
- **Open panoramic views across the landscape are a key feature of the area and should be preserved.**
- **Development that fails to incorporate local materials may not blend well with the area's local character.**

Historic Environment

There are 12 listed buildings within the parish as shown in **Figure 24**. All these listings are within the built-up area situated around School Road, Pound Lane, Low Road and Drayton High Road (**Figure 25**). The majority of listed buildings are Grade II. There are two Grade II* buildings which are St Margarets Church and Drayton Lodge. There are two Scheduled Monuments within the parish being Drayton Lodge and the Village Cross 160m south of St Margaret's Church.

Figure 25- Historic Assets Source Historic England 2025

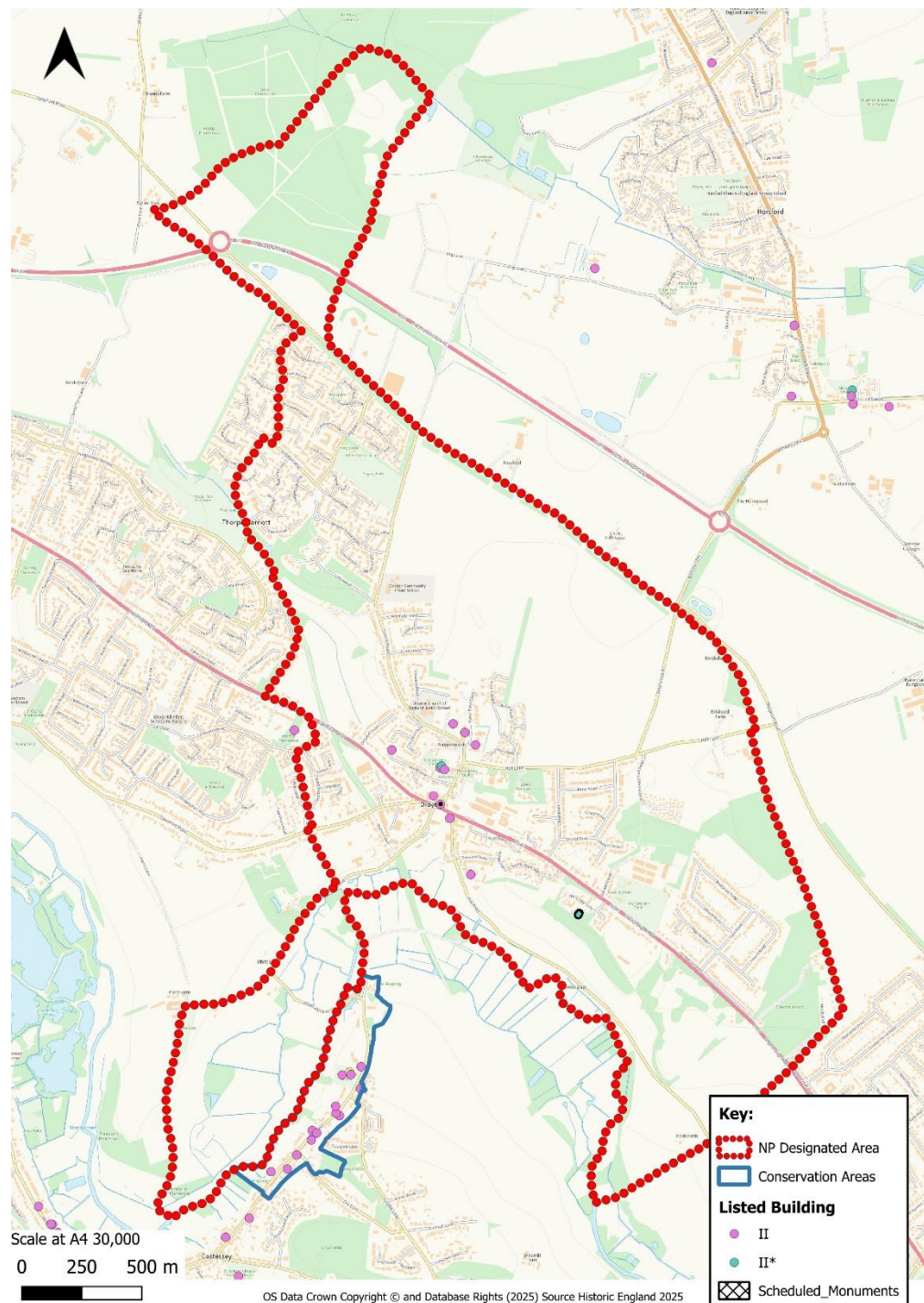
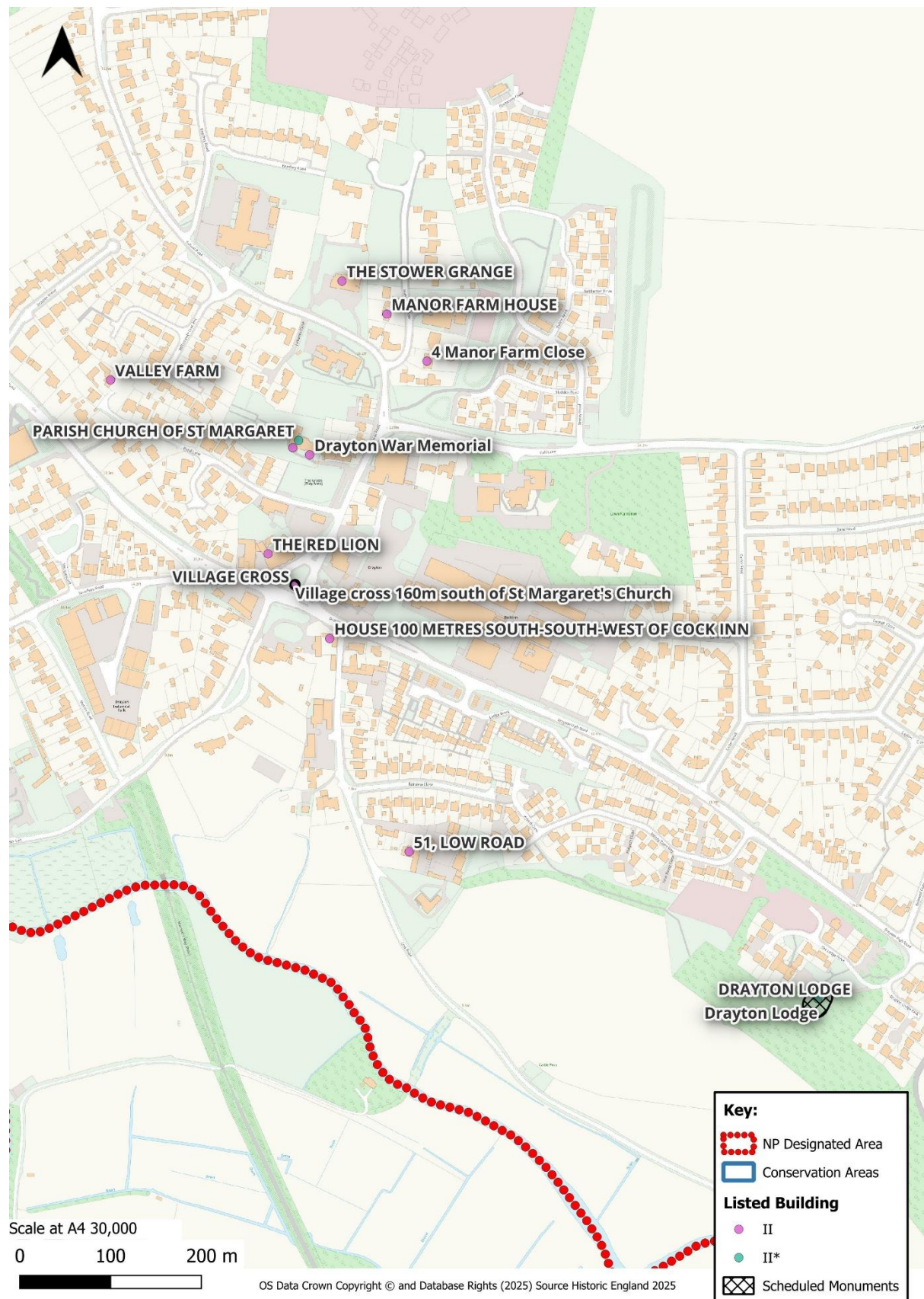


