

Planning Policy & Built Heritage Working Party



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Friday, 5 June 2020

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom video conferencing on **Monday, 15 June 2020 at 10.00 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Members of the public who wish to ask a question or speak on an agenda item are requested to notify Democratic Services on the Thursday before the meeting and provide a copy of the question or statement. An email invitation will be sent to you. Statements should not exceed three minutes. Email: democraticservices@north-norfolk.gov.uk

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/training purposes.

Emma Denny
Democratic Services Manager

To: Mr A Brown, Mrs P Grove-Jones, Mr T Adams, Mr D Baker, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr N Pearce, Mr J Punchard and Dr C Stockton

Substitutes:

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order
to attend this meeting, please let us know in advance**

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

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A G E N D A

1. APOLOGIES FOR ABSENCE

2. PUBLIC QUESTIONS

3. MINUTES

(Pages 1 - 6)

To approve as a correct record the Minutes of a meeting of the Working Party held on 16 March 2020.

4. ITEMS OF URGENT BUSINESS

To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

5. DECLARATIONS OF INTEREST

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest.

6. UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

7. SITE SELECTION REPORT B: HOLT, HOVETON AND MUNDESLEY

(Pages 7 - 152)

Site Selection Report B: Holt, Hoveton and Mundesley

Summary: To identify the final suite of allocations for Holt, Hoveton and Mundesley, ahead of Regulation 19 Consultation and subsequent submission.

Recommendations:

- 1. It is recommended that Members endorse the identified sites for inclusion in the Local Plan.**
- 2. The final policy wording is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email: Iain Withington Planning Policy team leader (Acting Policy Manager) 01263 516034, Iain.Withington@north-norfolk.gov.uk	

8. OPEN SPACE

(Pages 153 - 420)

Summary: To present the findings of the Open Space Assessment and set out what this means for open space provision and policy development through the emerging Local Plan in the District. To present the revised Open Space policy in light of the comments through the Regulation 18 Consultation and the findings of the Open Space Assessment.

- Recommendations:
1. **It is recommended that members accept the findings of the Open Space, Sport and Recreation Study (Part 1) and endorse the use of the Open Space calculator for subsequent planning applications and the proposed allocations within the Local Plan.**
 2. **It is recommended that members endorse the revised wording of Policy ENV 7 and delegate responsibility for drafting such an approach, including that of finalising the associated policy to the Planning Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
<p>Contact Officer, telephone number and email:</p> <p>Iain Withington Planning Policy team leader (Acting Policy Manager) 01263 516034, Iain.Withington@north-norfolk.gov.uk</p> <p>James Mann – Senior Policy officer 01263 516404 James.Mann@north-norfolk.gov.uk</p>	

9. **ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

10. **EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

11. **TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

12. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 16 March 2020 at the Council Chamber - Council Offices, Holt Road, Cromer, NR27 9EN at 10.00 am

Committee

Members Present:

Mr A Brown (Chairman)	Mrs P Grove-Jones (Vice-Chairman)
Mr N Dixon	Mr P Fisher
Ms V Gay	Mr P Heinrich
Mr N Pearce	

Officers in Attendance:

Mr I Withington – Acting Planning Policy Manager
Mr J Mann – Senior Planning Officer
Mrs C Dodden – Senior Planning Officer
Miss L Yarham - Iain Withington, James Mann, Caroline Dodden and Democratic Services & Governance Officer (Regulatory)

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Adams, D Baker, J Punchard and C Stockton. There were no substitute Members in attendance.

46 PUBLIC QUESTIONS

Mr Patrick Allen made a statement relating to the identification of Small Growth Villages. He questioned the suggestion that Langham did not achieve the required level of services and facilities for designation as a Small Growth Village as it did not have a village shop or a post office. He referred to a recent decision by the Development Committee to renege on a Section 106 obligation to facilitate a village shop as part of the development of a hotel complex in the village, despite objections being raised by the Parish Council, on the basis of the hotel owners' argument that a shop would not be viable and residents used supermarket delivery services instead of village shops. He did not consider that the sustainability of the village rested on whether or not it had a shop. Langham was a thriving village with a very popular school, successful pub and thriving village hall, and it would have a prestigious hotel which would create much-needed jobs. Langham Dome was a facility which no other village had, and it had a shop run by volunteers. He quoted paragraphs 3.11 and 3.12 of the NPPF. He stated that small villages such as Langham were crying out for small, enhancing developments that would help to keep them alive and prospering. He urged the Working Party not to abandon Langham as it had much going for it and needed the Council's support.

The Chairman stated that the policy the Council had to make was set out in the report and it was necessary to have a structure which treated equally all villages of a similar size and resources. A village had to be sustainable in terms of its services and utilities in order to be sustainable. He stated that the removal of the shop from the hotel complex was a separate planning issue. Langham did not meet the criteria for a Small Growth Village.

Mr Allen responded that he disputed the great weight put on a village shop being the only reason a village was sustainable. He considered that the Council had given planning permission to out of town developments which were not sustainable as

people drove into the town to shop, in the same way as people would drive from Langham to visit nearby shops.

The Chairman stated that the due process had been followed with regard to the planning application, which was not a matter for discussion at this meeting.

47 MINUTES

The minutes of a meeting of the Working Party held on 10 February 2020 were approved as a correct record and signed by the Chairman.

48 ITEMS OF URGENT BUSINESS

The Chairman agreed that the Acting Planning Policy Manager would update the Working Party on issues relating to consultations on other Authorities' Local Plans, the Housing Delivery Test and announcements in the Budget relating to the future of planning under item 8 of the agenda.

49 DECLARATIONS OF INTEREST

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
51	Mr A Brown	Involved in Corpusty and Saxthorpe Neighbourhood Plan

50 UPDATE ON MATTERS FROM THE PREVIOUS MEETING

None.

51 SMALL GROWTH VILLAGES AND POLICY APPROACHES TO GROWTH IN RURAL AREAS

The Acting Planning Policy Manager presented a report relating to the identification of the final suite of Small Growth Villages under Policy SD3 and the establishment of the overarching approach to the identification and delivery of apportioned growth in Small Growth Villages, including the ratification of the approach through a suite of policies that deliver flexible and exception growth in the rural areas. The report focused on the broad distribution of growth in relation to rural development, and discussed the options available and recommended modifications to the Draft Plan for inclusion in the submission version.

The Acting Planning Policy Manager stated that paragraph 5.14 should refer to HOU3 and not HOU4 as written.

The Chairman stated that it was important to bear in mind that the Small Growth Villages represented a small percentage in terms of housing delivery.

Councillor N Dixon stated that there were limitations in the current Plan which had resulted in non-delivery of allocated sites in Service Villages and substantially closed down the routes for growth in small villages, which were restricted to exceptions schemes. With regard to the draft Plan, he considered that the approach and principles in respect of Small Growth Villages were acceptable in the main. However, he considered that the process was complex and that it needed to be kept as simple as possible so it was easy for communities to understand the best route to achieve their ambitions. There were also many villages with infrastructure constraints, such as flooding, highways and utilities. Many of these constraints

could only be resolved by funding through development and he was concerned that the proposed policies would not allow it to happen. He suggested that the proposed policies should allow flexibility for any village to promote sites that would deliver substantial community benefit and/or infrastructure improvement that would raise the level of service provision or solve significant infrastructure constraints. He considered that there was a need to engage constructively to allow villages to move forward in a measured way which was consistent with the Council's policies.

The Chairman stated that villages and their Parish Councils could make a case through Neighbourhood Plans and Community Land Trusts. He asked the Acting Planning Policy Manager to comment.

The Acting Planning Policy Manager explained that the Local Plan was the strategic planning policy for the District and had to be positively prepared, so that the policies were designed to facilitate growth. The Council's priority remained the provision of affordable housing and the exceptions policy was the main route to address local housing need in perpetuity in rural villages. Proposed policy SD2 had been added to the emerging Local Plan and consulted on at Regulation 18 consultation in order to reiterate approaches from national policy which allowed communities to bring forward their own development through community land trusts or neighbourhood planning, and to make it clear that they could take that route if they wished to grow. Councillor Dixon's point regarding improved services, improved connectivity and infrastructure could be added. There were criteria to ensure there was no significant harm and the scale of growth was appropriate to the location.

Councillor Dixon supported the principle of neighbourhood planning but he considered that neighbourhood plans were difficult to put together and steer through the system and many Parish Councils would not take that route. He stated that the Rural Exceptions policy allowed significant amounts of housing to be developed in almost any village without the requirement for an economic viability test. He considered that there was inconsistency in that the policies would allow exceptions schemes, but would not allow development which provided a significant benefit to meet the requirements of Policy SD2.

The Acting Planning Policy Manager explained that Policy SD2 was written in such a way as to negate the requirement for a neighbourhood plan in certain circumstances, provided there was community support. However, the Planning Policy Team had carried out many site appraisals as part of the emerging Local Plan and were willing to share them with any community that decided to undertake a neighbourhood plan to make the work less onerous. Communities were welcome to engage with the Team on this matter.

The Chairman stated that it was noticeable that the response from Parish Councils to the Regulation 18 consultation had been muted. He considered that some Parish Councils were more enthusiastic and capable than others which might equally have a genuine case for community led development and could fall through the gaps.

Councillor Mrs P Grove-Jones considered that the lack of response to the consultation was because people did not understand it and were therefore not engaged. The Plan would be in place for a long time and there would be many changes affecting the villages and the economic situation, therefore there was a need to be open minded.

The Acting Planning Policy Manager stated that there was a statutory duty to produce the local plan and the policies within the emerging Plan were more flexible

than they had been before. The Plan was designed to be permissive and it would provide the appropriate framework for decisions at Development Committee.

Councillor Ms V Gay stated that she was sympathetic to the issues raised by Councillor Dixon. She requested clarification as to the relationship between secondary and desirable services and the term “at this stage” used within the report.

The Senior Planning Officer explained the hierarchy of services. Small growth villages were required to have four services in the secondary and/or desirable category. “At this stage” meant Regulation 18 consultation stage.

Councillor P Heinrich supported Councillor Dixon’s views. He questioned the logic of including settlements such as Walcott which could not be developed because of flooding, whereas some settlements with a good range of services were omitted because they did not have an essential service.

The Acting Planning Policy Manager explained that some villages currently had services but were constrained, so they should and could not be relied upon to contribute to the housing target as they were highly unlikely to deliver growth. However, they met the methodology and it was necessary to have a consistent approach across the District. If a scheme were to come forward in those locations it should be considered favourably in line with the classifications and settlement hierarchy provided the necessary tests were met. Other locations were classed as unsustainable in the NPPF as they did not have the level of services to support growth, did not meet the methodology and were contrary to the climate change ethos promoted by the Council. Schemes in those locations could only come forward via the suite of policies for flexible growth, for example, as an exception designed to meet the needs of the community, affordable growth or key worker accommodation.

Councillor Dixon was concerned that allowing development of up to 30 new homes in small villages without tangible and significant benefits to infrastructure would be a disservice to those communities. It was necessary to ensure that villages had the opportunity to express a very clear opinion as to what they wanted in terms of community benefit, infrastructure etc and any development must contribute to solving those issues. He cited Sutton as an example of a village with severe infrastructure constraints which would require significant benefits to accrue from development.

The Acting Planning Policy Manager stated that any development proposals could be considered by the Development Committee where constraints would need to be dealt with at the application stage. He suggested that a further criterion could be added to Policies SD2 and SD3 to give a clear indication to developers that they would be expected to deliver substantial community benefits, including necessary infrastructure improvements and service provision through their proposals.

Councillor Dixon welcomed this suggestion and provided it was adhered to, it would allay his concerns. He considered that villages needed to be given guidance as to how they could grow to meet the criteria for small growth villages in such a way as to deliver benefits for those localities.

The Chairman asked if it would be a comfort if there was a mechanism to review the classification throughout the lifetime of the Plan.

The Acting Planning Policy Manager advised that it was not appropriate to build a

review mechanism into a policy, but such a mechanism could happen through proposals and reports. It was within the gift of Development Committee to approve an application in relation to material considerations at the time. The plan process was subject to a five-yearly review and the Annual Monitoring Report would consider the level of growth that had come forward.

Councillor Dixon stated that he wished to make the amendments to Policies SD2 and SD3 formally and that the policies be amended so that support for proposals in rural villages and policy SD2 be conditional on the delivery of substantial community benefit and or substantial infrastructure improvement which raises the level of service provision, facilities or solves significant constraints.

The Acting Planning Policy Manager stated that “substantial” was not used in the NPPF and there was the risk that such wording was likely to be amended as a result of examination.

The Working Party discussed the need to ensure that any delivery benefit was locked in, regardless of whether any housing was delivered as a single proposal by one developer or a series of proposals by a number of developers.

The Acting Planning Policy Manager stated that Policy SD5 specifically dealt with the strategic approach to developer contributions, viability and the approach to infrastructure requirements. He would take on board Members’ concerns regarding infrastructure delivery when SD5 was reviewed at a later date.

It was proposed by Councillor N Dixon, seconded by Councillor Ms V Gay and

RESOLVED unanimously

- 1. That the changes proposed to the list of Small Growth Villages be endorsed.**
- 2. That the revised approach and policy wording be endorsed, subject to policies SD2 and SD3 (small growth villages criterion) being amended to reflect the additional consideration of substantial infrastructure / service improvements as a requirement for support, and that responsibility for drafting such an approach, including finalising the associated policies, be delegated to the Acting Planning Policy Manager.**

52 UPDATES ON PLANNING POLICY ISSUES

With the agreement of the Chairman, the Acting Planning Policy Manager updated the Working Party on the following matters:

Housing Delivery Test

There had been a slight fall in the housing delivery rate, although the Planning Monitoring Officer was confident that completions at the end of the municipal year would be close to the Council’s housing target. If the delivery rate fell to 95% the Government would require an action plan to show how the Council would maintain the supply of homes. However, no action was required at the present time.

First Homes Consultation

The Government had issued a consultation paper in respect of a discount of 30% on first homes for local people. This was being considered in conjunction with the Housing Team and there were concerns regarding funding and the impact on developer contributions and house prices.

Budget Update

The Government proposed to issue a White Paper on "Planning for the Future". It was proposed that there would be more deregulation, a review of the local housing need formula, retention of the 300,000 homes target, new rules for more permissive development of high rise, high density development, the requirement for the adoption of local plans by December 2023, further reform of the New Homes Bonus and further tightening of the housing delivery test. Details were awaited.

There had been a commitment to investment in infrastructure which could open the way for the Council to bid for funding for proposals such as the North Walsham Western Extension.

Consultations from other Authorities

The Council had been consulted in respect of Great Yarmouth and the Greater Norwich Local Plans. It was not intended to respond as there were no cross-boundary issues.

The meeting ended at 12.10 pm

Chairman

Site Selection Report B: Holt, Hoveton and Mundesley

Summary: To identify the final suite of allocations for Holt, Hoveton and Mundesley, ahead of Regulation 19 Consultation and subsequent submission.

- Recommendations:
- 1. It is recommended that Members endorse the identified sites for inclusion in the Local Plan.**
 - 2. The final policy wording is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email: Iain Withington Planning Policy team leader (Acting Policy Manager) 01263 516034, Iain.Withington@north-norfolk.gov.uk	

1. Introduction

- 1.1 The emerging North Norfolk Local Plan has been subject to public consultation at Regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.
- 1.2 This report focusses on the identification of suitable, available and deliverable sites in order to meet the identified housing requirement in each identified settlement and recommends preferred sites for inclusion in the Draft Plan. It provides the updated assessment of each of the sites considered and presents the Council's conclusions on the availability and suitability of each site drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.
- 1.3 **The purpose** of this report is to ratify the assessed final suite of sites in the settlements ahead of consultation, (Regulation 19) and then submission of the Plan.

2. Background and Update

- 2.1 The settlement hierarchy sets out where new development in North Norfolk will take place. The majority of which is in identified sustainable towns, dependent on their local housing and other development needs, their role as employment, retail and service centers, and identified environmental and infrastructure constraints. Such locations are also inextricably linked to climate change and how through the Plan the Council can incorporate measures that mitigate and adapt to its effects, principally by reducing the need to travel.
- 2.2 The allocations seek to address the objectively assessed strategic need across the District and aim to boost the supply of identified deliverable sites that will support growth in the Plan period. Plans must include and demonstrate how future need for homes will be provided and clearly set out how the Plan will deliver the Objectively Assessed Needs (OAN). The distribution of growth and overall housing numbers are set out in policies SD3 and HOU1 at Regulation 18 stage.
- 2.3 Specific housing targets and allocations are provided for in the Large Growth Towns, Small Growth Towns and the four identified Growth Villages in Policy HOU1, which reflects their role and function. Sites have been identified that are well related to these settlements in order to meet the proposed targets. The process though is iterative and as the Plan moves towards Regulation 19 and finalisation there is a process of continuous evaluation.

3. Site Selection Methodology

- 3.1 It is important to note that the site selection process follows a clear, transparent and justified assessment process. It is recognised that site selection can be emotive, but it remains that selection and examination needs are required to be based wholly on evidence through objective assessment. Policies and proposals that are justified and evidenced in a positive and realistic way, provide more certainty at examination and stand the test of time. Building a strong evidence base to support and inform not just site selection but policies throughout the Local Plan is vital to its immediate and long-term success.
- 3.2 Evidence can be both quantitative (facts and figures such as census data) as well as qualitative, (e.g. opinions given in consultation responses, as long as they are backed up by facts). Evidence, **not opinion**, should be used to inform decisions on policies and proposals. Such evidence should also be made publically available in a full and transparent way throughout the production of a Plan where it will be scrutinised at future consultations, submission and examination. It is worth remembering that **planning policies and site proposals need to be based on a clear planning rational and aligned to the legislative requirements**.
- 3.3 The site assessment methodology follows the process advocated in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. The detailed methodology was explained in Background paper no 6, [Development Site Selection Methodology](#) which accompanied the previous Regulation 18 consultation and can be found in the published document library under consultation documents. **The process is summarised in the report appended to this report as Appendix 1 and along with the Background paper should be read in conjunction with this report.** The continued application of a consistent methodology through assessment and decision making is paramount to Plan making and the Legal tests of soundness which the Plan is examined against.

4 Site Selection

- 4.1 In order to provide an audit trail and a concise location for the review of information, updated assessments of each of the sites considered have been undertaken and are included in the Site Assessment Booklets appended to this report. These booklets detail background information including contextual settlement level information, include a summary of the feedback from Regulation 18 consultation from statutory consultees, individual members of the public and from parish councils, a review of issues and constraints and go on to detail officers detailed assessment in Part 2 through an updated set of assessment criteria and Red, Amber Green, RAG scoring system, updated Regulation 19 sustainability appraisal and the detailing of the review of each site option put forward.
- 4.2 The assessments conclude with a recommendation and the booklets, in Part 3 conclude with the detailed reasoned justification for the selection, or discounting of sites. They will be updated and further informed with factual information such as the emerging Employment Study and Open Space Study and the results of Habitat and Heritage Impact Assessments where required.
- 4.3 **Each booklet should be read in conjunction with this report.**
- 4.4 Detailed site assessment for Holt is included in **Appendix 2.**
- 4.5 Detailed site assessment for Hoveton is included in **Appendix 3.**
- 4.6 Detailed site assessment for Mundesley is included in **Appendix 4**

5 Conclusion

The following sites are recommended for inclusion in the Local Plan:

- **Holt**

List of proposed residential allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
H04	Land South of Beresford Road	7.36	70 - 100
H17	Land North of Valley Lane	0.93	27
H20	Land at Heath Farm	7.11	200

List of proposed employment allocations:

Site Ref	Description	Gross Area (ha)
H27/1	Land at Heath Farm	6

- **Hoveton**

Proposed allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
HV01/B	Land East of Tunstead Road	6.41	150

- **Mundesley**

Proposed allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
MUN03/A	Land off Cromer Road & Church Lane	3.3	50

7 Recommendations

- 1 It is recommended that members endorse the identified sites for inclusion in the Local Plan.
- 2 The final policy wording is delegated to the Planning Policy Manager.

8 Legal Implications and Risks

- 8.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy and proposals each must be justified and underpinned by evidence, the application of a consistent methodology and demonstrate how public feedback has informed the Plan.
- 8.2 The statutory process requires records of consultation feedback and demonstration of how this has/will have informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22 and also requires that a sustainability appraisal has informed the production of the Plan

9 Financial Implications and Risks

- 9.1 Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

Appendix

- Appendix 1** – Site Assessment Methodology;
Appendix 2 – Holt Site Assessment Booklet;
Appendix 3 – Hoveton Site Assessment Booklet;
Appendix 4 – Mundesley Site Assessment Booklet.

Agenda Item No_____

Local Plan: Approach to Site Assessment

Summary: The purpose of this report is to outline the methodology and decision making framework for the finalisation of site selection in the Local Plan.

Recommendations: The report is for information and advice only.

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer;	
Iain Withington Planning Policy team leader / Acting Policy Manager 01263 516034, Iain.Withington@north-norfolk.gov.uk	

1. Introduction

- 1.1 The emerging North Norfolk Local Plan has been subject to public consultation at regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.
- 1.2 This report focusses on the site selection methodology used, outlining the approach taken to date and explains how selection has utilised public feedback and further statutory comments in order to identify a final suit of sites for the emerging Draft Plan over the coming months. Although the site selection methodology has been reported to previous working parties and subsequently consulted on, membership of the working party has fluctuated not least following the local elections held last year. Ahead of future work it is considered prudent to update members of the process undertaken to date and the further work that

has been undertaken since the consultation that is incorporated into such assessments.

- 1.3 **The purpose** of this report is to bring to the attention of Members the process and framework that is being used in the identification of suitable sites and forms the basis for decision making. The report is written in unusual times during the suspension of normal council committees due to Covid19. Alternative arrangements have been put in place that continue to allow Cabinet to endorse recommendations made through the portfolio holder for planning following discussion with officers. This report forms the basis of those discussions and is intended to aid decision making and help with maintaining transparency and an audit trail.
- 1.4 The approach is one that is thorough, proportionate and one that is based on evidence, utilises consultation feedback and objective inputs from the statutory bodies. Site selection can be emotive but it remains that selection and examination needs to be based wholly on evidence. Policies and proposals that are justified and evidenced in a positive and realistic way, provide more certainty at examination and stand the test of time. Building a strong evidence base to support and inform not just site selection but policies throughout the Local Plan is vital to its immediate and long-term success.
- 1.5 Evidence can be both quantitative (facts and figures such as census data) as well as qualitative, (e.g. opinions given in consultation responses, as long as they are backed up by facts). Evidence, **not opinion**, should be used to inform decisions on policies and proposals. Such evidence should also be made publically available in a full and transparent way throughout the production of a Plan where it will be scrutinised at future consultations, submission and examination. It is worth remembering that **planning policies and site proposals need to be based on a clear planning rational and a proper understanding of the legislative requirements.**

2. Site Selection Methodology

- 2.1 The site assessment methodology follows the process advocated in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. The detailed methodology was explained in Background paper no 6, [Development Site Selection Methodology](#) which accompanied the previous Regulation 18 consultation and can be found in the published document library under consultation documents. The paper should be read in conjunction with this report.
- 2.2 The process can be summarised as follows:
- **Stage 1: Screening out sites that do not meet given selection criteria** - This excludes sites from further consideration which are outside the selected settlements, subject to absolute constraints such

as those being within a non-selected settlement, coastal erosions zone or within flood risk zone 3. This stage also removes sites that are not capable of delivering 5 or more dwellings, or are less than 0.25 hectares (or 500m² of commercial floor space) as the Council are unlikely to allocate such small sites for development.

- **Stage 2a: Applying Sustainability Appraisal (SA) process:** This measures each site against measurable site assessment criteria based on the SA Objectives and SA Framework
- **Stage 2b: Considering further site suitability criteria:** Sites are assessed against further suitability criteria considering the wider issues, policy context and evidence. The assessments are informed by engagement with relevant consultees such as the Highway Authority and Anglian Water.
- **Stage 2c: Considering Availability and Deliverability:** Sites are assessed against further availability and deliverability criteria considering whether suitable sites can actually be delivered during the plan period.

2.3 Sustainability Appraisal

- 2.4 Sustainability Appraisal (SA) is a tool that is used to inform decision making by identifying at an early stage and iteratively throughout the process the potential social, economic and environmental impacts of proposed allocations, plans and strategies. This allows the potential environmental, economic and social impacts of the proposals to be systematically taken into account, and should play a key role throughout the plan-making process. It provides a tool for assessing the relative merits of alternative options to help inform decisions. The SA uses a detailed assessment framework that assesses sites as having likely positive or adverse Impacts against the identified SA indices.
- 2.5 A RAG rating system identifies those sites with most dark green (++) contributing significantly towards the Sustainability Objectives and considered the most suitable, and those sites pink (--) which are considered to contribute least. An element of planning judgement is required to assess the sites in terms of their sustainability. Different weight may be given to each of the indices reflecting the characteristics of the sites being assessed. The SA is a statutory document in its own right. The interim report was consulted on at Regulation 18 stage and the final SA will form part of the considerations in finalising the Draft Plan and will be published at the next stage of Plan making.

Table 1: Sustainability Appraisal framework

Indicator	Effect
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
~	Mixed effects
-	Likely adverse effect
--	Likely strong adverse effect
?	Uncertain effect

- 2.6 At regulation 18 stage sites were assessed against a detailed set of criteria including an assessment of the impact on utilities, highways issues, flooding and a range of other considerations as detailed in table 2 below. Using a RAG scoring system, the site appraisal framework identified those sites which are considered most suitable for development, and furthermore, those sites which can be delivered in the plan period. The assessments were reported to earlier PPBHWP's and underwent consultation as detailed in paragraph 1.1

Table 2: Site Assessment framework

Access to Site	Transport and Roads	Sustainable Transport	Impact on utilities infrastructure	Utilities Capacity
Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity
Historic Environment	Loss of other beneficial use	Compatibility with Neighbouring / Adjoining Uses	Other known constraints	Deliverability

- 2.7 Selected sites are subject to allocations policies which detail what the Council would expect to be delivered when the site is developed. Where there are specific development considerations arising from the findings of the site assessment or evidence base studies, these are included within the text of the policy. Initial policy wording/requirements for the preferred sites at regulation 18 stage were based on our understanding of key issues that have emerged through technical assessment at that time.
- 2.8 The site policy also identifies an approximate range for the proposed number of dwellings on the site. The final allocated number of dwellings will be informed by further information, evidence such as emerging open space requirements and requirements of onsite infrastructure along with the considerations of the remaining local plan policies.
- 2.9 Following the Regulation 18 consultation the SA has been reviewed and each site assessment has been updated in order to consider the feedback received, take account of more detailed technical considerations received and any further updated and or relevant evidence.
- 2.10 In particular officers are undertaking a more detailed Historic Impact assessment in line with feedback given from Historic England. Further site access comments and technical considerations have been received from County Highways. Further technical studies have been received, some site promoters others from statutory bodies such as the Network Improvement Strategies recently finalised by Norfolk County Council. Infrastructure requirements have been reviewed with statutory providers such as the Education Authority and United Utilities. The sites have been

subjected to an interim Habitat Regulation Assessment, HRA. Feedback contained in the Interim Habitat Regulations Assessment has also informed site selection.

- 2.11 In line with regulations the Draft Plan will also be informed by a final HRA
- 2.12 A number of new and alternative sites were put forward at the time of the regulation consultation. These have also been reviewed in line with the settlement hierarchy, site thresholds and assessed and where appropriate an SA has been undertaken.
- 2.13 The findings of the site assessments have been consolidated into individual settlement site assessment booklets. These will accompany future settlement based reports and be published as part of the Draft plan evidence.

3 Conclusion / Recommendations

- 3.1 This report is for information and advice only

4 Legal Implications and Risks

- 4.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by evidence, the application of a consistent methodology through assessment and decision making is paramount.
- 4.2 The statutory process requires records of consultation feedback and demonstration of how this has informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22. Such a commentary will be included in the Consultation Statement.

5 Financial Implications and Risks

- 5.1 Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

End

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North Norfolk District Council

Site Assessment Regulation 19: Holt

Draft - for Planning Policy & Built Heritage Working Party
03.06.2020

Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & cumulative highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
21/04/20	CB	<ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments 	N/A
28.4.20	IW	<ul style="list-style-type: none"> - Introduction reviewed TC made re context removing references final approach and just concentrating on context the review is taking place in - Assessment headings reviewed and added in tables 	SH to note approach – ie to amend at a later date
19.05.20	SH	- Finished 1 st draft of Site Assessment section	To be reviewed by IW/MA
11/05/20	CD	Starting to add SA Reg 19 conclusions	Completed
10/05/20	CB	Site Maps added	Review if meets needs.
21/05/20	SH	Planning History Added and RAG sheet inserted	Complete
20.05.20	SH/MA	Site assessment and review	Complete 2.6.30
3.6.20	IW	Sign off for Working Party consideration	Complete – Formatting required post Working Party consideration

Site Assessment (Holt)

This booklet provides a high-level overview of Holt as a growth location in the Draft Local Plan and looks in detail at the promoted sites identifying which are the most suitable to contribute towards the allocation requirements in this settlement. Collectively the identified sites contribute to the overall housing requirement for the settlement, provide for additional employment development on specifically allocated land, and protect important areas of various types of green open space. A site is also identified for a possible new Primary School.

The sites referred to in this booklet are shown, together with their reference numbers on the Maps to the rear of the document and include all of those which were subject to consultation at Regulation 18 stage of plan preparation and any additional sites which were suggested in response to that consultation. In the event that the sites are allocated their development would be subject to the policies of the plan including the site specific policies in Part 3 of this document.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process. It contains:

Part 1 - Contextual background information about Holt together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.

Part 2 – Updated assessment and Sustainability Appraisal of each of the sites considered.

Part 3 – The Council’s conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.

Part 1: Background Information

Settlement:	Holt - Small Growth Town
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Introduction

Holt is one of five identified Small Growth Towns in the proposed settlement hierarchy and acts as a local service centre meeting the retail, service, health, recreation, education, employment and other needs of a wide catchment area. The Local Plan sets a modest housing target in the region of 820 dwellings to be delivered over the plan period via a combination of small scale ‘infill’ developments, new allocations and existing commitments, together with new employment, and protection of open spaces. New sites, to supplement those already consented and under construction, suitable for in the region of 330 dwellings are necessary to achieve the housing requirement. The draft plan proposes to provide additional designated employment land to extend the choice of site available and identifies a site for a new two form entry Primary School.