Figure 26- Drayton Listed Buildings Source Historic England 2025

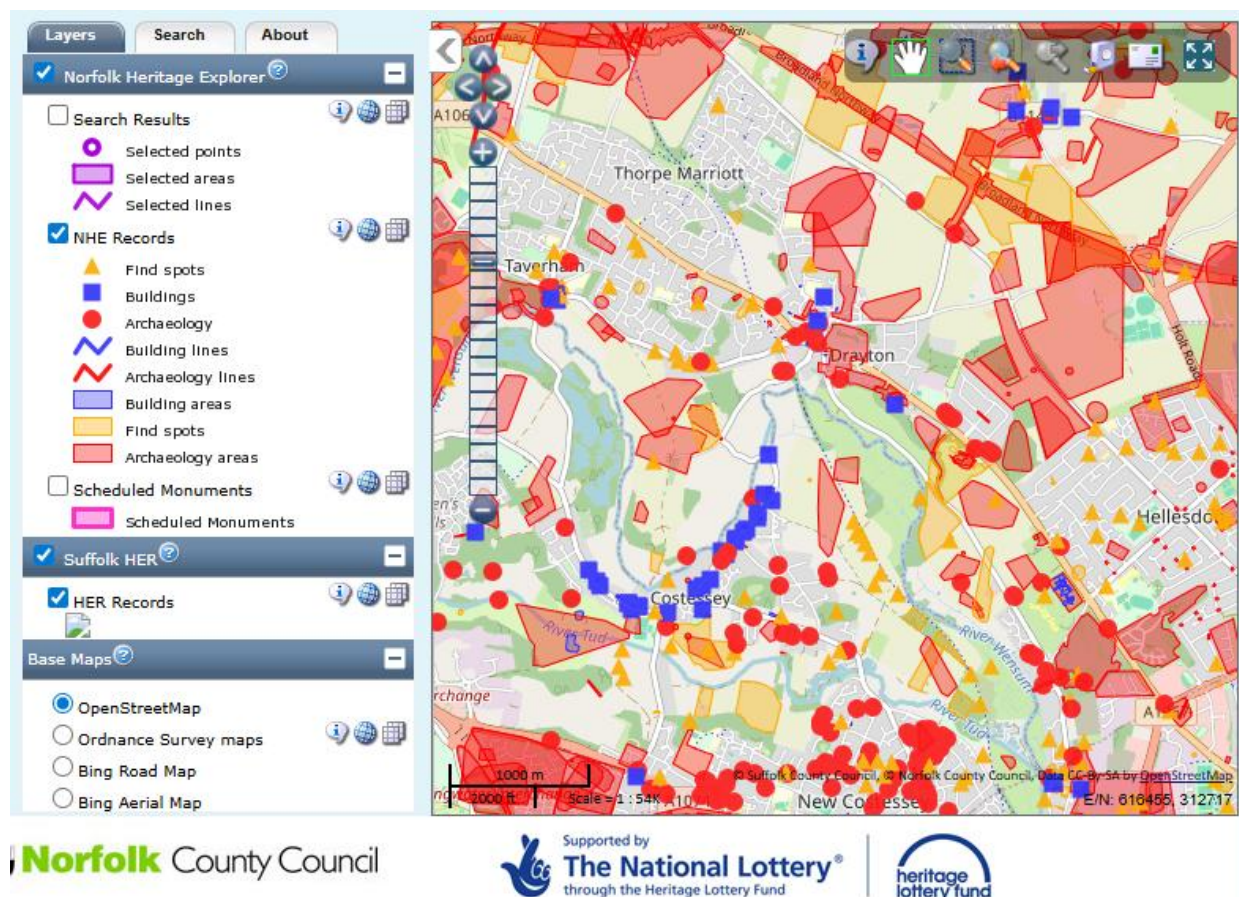


There are no Battlefields, Conservation Areas, Registered Parks and Gardens, World Heritage Sites, or other historic designations within the parish. However, to the south of the designated area is the adjacent parish Costessey where there is a Conservation Area and numerous listed buildings.

According to Norfolk Heritage Explorer²⁶ there are a total of 80 records of historic artefacts, structures, buildings, and markings in the landscape. These include assets from multiple time periods including the Neolithic Age, Prehistoric, Early and Late Saxon, Roman, Medieval, and post-medieval, 20th century/World War Two.

Finds have included, but are not limited to, brooches, coins, flint blades/flakes, copper and metal objects, air raid shelters, and military sites. Discoveries also include sites of historic buildings such as the former Drayton School, The Red Lion, Manor Farm House, Stower Grange Hotel, buildings on Low Road, and Valley Farm.

Figure 27- Norfolk Heritage Explorer Map Search for Drayton (Norfolk Heritage Explorer 2025²⁷)



Summary:

- The parish contains 12 listed buildings, most of which are Grade II.

²⁶[Your Search Results - Norfolk Heritage Explorer](#)

²⁷[Map Selection - Norfolk Heritage Explorer](#)

- **There are two Scheduled Monuments.**
- **According to Norfolk Heritage Explorer there are 80 recorded instances of historic artefacts, structures, buildings, and landscape markings within the area.**

Points to consider:

- **Development could potentially harm the historic character of the parish, particularly within the central built-up area, if inappropriate alterations or replacement materials are used.**
- **The design of new development should respect the existing historic character.**