Settlement Description:

Holt is identified as a Small Growth Town in the proposed settlement hierarchy. This means it has been identified as one of five settlements, together with Sheringham, Stalham and Wells-next-the-Sea and the village of Hoveton, where a relatively modest scale of growth is promoted compared to the Districts three Larger Growth Towns which are North Walsham, Cromer and Fakenham. With a population in the

region of 4,000, the town acts as a local centre for retail, leisure and other services. It is one of a cluster of three towns, together with Cromer and Sheringham that are identified in the Plan as performing complementary roles in respect of housing, employment and retail, collectively contributing towards meeting these needs for a large rural area in the centre of the District.

Characteristics

Holt is an attractive Georgian market town with a vibrant shopping area based around the historic town centre which is designated as a Conservation Area with a number of Listed Buildings. The town is surrounded by a high quality landscape with the Norfolk Coast Area of Outstanding Natural Beauty to the north of the town, the Glaven Valley Conservation Area to the west, and Holt Country Park to the south. Gresham's independent schools cover large areas of the town including many areas of green space in the form of playing fields. These playing fields are not, however, designated as public open space and are not, generally, available to the public for use. These green spaces do however provide a visual amenity which significantly contributes to the character of the town.

Employment (to update with findings of the employment study)

Holt is a significant net importer of employees from the surrounding areas, with 42% of the workforce living outside of the Parish. There is some inter-relationship between Holt, Sheringham and Cromer in terms of the workforce with people travelling from one town to another to access employment. A large mixed-use site at Heath Farm is currently being developed, which when completed will provide an additional access onto the A148 (Fakenham to Cromer Road) to serve the town's industrial estate on Hempstead Road.

Town Centre & Retail

The town has established a reputation as a niche market shopping centre and jobs in retailing constitute a significant proportion of total employment in the town. A range of shops (including a small supermarket) and other services are available across the town on the high street and in a number of characteristic yards, where a significant proportion of retailers offer an independent and bespoke retail experience. The town centre acts as both a local service centre and a visitor destination and it draws visitors from a wide area. It has a relatively low retention of convenience goods expenditure with weekly and large food shopping taking place at Fakenham, Sheringham, Cromer and Norwich. Permission was granted for a small scale edge of centre convenience store in January 2015 on a brown field site (Thaxter's) and this would increase convenience goods expenditure retention and help address "leakage". To date, following the demolition of the former Thaxter's building this development has not yet been taken up.

Once the existing retail permission is taken into account there is only predicted to be limited expenditure growth over the Plan period to support additional retail growth in Holt. In the recent past some development has taken place, with small scale retail re-development on the edge of Albert Street car park. There is limited potential to accommodate growth in vacant units, and limited opportunities in the historic core for new development. The Plan proposes that newly arising retail demand should be directed in the first instance towards reducing any existing shop vacancies at the time, then to a defined Primary Shopping Area followed by the wider town centre, before considering out of centre locations. This is the 'sequential' approach advocated in national advice.

Constraints & Opportunities

There is very little previously developed land in and around Holt. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses and there are a number of larger scale housing

developments already permitted and under construction, these will not address the identified need for new homes and other developments. New greenfield allocations are therefore necessary in order to deliver the required growth.

Infrastructure (to update following further progress on the IDP)

The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees. **Background Paper 4 - Infrastructure Position Statement** provides more information and has informed the **Infrastructure Deliver Plan**.

The highway network in the town centre is constrained with the road network following the historic street pattern. Some streets adjacent to, and leading to, the town centre are narrow and are used for on street car parking. In busy periods these become congested and can result in conflict with pedestrians and other road users. Locating further development to the north of the town would draw further traffic through the town centre and worsen traffic congestion at peak times. The town has a bypass which splits the town in two and although there are pedestrian underpasses to link the two parts of the community, there is a lack of connectivity across the bypass on the eastern side of town. Holt is moderately served by public transport with regular services to Fakenham, Cromer and Norwich.

It benefits from a GP practice, located on the edge of the town and based on the High Kelling Hospital site. The surgery is part of the one stop primary care service, with branch surgeries at Blakeney and Melton Constable /Briston.

Holt does not have a secondary school and there is limited capacity at the existing primary school in the town. The Education Authority has indicated that the scale of already planned growth in the town will require additional primary school capacity and has also indicated that the existing primary school, which operates from a split site, is not regarded as suitable for school expansion. A replacement larger primary school with capacity to expand in future years is the preferred approach and this should be located within, or close to, the residential areas of the town that it would serve. The County Council as Education Authority have indicated that funding is available for such an expansion, but the precise date for delivery of a new school remains to be determined as this would largely depend on future development rates and the take up of new homes by families with primary school age children and the identification of suitable land.

Anglian Water identify that off-site mains water reinforcement may be required in certain areas affected by new development, together with the possible need for enhancement of the foul sewerage network capacity.

The selection of potential development sites has been informed by the Strategic Flood Risk Assessment (SFRA), which reviews and identifies the flood extents from all sources of flooding. Site allocation is tested against flood zones and the projected flood extents in the future through climate change modelling. The SFRA indicates that the town is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1(low risk).

Connectivity

The town benefits from access to the North Norfolk Coast and the AONB. Holt Country Park adjoins the settlement, and along with Sprout Hill provides access to amenity space and wider network of footpaths. The town benefits from various playing fields, including football, and rugby clubs. Regular bus services connect the town to Fakenham, Sheringham and Cromer where the Coastal hopper can be joined. Direct services to Norwich provide a daily service (limited).

Sports Pitch Strategy

The Sports Pitch Strategy identifies a number of desirable improvements

Rugby

New pitches (a minimum of one) over the plan period

Floodlighting required at Holt RFC to cater for all training requirements

Athletics

Provision of synthetic athletics facility at Gresham's school with appropriate secure community use agreements.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the District for the plan period. Assessed against these standards the study identifies that Holt has a requirement for all types of open space, particularly Amenity Greenspace and Parks and Recreation Grounds.

Affordable Housing Zone & Policy Percentage

As with all locations in the District there is a significant need for affordable housing in the parish. Holt is identified in Zone 2 for affordable housing with a Plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings to be delivered as affordable homes.

Demographics:

Population in Holt: 3926

	Number	%
Aged 0 to 15	575	15.1
Aged 16 to 29	1091	28.6
Aged 30 to 44	409	10.7
Aged 45 to 64	864	22.7
Aged 65+	1446	38.0

Housing Stock

	Number	%
Detached house or bungalow	976	46.6
Semi-detached house or bungalow	530	25.3
Terraced house or bungalow	361	17.2
Flat, maisonette or apartment - Purpose-built block of flats	149	7.1
Flat, maisonette or apartment - Part of a converted or shared house	33	1.6
Flat, maisonette or apartment - In a commercial building	45	2.1

Caravan or other mobile or temporary structure	0	0
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Affordability

Holt	11.70
North Norfolk	8.72

Parish Boundaries:

All of the proposed sites in the Draft Plan are within Holt Parish.

Services:

Holt offers a wide range of shops and services which serve residents of the town and the surrounding area.

Services & Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> Holt Community Primary School 	The Primary school feeds into Sheringham High School.
Health care	<ul style="list-style-type: none"> Holt Medical Practice The Holt Dental Practice 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	98 comparison retail units and 14 convenience retail units within the town's primary shopping area.	Large convenience store and comparison shopping
Public transport	Regular services to Cromer and Fakenham.	Good transport links to higher order settlements
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Education; Accommodation and Food service activities; construction; Manufacturing; and human health and social work activities.	It is considered that there are a broad range of employment opportunities within the town.

Constraints

Built Environment:

Holt Conservation Area covers the historic centre and includes primarily early-mid Victorian housing to the north and green spaces bordering the town centre on the east and west. The Holt Conservation Area abuts the large rural Glaven Valley Conservation Area which extends north, west and southward of the town.

There are a total of 116 Listed Buildings in Holt, two of which are Grade II*. In addition, 20 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Holt Country Park lies to the south of Holt and is designated as a County Wildlife Site (CWS). Further south, Norfolk Valley Fens is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

There are a number of County Wildlife Sites surrounding the built form: Gravel Pit Lane and Fairfield Lawn (In the grounds of Gresham's School), to the east of the settlement; Spout Common to the west; Old Pollard Wood to the north, and Land south of High Kelling to the east.

There are also a number of nearby Ancient Woodlands: Common Hill Wood to the west; Pereers Wood to the north west and; Old Pollards Wood and Cley park to the north.

The Area of Outstanding Natural Beauty (AONB) lies all along the north, east and west of the built form, with parts of the built form to the north situated within the AONB.

Landscape Character:

The **North Norfolk Landscape Character Assessment (2018)** identifies that the majority of the town is situated within the Wooded Glacial Ridge Character Area with the western part of the town situated within the River Valleys (Glaven and tributaries) Character Area.

The **Wooded Glacial Ridge** Character Area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

The **River Valleys (Glaven and Tributaries)** is characterised by relatively steep valley sides on both the lower and upper reaches, has a managed landscape with high diversity and has a strong woodland component which continues down into the valley to the south and east of Holt.

The vision for this landscape character area is of intimate, small-scale landscapes with a wide variety of land uses / habitats, offering a contrast to the more expansive, open, large-scale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent, and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands.

Flood Risk:

The **North Norfolk Strategic Flood Risk Assessment (SFRA) (2017)** climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the town is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1.

Coastal Change Management Area:

N/A

There are a range of factors which influence the potential location of development in Holt, including, environmental and landscape considerations and the need to take into account the infrastructure in the town.

In summary, the main considerations which influence the suggested location of development sites are the need to:

- minimise the impact of development proposals on the landscape around the town, including the AONB to the north, and the two Conservation Areas that cover; a) the historic heart of the town, and; b) the Glaven Valley to the south and west;
- Retain existing green spaces within the town boundary where they are either functionally or visually important;
- enhance the capacity in primary schools and to locate any new school where it can best serve the catchment area;
- locate developments where they are, or can be connected, to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- avoid locations that are detached from the town and not well related to existing built up areas;
- ensure a choice of medium sized sites are available to improve the prospects of delivery;
- avoid locations which would draw traffic through the town centre and increase traffic on unsuitable roads; and
- avoid the development of sites which are subject to site specific constraints such as flood risk, protected habitats, unsafe access, contaminated land or the need to retain the site for a preferable alternative use

Statutory Consultees Responses - Regulation 18

Highways:

H04

Policy DS9: Land South of Beresford Road

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at Edinburgh Road, as can public bus services. The site is within walking distance of employment, shopping and leisure opportunities.

Safety

It is not good practice for schools to be located at cul-de-sacs, the site should be provided two points of access to enable traffic to circulate. Layout required to incorporate internal estate loop road including school frontage and suitable layby/parking provision.

Mitigation

Implementation of a Travel Plan is required at the school to reduce traffic impact.

H17

Policy DS10: Land North of Valley Lane

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at the town centre. The existing primary school is within walking distance as is site reference DS 9 where a primary school is proposed. The site is within walking distance of employment, shopping and leisure opportunities.

Safety

The site would be accessed via Pounds Close that has an acceptable junction with the A148. An adjacent signal-controlled crossing provides safe pedestrian access to Holt town centre.

Mitigation

None identified

H20

Policy DS11: Land at Heath Farm

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at Hempstead Road. The existing primary school is within walking distance as is site reference DS 9 where a primary school is proposed. The site is within walking distance of employment, shopping and leisure opportunities. The proposed policies support sustainable links to the town centre

Safety

Access only from Nightjar Road, no access via Hempstead Road unless it is stopped up to through traffic and diverted through site.

Mitigation

Submission of Transport Assessment required, along with provision of any identified development traffic mitigation measures.

H27/1

Policy DS11: Land at Heath Farm (Employment)

Sustainability

The site is located on a bus route. The proposed policies support sustainable links to the town centre.

Safety

Access only from Nightjar Road, no access via Hempstead Road unless it is stopped up to through traffic and diverted through site.

Mitigation

Submission of Transport Assessment required, along with provision of any identified development traffic mitigation measures.

Cumulative Comments for Settlement

The proposed sites mostly distribute their traffic via the A148 Holt Bypass. Site DS 11 will have the greatest impact during traffic peak periods but the roundabout has been designed specifically to service the development area and congestion should not result, a Transport Assessment has however been requested and that will formally assess the junction. Introduction of a school at site DS 9 will introduce network peaks associated with drop-off and pick-up of children. The impact will be most noticeable in the residential area south east of the A148/B1149 roundabout but should be reduced through active travel planning.

Minerals & Waste:

H04

Policy DS9: Land South of Beresford Road

LP739- The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

H17

Policy DS10: Land North of Valley Lane

LP739- The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding', in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply

H20

Policy DS11: Land at Heath Farm

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

H27/1

Policy DS11: Land at Heath Farm (Employment)

LP739 - The following wording should be included in the allocation policy - The site is within the consultation area for a safeguarded mineral or waste site or adopted allocation, defined by the adopted Norfolk Mineral and Waste safeguarding policy. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to the safeguarding of such sites, to the satisfaction of the Mineral Planning Authority.

Anglian Water

H04

Policy DS9: Land South of Beresford Road

No comments received.

H17

Policy DS10: Land North of Valley Lane

No comments received.

H20

Policy DS11: Land at Heath Farm

LP397 - Existing water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required. It is suggested that the following wording be added to Policy DS11: That suitable access is safeguarded for the maintenance of water supply infrastructure.

H27/1

Policy DS11: Land at Heath Farm (Employment)

No comments received.

Environment Agency

H04

Policy DS9: Land South of Beresford Road

LP481 Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H17

Policy DS10: Land North of Valley Lane

LP481 Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H20

Policy DS11: Land at Heath Farm

LP481 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure

that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H27/1

Policy DS11: Land at Heath Farm (Employment)

LP481 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

Education

Norfolk County Council

Indicate that the existing and proposed growth in Holt is likely to result in the need for a new Primary School and would favour an approach which seeks to reserve land for a new school in the local plan.

Others

Historic England

(Comments on all Preferred Sites)

LP705 - It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.

To that end we make the following suggestions.

- a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
- b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
- c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:
 - listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of

the Planning (Listed Buildings and Conservation Areas) Act 1990.

- registered park and garden - 'Development should protect the registered park and garden and its setting.'
- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

Alternatively, you may prefer to adapt the above and incorporate the following, 'preserve the significance of the [INSERT TYPE OF HERITAGE ASSET] (noting that significance may be harmed by development with the setting of the asset)'. This is perhaps technically more accurate but perhaps slightly less accessible.

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc.

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.

By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

H04

Policy DS9: Land South of Beresford Road

LP705 - Whilst there are no designated heritage assets on site, this site lies immediately to the north of the Glaven Valley Conservation Area and Holt Country Park. Any development of this site therefore has the potential to affect the setting of the Conservation Area.

We welcome the reference to the Conservation Area in paragraph 14.20. However, no mention is made of the Conservation Area in policy DS9.

We note that criterion 3 of policy DS9 does make provision for 1.4 ha of public open space including a landscape buffer to Holt Country Park. We suggest that this criterion is amended to make reference to preserving and enhancing the setting of the Glaven Valley Conservation Area.

H17

Policy DS10: Land North of Valley Lane

This site lies within the Holt Conservation Area and adjacent to the Glaven Valley Conservation Area.

Two grade II listed buildings lie immediately to the north of the site. Hill House has an eighteenth century facade with earlier double pile core and is constructed from brick and pantiles. The Methodist church was built in 1862 by Thomas Jekyll of Norwich. It is constructed of yellow brick and flint with red brick dressings and has a steeply-pitched plain-tile roof. Any development of the site therefore has the potential to affect these heritage assets and their settings.

We welcome the reference to the Conservation Areas in paragraph 14.26 and Policy DS10 (2). However, no mention is made of the listed buildings in either the supporting text or the policy.

Whilst there may be scope for some development at this site, the development will need to be carefully and sensitively designed to preserve and where opportunities arise enhance the conservation area and the settings of the listed buildings.

The supporting text and policy wording need to be amended to reference the listed buildings and to provide greater protection for the conservation areas in line with the statutory wording.

H20

Policy DS11: Land at Heath Farm

Whilst there are no designated heritage assets within the site, there are two grade II listed buildings to the south east of the site. Development has the potential to impact upon the setting of these listed buildings.

We welcome the reference to these listed buildings in paragraph 14.32 and policy DS11 although the text should be amended to read south east rather than north east.

The policy should be re-worded for greater consistency with the legislation and to make the policy

more robust.

H27/1

Policy DS11: Land at Heath Farm (Employment)

Whilst there are no designated heritage assets within the site, the site lies immediately adjacent to the boundary of the Glaven Valley Conservation Area. There are two grade II listed buildings to the north of the site at Heath Farm. Development of the site has the potential to impact on the settings of these heritage assets. As an employment site, the potential impact is arguably greater than for a residential site.

We note there is no reference to the historic environment in the site assessment on p60, Appendix B of Background Paper 6 – Development Site Selection Methodology, which is surprising given the nearby heritage assets and potential impact on settings.

Given the proximity of the Conservation Area, Historic England has concerns regarding this site. Any development would need to be sensitively designed with appropriate landscaping.

We welcome the reference to the listed buildings in paragraph 14.39.

However there is no mention of the listed building in the policy. The policy should be amended to include reference to the listed buildings.

The only mention of the Conservation Area is at paragraph 14.35 and whilst it is true that the site is not within the Conservation Area, no mention is made of the fact that it is immediately adjacent to the Conservation Area, which is an important omission. Paragraph 14.35 should be amended to more accurately reflect the relationship of the site to the Conservation Area. The policy should also be amended to include reference to the Conservation area.

Statement of Common Ground, SoCG

None

List of Sites Promoted / Considered at Regulation 18 Stage

Residential Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
H17	DS10	H0108	Land North of Valley Lane	0.93	28
H05	N/A	H0866	Land North Of Poultry Farm, Cley Road	1.35	54
H07	N/A	H0867	Garden House, Peacock Lane	0.67	27
H08	N/A	H0695	Playing Field At Woodfield Road	5.42	217
H10	N/A	H0106	Land off Swann Grove	0.83	20
H16	N/A	H0862	Land Adjacent Cemetery, Cley Road	3.21	128
H16/1	N/A	H0107	Land West of Cley Road	0.45	13
H18	N/A	H0109	Land at Valley Farm	2.42	73
H24	N/A	No Ref	Land at Cromer Road	0.41	12
H19	N/A	H0718	Land West Of Norwich Road	3.07	122
H19/1	N/A	H0718	Land West Of Norwich Road	2.00	50
H28	N/A	H0696	Land At Gresham's School	0.71	28
H29	N/A	H0697	School Playing Fields, Cromer Road / Neil Avenue	0.92	37

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
H04	DS9	H0103	Land South of Lodge Close	7.43	120
H20	DS11	H0105	Land at Heath Farm	7.11	200
H06	N/A	H0104	Former Poultry Farm, Cley Road	3.75	112
H22	N/A	H0110	Land North of Charles Road	1.24	40
H23	N/A	H0111	Land at Thornage Road	8.95	269
H25	N/A	H0113	Tricorn Farm, Norwich Road	18.11	543
H26	N/A	H0114	Holt Primary School	0.71	21
H27	N/A	H0105	Land at Heath Farm	14.15	420
H20/1	N/A	H0105	Land at Heath Farm	5.00	100-150

Employment Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
H27/1	DS12	H0105	Land at Heath Farm (Employment)	6.00	N/A

Additional sites promoted through Reg 18

None received.

Summary Consultation Comments Regulation 18 June 2019

The following section provides a summary of the representation received in relation to each of the proposed sites during the Regulation 18 consultation period. A document containing the full responses has been separately published and is available here ([link](#)). Where the term 'General Support for the allocation' has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the Policy. The intention is that these will be incorporated into the Plan.

H04

Policy DS9: Land South of Beresford Close

Individuals	Number Received	Summary of Responses (Site Policy DS9)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS9)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS9)
Objection	2	General comments in support of site allocation, the site is subject to a live application. Support from landowner who confirms availability and deliverability of site, but suggested some changes to the policy requirement to allow for flexibility. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	4	

H17

Policy DS10: Land North of Valley Lane

Individuals	Number Received	Summary of Responses (Site Policy DS10)
Summary of Objections	1	Concern raised over the environmental impact of development and the impact on the Conservation Areas. Concern with the potential density of the scheme, associated noise levels, pollution and disruption to wildlife. Access issues and safety concerns, more cars add to existing congestion.
Summary of Support	0	None received
Summary of	0	None received

General Comments		
Overall Summary		Limited comments received on this policy. Concern over the environmental impact of development and the impact on the Conservation Areas. Concern with the potential density of the scheme, the associated noise levels, pollution and disruption to wildlife. Also raises issues with access, safety and more cars add to existing congestion.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS10)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS10)
Objection	2	Limited response received. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	1	
General Comments	1	

H20

Policy DS11: Land at Heath Farm

Individuals	Number Received	Summary of Responses (Site Policy DS11)
Summary of Objections	1	The proposal received one objection, suggest it would be more suitable site for employment, as this would reduce commercial vehicles travelling through residential area and minimise impact on residential amenity. Would not have significant road traffic noise from A148, be located close to open space, provide small break between the areas of housing providing individual identities and feel smaller, provide safe and easy access for vehicles accessing the farm and improving safety on A148. DS11 is out of context of the settlement and expanding too far into the countryside.
Summary of Support	0	None received
Summary of General Comments	1	A site specific requirement should be attached requiring a site layout and landscaping scheme which preserves the residential amenity and privacy of the existing homes, including landscaping along the eastern boundary provide a wildlife corridor, landscaping should be provided before development takes place. Consideration of the provision of allotments.
Overall Summary		Limited comments received on this policy. Concerns raised over the suitability of DS11 for residential as considered this would increase commercial vehicles travelling through the residential area impacting on residential amenity, close to road traffic noise, be out of context and expand too far into the countryside. Suggest amending the requirements to ensure site layout preserves residential amenity and requires a landscaping scheme. Suggest that this site would be more suitable for employment.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS11)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS11)
Objection	3	General support for site allocation, Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording. Historic England sought consistency in approach to heritage assets and requested consistent wording.
Support	3	
General Comments	1	

H27/1

Policy DS12: Land at Heath Farm (Employment)

Individuals	Number Received	Summary of Responses (Site Policy DS12)
Summary of Objections	2	Objections raise concerns over this proposal and suggest it would be more suitable for residential use; would reduce commercial vehicles travelling through residential area and minimise impact on residential amenity. Would not have significant road traffic noise from A148, be located close to open space, provide small break between the areas of housing providing individual identities and feel smaller, provide safe and easy access for vehicles accessing the farm and improving safety on A148.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Limited comments received on this policy. No substantive issues raised. Concern that the proposal would be out of context with the settlement and expand too far into the countryside. Suggest that this site would be more suitable for residential use than site DS11. And would help to reduce commercial vehicles travelling through residential area and minimise impact on amenity, less noise from traffic, close to open space, provide small break between areas of housing providing individual identities, safe access for vehicles.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS12)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS12)
Objection	3	General support for site allocation. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

DRAFT

Part 2: Assessment of Sites

The following table summarises the site assessment results and adopts the traffic light system to 'grade' the merits of the site (green representing good). Full details can be found in the Site Assessment and Sustainability documents (LINKs)

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
H04	Land South of Lodge Close/ Beresford Road	7.43	Mixed Use	120												
H17	Land North of Valley Lane	0.93	Housing	28												
H20	Land at Heath Farm	7.11	Housing	200												
H27/1	Land at Heath Farm (Employment)	6.00	Employment	n/a												
H05	Land North Of Poultry Farm, Cley Road	1.35	Housing	54												
H06	Former Poultry Farm, Cley Road	3.75	Housing	112												
H07	Garden House, Peacock Lane	0.67	Housing	27												
H08	Playing Field At Woodfield Road	5.42	Housing	217												
H10	Land off Swann Grove	0.83	Housing	20												

H16	Land Adjacent Cemetery, Cley Road	3.21	Housing	128											
H16/1	Land West of Cley Road	0.45	Housing	13											
H18	Land at Valley Farm	2.42	Housing	73											
H22	Land North of Charles Road	1.24	Housing	40											
H23	Land at Thornage Road	8.95	Housing	269											
H25	Tricorn Farm, Norwich Road	18.11	Housing	543											
H26	Holt Primary School	0.71	Housing	21											
H27	Land at Heath Farm	14.15	Housing	420											
H28	Land At Greshams School	0.71	Housing	28											
H29	School Playing Fields, Cromer Road / Neil Avenue	0.92	Housing	37											
H20/1	Land at Heath Farm	5.00	Housing	100-150											

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
H04	<p>Overall the site scores as positive</p> <p>Having reviewed the SA scoring in relation to the consultation responses, it is considered that they do not alter the specific scoring for the Environmental, Social and Economic objectives.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H05	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWSs / ancient woodland (Old Pollards Wood & Pereers Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H06	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H07	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, access to site and insignificant area within site potentially susceptible SWF (CC). Potential detrimental impact on townscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), site heavily treed (subject to TPO). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport</p>

	<p>links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWS / ancient woodland (Old Pollards Wood), playing fields with mature trees to boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of established sports facilities / open space.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H10	<p>Overall the site scores as neutral</p> <p>The consultation responses are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Gravel Pit Lane), arable, mature trees to boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal recreation).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H16	<p>Overall the site scores as neutral</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity CWSs / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common), arable, mature hedgerow to parts of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H16/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity ancient woodland / CWSs (Pereers Wood, Old Pollards Wood & Spout Common), arable, some hedgerow and trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H17	<p>Overall the site scores as negative and positive</p> <p>Reviewing the consultation responses, it is concluded that none of the comments alter the</p>

	<p>overall SA objectives scoring.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CAs and grade II listed buildings (Methodist Church & Hill House). Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood), grazing land, mature trees and hedgerow surrounding. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H18	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation), grazing land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, with good access to primary education facilities, access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H19	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature ial negative biodi hedgerow / trees around and within site. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H19/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature hedgerow / trees to majority of boundaries. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20	<p>Overall the site scores as negative and positive</p> <p>The consultation responses and objections are noted. However, the comments do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB,</p>

	<p>CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20/1	<p>Overall the site scores as negative and positive</p> <p>The consultation response is noted. It does not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land south of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20 & H27	<p>Overall the site scores as negative and positive</p> <p>The consultation responses and objections are noted. However, these comments do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; close proximity AONB, adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens) & SSSI (Holt Lowes), arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H22	<p>Overall the site scores as positive</p> <p>Environmental – Scores positive; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). PDL. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), PDL, mature hedgerow / trees around part / within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Could result in loss of some community facilities / loss of part of designated open land area.</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H23	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light</p>

	<p>pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; close proximity ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common), arable land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
H26	<p>Overall the site scores as negative and positive The consultation comment is noted.</p> <p>Environmental – Scores positively; within settlement, PDL (existing school), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of grade II listed garden wall & Bacon's House & CAs. Potential negative biodiversity impact; close proximity ancient woodland (Pereers Wood), AONB, CWS (Spout Hills), PDL, mature trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of school.</p> <p>Economic – Scores mixed; within settlement, access to employment, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Would result in loss of school.</p>
H27	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H28	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of grade II listed building (The Grove). Potential negative biodiversity impact; close proximity CWS (Fairfield Lawn), AONB,</p>

	<p>school playing field with woodland to east boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to local healthcare service (in adjacent settlement but within 2km), peak time public transport links & limited leisure and cultural opportunities. Would result in loss of open land area (school playing fields).</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H29	<p>Overall the site scores as neutral</p> <p>The consultation responses are noted.</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spout Hills), playing / sports field surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal & formal recreation).</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

Site Reference	Reg 19 SA Conclusion - Employment
H20	<p>Overall the site scores as negative and positive</p> <p>The consultation comments are noted.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
H27	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close</p>

	<p>proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
H27/1	<p>Overall the site scores as positive</p> <p>The consultation responses are noted. They do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>

Site Reference	Reg 19 SA Conclusion – Mixed Use
H04	<p>Overall the site scores as positive</p> <p>Reviewing the consultation responses, it is concluded that none of the comments alter the SA objectives scoring.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Potential to provide new primary school.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H06	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20	<p>Overall the site scores as negative and positive</p> <p>The consultation responses are noted.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small</p>

	<p>area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to potential employees, access to employment, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Potential to provide new services. Likely to result in reliance on the car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site. Likely to result in reliance on the car.</p>
H27	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>

Sites Assessment Recommendations:

This section draws together the Site Assessment and Sustainability Appraisal processes, the results of the consultation and the various evidence documents to make a recommendation whether each site is considered suitable for retention in the next stage of plan preparation or if no further consideration should be given.

Site Ref	Assessment
H04	<p>Land South of Lodge Close & Beresford Road Housing, 2 hectare Primary School Site, and Public Open Space</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed due to its greenfield status, being edge of settlement, within Flood Zone 1 and a potential negative biodiversity impact being immediately adjacent to a CWS (Holt Country Park) and close proximity to a CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity: The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses. The site has been suggested as an alternative site for a relocated Holt Primary School and would, in these circumstances, provide excellent connectivity to the new school. There is the potential for good pedestrian links to Holt Country Park.</p> <p>Highways: A suitable highway access can be achieved from Beresford Road. The Highway Authority would prefer two points of access but if this is not achievable the development layout should incorporate an internal estate loop road including school frontage and suitable layby/parking provision. The recent planning application proposed a single point of access from Beresford Road with an internal loop road layout. The Highway Authority did not object to this proposal which was also considered acceptable by an independent highway consultant appointed by the District Council.</p> <p>An existing public transport route runs within 400 metres of the site.</p> <p>Environmental: The site comprises of two arable fields with Holt Country Park along its southern boundary. Holt Country Park is a County Wildlife Site and the development should provide an environmental buffer to the south of development together with pedestrian and cycle routes through the development into the Country Park.</p> <p>This area is not designated as part of the North Norfolk Coast AONB and is not part of the Glaven Valley Conservation Area.</p> <p>Habitat Regulation Assessment (HRA):</p>

The interim HRA indicates that the site is in close proximity to the Norfolk Valley Fens SAC and recommends that a project level HRA accompanies any planning application in order to address urbanisation impacts and understand the potential linkages via watercourse.

Information to be updated following final HRA

Landscape and Townscape:

The site is located within the 'Wooded Glacial Ridge' landscape character area and is located adjacent to the Glaven Valley Conservation Area. It is well contained in the landscape and generally shielded from long distance views. It is not part of the designated AONB. Any development of this site has the potential to affect the setting of the Conservation Area and consideration should be given to built form. Development on the site will impact on views out of Holt Country Park by bringing the existing built form closer and there will be a detrimental impact on the views from those dwellings which currently lie adjacent to the field and have rear views towards the Country Park.

Other:

The site is in Flood Risk 1 (low risk) and has a small area in the SE that may be susceptible to surface water flooding.

Regulation 18 responses

There were very few representations made about this site during the consultation although a planning application made at the same time was subject to significant local objection.

Planning History

This site has been subject to two planning applications. The first in 2015 for up to 170 dwellings was refused and dismissed on appeal largely because the Inspector concluded that there was sufficient alternative and planned development in the town to address needs at that time and concerns about the landscape impacts of the proposal.

The Inspector agreed with the Education Authority which argued that there was insufficient capacity in the existing Primary School but he did not dismiss the appeal on this basis arguing that it was for the Education Authority to address this issue.

Development at that time was, and remains, contrary to the adopted Core Strategy.

A second recent planning application for housing, school and public open space was refused due to a lack of certainty that a new school would actually be provided within the time frame offered by the applicant (ten years) and an Appeal against this decision has been lodged. A determination is unlikely before late summer.

Overall Conclusion:

The site is considered suitable, it is available and if allocated there is no evidence to suggest that development is undeliverable.

This area is visually well-contained (unobtrusive) within the landscape with established residential properties to the north and the Holt Country Park to the south. The site is not within the Norfolk Coast Area of Outstanding Natural Beauty and is not designated as a Conservation Area. The Country Park includes an area designated as a County Wildlife Site and the Glaven Valley Conservation Area lies a short distance to the west and any development would need to mitigate any impacts

Development here would be well integrated into the town with reasonable access on foot, bicycle, and by car to schools, town centre and other facilities. Existing bus routes lie within 400 metres.

To support the scale of planned residential growth in the town there is an identified need for improved Primary School facilities and the Education Authority's preferred approach is to identify a new site in the town to replace the existing primary school. This site is suitably located for such a use

	<p>and a recent planning application has illustrated how a new school could be provided. The land owner has indicated a willingness to make land available for such a facility and the Education Authority have indicated a willingness to exercise an option to purchase if such an option was offered. The Education Authority has undertaken preliminary feasibility work to ascertain that the site would be suitable.</p> <p>The recent planning application for housing, school and public open space was refused due to a lack of certainty that a new school would actually be provided within the time frame offered by the applicant (ten years) and an Appeal against this decision has been lodged. A determination is unlikely before late summer. Allocation of the site in the Local Plan can be subject to any subsequent planning application providing a secure mechanism for school delivery.</p> <p>Whilst there were no objections received during the Draft Local Plan consultation there was considerable local opposition to both previous planning applications on grounds of highways impacts, loss of amenity, no need for development, and no need/lack of certainty around school delivery amongst other matters.</p> <p>The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available.</p> <p>Recommendation: That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
H17	<p>Land North of Valley Lane - Residential development</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, with a potential to affect the setting of CAS and grade II listed buildings (Methodist Church & Hill House) and the potential for negative biodiversity impact being adjacent to a CWS (Spout Common), in close proximity to the AONB and ancient woodland (Pereers Wood). The Social and Economic objectives both score positively as the site has good access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site has good connectivity, the existing primary school is within walking distance as is the town centre and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.</p> <p>Opportunities should be sort to provide improved pedestrian connectivity from the site into Spout Hills.</p> <p>Highways: Suitable highway access can be achieved from Pounds Close that has an acceptable junction with the A148. An adjacent signal-controlled crossing provides safe pedestrian access to Holt town centre.</p> <p>Environmental: The site is a small grassland field on the edge of the town. The site is adjacent to Spout Hills which provides an area of important green space within Holt and is a County Wildlife Site. Development should seek to mitigate any environmental impact on Spout Hills and explore option to improve green</p>

	<p>infrastructure connectivity between the site and Spout Hills.</p> <p>HRA: The site is within 2500m Norfolk Valley Fens SAC. . Information to be updated following final HRA</p> <p>Landscape and Townscape: The northern portion of this site is within the River Glaven Valley landscape character type and the southern portion is within the Wooded Glacial Ridge type. Residential development will be visible when viewed from Spout Hills and from Pounds Close and Valley Lane. However, the site is reasonably contained in the landscape and does not significantly detract from the setting of the town. Development should preserve, or where opportunities arise, enhance the Conservation Area and its setting. Development should be sensitive and maintain the soft edge to the town <i>Update with recommendations of the Heritage impact assessment</i></p> <p>Other: This site lies within the Holt Conservation Area and adjacent to the Glaven Valley Conservation Area. Two grade II listed buildings lie immediately to the north of the site. Hill House has an eighteenth century facade with earlier double pile core and is constructed from Brick and pantiles. The Methodist church was built in 1862 by Thomas Jekyll of Norwich. Any development of the site therefore has the potential to affect these heritage assets and their settings.</p> <p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Overall Conclusion</p> <p>The site is suitable, available and deliverable.</p> <p>It is well contained when viewed from the town, is adjacent to existing residential areas and is very close to the town centre with good connectivity and the existing school site.</p> <p>Suitable highway accessed can be achieved off Pounds Close which feeds onto the Norwich Road.</p> <p>The site falls within the Holt Conservation Area and is adjacent to the Glaven Valley Conservation Area. The site is visible in the landscape when viewed from Spout Hills to the west. It is important that development gives careful attention to design, building heights and layout to preserve and, where opportunities arise, enhance the conservation area and the settings of the listed buildings.</p> <p>Spout Hills is a County Wildlife Site and consideration should be given to bio-diversity enhancements and links through the site.</p> <p>Recommendation: That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
H19 and H19/1	<p>Land West of Norwich Road – Residential Development</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and Site Assessment processes reflecting it's relatively integrated location and minimal environmental constraints.</p> <p>The sites were however withdrawn by the owner prior to Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the sites are not considered further at this stage.</p>

Land at Heath Farm – Residential and Public Open Space

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, as there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn) and where there is potential for negative biodiversity impact being in close proximity to the AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score positively as the site has good access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the town centre and the eastern side of town and health complex through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth. Highways Authority state that no access to the site via Hempstead Road unless it is stopped up to through traffic and diverted through site.

A public footpath which runs to along the E and SE boundaries and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.

Environmental:

The site is a large arable field to the north east of the development at Nightjar Road. The site has a mature hedge and tree belt along its boundary with the A148.

HRA (where relevant)

The site is within 2500m Norfolk Valley Fens SAC and within 5000m North Norfolk Coast SAC/SPA/Ramsar site.

Landscape and Townscape:

The site is located on the east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm). The site is screened by a mature hedge and tree belt along its northern boundary with the A148 and development should maintain this feature to provide appropriate screening. The site will be visible and prominent from the public footpath which runs to along the E and SE boundaries.

Residential development on this site should consider its context in relation to the existing, ongoing, development and consider how design, layout and landscaping can improve the inter-relationship and mitigate any negative impact on residential amenity.

Other:

	<p>Anglian Water advised that the existing water main that crosses the site is in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space.</p> <p>This site is with 100m of the Grade 2 listed buildings at Heath Farm. Development has the potential to impact upon the setting of these listed buildings.</p> <p>The site is in Flood Risk 1 and has a small area in the N of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable</p> <p>It is reasonably contained in the landscape, but is more prominent when viewed from the public footpath to the south east of the site. The site is adjacent to ongoing development on the previously allocated site at Heath Farm and the development design, site layout and landscaping should seek to ensure there is successful integration whilst preserving residential amenity of existing and the newly built properties.</p> <p>This site is with 100m of the Grade 2 listed buildings at Heath Farm and sensitive layout, design and landscaping will have to be considered to preserve the significance on the listed buildings and their setting - A site specific Heritage Impact Assessment should be completed.</p> <p>Vehicular access should be provided into the site off Nightjar Road from the roundabout on the A148. The public footpath route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections towards Holt Country Park and the town including the provision of a safe pedestrian access across the A148 to improve connectivity.</p> <p>This site coming forward would provide a number of benefits; providing housing in Holt including affordable houses, self-build plots, and new areas of public open space.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
H27/1	<p>Land at Heath Farm (Employment)</p> <p>This is a smaller part of site H27 and is being promoted for employment use. The larger site is not considered likely to be required to meet employment needs over the plan period.</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1, where there is a potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and a potential negative biodiversity impact being adjacent to CWSs (Holt Country Park, Land south of High Kelling), in close proximity to CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens) and SSSI (Holt Lowes). The Social and Economic objectives both score positively where the site has the potential to provide a range of employment opportunities, good access to potential employees and transport links.</p> <p>Connectivity:</p> <p>The site is well connected to the road network and has r connectivity to Holt town centre which offers sustainable transport options with regular bus services available through walking a dn cycling etc . The bus stops are located within 800m of the site. The town has a range of other employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148</p>

which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the site through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. The site must not be accessed off Hempstead Road unless it is stopped up to through traffic and diverted through site.

Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth.

A Traffic Regulation Order is expected to be put in place to prohibit HGV traffic along the Hempstead Road.

A public footpath runs along the western edge of the site and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.

Environmental:

The site is a gently sloping, large arable field on the eastern edge of town with a substantial tree belt along the Hempstead Road frontage. The site is adjacent to Holt Country Park and Land South of High Kelling County Wildlife Sites and Holt Lowes SSSI.

HRA (where relevant)

The site is within 400m Norfolk Valley Fens SAC. Development will need to demonstrate no adverse impacts on the Norfolk Valley Fens through provision of run off and pollution measures such as SuDs, maintenance of greenfield run off rates and water quality management plan. **Information to be updated following final HRA**

Landscape and Townscape:

The site is located on the south east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm) and the existing employment site at Hempstead Road.

The site falls within the Wooded Glacial Ridge landscape character type in the LCA, which suggests that any new development should be successfully integrated within the existing settlements where it reinforces traditional character and vernacular.

The site is screened by a mature hedge and tree belt along the Hempstead Road frontage and development should maintain this feature to provide appropriate screening to protect views from residential properties. There are further mature hedges along the other field boundaries which should be maintained and enhanced when employment development takes place.

The site will be visible and prominent from the public footpath which runs to along the western boundary.

Depending on the nature and scale of any employment development further landscaping and screening to the east of the site should be provided to mitigate distance views towards the site from the east.

Other:

The site lies immediately adjacent to the boundary of the Glaven Valley Conservation Area. There are two grade II listed buildings to the north of the site at Heath Farm. Development of the site has the

	<p>potential to impact on the settings of these heritage assets. As an employment site, the potential impact is arguably greater than for a residential site.</p> <p>The site is in Flood Risk 1 and has a small area in the SE of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>Employment development on the land would, effectively, be an extension of the existing industrial estate and is adjacent to the employment land that is part of the previous mixed use allocation at Heath Farm.</p> <p>The site is reasonably contained in the landscape, however, inappropriately designed employment development could be prominent in the landscape particularly when viewed from the public footpath to the west of the site and from the new residential development. The development layout and landscaping should consider the impact on the neighbouring residential development and the wider landscape.</p> <p>Vehicular access will be provided into the site off Nightjar Road from the roundabout on the A148 and the development should provide enhancements to the public footpath - including the provision of a safe and priority crossing point of the employment land access road for pedestrians and cyclists.</p> <p>The site is adjacent to the Grade II Listed Buildings at Heath Farm and the Glaven Valley Conservation Area. The layout and landscaping of the development will have to be sensitively designed in order to preserve the significance of the listed buildings and their setting and, where opportunities arise, enhance the setting of the conservation area.</p> <p>The site is adjacent to a County Wildlife Site at Sandy Hill Plantation and Holt Country Park CWS.</p> <p>This site coming forward would provide a continued supply of greenfield employment land in Holt (serving the Holt, Cromer and Sheringham cluster).</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
H05	<p>Land North of Poultry Farm, Cley Road Residential Development</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives scores negatively being loosely related to the settlement, within Flood Zone 1, where there is a likely detrimental impact on landscape, potential to affect setting of CA and potential negative biodiversity impact being within the AONB, in close proximity to CWSs / ancient woodland (Old Pollards Wood & Pereers Wood). The Social and Economic objectives both score mixed, as the site is loosely related to settlement, but has access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity:</p> <p>The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.</p> <p>Highways:</p>

	<p>Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.</p> <p>Environmental: The site is the southern portion of a large arable field to the north of the town with a generally open frontage to the Cley Road. The site is opposite the Holt Town Cemetery. There are no other known environmental features on the site.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). This site would be a prominent urban extension in the countryside detached from the residential area of Holt. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.</p> <p>Other: This site lies within Glaven Valley Conservation Area. Any development of the site therefore has the potential to affect the conservation area and its setting. The site is in Flood Zone 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H06	<p>Former Poultry Farm, Cley Road Residential development</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives scores negatively being loosely related to the settlement, within Flood Zone 1, where there is likely potential for a detrimental impact on landscape, the potential to affect the setting of a Conservation Area and potential negative biodiversity impact being within the AONB, adjacent and in close proximity to CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood). The Social and Economic objectives both score mixed, as the site is loosely related to settlement, but has access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.</p>

	<p>Highways: Highway access is possible from Cley Rd, however, such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.</p> <p>Environmental: The site consists of a number of small arable fields and a number of agricultural buildings. The site has mature trees along the southern, eastern and northern boundaries and to the south is a proposed residential development (Peacock Lane).</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). This site would be a prominent urban extension in the countryside detached from the residential area of Holt. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.</p> <p>Other: This site lies within Glaven Valley Conservation Area. Any development of the site therefore has the potential to affect the conservation area and its setting. The site is in Flood Zone 1 and there is a small ditch along the eastern boundary of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H07	<p>Garden House, Peacock Lane -Residential Development</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential for a detrimental impact on townscape, potential to affect the setting of a Conservation Area and potential for negative biodiversity impact, being adjacent to the AONB, in close proximity to CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood) and where the site is heavily treed (subject to a TPO). The Social and Economic objectives both score positively, as the site has access to employment, educational facilities, services / facilities, transport links all within reasonable walking distance.</p> <p>Connectivity: The site has good connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops</p>

	<p>are located within 250m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within close walking distance from the site.</p> <p>Highways: Highway access can physically be achieved from Peacock Lane, however, such access is considered unacceptable by Highways as the access is narrow with no footways and there is a substandard junction with the Cromer Road. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.</p> <p>Environmental: The site consists of a large enclosed garden of an existing property on Peacock Lane. The whole of the site is covered by a Tree Preservation Order.</p> <p>There is existing residential development to the south of the site and a recreation area and children's playground. To the north of the site is a proposed housing development.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is a small contained, tree covered, private garden within the settlement boundary of Holt. This site is within the Holt Conservation Area and is adjacent to the Norfolk Coast AONB. Development should preserve, or where opportunities arise, enhance the Conservation Area and its setting.</p> <p>Other: The site is in Flood Zone 1 and there is a small area in the west of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site may be suitable for small scale development as it is within the settlement boundary, however, a Tree Preservation Order covers the entire site. The site is considered to have unsuitable highways access and network connections onto Peacock Lane. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H08	<p>Playing Field At Woodfield Road-Residential development</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score as neutral, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of a Conservation Area and potential negative biodiversity impact, being within the AONB, adjacent / in close proximity to CWS / ancient woodland (Old Pollards Wood). The Social objectives scores mixed and Economic objectives score positively, being edge of settlement with access to employment, educational facilities, services / facilities and transport links.</p>

	<p>Connectivity: The site has good connectivity to the town centre and local services and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.</p> <p>Highways: Suitable highway access can be achieved from Kelling Road and Woodfield Road however, access to the site and the connecting network is considered unacceptable by Highways.</p> <p>Environmental: The site consists of a large open mown field laid out with formal sports pitches, together with a large clubhouse building, bowling green and car park. The site is bounded to the north by a significant tree belt/small woodland and to the south and west by existing residential properties.</p> <p>The site is currently used for formal recreation and sports although it is not designating in the LDF as Open Land or Formal Recreation Area, however, it is recommended in the Amenity Greenspace Study to be designated in the New Local Plan as an Open Land Area and Formal Recreation Area.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is a large open recreation area within the Norfolk Coast AONB and adjacent to the Glaven Valley Conservation Area. There are views into the site from the existing properties to the south and west. The tree lined and hedged frontage along the Kelling Road does provide an relatively open aspect to the east, however, the site is general well contained in the landscape and screened by existing housing and extensive tree cover. Development of the whole site would impact on the openness of the northern part of Holt and have a degree of impact on views on the approach into town. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.</p> <p>Other: The site is in Flood Zone 1 and there is a small area in the NE of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: Development on the site would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is unsuitable for development as it forms important open space and recreation area and development would result in a loss of beneficial use.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H10	<p>Land off Swann Grove – Residential development</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score as mixed being edge of settlement,</p>

within Flood Zone 1, where there is potential negative biodiversity impact due to the site being adjacent to a CWS (Gravel Pit Lane). The Social objectives score as mixed, where the development of the site would result in the loss of designated open land area (informal recreation) and the Economic objectives score positively, with access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has good connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 100m of the site. The town has a range of other employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however the site is very close to the Hempstead Road underpass.

Highways:

Suitable highway access can be achieved from Swann Grove which is supported by Highways. The site should also deliver improved connectivity from the site by providing a new pedestrian and cycle route through to the adjacent development at Nightjar Road and an crossing point to the underpass.

Environmental:

The site is a small parcel of land mainly covered in scrub and trees forming a green buffer between the bypass and the residential properties to the south and adjacent to a County Wildlife Site. The land was formally associated with the railway line that served Holt Station that was close by. The land may be contaminated and appropriate tests and surveys will be required. The land forms a small area of informal open space which is generally used by local dog walkers. The site is designated as Open Land in the LDF and it is recommended in the Amenity Greenspace Study to be designated in the New Local Plan as an Open Land Area.

HRA (where relevant)

N/A

Landscape and Townscape:

This is a small site that is almost completely screened by tree cover along the A148 and by the properties to the south. The only view into the site is from a small area on the Hempstead Road. Some of the properties on Swann Grove may have a view into the site. The site is not within the conservation area or the AONB and development of the site which retained the tree screening would not have a significant detrimental impact on the landscape or townscape setting of Holt.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding. There may be contamination on the site.

Conclusion:

The site is well located to the town and services and has acceptable highways access. The site forms part of the designated open space for Holt and provides landscape screening to the A148. The site is located on an area of informal open space adjacent to a County Wildlife Site and development of the site would require a significant removal of trees. The preferred sites can deliver sufficient housing for Holt. The site is unsuitable for development as it forms important open space and development would result in a loss of beneficial use.

Recommendation;

That this site is **discounted from further consideration.**

H16

Land Adjacent Cemetery, Cley Road – Residential Development

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as negatively being loosely related to settlement, within Flood Zone 1, where there is potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and potential negative biodiversity impact being partly within the AONB and in close proximity to CWSs / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common). The Social objectives scores neutral and Economic objectives score positively, with there being access to employment, educational facilities, services / facilities, transport links and where the town centre is accessible from the site.

Connectivity:

The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.

Environmental:

The site is an arable field with hedge boundaries and a small derelict agricultural building in the SE corner and has the Holt cemetery adjacent to the north. There are no other notable environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is partly in the Norfolk Coast AONB and wholly within the Glaven Valley Conservation Area. Although there is a hedge along the Cley Road frontage, the site is relatively open offering views across the site and beyond from the Cley Road. The land provides an open landscape setting on the approach into Holt from the Cley Road.

Development of the whole site would introduce a new urban environment and would impact on the openness of the northern part of Holt and have an impact on views on the approach into town.

Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the setting of the conservation area.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and partially into the Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered

	<p>suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H16/1	<p>Land West of Cley Road- Residential development</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of a Conservation Area and potential negative biodiversity impact being part within the AONB and in close proximity to ancient woodland / CWSs (Pereers Wood, Old Pollards Wood & Spout Common). The Social and Economic objectives both score positively, where the site has access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.</p> <p>Highways: Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.</p> <p>Environmental: The site is a small scrub field with a small agricultural building on the eastern end of the site fronting the Cley Road. There are existing residential properties to the south of the land and is adjacent to the settlement boundary. The land has a hedge on it's northern and western boundary.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is adjacent to the Norfolk Coast AONB and wholly within the Glaven Valley Conservation Area. It is a narrow parcel of land that, if it was developed would slightly extend the urban edge of Holt. Retention of the hedges around the site and careful layout could result in a development that lessens the impact on the edge on town. However, development on the site could have a detrimental impact of the setting of the conservation area.</p> <p>Other: The site is in Flood Zone 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is visible in the landscape and development would be a pronounced and obvious extension</p>

	<p>into the countryside and partially into the Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H18	<p>Land at Valley Farm – Residential development</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score negatively, being loosely related to the settlement, within Flood Zone 1, where there is potential detrimental impact on the landscape, potential to affect the setting of the Conservation Area, potential negative biodiversity impact being adjacent to a CWS (Spout Common) and in close proximity to the AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation). The Social objectives scores are mixed and the Economic objectives scores positively, based on there being access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site has reasonable connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 250m of the site. However, the site is landlocked and, at present, there are no physical connections to the highway network. Development of the site would have to deliver pedestrian and cycle links into town. Holt has a range of employment, shopping and leisure opportunities within walking distance from the site.</p> <p>Highways: The site does not have any direct access to the highway and is landlocked. It can only be accessed off H17 which would be challenging to deliver.</p> <p>Environmental: The site is predominantly arable field which undulates from the former railway line to the south to a small stream valley that runs through the northern part of the site. The site is bounded by mature trees on all sides with an extensive area of scrub and trees in the NE quarter of the site. To the SE there are a number of properties along Valley Lane. The site is directly adjacent to the Spout Hills County Wildlife Site.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is wholly within the Glaven Valley Conservation Area and is adjacent to the Holt Conservation Area. The site is reasonably well screened from distant views into the site, however, it can be seen from Spout Hills which is an area of public open space which is elevated above the land and there would impact on views towards the town and further afield. Development on the site could have a detrimental impact on the Conservation Area and its setting.</p> <p>Other: The site is in Flood Zone 1 and is not susceptible to surface water flooding.</p>

	<p>Conclusion:</p> <p>The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the landscape. The site does not have a suitable highways access and network connection. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
H20/1	<p>Land at Heath Farm – Residential and Public Open Space</p> <p>This site is a small part of site H20 which is also appraised as suitable for development</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn), potential for negative biodiversity impact being in close proximity to the AONB, CWSs (Holt Country Park, Land south of High Kelling, Hempstead Woods, Gravel Pit Lane) and SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score positively where the site has good access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity:</p> <p>The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the town centre through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.</p> <p>Highways:</p> <p>Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth. Highways Authority state that no access to the site via Hempstead Road unless it is stopped up to through traffic and diverted through site.</p> <p>A public footpath which runs to along the E and SE boundaries and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.</p> <p>Environmental:</p> <p>The site is a large arable field to the north east of the development at Nightjar Road. The site has a mature hedge and tree belt along its boundary with the A148.</p> <p>The site is in Flood Risk 1 and has a small area in the N of the site that may be susceptible to surface water flooding.</p> <p>HRA (where relevant)</p>

	<p>The site is within 2500m Norfolk Valley Fens SAC and within 5000m North Norfolk Coast SAC/SPA/Ramsar site. This site will be considered in further detail in the appropriate assessment in relation to urbanisation impacts.</p> <p>Landscape and Townscape:</p> <p>The site is located on the east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm). The site is screened by a mature hedge and tree belt along its northern boundary with the A148 and development should maintain this feature to provide appropriate screening. The site will be visible and prominent from the public footpath which runs to along the E and SE boundaries.</p> <p>Residential development on this site should consider its context in relation to the existing, ongoing, development and consider how design, layout and landscaping can improve the inter-relationship and mitigate any negative impact on residential amenity.</p> <p>Other:</p> <p>Anglian Water advised that the existing water main that crosses the site is in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space.</p> <p>This site is with 100m of the Grade 2 listed buildings at Heath Farm. Development has the potential to impact upon the setting of these listed buildings and sensitive layout, design and landscaping will have to be considered to preserve the significance listed building and its setting.</p> <p>The site is in Flood Zone 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable. However, the larger site H20 (which includes the entirety of this site) is being recommended as the preferred site.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
H22	<p>Land North of Charles Road – Residential development</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental, Social and Economic objectives all score positively, being within the settlement, within Flood Zone 1, where there is a potential negative biodiversity impact being in close proximity to CWSs (Holt Country Park, Gravel Pit lane), SAC and SSSI (Norfolk Valley Fens).</p> <p>Connectivity:</p> <p>The site has good connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located on Charles Road adjacent to the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are both within 800m of the site.</p>

	<p>Highways: Suitable highway access can be achieved from Charles Road. The existing community hub has two vehicular access points and a pedestrian gate onto Charles Road.</p> <p>Environmental: The site is a currently developed site with a number of community uses which are collectively known as 'The Holt Community Hub'. A number of services are run from the site including a 'Sure Start' Centre and nursery, community and training centre and a number of other uses. An established hedge runs along the Charles Road frontage. There are a number of mature trees on the site, one of which is covered by a Tree Preservation Order.</p> <p>The western half of the site is covered by a number of single storey brick build buildings associated with the community hub with extensive areas of hardstanding and parking. The eastern half of the site contains the Sure Start Centre and nursery which is surrounded by an area of open space including a children's play area (for use of the nursery). The eastern part of the site is currently designated in the LDF as Open Land Area.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the settlement boundary and the designated residential area of Holt. The site is already extensively developed, although there is a hedge at the front of the site providing a degree of low level screening. The site is surrounded by residential properties, although the majority of the residential properties fronting the site on Charles Road are single storey bungalows.</p> <p>Other: The existing community uses are currently operational and no information has been provided by the landowner (Norfolk County Council) as to the future of these community uses or any information on whether the uses would be partly retained, or relocated elsewhere, if the site was developed.</p> <p>The site is in Flood Zone 1 and there is a small area in the east of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site is within the settlement boundary. The site is currently used for a range of community facilities including community centre and sure start centre and development would result in a loss of beneficial use. The site is not considered suitable until and unless alternative community facilities are provided. The preferred sites can deliver sufficient housing for Holt without requiring the loss of community facilities.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H23	<p>Land at Thornage Road – Residential development</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score negatively, loosely related to the settlement, in Flood Zone 1, but where there is a potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and also a potential negative biodiversity impact being in</p>

	<p>close proximity to ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site has reasonable, potential, connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 250m of the site. However, residential development of the site would have to deliver significant improved pedestrian and cycle links into town.</p> <p>Highways: Suitable highway access can be achieved from B1110 Thornage Road, however, such access from Thornage Road is considered unacceptable by Highways for residential development as the local road network is considered to be unsuitable, furthermore, the site is segregated from the town with no physical pedestrian connections to the highway network.</p> <p>Environmental: The site consists of a number of agricultural fields either side of the B1110, bounded to the north by the former railway line. The fields are bordered by native hedges including along the Thornage Road frontage. There are some buildings (appear to be residential – known as Hawthorn Farm) on the Thornage Road which are within the site boundary.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the Glaven Valley Conservation Area. The site is prominent in the landscape and longer views of this part of the site are available on the Thornage Road. Development in this location could have an adverse impact on the landscape and townscape and a detrimental impact on the Conservation Area and its setting.</p> <p>Other: The site is in Flood Zone 1 and there is a small area in the NE of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site is detached and reasonably remote from the town. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the conservation area. The site is considered to have unsuitable highways access and network connections into town. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H25	<p>Tricorn Farm, Norwich Road – Mixed residential, recreation and other uses</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score negatively, being removed from the</p>

settlement, in Flood Zone 1, but where there is a potential significant detrimental impact on landscape, potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is detached from the town and although the site is within walking distance of the school and the town centre, the site is served by rural roads with no footways or pedestrian or cycle connections. There would have to be significant enhancement of sustainable connections into the town in order to provide adequate connectivity from the site.

Highways:

Highway access can be achieved from the B1149 & Hunworth Rd, however such access off these roads is considered to be unacceptable by NCC Highways. Highways consider that the site to be remote from services and development of the site would result in an increased use of unsustainable transport modes. Furthermore, the local road network is considered to be unsuitable for residential development.

Environmental:

The site consists of a large triangular agricultural field which was most recently used for the keeping of free range pigs. The site is surrounded by a significant mature tree belt on two sides with woodland to the south. To the east of the site is Holt Country Park which is a County Wildlife Site with the Edgefield Heath County Wildlife Site abutting the site to the south. 150m to the west of the site is the Norfolk Valley Fens SSSI/SAC.

HRA (where relevant)

The site is within 150m of the Norfolk Valley Fens SAC.

Landscape and Townscape:

The site is wholly within the Glaven Valley Conservation Area. The site is very well screened by the extensive tree belt around the site and if this tree belt was retained, residential development would not be visible in the landscape, however, if all, or part, of the screening was removed the site would be highly visible in the landscape and would form an obvious, detached, urban extension into open countryside. Development in this location could have a detrimental impact on the Conservation Area and its setting.

Other:

The site is in Flood Zone 1 and there is a small area in the eastern part of the site that may be susceptible to surface water flooding.

Conclusion:

The site is detached and remote from the town. Residential development of the site may be highly visible in the landscape if the trees are not retained. Development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the conservation area. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

That this site is **discounted from further consideration**.

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score positively, being within the settlement, within Flood Zone 1, PDL (existing school), where there is potential to affect the settings of grade II listed garden wall, Bacon's House and Conservation Areas and potential negative biodiversity impact being in close proximity to ancient woodland (Pereers Wood), the AONB and a CWS (Spout Hills). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has good connectivity, Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

As the existing school site, connectivity and walking distance to the primary school will increase if this school is closed and moved to an alternative site.

Highways:

Suitable highway access can be achieved via Valley Lane, however, NCC Highways state that the site should not be accessed from the Holt bypass or Norwich Road (A148).

Environmental:

The site is currently occupied by Holt County Primary School and consists of typical 20th century school buildings of differing vintages and architectural styles, mainly surrounded by hard standing playgrounds and car parking. There are a number of mature trees along the boundary of the site.

To the west of the site are a number of properties along Valley Lane and to the south is the former railway line.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the Holt Conservation Area and The Glaven Valley Conservation Area. It outside the main town centre area, however, the older school buildings fronting the A148 do contribute to the character of the conservation area. Although, the site is already developed and urbanised, any residential development will need to consider its reasonably prominent location.

Other:

This site lies within the Holt Conservation Area and the Glaven Valley Conservation Area. A grade II listed building lies immediately to the north of the site. Any development of the site therefore has the potential to affect these heritage assets and their settings. Development will need to be carefully and sensitively designed to preserve and where opportunities arise enhance the conservation area and the settings of the listed buildings

Conclusion:

Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided.