Appendix A- Broadland District Council Housing Data July 2025

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
	Completions																
20130539	The Crescent, Drayton, Norwich, NR8 6RF	Demolition of 6 No. Dwellings and Erection of 10 No. Replacement Dwellings, Associated Vehicular Access and Landscaping	07/08/2016	24/03/2015	22/03/2016	10	6	4	10	4	10	4	0	0	0	Full	COMPLETED
20131783	42, Radcliffe Road, Drayton, Norwich, NR8 6XZ	Demolition of Garage & Erection of Two Storey Dwelling	11/02/2017	01/04/2015	01/04/2015	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20140186	35, School Road, Drayton, Norwich, NR8 6EG	Erection of 3 No Dwellings - Plots 2, 3 & 4 (Reserved Matters)	02/04/2017	29/07/2016	23/10/2019	3	0	3	3	3	3	3	0	0	0	Reserved Matters	COMPLETED
20140846	10, Station Road, Drayton, Norwich, NR8 6SA	Erection of Detached Dwelling	26/06/2017	08/06/2015	20/01/2016	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
201818	11 Station Road, Drayton, Norwich, NR8 6SA	Erection of Detached Dwelling	02/10/2021	12/12/2017	19/01/2022	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
2015	35, School Road, Drayton,	4 Bedroom Detached Dwelling with Associated	22/06/	31/08/	15/12/	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
07 41	Norwich, NR8 6EG	Garages and Landscaping	201 8	201 5	201 7												
20 15 09 47	Drayton Wood, Drayton High Road, Drayton, Norwich, NR8 6BL	Erection of 4 No Dwellings & Garages	09/ 06/ 201 9	01/ 04/ 201 9	17/ 03/ 202 5	4	0	4	4	4	4	4	0	0	0	Full	COMPLETED
20 16 09 38	68, School Road, Drayton, Norwich, NR8 6EG	Sub-Division of Plot & Change of Use of Garage into 1 Residential Dwelling with Single Storey Rear Extension & Dormer Windows to Front & Rear	19/ 07/ 201 9	21/ 11/ 201 6	15/ 03/ 202 2	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20 16 11 35	46, Howell Road, Drayton, Norwich, NR8 6BU	Demolition of Existing Bungalow and Erection of Detached House with Garage Car Port	15/ 08/ 201 9	02/ 04/ 201 9	04/ 04/ 201 9	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
20 18 04 48	Plot 5,Rear of Firbanks, 35 School Road, Drayton, Norwich, NR8 6EF	Erection of Detached Dwelling and Garage - Revised	15/ 05/ 202 1	29/ 05/ 201 8	22/ 09/ 202 0	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20 16 18 32	Plot 6,Rear of Firbanks,, 35 School Road, Drayton,	Erection of Dwelling and Associated Garage	16/ 03/ 202 0	21/ 05/ 201 8	27/ 10/ 202 0	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
	Norwich, NR8 6EF																
20170889	16 Station Road, Drayton, Norwich, NR8 6SA	Demolition of Existing Bungalow and Erection of Replacement Chalet Bungalow and Shed and Associated Works	14/07/2020	27/09/2021	21/11/2021	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
20201325	46 Taverham Road, Drayton, Norwich, NR8 6RY	Demolition of bungalow and garage and erection of two storey dwelling	08/10/2023	01/10/2023	12/12/2024	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
20210017	44 Taverham Road, Drayton, Norwich, NR8 6RY	Subdivision of rear garden and erection of detached bungalow and garage served off existing access drive	25/02/2024	12/03/2024	12/03/2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20211893	Plot 1, Manor Farm, Drayton, Norwich, NR8 6EE	2 Storey detached house with detached garage	10/12/2024	17/03/2024	22/05/2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20210625	46 Taverham Road, Drayton, Norwich, NR8 6RY	Sub-division of rear garden for new detached bungalow & garage	10/12/2024	26/01/2024	12/03/2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20191240	80 Drayton High Road, Drayton, Norwich, NR8 6AG	Sub-Division of Garden & Erection of Detached Two Storey Dwelling, Shared Garage &	25/11/2022	11/11/2022	11/11/2022	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

PP Ref	Address	Description	Lapses	Started	Complete	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
		Formation of New Vehicular Access															
	Partially complete and Commitments																
20 20 11 85	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich, NR8 6BN	Reserved Matters Application following Outline Planning Permission 20212012 for 29 Dwellings and Discharge of Condition 27 (footpaths)	11/ 03/ 202 5			29	0	29	0	0	0	0	0	0	0	Reserved Matters	GRANTED
20 21 23 15	Plot 15, Manor Farm Close, Drayton, Norwich, NR8 6EE	New self build residential dwelling to include access, layout and scale	15/ 02/ 202 5			1	0	1	0	0	0	0	0	0	0	Outline	GRANTED
20 21 23 16	Plot 16, Manor Farm Close, Drayton, Norwich, NR8 6EE	New self build residential dwelling	15/ 02/ 202 5			1	0	1	0	0	0	0	0	0	0	Outline	GRANTED
20 21 23 30	Plot 2, 5 Manor Farm Close, Drayton, NR8 6EE	Proposed dwelling, double garage, parking and site works	09/ 07/ 202 7			1	0	1	0	0	0	0	1	0	1	Full	GRANTED