Recommendation:

	That this site is discounted from further consideration .
H27	<p>Land at Heath Farm – Residential or employment</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn) and a Conservation Area and potential negative biodiversity impact being adjacent to CWSs (Holt Country Park, Land south of High Kelling), in close proximity to CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens) and SSSI (Holt Lowes). The Social and Economic objectives both score as positive, based on there being access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site has reasonable connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the site through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.</p> <p>Highways: Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. The site must not be accessed off Hempstead Road unless it is stopped up to through traffic and diverted through site. Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth. A Traffic Regulation Order is expected to be put in place to prohibit HGV traffic along the Hempstead Road. A public footpath runs along the western edge of the site and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.</p> <p>Environmental: The site is a gently sloping, large arable field on the eastern edge of town with a substantial tree belt along the Hempstead Road frontage. The site is adjacent to Holt Country Park and Land South of High Kelling County Wildlife Sites and Holt Lowes SSSI. To the south west of the site is Hempstead Road Industrial Estate and the employment uses associated with the previously allocated site. Residential development in this location would put properties in close proximity to industrial/employment uses.</p> <p>HRA (where relevant) The site is within 400m Norfolk Valley Fens SAC. This site will be considered in further detail in the appropriate assessment in relation to urbanisation impacts.</p> <p>Landscape and Townscape: The site is located on the south east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm) and the</p>

	<p>existing employment site at Hempstead Road. The site is screened by a mature hedge and tree belt along the Hempstead Road frontage and development should maintain this feature to provide appropriate screening to protect views from residential properties. There are further mature hedges along the other field boundaries which should be maintained and enhanced when employment development takes place.</p> <p>The site will be visible and prominent from the public footpath which runs to along the western boundary. Depending on the nature and scale of any development further landscaping and screening to the east of the site should be provided to mitigate distance views towards the site from the east.</p> <p>Other:</p> <p>The site lies immediately adjacent to the boundary of the Glaven Valley Conservation Area. There are two grade II listed buildings to the north of the site at Heath Farm. Development of the site has the potential to impact on the settings of these heritage assets. As an employment site, the potential impact is arguably greater than for a residential site. Development will have to be sensitively designed with to preserve the significance of the listed buildings and their setting and where opportunities arise enhance the setting of the conservation area.</p> <p>The site is in Flood Risk 1 and has a small area in the SE of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site would be a pronounced and obvious extension into the countryside and development of the whole site could have an adverse impact on the landscape. Development of the southern portion of the site may have less of a landscape impact; however, residential development in this location would adjacent to industrial and employment uses at the Hempstead Road Industrial Estate which is considered unsatisfactory.</p> <p>The site is not considered suitable site for residential development and the preferred use for the southern portion of the site is allocation for employment use (H27/1).</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
H28	<p>Land at Gresham's School</p> <p>SA Conclusion:</p> <p>The site scores as neutral. The Environmental objectives score as neutral being within the settlement, in Flood Zone 1, where there is potential to affect the setting of a grade II listed building (The Grove) and the potential negative biodiversity impact being in close proximity to a CWS (Fairfield Lawn) and the AONB. The Social objectives score as mixed and the Economic objectives score positively, based on there being access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity:</p> <p>The site is within walking distance to the primary school and has good connectivity and to Holt which offers sustainable transport options with regular bus services available. The bus stops are located close to the site on Cromer Road including those which serve the school bus service. The town has a range of employment, shopping and leisure opportunities within walking distance from the site</p> <p>Highways:</p> <p>The site appears to have no direct highway connection to the network and is landlocked.</p>

	<p>Environmental: The site is a mown playing field which forms part of the open space/playing fields associated with Gresham's School . On the western edge of the site are a collection of mature trees which are subject to a Tree Preservation Order.</p> <p>To the south is a recently consented development proposal for 4 houses and to the north and east are the buildings and grounds of Gresham's School. To the west are existing residential properties.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is an open playing field in the centre of the Gresham's School campus, however, the site is screened from view by the school buildings on the Cromer Road, the residential properties at Barrett Road which are predominately single storey bungalows with the occasional 2 storey and a tree belt to the east. The site is just outside the settlement boundary although the area around the site is built up with a number of school buildings and residential properties.</p> <p>Other: The site is in Flood Risk 1 and has a small area in the east of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Holt as part of the playing fields for Gresham's School and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Holt.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
H29	<p>School Playing Fields, Cromer Road / Neil Avenue</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score as neutral being within the settlement, in Flood Zone 1, where there is potential negative biodiversity impact being in close proximity to CWS (Spout Hills). The Social objectives score as mixed and the Economic objectives score positively, based on there being access to employment, educational facilities, services / facilities, transport links.</p> <p>Connectivity: The site is within walking distance to the primary school and has good connectivity and to Holt which offers sustainable transport options with regular bus services available. The bus stops are located close to the site including those which serve the school bus service. The town has a range of employment, shopping and leisure opportunities within walking distance from the site</p> <p>Highways: Suitable highway access may be achieved from Neil Ave or the B1149 Norwich Road.</p> <p>Environmental: The site is a mown playing field (marked out for sports pitches) which forms part of the open playing</p>

	<p>fields associated with the primary school, however, it is detached from the school and located SE of the Holt bypass. The playing field is bounded on all sides by a high hedge with a number of trees in the boundary. To the south and east is residential development at Neil Avenue and Oakland Crescent. The site is designated as Open land Area.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site forms an open space to the south of the Holt bypass and although surrounded by a high hedge and wire fence does contribute an openness to the area. Residential properties along Neil Avenue, Oakland Crescent and those fronting the Norwich Road will enjoy some open views across the site. The site is adjacent to the Holt and Glaven Valley Conservation Areas.</p> <p>Other: The site is in Flood Risk 1 and has a small area in the SW of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: Site is within the settlement boundary. The site is not considered suitable as it forms part of the designated open space for Holt as part of the playing fields for the primary school. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for Holt.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
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Further Comments	
Name	None to date

Part 3 Overall Site/Settlement Conclusions

The location of site options has been carefully considered in order to mitigate the potential impacts on designated landscapes and have been subject to detailed review following public consultation (Reg 18). The key land use requirements which have been identified are for new homes, a better choice of employment land, additional public open space and a new 2 form entry Primary School. Other uses such as retail, health and social care and a wide range of services are supported by the policies of the draft plan but do not require specific land allocations.

There is very little previously developed (brownfield) land within the built up area of Holt. The Plan gives support to the re-use of brownfield sites, re-development, and intensification of uses through the application of its proposed development management policies. Existing green spaces in the town are one of its defining characteristics and those identified on the Maps at the end of this booklet are proposed to be safeguarded from future development. Additional land allocation in the form of greenfield sites are therefore necessary in order to deliver the required growth.

There are a range of factors which influence the potential overall numbers and suitable site locations of development in the town including, environmental and landscape considerations, highway network limitations and site specific constraints. Overall both the suggested scale and location of development has sought to balance the need for growth whilst protecting the setting of the Glaven Valley and Holt Conservation Areas and the special qualities of the AONB.

Four new sites have been identified. These are intended to deliver, collectively, a minimum of 297 dwellings over the Plan period, including affordable homes, on site open spaces, new Primary School and contributions towards road, drainage and other necessary infrastructure. One of the proposed sites (Hempstead Road) is allocated specifically for employment development. There is already consented development sites in Holt and much of this approved development will be delivered over the 20 year period covered by this Plan bringing total residential growth in the town to around 820 dwellings.

These four sites are considered to be the most suitable sites available for Holt and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing requirement. Each are well located to services within the town centre and to the local school (both existing and proposed), they are reasonably contained within the landscape and will not impact on the AONB. None involve drawing additional traffic through the town centre.

Discounted sites were not chosen for a number of reasons including the impact development could have on the Norfolk Coast Area of Outstanding Natural Beauty, the Conservation Areas, impact on heritage assets and the landscape more generally.

Those sites with adverse junction and cumulative highway network impacts and those where suitable vehicular access isn't achievable were also ruled out. Some sites were not well connected to key services and the town centre by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoiding sites which are detached from the town and not well related to the existing built up areas.

The two larger sites which are preferred, Heath Farm and Beresford Road are sufficient in size to deliver mixed use developments including public open space, employment land and in the case of Beresford Road land for a potential new primary school.

None of the selected sites are subject to insurmountable constraints and the consultation process has shown that they are deliverable over the Plan period provided that development proposals come forward which comply with the suggested policies of the Plan (as modified following the consultation).

The following sites have been chosen as preferred sites, and meet the requirements for Holt:

H04: Land South of Beresford Road is located to the south of the town and will allow for development of approximately 70 to 100 dwellings. The site is well connected to the town centre and would provide a new site for a relocated primary school. This site could deliver 24 to 35 affordable homes in addition to market housing, self-build plots, public open space, and associated on and off site infrastructure. This site scores as positive in the Sustainability Appraisal.

H17: Land North of Valley Lane on the western edge of the town, will allow for development of up to 27 dwellings. The site is well connected to the town centre and the primary school. This site could deliver 9 affordable homes in addition to market housing, self-build plots, and public open space and has the potential to improve pedestrian access to Spout Hills. This site is close to a number of Heritage assets and careful design and layout is required. This site scores as negative (landscape impacts) and positive (integrated location) in the Sustainability Appraisal.

H20: Land at Heath Farm is located to the east of the town and is a continuation of the previously allocated site which is currently being developed and will allow for development of approximately 200 dwellings. The site has the opportunity to provide improved connections to the town centre. This site could deliver 70 affordable homes in addition to market housing, self-build plots, public open space, and associated on and off site infrastructure. This site scores as negative and positive in the SA.

H27/1: Land at Heath Farm is an employment site and would, effectively, be an extension of the existing industrial estate and is adjacent to the employment land that is part of the previous mixed use allocation at Heath Farm. The site will provide 6 hectares of employment land in Holt (serving the Holt, Cromer and Sheringham cluster).

List of Proposed Residential Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
H04	Land South of Beresford Road	7.36	70 - 100
H17	Land North of Valley Lane	0.93	27
H20	Land at Heath Farm	7.11	200

List of Proposed Employment Allocations:

Site Ref	Description	Gross Area (ha)
H27/1	Land at Heath Farm	6

Emerging Policy wording for Regulation 19

H04: Land south of Beresford Road

Land amounting to approximately 7.4 hectares is proposed to be allocated for mixed use development of approximately 70-100 dwellings inclusive of affordable homes and self-build plots, public open space and provision of 2 hectares of serviced land suitable for a two-form entry primary school site.

This site is adjacent to the Glaven Valley Conservation Area, and development proposals should be informed by, and be sympathetic to, the landscape character of this area, comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Carefully designed development incorporating suitable formal and informal open space and landscaping on the margins of the country park will be required to preserve and enhancing the setting of the Conservation Area;
2. two points of entry into the site from Lodge Close and Beresford Road, with a development layout that should incorporate internal estate loop road including school frontage and suitable layby/parking provision;
3. improved pedestrian and cycle access across the site into the Country Park from the residential areas to the north;
4. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
5. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
6. provision of XX ha open space (to update in line with open space study requirements when available)
7. A Habitat Regulation Assessment will be required.

H17: Land North of Valley Lane

Land amounting to approximately 0.9 hectares is proposed to be allocated for development of approximately 27 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

This site is within the Holt Conservation Area and adjacent to the Glaven Valley Conservation Area and is close to a number of listed buildings. Development proposals should be informed by, and be sympathetic to, the landscape character of this area, comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Carefully designed development incorporating suitable open space and landscaping will be required to preserve and enhancing the setting of the Conservation Area and Listed Buildings; Site layout, scale and massing that incorporates suitable landscaping and building retains the soft edge to the settlement from Spouts Hill
2. retention and enhancement of mature hedgerows and trees around the site;
3. green infrastructure enhancements to take into account potential impact on Spout Hills County Wildlife Site;
4. improved pedestrian access across the site into the Spout Hill from the town;
5. submission and approval of effective surface water management ensuring that there is no increase off site and safe access and egress;
6. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
7. provision of XX ha open space (to update in line with open space study requirements when available -)

8. A Habitat Regulation Assessment will be required

H20: Land at Heath Farm

Land amounting to approximately 7.1 hectares is proposed to be allocated for development comprising approximately 200 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Access being delivered off Nightjar Road and new A148 roundabout;
2. carefully designed development incorporating suitable open space and landscaping will be required to preserve and enhancing the setting of the Listed Buildings at Heath Farm;
3. enhanced pedestrian access improvements across and along the A148 to facilitate pedestrian access to the medical centre and bus stops on Cromer Road;
4. that the existing Anglian Water water main is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space.
5. submission and approval of effective surface water management ensuring that there is no increase off site and safe access and egress;
6. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
7. provision of XX ha open space (to add in line with open space study requirements when available -)

H27/1: Employment Land at Heath Farm

Land amounting to approximately 6 hectares is proposed to be allocated for employment development. The site is adjacent to the Grade II Listed Buildings at Heath Farm and the Glaven Valley Conservation Area.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. The layout and landscaping of the development will have to be sensitively designed in order to preserve the significance of the listed buildings and their setting and, where opportunities arise, enhance the setting of the conservation area;
2. access being delivered off Nightjar Road and new A148 roundabout and no access from Hempstead Road together with contributions towards the HGV traffic reduction scheme on Hempstead Road;
3. contributions towards a new pedestrian/cycle crossing of the A148 and provisions of enhancements to the public footpath - FP9a;
4. a marketing strategy to demonstrate how the site will be brought to the commercial market;
5. submission and approval of effective surface water management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased

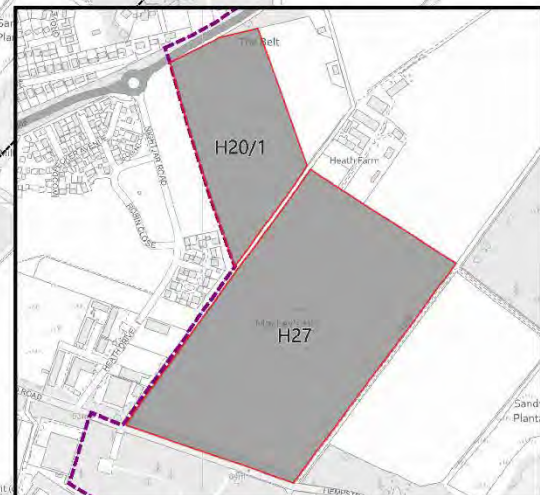
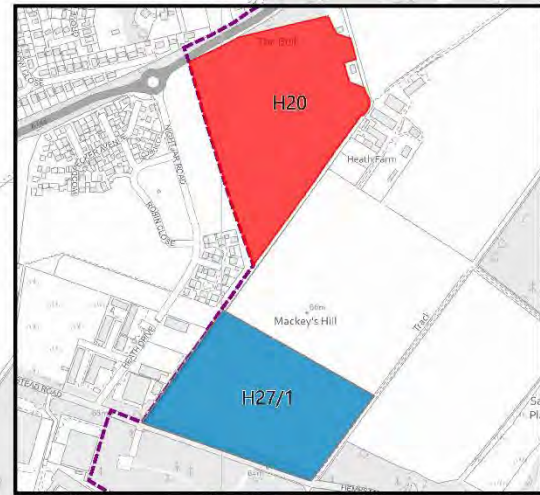
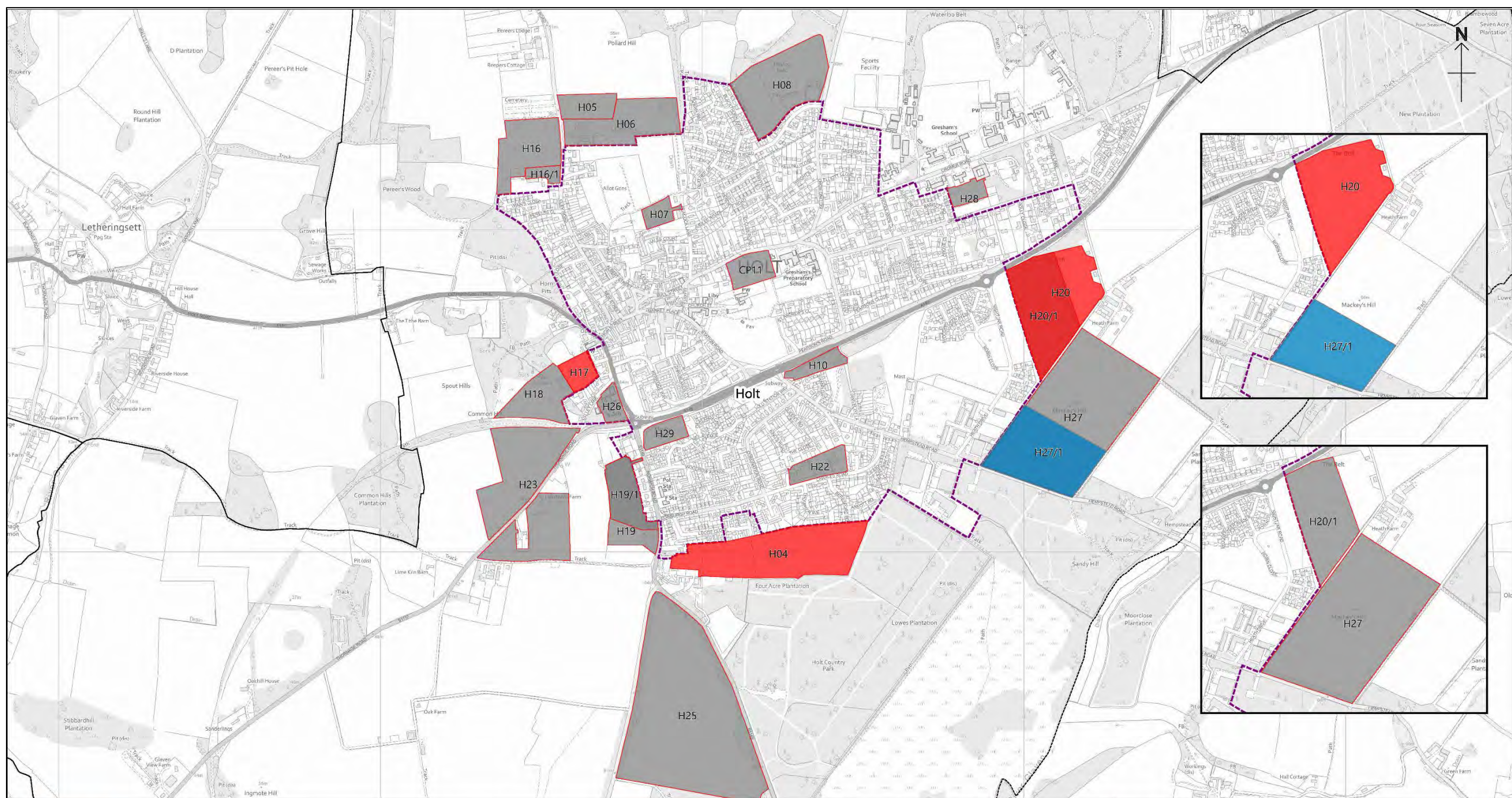
Open Space

The areas tabled below and shown on the Map at the end of this booklet are proposed to be protected in the Draft Plan by designating them as one or more types of green space. These areas were consulted on at Reg 18 stage. They mainly comprise areas of functional open space, allotments and other visually important green spaces most of which have been designated for many years.

No comments were received as part of the consultation.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Neil Avenue Recreation Ground	AGS/HLT01 REC/HLT01	OSP049	Open Land Area Formal Education / Recreation	Site provides amenity open space, play opportunities and part formal sports pitch provision. An enclosed formal sports pitch with adjacent small park with play area. Park and Play area highly accessible and appears well used.
Hempstead Road/A148, Holt	AGS/HLT02	OSP050	Open Land Area	Semi natural grassland and woodland. Informal recreation, biodiversity and dog walking.
Gravel Pit Lane	AGS/HLT03	OSP051	Open Land Area	Semi natural scrub and woodland. Site provides a semi-natural environment with a degree of tranquillity. County Wildlife site.
Gresham Preparatory School Site	AGS/HLT04 REC/HLT02	OSP052	Open Land Area Formal Education / Recreation	Prep School playing fields and churchyard. Part of the site now operates as a car park with planning permission; consequently the boundary has been altered to reflect this.
King George V Playing Field, Peacock Lane	AGS/HLT05	OSP053	Open Land Area	Large playing field with an extensive range of play equipment for all ages with a small football pitch with goals. High recreation/play benefits.
Holt Sure Start Centre	AGS/HLT06 REC/HLT03	N/A	De-designated	The original designated site has been partly built upon – the Sure Start centre was granted planning permission in 2007 (Norfolk County Council).

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				Boundary amended to discount the Sure Start centre and car park. No longer meets requirements
St Andrews Church	AGS/HLT07	OSP055	Open Land Area	Churchyard and Cemetery provision
Additional Sites				
Mill Street Allotments	AGS/HLT08	OSP055	Open Land Area	Formal allotments adjacent to settlement and within close walking distance of town and community.
Thompson Avenue	AGS/HLT09	OSP056	Open Land Area	Small green space accessed via footpath from neighbouring streets
Beresford Avenue	AGS/HLT10	OSP057	Open Land Area	Small green space accessed via footpath from neighbouring streets
Holt Sports Centre	AGS/HLT11 REC/HLT04	OSP058	Open Land Area Formal Education / Recreation	Large formal recreation area with multiple sports pitches, clubhouse and changing rooms and car park
Gresham School Playing Fields (West)	AGS/HLT12 REC/HLT05	OSP059	Open Land Area Formal Education / Recreation	School playing fields associated with Gresham School.
Gresham School Playing Fields (East)	AGS/HLT13 REC/HLT06	OSP060	Formal Education / Recreation	School playing fields associated with Gresham School.
Gresham School Playing Field (South)	AGS/HLT14 REC/HLT07	OSP061	Open Land Area Formal Education / Recreation	School playing field associated with Gresham School.
Heath Farm Allocation	AGS/HLT15	OSP062	Open Land Area	Provides open space and allotment provision as part of the Heath Farm allocation currently being built out.



Holt - Preferred & Alternative Sites (Reg 19)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

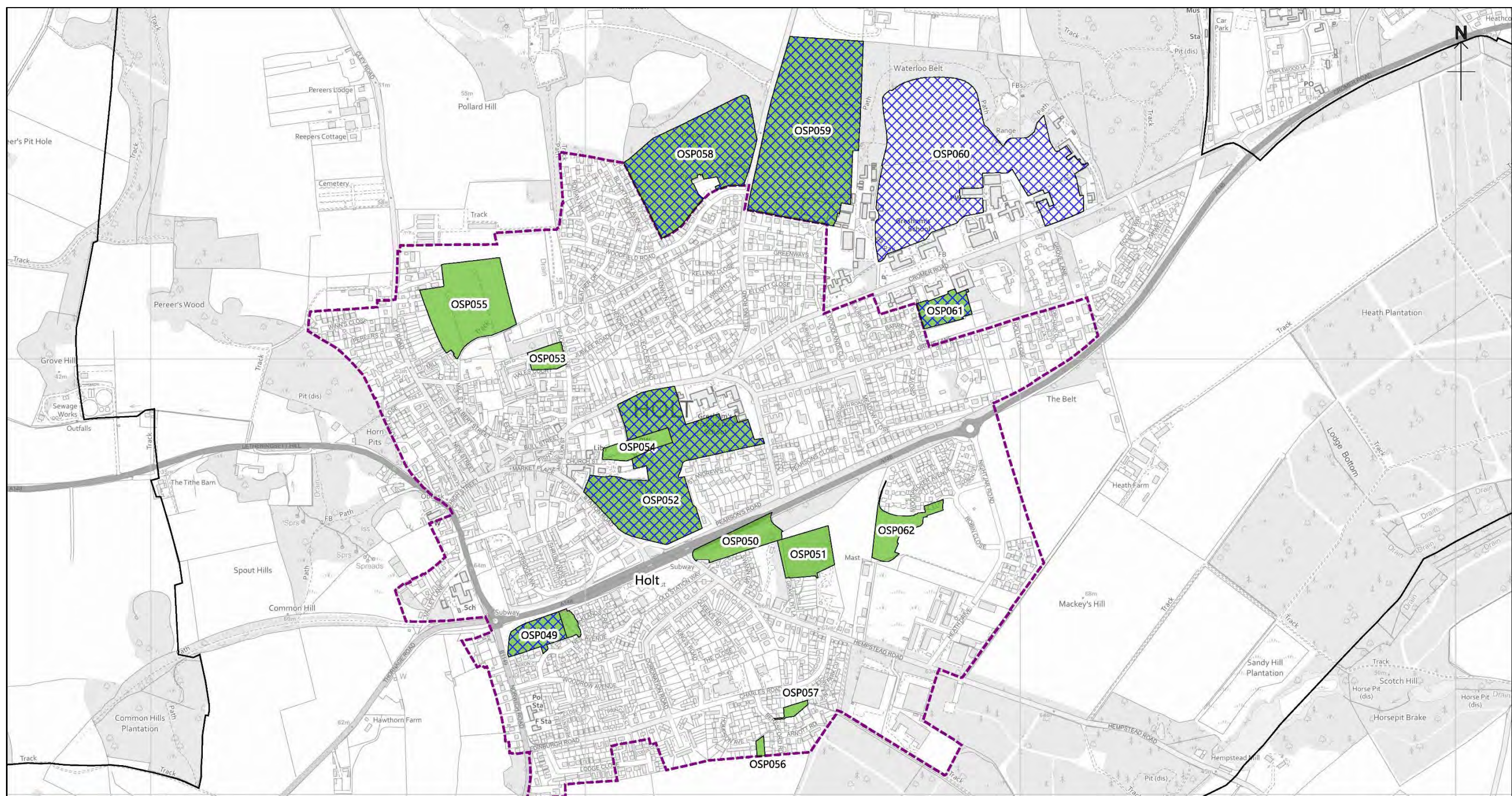
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Holt - Open Spaces (Reg 19)

- | | |
|--|------------------------------|
| Open Land Area | Local Green Space |
| Open Land + Education / Formal Recreation Area | Parish Boundary |
| Education / Formal Recreation Area | Existing Settlement Boundary |

NOT TO SCALE

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North Norfolk District Council

Site Assessment Regulation 19: Hoveton

Draft - Planning Policy & Built Heritage Working Party
03/06/2020

Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & cumulative highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
21/04/20	CB	<ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments 	N/A
28.4.20	iw	<ul style="list-style-type: none"> - Introduction reviewed re context removing references final approach and just concentrating on context the review is taking place in - Assessment headings reviewed and added in tables - Draft watermark added 	28.4.20
10/05/20	CB	- Site Maps added	Review if meets needs.
21/05/20	CD	Updates and conclusions for SA Reg 19	Complete
02/06/20	SH	Site assessment section	Complete.
4.6.20	MA/IW	Review and sign off for working party consideration	Complete – Formatting required post Working Party consideration

Site Assessment (Hoveton)

This booklet provides a high-level overview of Hoveton as a growth location in the Draft Local Plan and looks in detail at the promoted site identifying which is the most suitable to contribute towards the allocation requirements in this settlement. The identified site contributes to the overall housing requirement for the settlement and protect important areas of various types of green open space.

The sites referred to in this booklet are shown, together with their reference numbers on the Maps to the rear of the document and include all of those which were subject to consultation at Regulation 18 stage of plan preparation and any additional sites which were suggested in response to the consultation.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process.

The booklet contains:

Part 1 - Contextual background information about Hoveton together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.

Part 2 – Updated assessment and Sustainability Appraisal of each of the sites considered.

Part 3 – The Council’s conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses.

Part 1: Background Information

Settlement:

Hoveton - Small Growth Town

Plan Requirements:

Hoveton is one of five identified Small Growth Towns in the settlement hierarchy and acts as a district centre where some growth can be accommodated. The Local Plan sets a modest housing target of approximately 150 dwellings. In determining this scale of growth the Council has been mindful of Hoveton’s relationship with Wroxham and the interdependence on facilities, services and infrastructure. Broadland District Council is responsible for land use planning in Wroxham and the Broads Authority administers the riverside area. Both Authorities have or will prepare separate Local Plans for their areas.

Settlement Description:

Hoveton is identified as a Small Growth settlement in the proposed settlement hierarchy. This means it has been identified as one of five settlements, together with Holt, Sheringham, Stalham and Wells-next-the-Sea, where a relatively modest scale of growth is promoted. The villages of Hoveton and Wroxham have a combined population of over 3,500. They are larger than some of the small towns in the District (Stalham and Wells) and have a range of facilities and services including supermarket, department store, and main line rail connection to Norwich and the Norfolk Coast.

Hoveton and Wroxham are two large villages on either side of the River Bure; together they form one of the most important boating and tourism centres of the Broads area. The area west and south west of Station Road and Church Road is in the Broads Authority area and Wroxham is within Broadland District. Broadland District Council, together with Norwich City Council and South Norfolk Council, is in the process of preparing a new Local Plan for the Greater Norwich area. Any proposals for growth in Wroxham lie outside the scope of North Norfolk Local Plan, through cross boundary considerations are taken into consideration through the Duty to Co-operate. The significance of the boating industry to the local economy can be gauged from the large number of boat hiring and building yards, particularly downstream of Wroxham Bridge. The middle Bure, downstream of Wroxham Bridge, is administered by the Broads Authority and is amongst the most heavily used stretches of the Broads waterway system.

Employment, Town Centre & Retail (To update with findings of the employment study)

The commercial and shopping centre of the two conjoined villages is concentrated in Hoveton where a small part of the town centre falls into the administrative area of the Broads Authority. For retailing the town centre is to be taken as a whole and proposals will be considered in the context of the entire town centre and the policies of Broads Authority so that retail matters address the town centre in its entirety. Hoveton is unusual in the sense that the retail floorspace is dominated by Roy's of Wroxham which acts as a wide draw, including tourist visitors. Hoveton has a relatively low provision of non-retail services, but a high proportion of restaurants and cafes reflecting the town's role as a tourist destination. Given its role as a tourist centre and proximity to Norwich the town centre retains a low proportion of convenience goods expenditure and is classed as a Medium Town Centre in the retail hierarchy.

In terms of scale of retail development, Hoveton would be vulnerable to impacts from large scale growth (2,500sqm gross) and a locally derived impact threshold of 500sqm is set for retail and leisure development (see Retail & Town Centres), reflecting the smaller scale of the town centre, the nature of existing retail premises other than Roys and the existing floor space projections. Since the publication of the 2017 Retail and Main Town Centres Uses Study, a further 1,672 sqm has been granted permission in Hoveton town centre for A1 and Café/Restaurant use. Short term growth should be accommodated in small infill sites, shop extensions and expansion on to upper floors - followed by suitable edge of centre sites.

Whilst there are diverse employment opportunities in Hoveton, retailing and the boat building / hiring industries are significant sectors. The two employment areas within Hoveton are Tunstead Road and Stalham Road Industrial Estates. These sites provide the opportunity for small scale development and redevelopment over the plan period.

Constraints & Opportunities

There is very little previously developed land in and around Hoveton which inevitably means that new locations for development are on the edge of the village in countryside locations. Whilst over the plan period it is expected that a process of re-development, infill developments, and change of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. There are a range of factors which influence the potential location of development in Hoveton including: environmental and landscape considerations which include the consideration of the wider Broad's landscape and the need to take into account the infrastructure requirements in the village.

In summary, the main considerations which influence the suggested location of development sites are:

- the need to minimise the impact of development proposals on the Norfolk Broads, The River Bure and the landscape more generally;
- retaining existing green spaces within the boundary where they are either functionally or visually important;
- locating developments where they are, or can be connected, to key services and the town

- centre preferably by walking, cycling or public transport or via better quality roads;
- avoiding locations which are detached from Hoveton and not well related to existing built up areas;
- minimising impacts on traffic circulation.

Infrastructure (To update following updates to the IDP)

The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees. Background Paper 4 - Infrastructure Position Statement provides contains more information and has informed the Infrastructure Deliver Plan. Highways and transport issues have been informed by the recently published Wroxham and Hoveton Network Improvement Strategy (April 2020).

- Hoveton suffers from congestion in the village centre along the A1151 and across the river bridge through Wroxham, particularly in holiday periods.
- Contributions to the schemes in the Wroxham and Hoveton Network Improvement Strategy are required, particularly the list of interventions that are identified to mitigate the anticipated transport impacts of development.
- The education authority has confirmed that the primary and secondary schools have capacity and scope for future expansion.
- Hoveton has a medical practice that provides primary care to the settlement and wider area, growth considerations are taken into account by the wider CCC with contributions from development where appropriate. Further details are set out in the Health Protocol and in the relevant policies of the Local Plan.
- The area immediately adjacent to the River Bure is identified in the Strategic Flood Risk Assessment as being at risk associated with combination of fluvial and tidal influences along the river Bure to the south of the settlement. Much of this area is zone 3. Tidal locking has potential to increase levels in the River Bure at Hoveton. Predominantly isolated surface water ponding on roads, gardens and open space is possible in Hoveton.
- Anglian Water Position Statement May 2019 sets out that the principal issue is surface water ingress into the sewerage network from private sewers and not Hoveton Water Recycling Centre itself.

As development takes place it will need to be served by appropriate supporting physical infrastructure and services. All developments are required to address any identified shortages in infrastructure to the extent necessary to make the specific proposal acceptable.

Connectivity

The settlement is well connected to Norwich by way of road, rail and bus links and is seen as a gateway to the Boards. The serving railway line connects to the Norfolk Coast via North Walsham, Cromer and Sheringham.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the district for the plan period. Assessed against these standards the study identifies that Hoveton has a surplus of Amenity Greenspace, but has a requirement for all other types of open space, particularly allotments.

School Provision (To review following update from Norfolk County Council Education)

There are two schools situated in Hoveton: St. John's Community Primary School and Broadland High Ormiston Academy School, which has a wide catchment also providing secondary education for Horning,

Tunstead and Neatishead.

Limited growth is proposed in Hoveton through the emerging North Norfolk local Plan. Hoveton and Wroxham act as a cross-border settlement and growth in Wroxham and the wider catchment must be considered.

The adopted Norwich Joint Core Strategy defined Wroxham as a Key Service Centre, but proposed limited growth in Wroxham itself through the plan period. However the plan proposed significant growth within the Thorpe St. Andrew Growth Triangle, some of this proposed growth would fall within the catchment of the Broadland High Ormiston Academy School. The Growth Triangle Area Action Plan¹, adopted in 2016, sets out that as part of the planned growth in housing there will be a need for a new high school, which will serve the Growth Triangle as a whole.

The draft Regulation 18 Greater Norwich Local Plan, which will, when adopted, supersede the Norwich Joint Core Strategy, defines Wroxham as a Key Service Centre and although proposes limited additional growth within Wroxham itself, a total of 13,400 homes are anticipated to come forward within the Growth Triangle area through the plan period (to 2038).

Whilst there is significant growth planned within the Growth Triangle Area, it is demonstrated that with the proposed expansion Broadland High Ormiston Academy School along with the proposed High School within the Growth Triangle Area itself, there is sufficient capacity to meet this future demand.

Affordable Housing Zone & Policy Percentage

Hoveton is identified in Zone 2 for affordable housing with a plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings.

Demographics:

Population in Hoveton: 2005

	Number	%
Aged 0 to 15	368	11.9
Aged 16 to 29	659	21.3
Aged 30 to 44	338	10.9
Aged 45 to 64	861	27.9
Aged 65+	1231	39.9

Housing Stock

	Number	%
Detached house or bungalow	596	61.3
Semi-detached house or bungalow	202	20.8
Terraced house or bungalow	97	10.0
Flat, maisonette or apartment - Purpose-built block of flats	66	6.8
Flat, maisonette or apartment - Part of a converted or shared house	3	0.3

¹ Broadland Council (2016) Growth Triangle Area Action Plan [Online]
https://www.broadland.gov.uk/download/downloads/id/1143/growth_triangle_area_action_plan_adop ted_iuly_2016.pdf [Accessed 23/04/2019]

Flat, maisonette or apartment - In a commercial building	9	0.9
Caravan or other mobile or temporary structure	0	0

Affordability

Hoveton	9.95
North Norfolk	8.72

Parish Boundaries:

All sites are located within Hoveton Parish.

Services:

Hoveton offers a wide range of shops and services which serve residents of the town and the surrounding area.

Services & Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> St. Johns Community Primary School & Nursery Broadland High School 	Hoveton has a secondary school.
Health care	<ul style="list-style-type: none"> Hoveton & Wroxham Medical Centre Nineteen Church Road Dental Care Clinic 	Hoveton benefits from a medical centre and a dental clinic.
Retail	22 comparison retail units and 7 convenience retail units within the town's primary shopping area.	Large convenience store and comparison shopping.
Public transport	Regular bus service to Stalham, Norwich and Great Yarmouth Regular Greater Anglia Services to Cromer, Sheringham, North Walsham and Norwich	Good public transport links to higher order settlements.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Manufacturing; human health and social work activities; construction; education; and accommodation and food services activities.	It is considered that there are a broad range of employment opportunities within the town.

Constraints

Built Environment:

Hoveton does not have a designated Conservation Area.

There are a total of 14 Listed Buildings in Hoveton, one of which is Grade I (Hoveton House) and three Grade II*. Hoveton Hall is a Grade II Listed Building some 1.5 km to the north of the village centre and the gardens surrounding the hall are a designated Ungraded Historic Park and Garden. In addition, there is one Scheduled Ancient Monument (Wroxham Bridge). Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Hoveton is naturally constrained to the south by the River Bure, which separates the village from Wroxham. The area to the south of Hoveton is situated within the Broads Authority.

In the southeast of Hoveton, to the north of River Bure, the Bure Marshes are subject to the following designations: National Nature Reserve; Ramsar; Special Protection Area (SPA); Special Area of Conservation (SAC) and; Special Site of Scientific Interest (SSSI).

Given that the River Bure flows west to east, this would need to be taken into consideration in proposals within Hoveton itself.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that Hoveton is situated within the Low Plains Farmland Character Area.

The **Low Plains Farmland** is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

Flood Risk:

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding identifies that the functional floodplain (FZ3) of the Wroxham Broad runs to the south of Hoveton. The area immediately adjacent to the River Bure is identified in the SFRA as being at risk associated with combination of fluvial and tidal influences along the river Bure to the south of the settlement. Tidal locking has potential to increase levels in the River

Bure at Hoveton. Predominantly isolated surface water ponding on roads, gardens and open space is possible in Hoveton

Anglian Water Position Statement (May 2019) is in response to concern of the Hoveton-Brimbelow Road No 2. Sewage Pumping Station being prone to surcharging in some storm conditions and during periods of high water levels in the River Bure.

The public sewer network has capacity for all existing and proposed foul water flows. However, AW are investigating discrepancies between recent rainfall event and a more severe hydraulic loading that cannot be generated by the legitimate sewer catchment.

Investigation so far has found there has been some structural deterioration in public sewer close to the river bank but that these defects are insufficient to account for the extent of surcharge reported.

AW have concluded that the surcharging of the foul water sewerage network is predominantly caused by ingress of surface water via direct and indirect connections.

Investment in AW assets to enhance capacity to meet future demands. Seek to remove surface water from foul water sewerage. AW have indicated the most vulnerable areas subject to surface water and water inundation are those low lying areas near to the river. The proposed solution is to divert domestic surface water and highway drainage to an alternative outfall and make modifications to the existing foul sewerage assets in these vulnerable areas to provide a higher degree of flood protection from high river levels. Work may also be necessary to ensure that new connections do not feed into the low level foul water network.

Investigations are still ongoing but all major developments connecting foul water to the sewer network should reflect practicable mitigation of the additional development flow during rainfall events. All opportunities to prevent and reduce surface water ingress to the foul network should also be taken.

The position statement will be updated following further work by Anglian Water.

Coastal Change Management Area:

N/A

Statutory Consultees Regulation 18

Highways:

HV01/B

DS13: Land East of Tunstead Road

Sustainability

Catchment schools are within walking distance, a trod is available at the site frontage and connects to the A1151 via a cycle path and PROW. Uncontrolled crossings are provided at 2 locations on the A1151 between Summer Drive and the A1062 and also at the A1151 junction with the A1062. Buses can be accessed at the site frontage, A1151 Stalham Road and the town centre. The Hoveton train station is within walking distance of the site as are employment, shopping and leisure opportunities.

Safety

Access at Tunstead Road should accord with the requirements of DMRB. This will require removal of a length of frontage hedge.

Mitigation

The existing trod at Tunstead Road should be upgraded to provide a cycleway/footway between the site and Broadland High School. Submission of Transport Assessment required, along with provision of any identified development traffic mitigation measures. The traffic analysis should as a minimum include B1354 junctions at Tunstead Road and A1151 Stalham Road and the A1151 corridor through Hoveton village centre.

Cumulative Comments for Settlement

None received. – please note NCC have since completed a Network Improvement Strategy. The Wroxham and Hoveton Network Improvement Strategy (WHNIS), in collaboration with stakeholders, has identified potential measures (identified in an 'Action Plan') to help address existing transport network constraints, and transport improvements, to facilitate the growth identified in the emerging Local Plans (North Norfolk and Broadland). A more detailed review is found under further information section of this document below.

Minerals & Waste:

HV01/B

DS13: Land East of Tunstead Road

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

Utilities Capacity

Anglian Water

HV01/B

DS13: Land East of Tunstead Road

LP439 - Policy DS13 states that a wider water catchment strategy and foul water drainage strategy are required for this allocation site. However the supporting text refers to the water catchment strategy

being aligned with the overall catchment strategy. Any site specific strategy would need to be aligned with any wider catchment strategy. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. To be effective there is a need to clarify what is the requirement for the applicant in relation to foul drainage and how this relates to any further technical work or investigation(s) undertaken by Anglian Water rather than the developer.

Environment Agency

HV01/B

DS13: Land East of Tunstead Road

LP482 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. Paragraph 15.10 Provision of SuDS within development is key. There is a history of mis-connections of foul water to the fresh water drainage system in this area. Opportunities for marginal aquatic plants should be included in any development along the edge of the river.

Education

Norfolk County Council

No comments received.

Others

Historic England

(Comments on all Preferred Sites)

LP705 - It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.

To that end we make the following suggestions.

- a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
- b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
- c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:
 - listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - registered park and garden - 'Development should protect the registered park and garden and

its setting.'

- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

Alternatively, you may prefer to adapt the above and incorporate the following, 'preserve the significance of the [INSERT TYPE OF HERITAGE ASSET] (noting that significance may be harmed by development with the setting of the asset)'. This is perhaps technically more accurate but perhaps slightly less accessible.

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc.

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.

By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

HV01/B

DS13: Land East of Tunstead Road

There are no designated heritage assets on the site. The grade II* listed Church of St Peter and grade II listed ice house are located to the north east of the site but these are at sufficient distance from the site, and in the case of the ice house, in a well wooded location.

SoCG

None agreed.

List of Sites Promoted / Considered at Regulation 18 Stage

Residential Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
HV01	N/A	H0120	Land East of Tunstead Road	5.41	150
HV01/B	DS13	H0120	Land East of Tunstead Road	6.40	150
HV02	N/A	H0886	Site To The West Of Tunstead Road	9.40	376
HV05	N/A	H0121	Land at Horning Road <i>Previous named Land South of Littlewoods Lane</i>	13.38	100 Reduced from 200 at Reg.18
HV06	N/A	H0887	Land at Stalham Road <i>Previously named Land between Stalham Road and Tunstead Road</i>	1.28	51
HV07	N/A	H0890	Land Adjacent Stalham Road	18.23	729
HV08	N/A	H1105	Land To East Of Stalham Road	34.04	1362
HV10	N/A	H0122	Land off Coltishall Road	3.56	80

Mixed-Use Site Options

None received.

Employment Site Options

None received.

Additional sites promoted through Reg. 18

Site HV05: Land at Horning Road (Previous named Land South of Littlewoods Lane). Not an additional site, however, representations were received, at the Regulation 18 consultation, from the landowner/agent, suggesting the site is suitable for residential development of 100 dwellings which is a reduction from the 200 dwellings that were consulted on at Regulation 18. The representation included an indicative 'Masterplan' which also sought to address the landscape concerns by showing all residential development located to the west of the site with a significant area of open space and landscaping to the east of the site. This site area remains the same.

HV01/B

DS13: Land East of Tunstead Road

Individuals	Number Received	Summary of Responses (Site Policy DS13)
Summary of Objections	13	<p>The responses primarily focus on issues with existing infrastructure in Hoveton and concerns that development would result in increase in traffic through the settlements especially on Wroxham Bridge, Tunstead Road and Stalham Road would become a rat run. Issue exacerbated by an extension of the school and a new care home. Some comment on the size and potential density of the site having an impact on character of the village. Other concerns include: air quality issues, biodiversity impact, flooding risk, amenity impact on residents and the impact of the loss of agricultural land on employment and food supply in the future. Adding additional pressure on the doctors and schools and exacerbating issues with drainage and water stress. Current issues with the public transport available - buses caught in traffic, railway not electrified. Also concerns over the potential impact on the economy.</p> <p>Suggests that the hedge along Tunstead Road should be retained. And whether a number of smaller developments would be more in keeping with the village. One comments on the lack of detail available on the site assessment and sustainability appraisal of other sites.</p> <p>One proposes alternative sites HV05 and HV08, perceived to be closer to primary school and easier access to main road.</p>
Summary of Support	5	<p>A few respondents consider this the best option for further development in Hoveton. That elderly care accommodation is needed given the ageing population and extending the school is necessary. Support for the delivery of one site rather than a number of smaller sites. Need affordable housing. Development should only start once capacity at services is provided.</p> <p>Some concerns over access and increased traffic on surrounding streets (and Wroxham Bridge) especially during peak summer months. One suggests that there should not be a link between Tunstead Rd and Stalham Rd, as this could increase traffic and have an impact on the open space in Brook Park and cause safety concern for children.</p> <p>Suggestions that a bypass road would resolve traffic issues and improvements would be needed to the public transport. And to ensure sufficient school spaces are available and capacity at the medical centre is increased.</p>
Summary of General Comments	6	<p>Six general comments received. Seems the most logical site and there is a need for a care home. Concerns over access to the site and increased traffic especially over Wroxham Bridge and concerns that Tunstead Rd through to Stalham Rd will be used as rat-run. Existing issues at properties at Brook Park and on-going issues with foul water. AWA recognises the lower network constraints and the need for ongoing protection against network flooding. Future major development to be accompanied by a foul water drainage strategy. Other concerns; existing and likely air quality issues, potential noise pollution and amenity impact on existing properties. The potential impact on the character of village and sense of community, if not careful Hoveton will become an urban sprawl. Need to consider the potential impact of Wroxham Development. Medical centre beyond capacity. Support for this site over a number of smaller sites which wouldn't deliver the range of community benefits needed. This site sits within the residential area and therefore would limit the potential impact on the landscape, The Broads, and the River Bure. One suggests that development should be positioned to reduce potential noise pollution. Need to take into account other sites in the pipeline. To date there's been no hard evidence that this site will not be needed for education use - this matter needs to be formally resolved before the site is allocated for residential use. Development should be designed so that it integrates well with the countryside and to ensure it doesn't urbanise this part of the village. The</p>

		development must be environmentally engineered so that it integrates the needs of wildlife in terms of habitat, food sources and safe connectivity of adjacent protected habitat areas; this includes restrictions and requirements around domestic areas to help support ecosystems at the expense of clinical and sterile manicured gardens and public area landscaping.
Overall Summary		A number of concerns raised, which focused mainly on the potential impact of development on this site on the existing road infrastructure in Hoveton; the increase in traffic on surrounding streets, especially on Wroxham bridge, between Tunstead Road and Stalham Road and through Brook Park. Concern that an extension of the school and a new care home on the site would exacerbate traffic problems especially at school pick up times. The size and potential density of development could impact on the character of the village. Other general concerns are: air quality issues, noise pollution, biodiversity impact, flooding risk, amenity impact on existing residents. The loss of agricultural land and the impact of this on employment and food supply in the future. Adding additional pressure to doctors, schools and exacerbating issues with drainage and water stress. Development should only start once capacity at services is provided. Public transport issues. Some suggest that a number of smaller developments would be more in keeping with the village and that a bypass would resolve traffic issues. Hedge along Tunstead Road should be retained. Questions the detail available of the site assessments and sustainability appraisal of alternative sites in Hoveton. Some consider this site as the best option for further growth in Hoveton, and prefer this to developing a number of smaller sites that would not provide the community benefits needed. Elderly care accommodation and the potential increase at the school would be welcomed. The site would have limited impact on the landscape and The Broads. Should consider the potential impact of development in Wroxham. Evidence that the expansion of education use is needed and should be resolved before being allocated. Development should be designed so it integrates with the countryside and ensure that it is environmentally engineered to integrate with the needs of wildlife.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	0	General comments received from the town council raised concerns around the reliance on one site for Hoveton's allocations and the additional impact growth would have on existing highways and other infrastructure along with the quality of life of existing residents. Specifically access concerns would result in a 'rat run'. Issues around the quality of development on the previous allocation were also raised.
Support	0	
General Comments	2	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	2	General support for site allocation. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording. Historic England sought consistency in approach to heritage assets and requested consistent wording.
Support	4	
General Comments	3	

Part 2: Assessment of Sites

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
HV01	Land East of Tunstead Road	5.41	Housing	160												
HV01/B	Land East of Tunstead Road	6.40	Housing	150												
HV02	Site To The West Of Tunstead Road	9.40	Housing	376												
HV05	Land at Horning Road <i>Previous named Land South of Littlewoods Lane</i>	13.38	Housing	100 Changed from 200 at Reg. 18												
HV06	Land at Stalham Road <i>Previously named Land between Stalham Road and Tunstead Road</i>	1.28	Housing	51												
HV07	Land Adjacent Stalham Road	18.23	Housing	729												
HV08	Land To East Of Stalham Road	34.04	Housing	1362												
HV10	Land off Coltishall Road	3.56	Housing	80												

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
HV01	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV01/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV01/B	<p>Overall the site scores as positive</p> <p>Having reviewed the consultation comments/ objections, it is considered that these do not alter the overall SA scoring. As such the overall objectives scoring is positive.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV02	<p>Overall the site scores as positive</p> <p>Given that the Environmental, Social and Economic objectives all score positively, the overall SA scores as positive.</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Hoveton Hall). Biodiversity impact uncertain; arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV05	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II* Listed Building (Church of St John). Potential negative biodiversity impact; adjacent The Broads, arable surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural</p>

	<p>(1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV06	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV07	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect settings of Grade II* & Grade II Listed Buildings (Church of St Peter & an Icehouse). Potential detrimental impact on ungraded Historic Park and Garden (Hoveton Hall). Potential negative biodiversity impact; close proximity CWS (Larch and Fleece Plantations), arable land, parts of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from primary school, good access to peak time public transport links, local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
HV08	<p>Overall the site scores as positive</p> <p>The consultation comment is noted. It does not change the scoring of any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area (relative to site size) potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent The Broads, close proximity CWS (Larch and Fleece Plantations), arable, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HV10	<p>Overall the site scores as positive</p> <p>The consultation comment is noted. It does not change the scoring of any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (signal box). Potential negative biodiversity impact; adjacent The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

Planning History:

HV01/B: Land East of Tunstead Road: PF/19/1659 is awaiting determination. The proposal is a hybrid application for Full planning application for 150 dwellings (Use Class C3) including a new link road between Tunstead Road and Stalham Road. Outline planning application (with all matters reserved, except access) for the provision of 1ha land for provision of up to 75 bed spaces for elderly-persons, such as Extra Care / Assisted Living housing (Use Class C3).

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Site Ref	Assessment
HV01/B	<p>Land East of Tunstead Road (includes HV01)</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score as neutral, being edge of settlement, in flood zone 1 and where the biodiversity impact is uncertain. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity: The site has good connectivity, the catchment schools are all within walking distance, although the primary school is over 1km away. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located adjacent to the site frontage and the rail station is within walking distance. The village centre has a range of employment, shopping and leisure opportunities. A public footpath (FP2 which has been upgraded to cycleway standard) runs along the south of the site providing connectivity from the site to Tunstead Road and Stalham Road.</p> <p>Highways: Suitable highway access can be achieved via Tunstead Road and NCC Highways state that a road connection should be provided through to the new roundabout on Stalham Road. Land to the east of the site is a recently developed previously allocated site which provided a new roundabout which, together with the main estate road, was designed to accommodate a potential Tunstead Road through-route.</p> <p>The existing footpath at Tunstead Road should be upgraded to provide a cycleway/footway between the site and Broadland High School. Development will require the submission of Transport Assessment, along with provision of any identified development traffic mitigation measures. The traffic analysis should as a minimum include B1354 junctions at Tunstead Road and A1151 Stalham Road and the A1151 corridor through Hoveton village centre.</p> <p>Development should provide cycle and walking connections through the development to FP2.</p> <p>Environmental: The site is a large arable field with a large mature hedge along the Tunstead Road frontage, residential properties and the school playing fields to the south and the new development to the east.</p> <p>HRA (where relevant) The site is within 2500m Broadland SPA/Ramsar site and within 2500m of The Broads SAC. <i>Information to be updated following final HRA</i></p> <p>Landscape and Townscape: The North Norfolk Landscape Character Assessment (2018) identifies that Hoveton is situated within the Low Plains Farmland Character Area. This is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and</p>

dispersed rural settlements.

The site is level, predominately in arable agricultural use and lacks any specific topographical or landscape features, apart from the mature hedgerows around the site. The setting of this site has changed considerably in recent years with the development of the previous allocation at Stalham Road developed as 'Brook Park'. It is well related to existing residential area including the recent development. The site now occupies an area of land that sits between the high density of Brook Park and the more traditional low density dwellings along Tunstead Road. The site has potential to help integrate the surrounding built forms into a more cohesive character area.

Other:

Anglian Water state that there is a need to ensure that when the site comes forward for development that a site specific water catchment and foul drainage strategic would need to be aligned with a wider catchment strategy.

The site is in Flood Zone 1 and there are no surface water flooding issues.

Regulation 18 responses

There were 13 objections, 5 supporting and 6 general comments regarding the site. A number of concerns raised, focused on the potential impact of development on this site on the existing road infrastructure in Hoveton; the increase in traffic on surrounding streets, especially on Wroxham bridge, between Tunstead Road and Stalham Road and through Brook Park; concern that a new care home on the site would exacerbate traffic problems especially at school pick up times; that the size and potential density of development could impact on the character of the village; general concerns are: air quality issues, noise pollution, biodiversity impact, flooding risk, amenity impact on existing residents.

Conclusion:

The site is considered suitable, it is available and if allocated there is no evidence to suggest that development is undeliverable.

This site is an enlarged version of HV01 and was extended following discussions with the landowner, in advance of the Regulation 18 consultation, in order to accommodate a 1 hectare site for extra care housing.

The site is well connected in relation to the village centre and services and is adjacent to the high school. The site has suitable highway access and good connections to public transport. The site will also facilitate the delivery of a link road between Tunstead Road and Stalham Road.

The site should also provide a serviced, and integrated, 1 hectare site for extra care housing for the elderly.

The site is a natural and obvious extension to the adjacent residential site which has been completed. Development will consider how the design, layout and landscaping will provide a positive inter-relationship with the existing 'Brook Park' development and integrate with the surrounding built forms into a more cohesive character area and seek to mitigate any negative impact on residential amenity of existing residents.

There were a number of objections received during the Draft Local Plan consultation on grounds of highways impacts, impact the amenity of residents and the capacity of local services. The Local Plan must seek to address the development needs of Hoveton over a 20 year period.

	<p>Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available</p> <p>There are no significant environmental constraints and the site is reasonably well contained in the landscape. No flooding, contamination or utilities issues have been identified.</p> <p>This enlarged site coming forward would provide a number of benefits; providing housing in Hoveton including affordable dwellings, self-build plots and extra care housing for the elderly.. The site has the potential to provide additional open space in line with the requirements set out in the Open Space Study (2020).</p> <p>Recommendation</p> <p>That this site is identified as a Proposed Allocation subject to the production of a water catchment and foul drainage strategy, need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16, that development contributes to the schemes in the Network Improvement Strategy and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
HV01	<p>Land East of Tunstead Road (part of larger site HV01/B)</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score as neutral, being edge of settlement, in flood zone 1 and where the biodiversity impact is uncertain. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has good connectivity, the catchment schools are all within walking distance, although the primary school is over 1km away. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located adjacent to the site frontage and the rail station is within walking distance. The village centre has a range of employment, shopping and leisure opportunities. A public footpath (FP2 which has been upgraded to cycleway standard) runs along the south of the site providing connectivity from the site to Tunstead Road and Stalham Road.</p> <p>Highways:</p> <p>Suitable highway access can be achieved via Tunstead Road and NCC Highways state that a road connection should be provided through to the new roundabout on Stalham Road. Land to the east of the site is a recently developed previously allocated site which provided a new roundabout which, together with the main estate road, was designed to accommodate a potential Tunstead Road thru-route.</p> <p>The existing footpath at Tunstead Road should be upgraded to provide a cycleway/footway between the site and Broadland High School. Development will require the submission of Transport Assessment, along with provision of any identified development traffic mitigation measures. The traffic analysis should as a minimum include B1354 junctions at Tunstead Road and A1151 Stalham Road and the A1151 corridor through Hoveton village centre. Development should provide cycle and walking connections through the development to FP2.</p> <p>Environmental:</p> <p>The site is a large arable field with a large mature hedge along the Tunstead Road frontage, residential properties and the school playing fields to the south and the new development to the</p>

east.

HRA (where relevant)

The site is within 2500m Broadland SPA/Ramsar site and within 2500m of The Broads SAC.

Landscape and Townscape:

The North Norfolk Landscape Character Assessment (2018) identifies that Hoveton is situated within the Low Plains Farmland Character Area. This is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements.

The site is level, predominately in arable agricultural use and lacks any specific topographical or landscape features, apart from the mature hedgerows around the site. The setting of this site has changed considerably in recent years with the development of the previous HV03 allocation at Stalham Road developed as 'Brook Park'. The site now occupies an area of land that sits between the high density of Brook Park and the more traditional low density dwellings along Tunstead Road. The site has potential to help integrate the surrounding built forms into a more cohesive character area.

Other:

Anglian Water state that there is a need to ensure that when the site comes forward for development that a site specific water catchment and foul drainage strategic would need to be aligned with a wider catchment strategy.

The site is in Flood Zone 1 and there are no surface water flooding issues.

Conclusion:

The site is suitable and deliverable.

The site is well connected in relation to the village centre and services and is adjacent to the high school. The site has suitable highway access and good connections to public transport. The site should also facilitate the delivery of a link road between Tunstead Road and Stalham Road.

The site is a natural and obvious extension to the adjacent residential site which has been completed. Development will consider how the design, layout, landscaping and scale will better assimilate the contemporary developments whilst helping integrate the new residential occupiers into an established vibrant community. The site provides potential for expanding upon the existing infrastructure adjacent to the site and development will creating a sense of place, aiding the overall social cohesion of the local community.

There are no significant environmental constraints and the site is reasonably well contained in the landscape. No flooding, contamination or utilities issues have been identified.

Although this site is considered suitable it has now been superseded by the expanded site HV01/B which is an iteration of this site which takes into account the 1 hectare of land that is being provided for the extra-care elderly accommodation and is considered the preferred option.

Recommendation:

That this site is **not considered further** at this stage.

Site To The West Of Tunstead Road

SA Conclusion:

The site scores as **positive**. The Environmental objectives score as positive, being edge of settlement, in flood zone 1, where there is potential detrimental impact on an ungraded Historic Park and Garden (Hoveton Hall) and where the biodiversity impact is uncertain. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.

Connectivity:

The site is on the very northern edge of the town and, as such, has moderate connectivity to the village centre and primary school which are around 1.2km walking distance. The high school is approximately 400m from the site. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located adjacent to the site frontage and the rail station is within walking or cycling distance. The village centre has a range of employment, shopping and leisure opportunities. The northern extent of the site is remote from services and the village.

Highways:

The site can be accessed off Tunstead Rd, however, such access is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly on St. Peter's Lane.

Environmental:

The site is a large arable field on the NW edge of Hoveton and with hedge boundaries on all sides. The site surrounds a number of buildings on the Tunstead Road named Two Saints Farm. Directly to the south are existing residential properties at Two Saints Close. There are no other known environmental features on the site.

HRA (where relevant)

The site is within 3000m Broadland SPA/Ramsar site and within 2500m of The Broads SAC.

Landscape and Townscape:

Although the site has reasonable screening offered by the hedge boundaries, residential development of the whole site would introduce an obvious urban extension into open countryside. The current agricultural use of the site provides an open, semi rural, approach into Hoveton along the Tunstead Road in keeping with the Low Plains Farmland character. Development would have an adverse impact on the quality of the landscape.

Other:

The site is in Flood Risk 1 and has a small area in the west of the site that may be susceptible to surface water flooding.

Conclusion:

The site is not considered a suitable site for development. This is a large site and the northern extent is disconnected from services and the village centre. Highways access and the network are considered unsuitable. The site would extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape.

Recommendation:

That the site is **discounted from further consideration**.

HV05**Land at Horning Road**

Previous named Land South of Littlewoods Lane

SA Conclusion:

The site scores as **positive**. The Environmental objectives score as mixed, being edge of settlement, in flood zone 1, where there is potential to affect the setting of a Grade II* Listed Building (Church of St John) and potential for negative biodiversity impact being adjacent to The Broads. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.

Connectivity:

The site has good connectivity, the catchment schools are all within walking distance as are the village centre services. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located within 400m of the site and the rail station is within walking distance. The village centre has a range of employment, shopping and leisure opportunities.