PP Ref	Address	Description	Lapses	Started	Complete	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
2023/115	Land Adj Brick Farm, School Road, Drayton	Proposed new dwelling, drive and residential amenity	29/08/2027			1	0	1	0	0	0	0	1	0	1	Full	GRANTED
2023/135	Stower Grange Hotel, 40 School Road, Drayton, Norwich, NR8 6EF	Alterations to existing hotel to convert into 3 x residential units	10/10/2027			3	0	3	0	0	0	0	3	0	3	Full	GRANTED
2017/0212	Land off Drayton High Road, Drayton, Norwich, NR8 6AG	Erection of 71 dwellings, with garages, open space, vehicular access and ancillary works	05/03/2021	18/11/2021		71	0	71	70	70	70	70	1	1	0	Full	STARTED
2018/0934	56 Taverham Road, Drayton, Norwich, NR8 6RY	Demolition of Existing Chalet Bungalow and Erection of Replacement Chalet Bungalow	16/08/2021	27/09/2021		1	1	0	0	0	0	0	0	1	0	Full	STARTED
2020/1019	94 Fakenham Road, Drayton, Norwich, NR8 6PY	Sub-Division of Residential Plot and Erection of Five Additional Detached Dwellings & Re-Positioning of Access (Reserved Matters)	24/08/2023	01/07/2023		5	0	5	0	0	0	0	5	5	0	Reserved Matters	STARTED
2021	Drayton Old Lodge, 146 Drayton High	Variation of Conditions 2, 3, 14 & 21 of planning permission 20180236 -	07/09/	04/03/		38	0	38	15	15	15	15	23	1	22	Full	STARTED

PP Ref	Address	Description	Lapses	Started	Complete	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
09 51	Road, Drayton, Norwich, NR8 6AN	amendments to approved plans	202 4	202 0													
20 20 06 40	Land at Manor Park, Drayton, Norwich, NR8 6DP	Erection of 267 Dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links	12/ 08/ 202 4	14/ 03/ 202 3		267	0	267	99	99	99	99	168	0	168	Full	STARTED
20 20 04 56	23 Taverham Road, Drayton, Norwich, NR8 6RY	Erection of two new residential dwellings	15/ 07/ 202 3	15/ 07/ 202 3		2	1	1	0	0	0	0	1	1	1	Full	STARTED
20 20 24 01	94 Fakenham Road, Drayton, Norwich, NR8 6PY	Erection of detached dwelling & cart lodge	05/ 07/ 202 4	01/ 07/ 202 4		1	0	1	0	0	0	0	1	1	0	Full	STARTED

Totals:	206	204
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Appendix B- Drayton Drewary Indenture 1838