Highways:

Suitable highway access can be achieved via the Horning Road, however, NCC Highways state that development should be limited to a maximum of 100 dwellings due to the constraints in providing more than 1 safe point of access for the following reasons: The alignment of the A1062 is such that access could only be supported at the south western boundary of the site, within the existing 30mph speed limit; The road has a crest and that is likely to inform where an access can be accepted; Littlewoods Lane is of an insufficient standard to support access from the development. The single point of access should accord with DMRB, subject to vehicle speeds.

Environmental:

The site is a large arable field between the Horning Road and Littlewood Lane. To the west of the site is existing residential development separated from the site by a tree belt. There are a number of trees, abutting the eastern boundary (at the 'Old Vicarage'), which are covered by a Tree Preservation Order.

HRA (where relevant)

The site is within 2000m Broadland SPA/Ramsar site and within 1000m of The Broads SAC.

Landscape and Townscape:

The site is a large open field that is visible in the landscape when approaching Hoveton along the Horning Road. With the high hedge boundary that screens the existing residential area, the sites openness contributes to the setting on Hoveton. Development of the whole site would be an obvious and significant urban expansion into open countryside and would be highly visible in the landscape. Regulation 18 submissions provided by the landowner suggested that landscape impact could be lessened by a reduced level of residential development which would be carefully located and designed with appropriate landscaping.

Other:

Development on the site would be within 300m of a Grade II Listed Building at Church Farm which is located to the south. However, as this building is sufficient distance from the site and screened by hedges and trees, development is unlikely to impact on the Listed Building or its setting. update in relation to heritage impact assessment

The site is in Flood Risk 1 and has is not subject to surface water flooding.

Conclusion:

The site would only be suitable for up to a maximum of 100 dwellings. Residential development

	<p>would be located on the western half of the site and would have to provide a significant amount of sympathetically designed landscaping and public open space to the east of the site to provide mitigation towards the impact on the landscape. However, even with such mitigation, residential development on the site would constitute an urban expansion into the countryside beyond the existing built form of the village.</p> <p>Recommendation:</p> <p>That this site is not considered further at this stage.</p>
HV06	<p>Land at Stalham Road <i>Previously named Land between Stalham Road and Tunstead Road</i></p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score as positive, being edge of settlement, in flood zone 1, where the biodiversity impact is uncertain. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity: The site has reasonable connectivity, the catchment schools are all within walking distance as are the village centre services. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located within 400m of the site and the rail station is within walking and cycling distance. The village centre has a range of employment, shopping and leisure opportunities.</p> <p>Highways: Suitable highway access can be achieved via the Stalham Road. NCC Highways advise that development should be limited to frontage development with no access off the new Stalham Rd/Salhouse Rd roundabout (i.e. new arm).</p> <p>Environmental: The site is the eastern portion of a large arable field. There is a mature hedge and tree line to the east of the site along the Stalham Rd frontage and residential properties to the NE and east along the Stalham Road.</p> <p>HRA (where relevant) The site is within 2500m Broadland SPA/Ramsar site and within 2000m of The Broads SAC.</p> <p>Landscape and Townscape: The site would fill an obvious gap in the linear ribbon development along the Stalham Road. However frontage development would require the removal of a significant amount of hedging together with a number of trees. If frontage development could be achieved whilst retaining the majority of the hedge line then this would result in a lessened impact on the landscape.</p> <p>Other: The site is in Flood Risk 1 and has a moderate area in the centre of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site forms a small countryside gap along the Stalham Road with residential development on</p>

	<p>both sides and across the Stalham Road. Residential development would complete this gap and would have negligible impact on the landscape or townscape. Residential development should be limited to frontage development that mirrors and the design is in keeping with the existing frontage development along Stalham Road and 15 to 20 dwellings would be appropriate.</p> <p>Highways access is considered suitable for frontage development only. Further consultation is required with Highways on the design of the access to determine whether each property would be served by a shared access or with individual access points.</p> <p>Recommendation:</p> <p>That this site is not considered further at this stage.</p>
HV07	<p>Land Adjacent Stalham Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score as negatively, being loosely related to the settlement, in flood zone 1, where there is likely significant detrimental impact on landscape, potential to affect the settings of Grade II* and Grade II Listed Buildings (Church of St Peter and an Icehouse), further potential detrimental impact on an ungraded Historic Park and Garden (Hoveton Hall) and potential negative biodiversity impact being in close proximity to a CWS (Larch and Fleece Plantations). The Social objectives score mixed and the Economic objectives score neutral given that the site is distant from the primary school, but there is good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site is on the very northern edge of the town and, as such, has poor connectivity to the village centre and primary school which are around 1.8km walking distance. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located within 800m and the rail station is 2km away. The village centre has a range of employment, shopping and leisure opportunities. The northern extent of the site is remote from services and the village and currently accesses off narrow rural roads..</p> <p>Highways:</p> <p>The site can be accessed off St Peter's Lane, however, such access is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly on St. Peter's Lane.</p> <p>Environmental:</p> <p>The site consists of two large arable fields detached from the northern edge of Hoveton.</p> <p>HRA (where relevant)</p> <p>The site is within 2500m Broadland SPA/Ramsar site and within 2000m of The Broads SAC.</p> <p>Landscape and Townscape:</p> <p>Development of the site would constitute a large urban extension into open countryside detached from the main residential area of Hoveton. The site occupies a large area of open land to the north of Hoveton and would be highly visible on the northern approach along the Stalham Road into Hoveton. Development would have a negative impact on the quality of the landscape</p> <p>Other:</p> <p>The site is in Flood Risk 1 and has two small area sin the NE & SW of the site that may be</p>

	<p>susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is not considered a suitable site for development. The site scores as negative in the Sustainability Appraisal.</p> <p>This is a large site which is disconnected from services and the village. Highways access and the network are considered unsuitable. The site is detached from the existing residential area and would significantly extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape.</p> <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p>
HV08	<p>Land to East of Stalham Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score as mixed, being edge of settlement, in flood zone 1, where there is potential negative biodiversity impact being adjacent to The Broads and in close proximity to a CWS (Larch and Fleece Plantations). The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site extends for over a kilometre on the eastern side of Hoveton behind properties on the Stalham Road. The southern part of the site bounds Littlewood Lane and has good connectivity to the village centre and the schools Bus stops are located around 200m from the southern part of the site and the rail station is within walking distance. However, the northern part of the site is over 2km from the village centre and is reasonably disconnected from the village services.</p> <p>Highways:</p> <p>Suitable highway access can be achieved via the Stalham Road, however, NCC Highways advise that access to the site of Littlewood Lane access is considered unacceptable. Therefore development would be limited to 100 off the northern single point of access off Stalham Road.</p> <p>Environmental:</p> <p>The site consists of three large arable fields that extend from Littlewood Lane to the south to Long Lane in the north. The fields are surrounded by hedge and tree lined boundaries and along the western there are a number of residential properties along the Stalham Road. The SW part of the site abuts the Littlewood Lane employment site.</p> <p>HRA (where relevant)</p> <p>The site is within 2000m Broadland SPA/Ramsar site and within 1000m of The Broads SAC.</p> <p>Landscape and Townscape:</p> <p>The site is generally shielded from views from the village although there are a number of residential properties along the Stalham Road who's existing outlook would change from open country to a large urbanised area. The site would constitute a large urban expansion into open countryside which would be highly visible when viewed from the east which is in keeping with the Low Plains Farmland character. Development would have a negative impact on the quality of the landscape</p>

	<p>Other:</p> <p>The site is in Flood Risk 1 and has a moderate area in the centre of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is not considered a suitable site for development. This is a very large site and is disconnected from services and the village. Highways access off Littlewood Lane and Long Lane is considered unsuitable and connections into town are poor.</p> <p>The site is located close to the employment area at Littlewood Lane. It is set behind the existing residential area and would significantly extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape.</p> <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p>
HV10	<p>Land off Coltishall Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score as mixed, being edge of settlement, in flood zone 1, where there is potential to affect the setting of a Grade II Listed Building (signal box) and a potential negative biodiversity impact being adjacent to The Broads. The Social and Economic objectives score positively, due to there being good access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site is reasonably connected to the village centre and local services; however, there are concerns that pedestrian connections into the village may not be achievable. The catchment schools are all within walking distance as are the village centre services. Hoveton offers sustainable travel options with both bus and rail with regular services to Norwich with a 20min journey time. Bus stops are located within 400m of the site and the rail station is adjacent to the site. The village centre has a range of employment, shopping and leisure opportunities.</p> <p>Highways:</p> <p>Access is achievable from the Belaugh Road, however, such access is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network. There is a lack of pedestrian connections along the road due to the constraint of the railway bridge with narrow carriageway and lack of footway. There is an alternative pedestrian access provided, however, this is across 3rd Party land and is not public highway.</p> <p>Environmental:</p> <p>The site is a triangular shape arable field to the west of Hoveton. It is situated close the Bure Valley Railway station and car park with the narrow gauge railway running along the eastern boundary. The site is bounded by established hedges although the Belaugh Road frontage is completely open. There are no other known environmental features on the site.</p> <p>HRA (where relevant)</p> <p>The site is within 2500m Broadland SPA/Ramsar site and within 2500m of The Broads SAC.</p> <p>Landscape and Townscape:</p>

	<p>The site is located west of the railway line where there is currently no significant residential development. There are a few properties in the area, however, the Belaugh Road in this area is generally rural in character in keeping with the Low Plains Farmland character. The open frontage of the site would mean that residential development on the site would constitute an obvious and visible extension into the open countryside. Residential development in this location would have a detrimental impact on the character of the landscape on the approach into Hoveton.</p> <p>Other:</p> <p>Development on the site would be within 50m of a Grade II Listed Building (Signal Box) at the Bure Valley Railway Station which is located to the south. Development should preserve the significance listed building and its setting.</p> <p>The site is in Flood Risk 1 and has a small area in the SW of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is not considered a suitable site for development. The site is detached from the village being located on the western side of the railway.</p> <p>Development would extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. Highway access off Belaugh Road is considered unsuitable and connections into town are poor particularly under the railway bridge.</p> <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p>
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Further Comments / Publications	
Name / Item	A summary of any further information received
The Wroxham and Hoveton Network Improvement Strategy April 2020	<p>The Wroxham and Hoveton Network Improvement Strategy (WHNIS), in collaboration with stakeholders, has identified potential measures (identified in an 'Action Plan') to help address existing transport network constraints, and transport improvements, to facilitate the growth identified in the emerging Local Plans (North Norfolk and Broadland).</p> <p>The purpose of the study is to identify interventions and provide evidence to secure funding for projects potentially through developer contributions. Norfolk County Council (NCC) has funding committed to the delivery of some short-term schemes that can be delivered within the next two years. There is not the funding to deliver all projects and interventions proposed in the action plan.</p> <p>The WHNIS identifies that the following short-term schemes that have the funding to be delivered:</p> <p>Walking and cycling</p> <ul style="list-style-type: none"> • Station Road: Parking restriction to help pedestrian access to the train station – a charge for parking has recently been introduced so there is no evidence as yet whether this has made a difference to parking over pedestrian access • Station Road: Turn Right for cyclists leaving Station Road

	<ul style="list-style-type: none"> • Hoveton: Pedestrian wayfinding - new signage to increase cyclist and pedestrian wayfinding from the Train Station to Hoveton Town centre • Hoveton: General footway improvements to widen the footways where the carriageway is wider than needed – This will facilitate the large numbers of pedestrians in the town centre and groups of school children closer to the High School. <p>Congestion</p> <ul style="list-style-type: none"> • Stalham Road, Horning Road and Horning Road West: Feasibility Study to replace double mini-roundabout <p>The interventions have been identified through the WHNIS study have been examined to understand their potential for releasing growth. Improvements to widen footways, expand cycle links and transform junctions - could all support future growth by making the towns more accessible to navigate for pedestrians and cyclists and ease congestion on major routes.</p> <p>Many of the schemes identified have the potential to help support growth, and these should be considered as requirements for development proposals. The requirements of any particular development will depend on its nature, scale and location but there is an expectation that growth will be required to deliver a number of the interventions identified to mitigate transport impacts.</p> <p>The interventions identified as supporting growth are:</p> <ul style="list-style-type: none"> • Station Road Turn Right for cyclists • General footway improvements to widen the footways • Tunstead Road (south) barrier • Horning Road West / Tunstead Road junction improvement • Town Centre off-street cycling route • Stalham Road upgrade Puffin crossing to toucan crossing • Horning Road West Station pedestrian crossing & bus stop • Uncontrolled crossing points in Hoveton • Three Rivers cycle path extension • Change Wroxham bridge to accommodate cyclists • Add cycle lanes to A1151 • Improvement to the Stalham Road, Horning Road, Horning Road West double mini-roundabout • Horning Road West rail overbridge • Station Road / Stalham Road new bell-mouth layout • Widen the footway on Norwich Road
Anglian Water	<p>Anglian Water Position Statement (May 2019) sets out that the principal issue is surface water ingress into the sewerage network from private sewers and not Hoveton Water Recycling Centre itself.</p> <p>Anglian Water Position Statement is in response to concern of the Hoveton-Brimbelow Road No 2. Sewage Pumping Station being prone to surcharging in some storm conditions and during periods of high water levels in the River Bure.</p> <p>The public sewer network has capacity for all existing and proposed foul water flows. However, AW are investigating discrepancies between recent rainfall event and a more severe hydraulic loading that cannot be generated by the legitimate sewer catchment.</p>

	<p>Investigation so far has found there has been some structural deterioration in public sewer close to the river bank but that these defects are insufficient to account for the extent of surcharge reported.</p> <p>AW have concluded that the surcharging of the foul water sewerage network is predominantly caused by ingress of surface water via direct and indirect connections.</p> <p>Investment in AW assets to enhance capacity to meet future demands. Seek to remove surface water from foul water sewerage. AW have indicated the most vulnerable areas subject to surface water and water inundation are those low lying areas near to the river. The proposed solution is to divert domestic surface water and highway drainage to an alternative outfall and make modifications to the existing foul sewerage assets in these vulnerable areas to provide a higher degree of flood protection from high river levels. Work may also be necessary to ensure that new connections do not feed into the low level foul water network. Investigations are still ongoing but all major developments connecting foul water to the sewer network should reflect practicable mitigation of the additional development flow during rainfall events. All opportunities to prevent and reduce surface water ingress to the foul network should also be taken.</p> <p>The position statement will be updated following further work by Anglian Water.</p>
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Part 3 Overall Site/Settlement Conclusions

There is very little previously developed (brownfield) land in Hoveton; therefore, a new greenfield allocation is necessary in order to deliver the required growth. The impact of any development on the landscape and proximity to local services are key considerations for where new development should be located. The suggested scale and location of development in Hoveton has sought to balance the need for growth while protecting the landscape, the setting of the village and the wider setting of the Broads.

The location of the preferred site option has been carefully considered in order to provide a site which is a natural and obvious extension to the adjacent residential site (Brook Park) which is now complete. It is well related to existing residential area and the High School and occupies an area of land that sits between the high density of Brook Park and the more traditional low density dwellings along Tunstead Road. Therefore, there is an opportunity for the preferred site to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area.

One housing site option has been identified in Hoveton which is intended to deliver approximately 150 dwellings over the Plan period, including a 1 hectare serviced site for extra-care elderly accommodation and a new link road between Tunstead Road and Stalham Road. The site will bring forward the appropriate, policy compliant, level of affordable housing and provide opportunities for self-build.

The provision of the 1 hectare extra-care site required the enlargement of the originally submitted site (HV01), which although *is* suitable for development, it is not identified as the preferred option as it would not provide the necessary dwelling numbers required *and* the extra-care site.

The provision of a link road from Tunstead Road through to Stalham Road is seen as a pre-requisite for development by NCC Highways as it will facilitate 2 points of access to the site and improve traffic circulation in the town. The new roundabout on Stalham Road and the estate road through 'Brook Park' has been designed with this through-route in mind as a potential future phase that would be accommodated.

This site is considered to be the most suitable site available for Hoveton and subject to the detailed policy requirements is considered to be the most appropriate option to meet the housing requirement: The site is well located to services within the village centre and to the local schools; it is reasonably contained within the landscape and subject to appropriate mitigation, scale and design limit visual intrusion into the landscape. Residential development of the site would be a natural continuation of the existing built form in this part of the village. Views from the north into the site will be screened by the existing rural, hedged lined landscape to the north and by a new landscape buffer that should be provided by the development. On the approach into Hoveton the site will contribute to a more cohesive urban form on either side of the Tunstead Road.

There are other potentially suitable sites that are acceptable in a number of respects, including having good connectivity to services, however, most are considered to have more of an impact on the landscape setting of Hoveton (without significant mitigation) and are considered to be a more obvious urban extension into the countryside around the village than the preferred site.

The majority of the other sites were not considered suitable due to a number of constraints, particularly: inadequate access arrangements, poor pedestrian connectivity, adverse impact on the highway network and detrimental impacts on the landscape and setting of Hoveton. A number of

the sites were considered unsuitable as they were detached from the town and not well connected to key services and the village centre by walking, cycling or public transport.

The Wroxham and Hoveton Network Improvement Strategy (April 2020) (WHNIS) was a study that considers the existing traffic and transport position in Wroxham and Hoveton and identifies a number of short, medium and long term interventions to help address existing transport network constraints. It details the transport improvements that are required to facilitate the growth identified in the emerging Local Plans.

The WHNIS provides evidence to secure funding for projects including through developer contributions. Many of the schemes identified have the potential to help support growth, and should be considered as requirements for development proposals.

The policies, and subsequent planning applications, for the preferred site (and any sites that may subsequently be identified as suitable and preferred options) will be informed by the information and schemes in the WHNIS, particularly the list of interventions that are identified that mitigate the anticipated transport impacts. There is an expectation that growth in Hoveton will be required to deliver a number of the intervention schemes identified.

The Sustainability Appraisal (SA) for Hoveton concludes that all but one of the sites (HV07) scored positive in the overall assessment. The preferred site, HV01/B, scores positively in the 'Social and Economic' objectives due to there being good access to employment, educational facilities, transport links and services / facilities and scores neutral in respect the 'Environmental' objectives being edge of settlement, in flood zone 1 and has an 'uncertain' impact on biodiversity.

Together, the Sustainability Appraisal and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which site is the preferred option for growth.

The following site has been chosen as the preferred site, and meets the requirements for Hoveton:

HV01/B: Land East of Tunstead Road is located to the north of Hoveton and is an obvious extension of recent development at Brook Park. It will be a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area. Landscaping proposals for the site should preserve the verdant and rural character of the surrounding area.

The site is well connected to the village centre and the local schools and will deliver improved transport links including a new link between Tunstead Road and Stalham Road.

The site will allow for development of up to 150 dwellings, 56 affordable homes and a site for extra-care elderly accommodation. The site will provide market housing, self-build plots, new public open space, and associated on and off site infrastructure. This site scores as positive in the SA.

Proposed Allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
HV01/B	Land East of Tunstead Road	6.41	150

Emerging Policy wording for Regulation 19

HV01/B: Land East of Tunstead Road

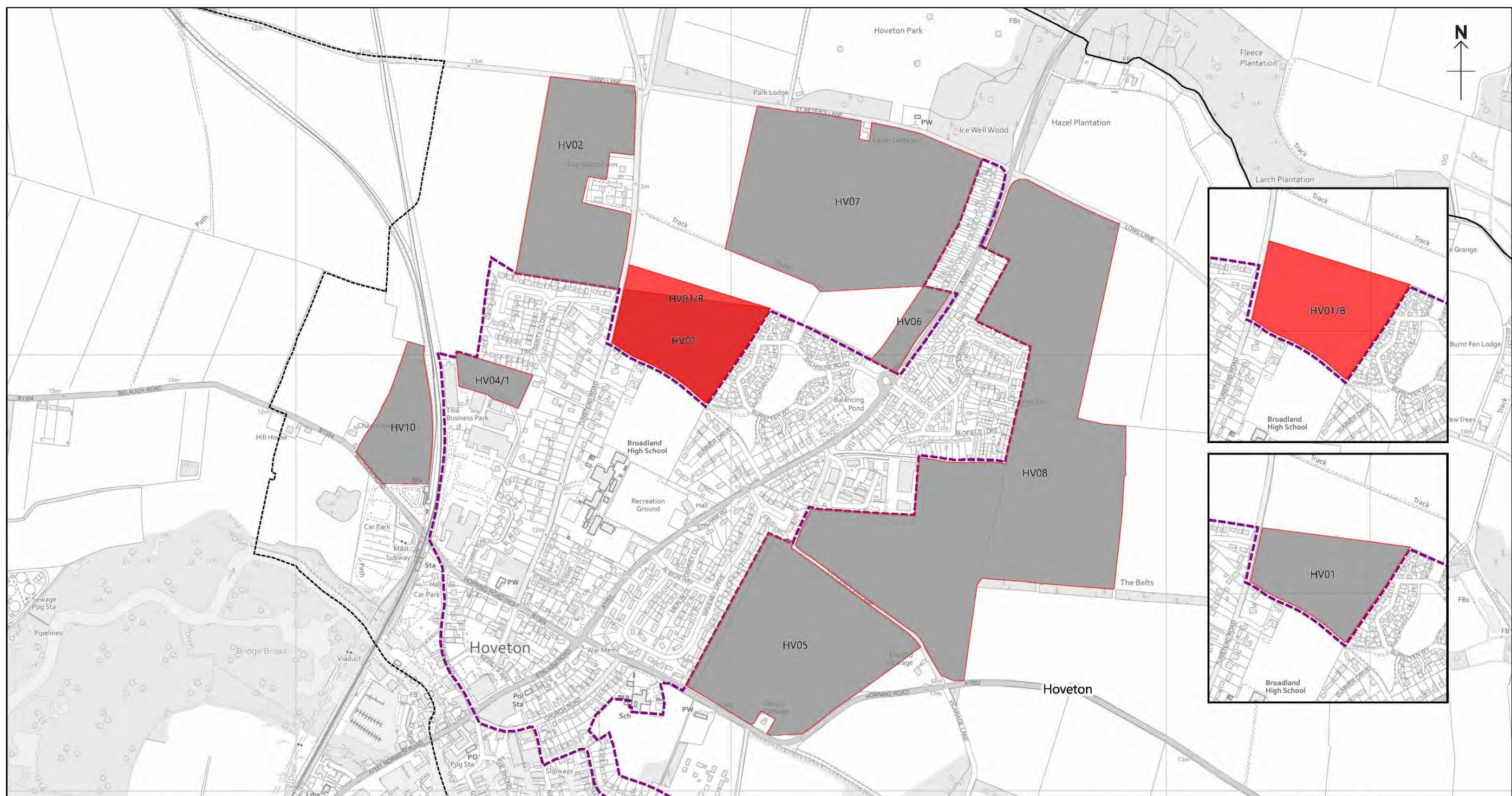
Land amounting to 6.4 hectares is proposed to be allocated for residential development of Approximately 150 dwellings. The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people.

Development proposals should comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area;
2. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
3. provision of highway access on Tunstead Road to provide a through connection for all vehicles to the new Stalham Road roundabout;
4. provision of extra pedestrian and cycle connections through the development which encourage cycling and walking into Hoveton and neighbouring residential areas, including green access corridors to the open space and to the existing cycle path which runs through the south west of the site;
5. a landscaping buffer should be provided to the north of the site to soften the boundary between the development and the agricultural land to the north;
6. retention of existing trees and hedgerows, particularly on the western boundary the site;
7. provision of XX ha open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place; *update in line with open space study requirements when available -*
8. contributions to the schemes in the Wroxham and Hoveton Network Improvement Strategy, particularly the list of interventions that are identified that mitigate the anticipated transport impacts of the development;
9. a site specific water catchment and foul drainage strategy should be provided and be aligned with a wider catchment strategy produced by Anglian Water;
10. the site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority;
11. that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Direction obligations.

Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Broadland High School Playing Fields	AGS/HOV01 (School Site)	OSP063	Open Land Area Formal Education / Recreation	Provides important amenity space & recreation and sporting facilities for the school including school playing field x 2, village hall and public playing field, Bowling green & youth centre.
	REC/HOV01 (School Site)			
	AGS/HOV02 (Village Green)	OSP064	Open Land Area Formal Education / Recreation	
	REC/HOV02 (Bowling Green)	OSP065	Formal Education / Recreation	
	AGS/HOV03 (Youth Centre)	OSP066	Open Land Area	
Land off Tunstead Road	AGS/HOV04	OSP067	Open Land Area	The land is within the school grounds and provides beauty, tranquillity and biodiversity value and contributes to the form and character of the settlement.
St Helen's Churchyard	AGS/HOV05	OSP068	Open Land Area	The land is publically accessible churchyard which contributes to the form character of the settlement.
St Johns community primary school	AGS/HOV06 REC/HOV03	OSP069	Open Land Area Formal Education / Recreation	Provides important Amenity space, sports facilities for the school and formal education and recreational area.
Land off Salhouse Road	AGS/HOV07	OSP070	Open Land Area	New space provided within new development.
Additional Sites				
St John's Churchyard, Horning Road (A1062)	AGS/HOV08	OSP071	Open Land Area	Churchyard around St John's Church – open and accessible and provides valuable setting for Church.



Hoveton - Preferred & Alternative Sites (Reg 19)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

NOT TO SCALE

CB

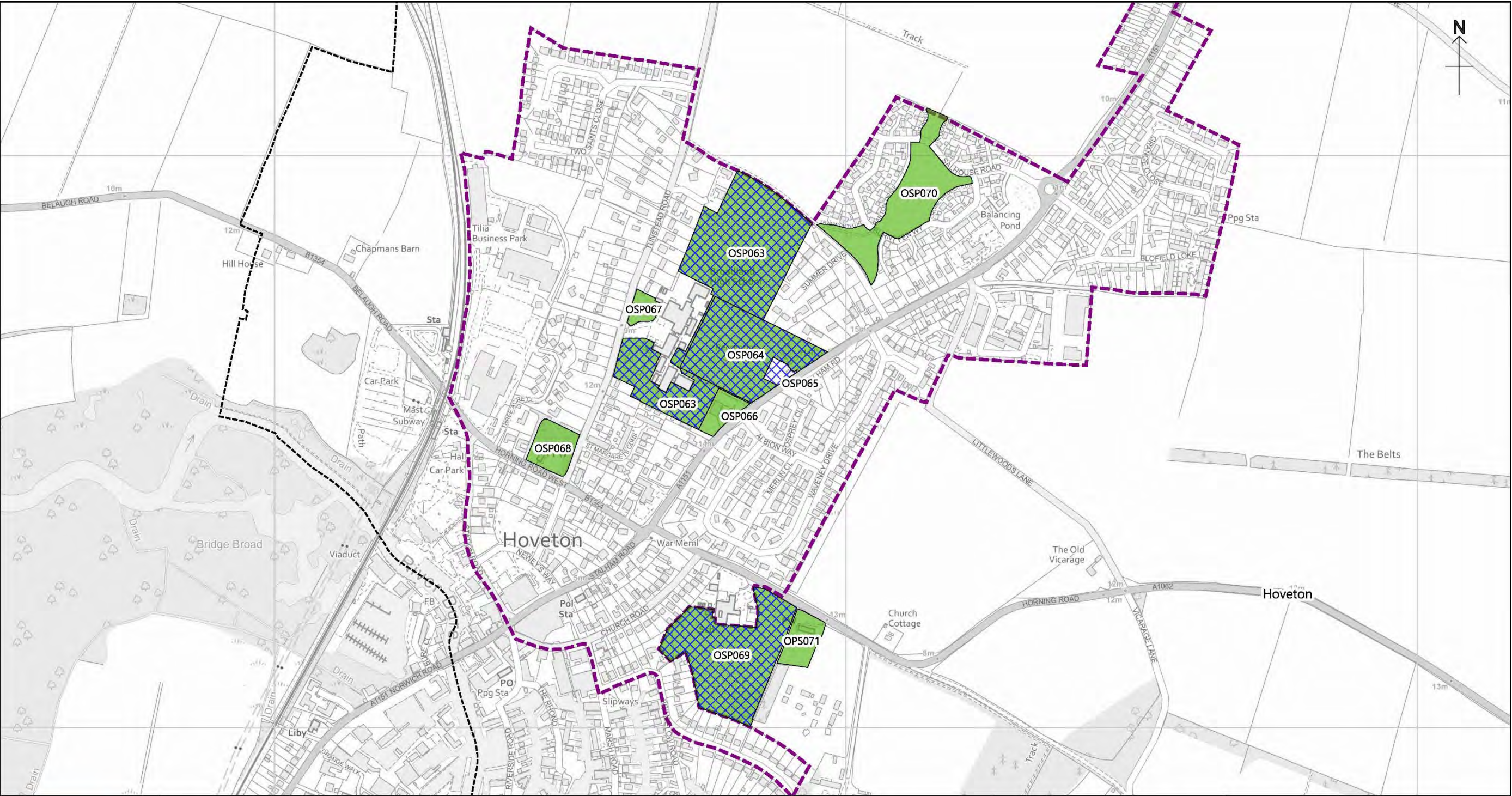
08/04/2020

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 NORTH NORFOLK DISTRICT COUNCIL	Hoveton - Open Spaces (Reg 19)		NOT TO SCALE	CB	© Crown Copyright and database right 2020 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc
	 Open Land Area	 Local Green Space	08/04/2020		
	 Open Land + Education / Formal Recreation Area	 Parish Boundary	North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk		

 Education / Formal Recreation Area	 Existing Settlement Boundary
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North Norfolk District Council

Site Assessment Regulation 19

Mundesley

Draft - Planning Policy & Built Heritage Working Party
03/06/2020

Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & cumulative highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
21/04/20	CB	<ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments 	N/A
29.4.20	Iw	- Assessment headings /template updated	
10/05/20	CB	- Site Maps added	Review if meets needs.
19/05/20	CD	Completion of Reg 19 SA review and conclusions	Done
02/06/20	SH	Site Assessment section	Complete
4/6/20	IW	Review and sign of ahead of PPBHP	Complete – Formatting required post Working Party consideration

Site Assessment Booklet (Mundesley)

This booklet provides a high-level overview of Mundesley as a growth location in the Draft Local Plan and looks in detail at the promoted sites identifying which is the most suitable to contribute towards the allocation requirements in this settlement. The identified site contributes to the overall housing requirement for the settlement and protects important areas of various types of green open space.

The sites referred to in this booklet are shown, together with their reference numbers on the Maps to the rear of the document and include all of those which were subject to consultation at Regulation 18 stage of plan preparation and any additional sites which were suggested in response to the consultation.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process.

The booklet contains:

Part 1 - Contextual background information about Mundesley together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and parish councils.

Part 2 – Updated assessment and Sustainability Appraisal of each of the sites considered.

Part 3 – The Council’s conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses.

Part 1: Background Information

Settlement:	Mundesley - Small Growth Village
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Plan Requirements:

Mundesley is one of four identified Large Growth Villages in the settlement hierarchy and acts as a local service centre where limited-scale growth can be accommodated. The Local Plan sets a modest housing target of approximately 50 dwellings.