THIS INDENTURE made the eighteenth day of July one thousand eight hundred and thirty eight BETWEEN the Right Reverend Father in God Edward Lord Bishop of Norwich (Lord of the Manor of Drayton with Taverham) The Reverend Thomas John Blofeld of Drayton in The County of Norfolk Clerk (Rector of the Rectory of Hellesdon with Drayton) and Robert Blyth the Churchwarden and William Moore the Overseer of the Poor of the Parish of Drayton aforesaid of the one part and Thomas Fowell Buxton of Northrepps Hall in the said county Esquire of the other part WHEREAS by an act of Parliament passed in the year of the reign of his Late Majesty King George the Third intituled "An Act for Inclosing Lands in The Barishes of Drayton and Bawburgh in the County of Norfolk and in the Parish and Hamlet of Hellesdon in the said county and in the county of the City of Norwich his (amongst other things) enacted that the Commissioners thereby appointed should assign set out and allot unto the Lord of the said Manor of Drayton with Taverham the Rector of the Rectory of Hellesdon with Drayton, and the Church Wardens and Overseers of the Poor of the said Parish of Drayton so much of the said Commons and waste grounds in the said Parish of Drayton as the said Commissioners should thin proper not exceeding in value the average value of Thirty acres of the said commons and waste grounds and the same allotments or allotment should on the execution of the award of the said Commissioners be vested in the Lord of the said Manor of Drayton with Taverham the Rector of the Said Rectory and the Church Wardens and Overseers of the Poor of Said Parish off Drayton for the time being for ever, as trustees for the poor of the same Parish, and the said Trustees, for the major part of them, were thereby empowered from time to time, by writing under their hands and seals, to lease and demise such allotment or allotment or so much thereof as they should think proper to any person or persons whomsoever for any term of years not exceeding twenty one years, AND WHEREAS by an award in writing bearing date the twenty first of October One Thousand eight hundred and thirteen the commissioners appointed in and by the said in part recited Act of Parliament. Did assign set out and allot unto the Lord of the said Manor of Drayton with Taverham, The Rector of the Said Rectory of Hellesdon with Drayton and the Church Wardens and Overseers of the Poor of the said Parish of Drayton as Trustees for the Poor of the same parish One piece of land containing Forty nine acres two roods, and thirty four perches bounded by the boundary line dividing the parishes of Drayton and Horsford toward the North east and south east by land thereby allotted to the said Lord Bishop of Norwich and a private road therein before fifthly described towards the south west and by the boundary line dividing the Parishes of Drayton and Felthope towards the north west. AND WHEREAS the said Thomas Fowell Buxton hath agreed with the said parties hereto of the first part for a lease of all the said piece of land so allotted to them as aforesaid for the term of twenty one years from the twenty fifth day of December now last passed at the yearly rent of twelve pounds to be payable half yearly NOW THIS INDENTURE WITNESSETH that in te-tem- as-afer consideration of the yearly rent herein after reserved and of the Covenants and agreements herein after contained on hte part of the said Thomas Fowell Buxton his executors, administrators and assigns to be paid and performed respectively they the said Edward lord Bishop of Norwich Thomas John Blofeld, Robert Blyth and William Moore pursuant to and by virtue and in execution of the hereinbefore in part recited Power or Authority in that behalf, and of all or any other powers or authorities in them vested or in anywise enabling them thereunto by this present deed or instrument in writing under their hands and seals Do and each of the Both lease and demise unto the said Thomas Fowell Buxton his executors administrators and assigns. WHAT allotment piece or parcel of land hereinbefore in part and set forth in the herein before in part recited Award of the said Commissioners acting under and by virtue of the said in part recited Act of Parliament. AND ALSO all ways paths passages waters watercourses privildiges easements profits advantages rights liberties (particularly the right and liberty of killing and taking game) members and appurtenances whatsoever to the said piece of land and premises and belonging or in anywise appertaining or therewith now or heretofore used occupied or enjoyed. Except and always reserved out of this demise unto the said parties hereto of the first part and their successors and their Agents from time to time and at all times during the term hereby granted full and free liberty to enter into and upon all oe any part of the said demised land and premises in order to view, search into, and see the state and condition thereof TO HAVE TO HOLD the said piece of land and premises hereby demised with the appurtenances unto the said THOMAS FOWELL BUXTON executors administrators and assigns from the twenty fifth day of December now last past for the term of twenty one years

Glossary²⁸

Term	Definition
Affordable Housing (NPPF 2024 Definition)	Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

²⁸ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

Term	Definition
	D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Flood Zones ²⁹	• Zone 1 Low Probability- Land having a less than 0.1% annual probability of river or sea flooding. • Zone 2 Medium Probability- Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. • Zone 3a High Probability- Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. • Zone 3b The Functional Floodplain- This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

²⁹ [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/flood-risk-and-coastal-change)

Term	Definition
Groundwater flooding ³⁰	Groundwater flooding is when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys.
Heritage Asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-strategic policies	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
Priority Habitats and Species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Sheltered Housing	Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many

³⁰ [Groundwater flooding - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Term	Definition
	different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden³¹.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Social rented housing	Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England ³²
Specialist housing for older people	A wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. Sheltered Housing¹⁴: self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in

³¹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

³² See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Term	Definition
	most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens. Extra Care Housing: housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
Special Area of Conservation (SAC)	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas (SPA)	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Surface water flooding ³³	Surface water flooding occurs when intense rainfall overwhelms drainage systems.
Sustainable transport mode	Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.
Usual Resident	According to the Census, a usual resident is anyone who is in the UK and has stayed or intended to stay in the UK for a period of 12 months or more or has a permanent UK address and is outside the UK and intends to be outside the UK for less than 12 months.
Wildlife Corridor	Areas of habitat connecting wildlife populations

³³ [Flood risk maps for surface water: how to use the map - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612512/flood-risk-maps-for-surface-water-how-to-use-the-map.pdf)