Settlement Description:

Mundesley is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means it has been identified as one of four villages, the others being Blakeney, Briston & Melton Constable, and Mundesley, where a lesser scale of growth will be focused.
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Mundesley is a large and popular village on the coast with a population of approx. 2,700. Mundesley has a thriving tourism industry that supports the economic vitality of the village. It is situated on high cliffs over a wide sandy beach and the beach and seafront are major assets for the economy and local environment. Parts of the village are on high ground and are visible from the wider surrounding countryside. The centre of the village is designated as a Conservation Area and land to the south is within the Norfolk Coast Area of Outstanding Natural Beauty. The qualities of the built and natural environment are important features and new development should be sympathetic to the character of the area and respect the setting of the village.
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Employment (To update with findings of the employment study)

There are two employment areas within Mundesley representing small scale employment uses within the village. Given the environmental constraints, opportunities for expansion of employment sites remain limited and given the proximity of the village to North Walsham, 5 miles to the south, there is little evidence of market demand for additional employment land.

Constraints & Opportunities

There is very little previously developed land in and around Mundesley which inevitably means that new locations for development are on the edge of the village in countryside locations. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

There are a range of factors which influence the potential location of development in Mundesley including its location on the coast and landscape considerations. Overall, both the suggested scale and location of development has to balance the need for growth with the protection of the landscape setting of the village.

In summary, the main considerations which influence the suggested location of development sites are:

- the AONB to the south;
- the landscape setting along the coast;
- the proximity to the coastal erosion zone;
- the impact of development on the Conservation Area;
- constrained land supply;
- Individual site specific constraints.

Infrastructure (To update following updates to the IDP)

The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees. Background Paper 4 - Infrastructure Position Statement provides more details.

Mundesley is a busy tourist destination which does place pressure on the highway network and on parking. However, public transport is available and for the visitors that arrive by car, there are public car parks.

Anglian Water identified that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required.

Connectivity

The village benefits from amenities with a good range of day to day services and a range of community facilities including, a Tesco Express, a number of other shops and post office, pubs, restaurants and take-aways, doctor's surgery and primary school. These services are supplemented by a number of tourism related services and offers.

There are bus services to both Cromer and North Walsham with a school bus service to the catchment high school in North Walsham.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the district for the plan period. Assessed against these standards the study identifies that Mundesley has a moderate surplus of Amenity Greenspace, but has a requirement for all other types of open space, particularly Allotments and Parks and Recreation Grounds.

School Provision (To review following update from Norfolk County Council Education)

There are two schools within Mundesley: Mundesley infant school and Mundesley Junior School. Secondary provision is provided by North Walsham High School.

Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to mitigate the impact of additional housing growth.

Affordable Housing Zone & Policy Percentage

Mundesley is identified in Zone 2 for affordable housing with a plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings.

Demographics:

Population in Mundesley: 2765

	Number	%
Aged 0 to 15	378	13.6
Aged 16 to 29	306	11.1
Aged 30 to 44	270	9.7
Aged 45 to 64	764	27.6
Aged 65+	1047	37.8

Housing Stock

	Number	%
Detached house or bungalow	677	43.1
Semi-detached house or bungalow	359	22.9
Terraced house or bungalow	307	19.6
Flat, maisonette or apartment - Purpose-built block of flats	96	6.1
Flat, maisonette or apartment - Part of a converted or shared house	88	5.6
Flat, maisonette or apartment - In a commercial building	13	0.8
Caravan or other mobile or temporary structure	30	1.9

Affordability

Mundesley	8.26
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North Norfolk	8.72
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Parish Boundaries:

Two the site options extend partially outside of the Mundesley parish boundary into the adjacent parishes of Gimingham (MUN11) and Paston (MUN08). Neither of these are preferred locations for development.

Services:

Mundesley offers a limited range of shops and services which serve residents of the village and the surrounding area.

Services & Facilities		
Key Services	Primary School	Mundesley Junior School
	Convenience Shopping	SPAR, Tesco Express, Premier Store
	GP surgery	Mundesley Medical Centre
Secondary Services	Main Road	Cromer Road
	Post Office	Mundesley Post Office
	Other Shopping	Small number of non-food shops
	Public House	Ship Inn
	Meeting Place (e.g. Village Hall)	Coronation Hall
Desirable Services	Petrol Filling Station	Crayford & Abbs
	Vehicle Repair Shop	Crayford & Abbs
	Place of Worship	Mundesley All Saints Parish Church
	Employment Land	Land North of High Street, Land South of Cromer Road

Constraints

Built Environment:

Mundesley Conservation Area is concentrated around the historic core of the village, in a 'T' shape from the southern end of the village (around Water Lane) following the path of the High Street to the seafront, branching out east and west around the Coast Road.

There are a total of 5 Listed Buildings in Mundesley, all Grade II and 20 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Mundesley is naturally constrained to the northwest by the North Sea. The sea front forms part of the Greater Wash Special Area of Protection (SPA).

The Mundesley Cliffs, which stretch north west, are designated as a County Wildlife Site (CWS). There are two areas along the beach either side of the town, stretching west and east, that are designated Sites of Specific Scientific Interest (SSSIs).

Mundesley is surrounded by an Area of Outstanding Natural Beauty (AONB), encroaching on the boundary to the south east. Fields to the west and south west of the built form are not within the AONB.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the **Coastal Shelf** character area. The character area to the south and east of this is the River Valleys (Mundesley Beck) character area and beyond this to the south east is the Coastal Plain character area. The Coastal Shelf character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **River Valleys (Mundesley Beck)** character area is defined by the Mundesley Beck. This is the shortest of North Norfolk's river valleys, running parallel to the coast a little over 1km inland for most of its 7km length. This small river draws its waters from a superficial aquifer comprised predominantly of sands and gravels, and has largely been canalised with no sections of naturally meandering river

channel. With the exception of the area around Mundesley, the valley is almost wholly within the Norfolk Coast AONB.

The vision for this landscape character area is of intimate, small-scale landscapes with a wide variety of land uses / habitats, offering a contrast to the more expansive, open, large-scale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent, and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands.

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Flood Risk:

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the village is constrained to the south by the Mundesley Beck. The village is subject to pockets of surface water flooding, predominantly along the roads through the village itself. The majority of the settlement is situated within Flood Zone 1.

Coastal Change Management Area:

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Mundesley is included within SMP6. Mundesley falls under SMP policies 6.07 – 6.09 as outlined below

Policy Unit	Name	To 2025	2025-2055	2055-2105
6.07	Overstrand to Mundesley	Managed Realignment	No active intervention	No active intervention
6.08	Mundesley	Hold the Line	Hold the line	Managed Realignment (allow retreat)
6.09	Mundesley to Bacton Gas Terminal	Managed Realignment	No active intervention	No active intervention

For much of the SMP coastline the policy, at least for the present, is to maintain existing defences where economically viable. Within Mundesley, the SMP predicts, losses will occur during various time periods, but the Plan includes provision for management of the realignment at some of these locations, to allow relocation or mitigation measures to be implemented. However, in the long-term a more natural coastline of sea cliffs and natural beaches may prove to be beneficial to future tourism in this area.

Statutory Consultees Regulation 18

Highways:

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

Sustainability

The First and Junior schools are within walking distance, buses to the schools pass through High Street. Buses to the catchment high school pass the north boundary of the site at Cromer Road. Public bus routes pass the site at Cromer Road and Church Road. The village centre is within walking distance and offers limited opportunity for employment, shopping and leisure.

Safety

Footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic.

Mitigation

Footway at Church Lane required along with improvement to Cromer Road/Church Lane junction.

Cumulative Comments for Settlement

None received.

Minerals & Waste:

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

Utilities Capacity

Anglian Water

None received.

Environment Agency

None received.

Education

Norfolk County Council

No comments received.

Historic England

(Comments on all Preferred Sites)

LP705 - It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.

To that end we make the following suggestions.

a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:

- listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- registered park and garden - 'Development should protect the registered park and garden and its setting.'
- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

Alternatively, you may prefer to adapt the above and incorporate the following, 'preserve the significance of the [INSERT TYPE OF HERITAGE ASSET] (noting that significance may be harmed by development with the setting of the asset)'. This is perhaps technically more accurate but perhaps slightly less accessible.

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc.

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.

By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

Whilst there are no designated heritage assets on this site, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II listed All Saints Church. Any development therefore has the potential to impact upon these heritage assets and their settings. We welcome reference to the heritage assets in paragraph 23.16. However there is currently no mention of the assets within the policy. The policy should be amended to included reference to them.

Statement of Common Ground

None agreed.

List of Sites Promoted / Considered at Regulation 18 Stage**Residential Site Options**

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
MUN03	N/A	H0150	Land West of Church Lane	2.20	50
MUN04	N/A	H0915	Land Off Links Road	3.34	100
MUN05	N/A	H0916	Land At Hill Farm	2.37	71
MUN08	N/A	H0919	Land South Of Hillside	2.53	76
MUN09	N/A	H0152	Land South of Trunch Road	0.62	8
MUN10	N/A	H0153	Land South of Gimingham Road	3.10	100
MUN11	N/A	H0154	Land at Cromer Road / Tasman Drive	1.16	35
MUN04/A	N/A	H0915	Land Off Links Road	2.50	40-50

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
MUN03/A	DS29	H0150 & H0151	Land at Cromer Road and Church Lane	2.80	50
MUN04/1	N/A	H0151	Land Off Links Road	0.64	18

Employment Site Options

None received.

Additional sites promoted through Reg. 18

None received.

Summary Consultation Comments Regulation 18 June 2019

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

Individuals	Number Received	Summary of Responses (Site Policy DS13)
Summary of Objections	12	<p>The responses primarily focus on concerns over the impact of development on the existing infrastructure and the landscape; located on the highest point of the village, development could be prominent and be detrimental and could result in the loss of views of church and other landmarks. Thereby impacting on tourism. Could also impact on biodiversity on the site, considered best to leave as a natural habitat. Open Space surplus to requirement. Infrastructure is under pressure development could result in more traffic along Cromer Road. Concerns about the safety of the access, located on a dangerous busy bend and the safety of the pedestrian footpaths. No footpath to access school. Further pressure on doctors, schools and public transport. Site adjacent to Coastal Erosion Zone. Need more affordable housing. Market housing will merely increase second home ownership. Not enough work opportunities. Development should be dispersed around the village, more preferential sites within village.</p> <p>A number are proposing alternative sites and consider MUN08, MUN09 and MUN11 as more suitable sites than the preferred site, perceived that the alternatives would have less impact on the landscape and less detrimental visual impact. MUN09 is located behind existing housing, with suitable access and close to key services and school. Suggest that MUN11 would have suitable access and has existing services available. Suggest that building a number of smaller sites would be more appropriate for the village than one large site.</p>
Summary of Support	0	None received
Summary of General Comments	1	<p>One comment received. Concerns of the impact on local infrastructure especially safety of Cromer Road. Will cause a strain on services including schools, doctors. Reduction of local buses causing more traffic. Potential for more flooding from water erosion. Impact on wildlife. No objection to smaller developments which enhance the village. Need more affordable housing, rather than second homes. Development needs to respect and fit in with the local environment.</p>
Overall Summary		<p>The responses primarily focus on concerns over the landscape impact and impact on infrastructure. That development would be prominent, have detrimental impact on views of church and other landmarks and impact on tourism and on wildlife. Open Space considered to be surplus to requirement. Exacerbate existing traffic issues. Concerns with the safety of the access and the pedestrian footpaths. No footpath to access school. Further pressure on doctors, schools and public transport. Site adjacent to Coastal Erosion Zone. Potential for more flooding from water erosion. Need more affordable housing. Market housing will merely increase second home ownership. Not enough work opportunities. Suggest that development be dispersed around the village, more preferential sites within village. Development needs to respect and fit in with the local environment.</p>

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	0	<p>One town council expressed support for well-designed homes and retention of open spaces but raises concerns over the impacts development of this site would have on the vista, increase in traffic and erosion of a natural break in development.</p>
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	2	Limited response received. Historic England sought consistency in approach to heritage assets and requested consistent wording. NCC (M & W) provided supporting comments to add to appropriate site policies. General support expressed for biodiversity net gain, creation of habitats and GI corridors.
Support	1	
General Comments	2	

DRAFT

Part 2: Assessment of Sites

Site Ref	Site Name	Site Size (ha)	Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
MUN03/A	Land at Cromer Road and Church Lane	2.80	Mixed Use	50												
MUN03	Land West of Church Lane	1.95	Housing	50												
MUN04/1	Land Off Links Road	0.64	Mixed Use	18												
MUN08	Land South Of Hillside	2.53	Housing	76												
MUN09	Land South of Trunch Road	0.62	Housing	8												
MUN11	Land at Cromer Road / Tasman Drive	1.16	Housing	35												

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
MUN03	<p>Overall the site scores negative and positive</p> <p>Review of consultation comments / objections reveals concerns about prominence of site, impact on heritage assets and adequacy of services. These matters already score negatively within the Environmental objectives and so it is considered that the overall SA scoring concludes as negative and positive.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Adjacent CERZ (small area of northern boundary just within). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN03/A	<p>Overall the site scores negative and positive</p> <p>In reviewing the consultation comments/ objections it is considered that the SA scores reflect the concerns expressed. As such, it is considered that the overall SA objectives score is negative and positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Could result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN04	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN04/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed</p>

	broadband uncertain. Could support local services.
MUN04A	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN05	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN08	<p>Overall the site scores as positive</p> <p>The consultation comments are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & Local Geodiversity Site (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.</p>
MUN09	<p>Overall the site scores as positive</p> <p>The consultation comments are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.</p>
MUN10	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negative; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimingham Cliffs), CWS (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement but good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement but good access to employment and transport links and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN11	<p>Overall the site scores as negative</p> <p>Reviewing the SA scoring, it is considered that the Social objectives score as mixed. Taken with the Environmental objectives score of negative and Economic objectives score of</p>

	<p>positive, the overall SA objectives score is negative.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/4 of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimingham Cliffs), CWS (Mundesley Cliffs), arable and woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links but distant from local healthcare service, education facilities, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, access to employment and transport links and other services / facilities. High speed broadband in vicinity. Could support local services.</p>
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Site Reference	Reg 19 SA Conclusion - Employment
	No sites

Site Reference	Reg 19 SA Conclusion – Mixed Use
	No sites

Planning History:

N/A

Site Ref	Assessment
MUN03/A	<p>Land at Cromer Road and Church Lane - Housing and Public Open Space</p> <p>SA Conclusion: The site scores as negative and positive. Environmental objectives score as mixed being edge of settlement, within Flood Zone 1, with the potential to affect the setting of a Grade II Listed Building (Church of All Saints) and Conservation Area and potential negative biodiversity impact being in close proximity to a CWS (Mundesley Cliffs). Social objectives score as mixed and Economic objectives score as positive, having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within walking distance from the site. The site could provide increase connectivity by providing an off road pedestrian connection through the site between Cromer Road and Links Road/Station Road and footway improvements along Church Lane.</p> <p>Highways: Suitable highway access can be achieved from Cromer Road and Church Lane. NCC Highways suggest a footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic.</p> <p>Environmental: The site is located just outside the residential area of Mundesley with the former railway embankment running through the centre of the site. The site has three distinct characteristics: the northern section is an elevated arable field in a prominent part of the village with a raised hedge along the Cromer road and Church Lane frontages; the former railway embankment with scrub and trees runs through the centre of the site; and, the southern part of the site is an open pasture field offering views towards the coast and across the village, with hedge boundaries on the Church Lane and Links Road frontages. The pasture field to the south is currently designated as 'Open Land Area'. The site surrounds a number of buildings with a row of terrace houses and a telephone exchange at the east of the site. Construction has started on 4 new residential dwellings to the NW of the site – on the same field.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging. <i>Information to be updated following final HRA</i></p> <p>Landscape and Townscape: The northern section of the site, as it is an open and elevated field which currently provides a green gap between the two parts of the village. Residential development would be highly visible in the landscape. The openness of the site and the potential impact of development on the landscape will influence design and layout. Furthermore, the site is adjacent to the Conservation Area and directly opposite the Grade II listed church. The residential</p>

development to the NW of the site has started to alter the character of the area with new build properties on the Cromer Road frontage.

The southern part of the site is designated as Open Land Area as it provides an important visual amenity for the village. The openness of this land should be preserved and provided as high quality public open space with access routes through to Cromer Road to the north.

Other:

The site is adjacent to the Mundesley Conservation Area and directly opposite the Grade II listed All Saint's church. Any development of the site therefore, has the potential to affect these heritage assets and their settings.

The site is in Flood Risk 1 and an area in the proposed open space is susceptible to surface water flooding.

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel.

Regulation 18 responses

There were 12 objections to the site's allocation and 1 general comment regarding the site. The responses primarily focus on concerns were: that development would be prominent, have detrimental impact on views of church and other landmarks; have an impact on tourism and on wildlife; that development would exacerbate existing traffic issues; concerns with the safety of the access and the pedestrian footpaths; and, further pressure on doctors, schools and public transport.

Overall Conclusion:

The site is considered suitable; it is available and if allocated there is no evidence to suggest that development is undeliverable.

The site is a combination of 2 sites: MUN03 & MUN04/1 and includes an area of the former railway embankment that links the two parcels. All the land is in the same ownership with the central and southern parts of the site providing new open space and connections.

The site is well located for access to the village services including the school, local shops and the seafront. Bus stops are located adjacent to the site which provides services to Cromer and North Walsham.

Residential development on the site would be visible and prominent in the landscape when viewed from the Cromer Road; furthermore, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II Listed All Saint's Church. Therefore, it is important that development gives careful attention to design, building heights and layout to mitigate the impact on the landscape and in particular development should preserve and, where opportunities arise, enhance the Conservation Area and the setting of the church. The maximum number of dwellings possible on the residential portion of the site should be reduced to allow for the landscape and conservation led approach to design and layout.

The existing Open Land Area to the south of the site should be provided as high quality open space and provide a pedestrian access route through the railway embankment to the residential development and onto the Cromer Road. Improvements to the footway are required to provide a continuous facility between Cromer Road and Links Road/Station Road in order to provide a safe route to school at the services on Station Road/High Street. The Church Lane junction with Cromer Road will have to be improved to enable it to service the site.

There were a number of objections received during the Draft Local Plan consultation on grounds of highways impacts, impact on landscape and local services.

The Local Plan must seek to address the development needs of the village over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available.

	<p>This site coming forward would provide a number of benefits; providing a range of housing options in Mundesley including potentially a mix of market and affordable housing and self-build plots. The site would bring forward new open space and associated on and off site infrastructure requirements.</p> <p>Recommendation</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
MUN03	<p>Land West of Church Lane</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. Environmental objectives score negatively being edge of settlement, within Flood Zone 1, with the potential to affect the setting of Grade II Listed Building (Church of All Saints), Conservation Area and there being potential negative biodiversity impact being in close proximity to a CWS (Mundesley Cliffs). The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity:</p> <p>The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site frontage. Mundesley has a range of shopping, leisure and other services within walking distance from the site</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Cromer Road and Church Lane. NCC Highways suggest a footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic</p> <p>Environmental:</p> <p>The site is an elevated arable field in a prominent part of the village with a raised hedge along the Cromer road and Church Lane frontages. To the SW of the site is the former railway embankment that is now covered with trees and scrub. To the SE of the site are a number of buildings including a row of terrace houses and a telephone exchange.</p> <p>HRA (where relevant)</p> <p>The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape:</p> <p>The site, as is an open and elevated field which currently provides a green gap between the two parts of the village. Residential development would be highly visible in the landscape. The openness of the site and the potential impact of development on the landscape would have to influence design and layout. Furthermore, the site is adjacent to the Conservation Area and directly opposite the Grade II listed church.</p> <p>Other:</p> <p>The site is adjacent to the Mundesley Conservation Area and directly opposite the Grade II listed All Saint's church. Any development of the site therefore, has the potential to affect these heritage assets and their settings.</p>

	<p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is well located for access to the village services including the school, local shops and the seafront. Bus stops are located adjacent to the site which provides services to Cromer and North Walsham.</p> <p>Residential development on the site would be visible and prominent in the landscape when viewed from the Cromer Road; furthermore, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II Listed All Saint's Church. Therefore, it is important that development gives careful attention to design, building heights and layout to mitigate the impact on the landscape and in particular development should preserve and, where opportunities arise, enhance the Conservation Area and the setting of the church.</p> <p>The maximum number of dwellings possible on the residential portion of the site should be reduced to allow for the landscape and conservation led approach to design and layout.</p> <p>The combined site MUN03/A is being recommended as this provides an area of public open space, important access link and a landscape buffer to make the preferred option acceptable.</p> <p>Recommendation:</p> <p>That this site is not considered further at this stage.</p>
MUN04/A	<p>Land Off Links Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and site Assessment processes reflecting its relatively integrated location and minimal environmental constraints.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p>
MUN04/1	<p>Land Off Links Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with the potential to affect setting of a Conservation Area and potential for a negative biodiversity impact being in close proximity to CWS (Mundesley Cliffs). Social objectives score as mixed and Economic objectives score as positive, having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity:</p> <p>The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located close to the site on Station Road. Mundesley has a range of shopping, leisure and other services within walking distance from the site</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Links Road, however, NCC Highways suggest that visibility northwards from Links Road is constrained by the highway extent and is a concern. The junction layout is unconventional and should be reconfigured to increase separation between Warren Drive and Links Road. Links Road should be widened to a minimum of 5.5m</p>

	<p>between Station Road and the development access. Footway should be provided between Links Road and All Saints Way. Improvements are required at the Links Road junction with Station Road and Warren Drive.</p> <p>Environmental: The site is an open pasture field, with hedge boundaries on the Church Lane and Links Road frontages. The site is currently designated as 'Open Land Area'. It is bounded on the west by the former railway embankment and to the NE by a number of terraced cottages that are within the Conservation Area.</p> <p>HRA (where relevant): The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: The site is designated as Open Land Area as it provides an important visual amenity for the village. The site, as is an open field close to the centre of the village. Due to the openness of the site, development would have a potential detrimental impact on the landscape. Furthermore, the site is adjacent to the properties to the north which are in the Conservation Area.</p> <p>Other: The site is in Flood Risk 1 and the northern half of the site is susceptible to surface water flooding.</p> <p>Conclusion: The site is an important designated open space in the village and residential development would result in a loss of beneficial use. The site is considered a preferred location for public open space and will be combined with site MUN03 to form preferred allocation MUN03/A.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
MUN04	<p>Land Off Links Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and site Assessment processes reflecting its relatively integrated location and minimal environmental constraints.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p>

MUN05	<p>Land at Hill Farm</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and moderately in the Site Assessment processes. There are significant concerns over highway access and network connections.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p>
MUN08	<p>Land South Of Hillside</p> <p>SA Conclusion: The site scores as positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with potential negative biodiversity impact being adjacent to the AONB and in close proximity to a SSSI & Local Geodiversity Site (Mundesley Cliffs). The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has poor connectivity, although the catchment school is less than 1km from the site the walking route would be along narrow rural roads with no footway. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located around 800m from the site. Mundesley has a range of shopping, leisure and other services within walking distance from the site, albeit along roads with no pavements or street lighting.</p> <p>Highways: The site could be accessed from Hillside or the Paston Road, however, such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental: The site is an agricultural field on the edge of the settlement. The site has a mature hedge and trees along its boundary with Paston Road to the SW. To the north of the site is a small holiday chalet park and to the west is a small residential development.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: The site is generally well contained in the landscape and generally screened from views from the village by the properties to the west, the holiday chalets to the north, by mature trees & hedges and its location in the village. The site is less contained when viewed from the south and would be an obvious urban extension into the countryside and would be highly visible in the landscape when viewed from the southern on the approach into Mundesley along the Paston Road.</p> <p>Other: The site is in Flood Risk 1 and a small area in the west of the site is susceptible to surface water flooding.</p> <p>Conclusion The site is not considered suitable site for development. The site is reasonably remote from</p>

	<p>the village and services and highway access and network connections are considered to be unsuitable. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside.</p> <p>Recommendation: That the site is discounted from further consideration.</p>
MUN09	<p>Land South of Trunch Road</p> <p>SA Conclusion: The site scores as positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with potential for a negative biodiversity impact being within the AONB. The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has moderate connectivity; the primary school is opposite the site. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within a reasonable walking distance from the site.</p> <p>Highways: The site could be accessed from Gordon Terrace. However, such access is considered to be unacceptable by NCC Highways as the road is an un-made private access with poor visibility at junctions.</p> <p>Environmental: The site is a small part of a large arable field to the south of the village with a hedge boundary along its Gordon Terrace frontage. To the NW of the site is a row of recently developed bungalows and opposite are the existing properties along Gordon Terrace.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: Site is within the Norfolk Coast Area of Outstanding Natural Beauty, albeit, at the very edge of its extent. Residential development would be generally well contained in the landscape and would be seen in the landscape as part of the residential setting in this area. The development would be highly visible from a public footpath that runs close to the site and from existing residential properties.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is not considered suitable site for development. The site is well located to the southern part of the village and the primary school. Highways access is considered unsuitable. The preferred site is better located on the highway network and is closer to the key services in the centre of Mundesley.</p>

	<p>Recommendation:</p> <p>That the site is discounted from further consideration.</p>
MUN10	<p>Land South of Gimingham Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and scored negative and positive through the Sustainability Appraisal and moderately in the Site Assessment processes. There are concerns over landscape impact, connectivity highway access and network connections.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p>
MUN11	<p>Land at Cromer Road / Tasman Drive</p> <p>SA Conclusion:</p> <p>The site scores as negative. Environmental objectives score negatively being edge of settlement, within Flood Zone 1, with likely significant detrimental impact on landscape (loss of woodland) and potential for a negative biodiversity impact being in close proximity to the AONB, SSSI (Sidesstrand & Trimingham Cliffs) and CWS (Mundesley Cliffs). The Social objectives score as mixed and the Economic objectives score as positive, having access to employment and transport links and to other services / facilities.</p> <p>Connectivity:</p> <p>The site has moderate/poor connectivity; the primary school is over 2.5km from the site. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within a reasonable walking distance from the site, although the village centre is approximately 1.7km from the site.</p> <p>Highways:</p> <p>Tasman Drive is an unclassified road, but not suitable for further development. Access from Cromer Road may be possible; however, it would require significant footway provision.</p> <p>Environmental:</p> <p>The sites consists of an area of public open space with the eastern half of the site being mown grass and the west of the site is a small woodland. The site has a section of frontage along the Cromer Road with a mature hedge and is bounded to the north and south by existing properties. The site is designated as Open Land Area and serves as part of the open space provision for the 1990's development to the south at Collingwood Drive.</p> <p>HRA (where relevant)</p> <p>The site is within 1000m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape:</p> <p>The site is well contained in the landscape and generally screened from view by trees, hedges and existing properties. Residential development on the site would be visible from the adjoining properties and development of the whole site would result in the loss of open space</p>

	<p>in the village.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is reasonably remote from the village and services. The site is an important designated open space in the village and development would result in a loss of beneficial use. The site is not considered suitable site for development.</p> <p>Recommendation: That the site is discounted from further consideration.</p>
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Further Comments / Publications	
Name / Item	A summary of any further information received
Norfolk Community Health and Care NHS Trust (Feb 2019)	The NHS confirmed that there is no need for a new Doctor's surgery in Mundesley, but some need for growth in the existing, possibly by way of future extension and internal configuration. Their assessment is that whilst development will give rise to an investment need, that this should / could be fulfilled within the existing curtilage of the practice building.

Part 3 Overall Site/Settlement Conclusions

There is no previously developed (brownfield) land in Mundesley; therefore, a new greenfield allocation is necessary in order to deliver the required growth. The availability of suitable sites, the impact of any development on the landscape and proximity to local services are key considerations for where new development should be located. The suggested scale and location of development in Mundesley has sought to balance the need for growth while protecting the landscape and the setting of the village.

There are a range of factors which influence the potential overall numbers and suitable location of development in Mundesley including: availability of land, highways impact, environmental and landscape considerations. Overall both the suggested scale and location of development has sought to balance the need for growth while protecting the setting of Mundesley.

One housing site option has been identified for Mundesley. This is intended to deliver up to 50 dwellings over the Plan period, including affordable homes, on site open space and contributions towards road, drainage and other necessary infrastructure. The site is considered to be the most suitable site available and, subject to the detailed policy requirements, these sites are considered to be the most appropriate options to meet the housing requirement: being well located to services within the village centre and to the local school.

The location of the chosen site option has been carefully considered in order to avoid significant expansion of the village beyond its natural boundaries and to mitigate the potential impacts on the landscape. The preferred site would constitute development on a 'green gap' in the village which currently separates the main village from the development to the west along the Cromer Road. It occupies an area of land that sits adjacent to the existing established residential development at Church Lane & Cromer Road to the east, the low density dwellings along Cromer Road (including the former Grand Hotel) to the west and has the church, in its open coastal setting opposite.

The site does occupy a prominent position in the village, however, a landscape led approach to the design and layout of housing development on the site, together with landscape mitigation, appropriate building height and densities would limit visual intrusion the landscape, the impact on the Conservation Area and the Grade II Listed All Saint's Church. There is an opportunity for the preferred site to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area.

Although other site options potentially remain they were not chosen for a number of reasons, including: the impact development could have on the landscape; those sites with adverse Junction and cumulative network impacts; those where suitable vehicular access isn't achievable; those not well connected to key services and the village centre by walking, cycling or public transport; those which are detached from the village and not well related to the existing built up areas. A number of the sites ruled out had a combination of these factors and are considered unsuitable.

Some sites were assessed and considered to have a beneficial use including providing green space and/or recreational space which are considered important to retain.

Three sites that were originally put forward for consideration were subsequently made unavailable for development at the request of the landowner – *prior* to Regulation 18 consultation. This included a previously identified preferred option: MUN04/A. No further assessment has been undertaken at this stage and they are discounted from further consideration.

It was suggested in Regulation 18 representations that a new Doctor's Surgery should be built on any allocated site. However, the Norfolk Community Health and Care NHS Trust have confirmed that there is no need for a new Doctor's surgery in Mundesley.

Together, the Sustainability Appraisal (SA) and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which site is the preferred option for growth. The SA for Mundesley concluded that two sites MUN08 & MUN09 scored as positively. However, the detailed consideration of factors such as landscape impact, safe access to the highway network and network connections, in the Site Assessment, ultimately concluded (taking into account the SA) that these sites are not suitable.

The preferred site, MUN03/A, scores positively and negatively. The SA concluded that the site has the potential to impact on the setting of the Grade II Listed church and the Conservation Area and a potential biodiversity impact. These SA conclusions together with the detailed Site Assessment and the potential mitigation, provision of public open space and improved biodiversity and access improvements, have informed the overall conclusion that MUN03/A is suitable and the preferred option.

The following site has been identified as the preferred site, and meets the requirements for Mundesley:

MUN03/A: Land off Cromer Road & Church Lane is located centrally in the village and will allow for development up to 50 dwellings. Development of the site will deliver a layout and design that is sympathetic to the landscape and the nearby heritage assets. The site is well connected to the villages services by walking, cycling and has public transport connections. This site could deliver approximately 17 affordable homes in addition to market housing, self-build plots, public open space, and associated on and off site infrastructure. This site scores as negative and positive in the SA.

Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
MUN03/A	Land off Cromer Road & Church Lane	3.3	50

MUN03/A: Land off Cromer Road & Church Lane

Land amounting to approximately 3.3 hectares is proposed to be allocated for development of up to 50 dwellings inclusive of affordable homes and self-build plots, enhanced public open space, and associated on and off site infrastructure.

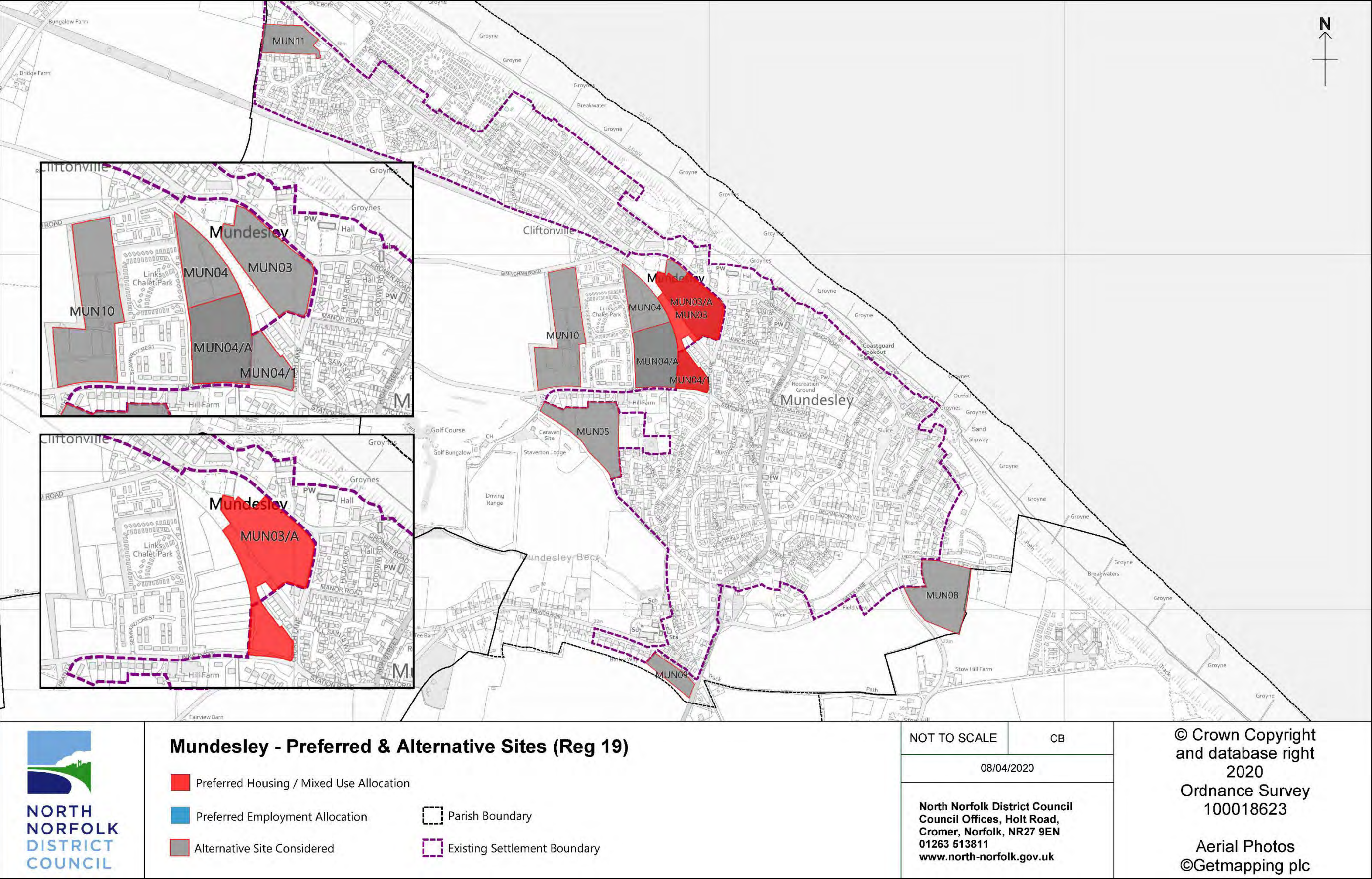
This site is prominent in the landscape and is adjacent to the Mundesley Conservation Area and the Grade II Listed All Saint's Church. Development proposals should be informed by, and be sympathetic to, the landscape character of this area and the designated heritage assets, comply with a number of policies elsewhere in this Plan and the following site specific requirements:

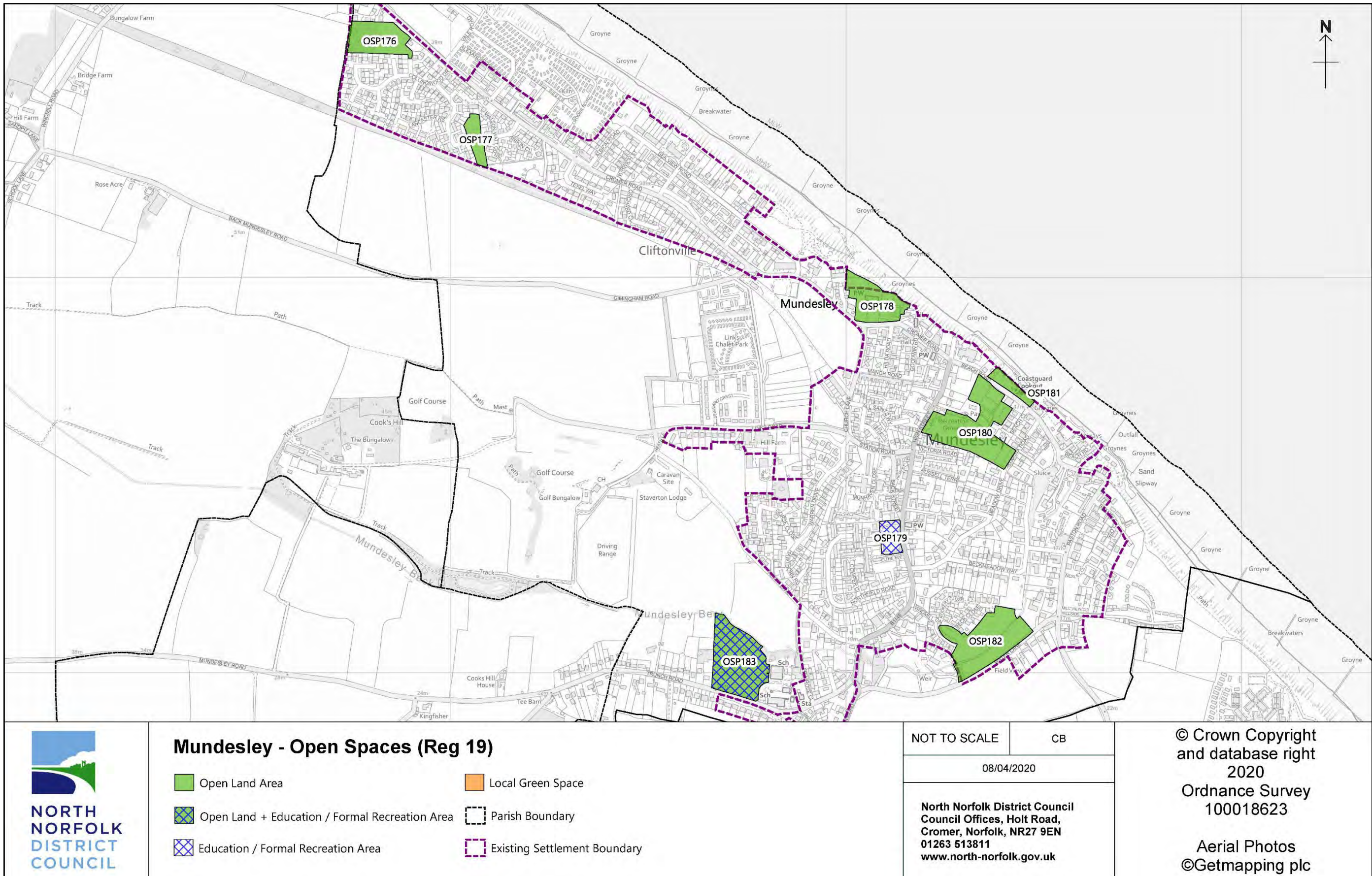
1. to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area;
2. Parcel 1) amounting to 1.95 hectares is allocated for residential development of up to 50 dwellings. Development is to be of an appropriate density and scale with landscaping and public open space to maintain key views, complement the setting of the village and preserve the heritage assets and their setting;
3. parcel 2) the railway embankment will be provided as informal open space, its biodiversity protected and enhanced, with improved public access connecting the residential and open space areas;
4. parcel 3) amounting to 0.64 hectares will be provided as high quality public open space including biodiversity improvements and facilities for play and informal recreation;
5. the open space and green infrastructure on the site should maximise connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place.
6. the development will provide a highway access from Cromer Road and/or Church Lane to serve the residential parcel including improvements to the Cromer Road/Church Lane Junction;
7. a new pedestrian and cycle route will be provided which provides a continuous footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site;
8. submission and approval of effective surface water management ensuring that there is no increase off site and safe access and egress;
9. that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Direction obligations.

Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Land off Tasman Drive	AGS/MUN01	OSP176	Open Land Area	Publicly accessible informal rough mown grass and scrub adjacent to 70's housing estate on edge of settlement. Directly adjacent to AONB. Good connectivity with open countryside.
Land off Nelson Way	AGS/MUN02	OSP177	Open Land Area	Publicly accessible small pocket park amongst 70's housing estate. Outside Conservation Area
Links Road/Church Lane	AGS/MUN03	N/A	No Designation	Private agricultural field adj. to rail embankment and railway cottages. <i>*This site is proposed to be allocated as enhanced public open space as part of Residential Housing Allocation Site MUN03/A.</i>
Church of All Saints / Coronation Hall	AGS/MUN04	OSP178	Open Land Area	Prominent public space that forms setting to the Grade II listed Church of All Saints and provides external amenity space to Coronation Hall, a community building
Bowling Green, High Street	REC/MUN01	OSP179	Formal Education / Recreation	Regularly used bowls club and informal car park with notable mature lime trees within Conservation Area.
Gold Park	AGS/MUN05	OSP180	Open Land Area	Municipal public park in the centre of the settlement and partly in the Conservation Area providing formal and informal recreation. Important multi-functional amenity green space. The north-west section was formerly part of Mundesley House and is now laid to formal gardens with mature trees on the north and east boundaries which have significant amenity value.
Sea Front Gardens, Beach Road	AGS/MUN06	OSP181	Open Land Area	Linear area on cliff top at main entrance to the beach laid to formal gardens with seating and shelters. High amenity value
Adjacent to the Ship Inn on Beach Road	AGS/MUN07	N/A	No Designation	Publicly accessible, mostly gravelled car park to pub little wider amenity value or sense

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				of open space as enclosed behind brick wall, small area of mown grass to cliff edge.
Paston Road	AGS/MUN08	N/A	No Designation	Essentially private lawn to 2 market houses built in 2004. Hidden from view by tree boundary. Trees are covered by TPO (TPO/15/0904).
Mundesley Beck, Water Lane	AGS/MUN09	OSP182	Open Land Area	Not in CA, adjacent to the AONB boundary. Significant green space with high ecological value due to Beck. Currently no public access but this will change. Consent for 44 dwellings north of site has incorporated the open space.
Mundesley Junior School, Trunch Road	AGS/MUN10 REC/MUN02	OSP183	Open Land Area Formal Education / Recreation	The land provides green space in conjunction with the school.





Open Space

Summary: To present the findings of the Open Space Assessment and set out what this means for open space provision and policy development through the emerging Local Plan in the District. To present the revised Open Space policy in light of the comments through the Regulation 18 Consultation and the findings of the Open Space Assessment.

- Recommendations:**
- 1. It is recommended that members accept the findings of the Open Space, Sport and Recreation Study (Part 1) and endorse the use of the Open Space calculator for subsequent planning applications and the proposed allocations within the Local Plan.**
 - 2. It is recommended that members endorse the revised wording of Policy ENV 7 and delegate responsibility for drafting such an approach, including that of finalising the associated policy to the Planning Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
<p>Contact Officer, telephone number and email:</p> <p>Iain Withington Planning Policy team leader (Acting Policy Manager) 01263 516034, Iain.Withington@north-norfolk.gov.uk</p> <p>James Mann – Senior Policy officer 01263 516404 James.Mann@north-norfolk.gov.uk</p>	

1. Introduction

- 1.1 The emerging North Norfolk Local Plan has been subject to public consultation at Regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.
- 1.2 This report focusses on the findings of the Open Space Assessment carried out by Ethos and the responses regarding open space through the Regulation 18 Consultation and recommends modifications to Policy ENV 7 within the Draft Plan for inclusion in the submission version and **should be read in conjunction with the**

short presentation prepared by Ethos which provides an overview of the study and its findings and attached as Appendix 1 to this report.

- 1.3 **The purpose** of this report is to recommend that the findings of the Open Space Assessment are supported and endorsed by Members for future plan making and decision making and to endorse the recommended modifications to Policy ENV 7 following the Regulation 18 consultation and the finalisation of the Open Space Assessment.
- 1.4 Ethos were also commissioned to undertake a Playing Pitch Strategy and Needs Assessment and produce a Playing Pitch Strategy as part of the Council's overall approach to sport and recreational requirements. Although part of the overall commission this Playing Pitch Strategy is part of a wider Council initiative outside the Local Plan and is not being brought for discussion to this working party. Wider questions should be directed to the Leisure and Locality Services Manager on this aspect of the commission, Karl Reed.

2. Background and Update

- 2.1 The existing Core Strategy, adopted in 2008, included objectives to facilitate increased walking and cycling, to ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible greenspaces (Core Aim 6). It was envisaged that these objectives would be achieved through Core Strategy strategic spatial policies and development management policies. There are three key policies that currently cover open space and public rights of way and access. These are:
- 2.2 **Strategic Policy SS4 (Environment)**- aims to protect existing open space and areas designated for environmental purposes, requires new developments to include open space to meet locally defined targets, requires that development makes links to the surrounding countryside and seeks to create an ecological network.
- 2.3 **Strategic Policy SS6 (Access and Infrastructure)**- includes provision to protect, enhance and promote Public Rights of Way and for new development to create convenient and attractive links within development and to the surrounding area, assist with creation of a network of accessible greenspace and provide links to public transport and walking and cycling networks.
- 2.4 **Policy CT1 (Open Space Designations)** - recognises that there are many valuable open spaces across North Norfolk and that those within settlement boundaries may be subject to pressure for residential development. The purpose of the policy was to therefore safeguard the large number of open spaces by restricting the types of development which would be allowed.

The policy focuses on land designated on the Policies Map as either:

- **Open Land Areas**- areas that are mainly free from development and are assessed as contributing to the character of the area because they are open and free of development. There is no requirement for such spaces to be publically accessible or be in use as public open space and they include areas used as private gardens, church yards and even car parks.
- **Education and Formal Recreation Areas**- are also relatively undeveloped and are in use as outdoor sports facilities including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school as well as other institutional playing fields and other outdoor sports areas.

The policy also covers the protection of undesignated open space.

- 2.5 **Policy CT2 (Developer Contributions)** - recognises that schemes of 10 or more dwellings can place additional demands upon physical infrastructure and social facilities. The purpose of the policy was to require development to contribute to these additional demands. The Policy requires that, where existing infrastructure is inadequate to meet the needs of new development, conditions or planning obligations are used to ensure that proposals are made acceptable by securing the provision of necessary improvements. This incorporates open space. An appendix to the existing Core Strategy and some allocations within the Site Allocations Development Plan Document (2011) outlines open space standards expected to apply to new developments,. Based on the evidence that support their production at the time.
- 2.6 The regulation 18 Consultation version of the Local Plan included a number of policies around the Council's emerging approach to open space provision. In particular emerging policy ENV7, provided the updated approach in relation to the requirements for Open space for new developments and a holistic approach to development on visually important open spaces, and those identified as Local Green Space and for Education and/or Formal Recreation Areas. The approach at the time was underpinned by a 2006 Open Space and Recreation Assessment as well as the NPPF. Given that this Assessment is now 14 years old and was prepared under a former national policy context, it was considered appropriate for it to be reviewed in order to provide a robust baseline for policy development and to ensure compliance with the NPPF and up to date evidence. Members should note, however, that despite the age of the existing Assessment, the overall national context message under which it was prepared remains valid, even though the background documents have changed.
- 2.7 The Ethos study provides an updated and comprehensive assessment and further robust evidence to update this approach and underpin the Local Plan, (as further detailed and summarised in para 3.7 of this report)

3. National Policy

- 3.1 The NPPF has been published since the adoption of the Core Strategy and Site Allocations Development Plan Document and includes references to open space, Public Rights of Way and Local Green Space, LGS.
- 3.2 The NPPF defines open space as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF, 2018, PP. 69). The NPPF recognises the importance of access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities and requires that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate (para. 96).
- 3.3 Paragraphs 97 - 98 of the NPPF go on to discuss the protection of existing open space, sports and recreational buildings and land and public rights of way, stating that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'
- 3.4 In addition, planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails', (Para 98).
- 3.5 Paragraphs 149 of the NPPF state that - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- 3.6 Paragraph 170 of the NPPF - Planning policies and decisions should contribute to and enhance the natural and local environment.
- 3.7 In essence the concept of Green Infrastructure and Open space is now firmly embedded into national policy with the NPPF requiring local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The National Planning Policy Framework (NPPF) (paragraph 96) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

4. Feedback Regulation 18

- 4.1 Policy ENV 7 within the First Draft Local Plan set out that schemes of 11 or more dwellings with a combined gross floorspace of more than 1,000 square meters (gross internal area) must provide or contribute towards the provision of open space in line with the standards set out in Table 6. The detail in Table 6 was carried forward from the existing Core Strategy as the Open Space Assessment was still in the process of being produced along with a commitment to update on its findings through the commissioned evidence.
- 4.2 Detailed feedback on Policy ENV 7 can be seen in the Schedule of Responses previously reported to Members and are summarised below, the full Schedule of Representations is available in the Members Room along with commentary on the Local Plan Portal.
- 4.3 **Parish Councils (2):** General support expressed but further strengthening of the policy around play equipment, sports strategy and the requirement to provide better linkages between existing open space.

- 4.4 Out of the 13 **Individual respondents**, 5 raised objections (5) on the grounds that there should be a more joined up approach with the Broads Authority, particularly in regard to Hoveton. Others contested specific open space designations and the out of date methodology, as many of these designations were “carried” forward from the existing Core Strategy, and that this should be updated. Concern was also raised in regard to Local Green Space designations and the criteria around potential to develop on open space specifically for education.
- 4.5 Those in support of the policy (3) largely supported the inclusion of allotments. There were also 5 general comments seeking reference to ‘health and wellbeing’, Fields in Trust guidance, developments should provide open space on site to meet specific varying needs and a wider point was raised regarding developments of under 10 dwellings and that they should also contribute towards infrastructure.
- 4.6 Comments from **Statutory bodies and organisations** (8) were largely supportive of the policy approach. Natural England advised consideration of including an appropriate standards into the policy and green infrastructure should seek to achieve the Natural England Accessible Natural Greenspace Standards. Flexibility regarding on and off-site provision was supported. Clarity was sought on Table 6. Objections (2) were largely around specific designations of open spaces rather than the policy itself.

5. Open Space Assessment - Ethos.

- 5.1 The study was commissioned with the following overarching purpose, to:
- provide a new Open Space, Sport and Recreation Assessment in order to assess qualitative and quantitative deficiencies or surpluses in provision across the District and to identify options for addressing these;
 - support the delivery of the Local Plan up to 2036 through robust analysis and assessment;
 - set locally derived open space, sports and recreation provision standards for quantity, quality and accessibility and provide recommendations about future requirements per activity at settlement level (taking into account planned growth and taking into account the current and projected future population of the District), to inform policy approach and assist with Development Management application determinations, including possible thresholds above which developers should be required to provide on-site open space;
 - provide information to justify on-site open space, sports and recreation provision and the collection of developer contributions towards new facilities or the enhancement of existing provision; and
 - provide information to help inform S106 spending.
- 5.2 Collectively the study provides the Council with the necessary local evidence to justify local standards and enable on and off site provision through developer contributions to enable enhancement of existing provision and assess the costs of such measures.

Methodology

- 5.3 The Open Space Assessment (2019) set out the detailed methodological approach on pages 11-15 of the final report in Appendix 2 and can be summarised by the following flow diagram:



- 5.4 As a brief overview, the Assessment undertook consultation to identify local needs (Step 1) whilst concurrently carrying out a detailed audit of local provision (Step 2). The audit of local provision sought to look at both quality and quantity. Based on the identification of local needs and the audit of local provision, utilising current best practice guidance the Open Space Assessment then identified standards for each of the open space typologies (Step 3). These standards were then applied to give an overall picture of where the shortfalls and surpluses are within the District (Step 4) and this was then transposed into the calculation of future needs (Step 5).
- 5.5 The consultation included engagement with all relevant key stakeholders, agencies and organisations as well as the wider community and general public. A separate Community and Stakeholder Consultation report (2019) forms part of the background to this study and is attached as Appendix 4 for reference.
- 5.6 Step 3 above identified standards for each type of open space. Following the completion of the assessment of local needs (community and stakeholder consultation) and the audit of provision (the first two steps of this study), new applicable standards of the provision for open space were developed (section 6 of the study, appendix 2). Each individual standard takes into consideration:
- The current existing standards;
 - existing government and national guidance, such as Fields in Trust (FIT) (Previously known as the National Playing Fields Association), Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard', Natural England Accessibility Natural Greenspace Standard, (ANGSt) to name by a few;
 - consultation feedback;
 - the assessment of current provision and the qualitative audit; and
 - the current financial climate.

Each individual standard aims to provide the Council with achievable and deliverable minimum levels of provision. Quantity and access standards (requirements) are summarised in Table 12 of the study and detailed below.

- 5.7 Step 4 - Table 13 in the study (page 81 of the attached appendix 2) applies the standards and then shows the existing supply of open space for each typology by Parish and at District level and any surplus or deficiency when compared to the locally derived standards. Positive figures show where the Study Area/Parishes meet/ exceed the quantity standards for the open space typology, and negative figures show where there is a shortfall in supply against the quantity standard.

These figures help inform where new open space and improvements to existing open spaces should be sought from development.

- 5.8 Key findings show that at the district level, there is good provision of amenity green space. However, there are shortfalls in allotments, parks and recreation, children's and youth play space. Provision also varies across parishes and typologies, with some meeting the quantity standards and some falling below. In terms of access people do not wish to travel far for allotment access, there is generally good access to Amenity Green Space across the District but longer journeys for smaller and remote parishes. Generally good access in parishes with above 300 people, although there are exceptions including Sutton, East Ruston and Walcott. In terms of youth play space there are gaps in terms of access across the majority of parishes and the study highlights Key settlements of Holt and Hoveton as having a shortage in this area. In terms of Natural Green Space there are gaps in access but noted there is an extensive public right of way network.
- 5.9 The quality audit was undertaken at 297 open spaces across the Study Area, where the majority of open spaces were assessed as being of good quality.

Table 17, page 106 of the study

Typology	Quality Audit Grade			
	A (Good)	B (Average)	C (Poor)	Total
Accessible Natural Greenspace	60	27	2	89
Amenity Green Space	98	30		128
Outdoor Sport (Private)	7	2		9
Park and Recreation Grounds	39	6		45
Play (Child)	21	5		26
Total	225	70	2	297

Recommendations of the Assessment

- 5.10 The Assessment provides a robust evidence base evidence base and framework for the formation of both Plan Making and Decision Making going forward. The Open Space Assessment makes a number of recommendations and these are detailed on pages 108-125 of the final report attached as Appendix 2. The recommendations can be summarized as follows:
- Existing provision to be protected;
 - Existing provision to be enhanced;
 - Opportunities for re-location/re-designation of open space;
 - Identification of areas for new provision;
 - Facilities that may be surplus to requirement and
 - Developer contributions and recommended thresholds for on-site provision of open space
- 5.11 The below table summarises the open space and quantity and access standards for existing provision recommended for and new / future provision.

Table 12 Summary of open space quantity and access standards³⁰

Typology	Quantity standards for existing provision and new provision (ha/1000 population)	Access standard
Allotments	0.60	15 minutes' walk-time
Amenity Green Space (sites >0.15 ha)	1.0	10 minutes' walk time
Park and Recreation Grounds	1.1	12-13 minutes' walk time
Play Space (Children)	0.10	10 minutes' walk-time
Play Space (Youth)	0.06	15 minutes' walk-time
Natural Green Space	1.5 (for new provision only)	20 minutes' walk-time and ANGSt Standards
Total for new provision	4.36 ha/1000	

Threshold for on-site provision of Open Space, cost calculator and decision making flow chart

- 5.12 The Open Space Assessment provides a recommendation for the delivery of suitable on-site and off-site provision based on the findings of the Assessment and the latest national guidance. The following table provides a breakdown of site sizes and where on-site and off-site provision should be sought.

Type of Provision	11-19 dwellings	20-49 dwellings	50-99 dwellings	100 – 199 dwellings	200+ dwellings
Allotments	Off-site	Off-site	Off-site	On-site	On-site
Amenity Green Space	On-site	On-site	On-site	On-site	On-site
Parks and Recreation Grounds	Off-site	Off-site	Off-site	Off-site	On-site
Play Space (children)	On-site* ¹	On-site	On-site	On-site	On-site
Play Space (Youth)	Off-site	Off-site	Off-site	Off-site	On-site
Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site

- 5.13 The Open Space Assessment then provides a flow diagram to aid decision makers in when to seek onsite and off-site contributions to be used in conjunction with the threshold recommendations. This is best viewed on Page 117 of the North Norfolk Open Space Assessment attached Appendix 2 to this report.
- 5.14 The Assessment then also provides a cost calculator, of which a screenshot is shown below. Essentially this provides officers with a mechanism for applying costs to the quantum of requirements in a proposal and allows the Council to

¹ For children's play space, the minimum size required for new equipped provision is 0.01ha (100sq m). At smaller scheme sizes, consideration should be given to the design of amenity green space to provide 'playable' space and making use of natural play solutions, rather than equipped provision always being required.

update these in terms of inflation and best practice. This provides a quantum of open space required for on-site contributions and a monetary contribution for off-site open space and can feed into viability assessments and S106 agreements. It allows decision makers to easily calculate what a developer should be providing on site and provides the starting point for Local Plan site allocation open space policy requirements. An example calculation is set out on page 122 of the North Norfolk Open Space Assessment attached as Appendix 2 this report and copied below.

Number of dwellings	Enter number	Equivalent people	Open Space requirement	Required msq per person	Cost per msq	Total requirement (msq)	Cost of provision (£)	On site required?	Required quantity on site (msq)	Enter actual provision on site (msq)	Value of provision	Contribution required
1 bed	0	0	Allotments	6	22.34	1,380.00	£30,829	Y	1,380.00	1,380	30,829	£0
2 bed	0	0	Amenity Green Space	10	20.24	2,300.00	£46,552	Y	2,300.00	2,300	46,552	£0
3 bed	0	0	Parks & Recreation Grounds	11	92.94	2,530.00	£235,138	0	FALSE	0	0	£235,138
4 bed	0	0	Play Space (Children)	1	168.76	230.00	£38,815	Y	230.00	230	38,815	£0
5 bed	0	0	Play Space (Youth)	0.6	114.34	138.00	£15,779	0	FALSE	0	0	£15,779
Elderley 1 bed	0	0	Natural Green Space	15	20.24	3,450.00	£69,828	Y	3,450.00	3450	69,828	£0
Elderley 2 bed	0	0										
TOTAL	100	230		43.60		10,028	£436,941		7,360.00		186,024.00	£250,917

Summary

The Open Space Assessment provides a detailed analysis of the current open space quality and quantity within the District leading to recommendations of new evidenced based local standards on quality, accessibility and quality of open space.

6. Proposed Amendments to Policy ENV 7

In line with the study and consultation feedback policy ENV7 is revised. Revised Policy ENV 7 can be found in Appendix 3 to this report and is shown with tracked changes to highlight the changes made from Regulation 18 to the revised draft for the pre-submission publication version of the plan. The main changes are summarised as follows:

- Addition of the thresholds for on-site open space provision and off-site open space contributions as set out within the Open Space Assessment (2019).
- Addition of Provision of new Recreation Space where it is in line with the Playing Pitch Strategy and Open Space Study
- Wording that provides further protection of Amenity Green Space in line with Regulation 18 feedback and in line with NPPF.

7. Recommendations

1. It is recommended that members accept the findings of the Open Space, Sport and Recreation Study (part 1) and endorse the use of the Open Space calculator for subsequent planning applications and the proposed allocations within the Local Plan
2. It is recommended that members endorse the revised wording of Policy ENV 7 and delegate responsibility for drafting such an approach, including that of finalising the associated policy to the Planning Manager.

8 Legal Implications and Risks

- 8.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by up to date and proportionate evidence, the application of a consistent methodology and take account of public feedback. The open space study provides the most up to date evidence on this subject to inform plan making.
- 8.2 The statutory process requires records of consultation feedback and demonstration of how this has/will have informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22.
- 9 Financial Implications and Risks**
- 9.1 Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

Appendices

Appendix 1 – Presentation by Ethos consultants of the Open Space Study
Appendix 2 – Open Space Study (Part 1)
Amended 3 - Open Space Policy to Open Space Policy
Appendix 4 – Community and Stakeholder Consultation report (2019).



Open Space, Sport and Recreation Study

Members Presentation

Format of presentation

- ▶ Why the project has been undertaken?
- ▶ What the project has covered?
- ▶ How the project has been undertaken?
- ▶ What is the output?
- ▶ What the project has concluded
- ▶ Presentation of around 30 mins

Why the project has been undertaken

- ▶ The NPPF recognises that healthy environments and communities require open space and associated facilities to be of an appropriate quantity, quality and location.
- ▶ The project will inform the emerging Local Plan and other council decision making in relation to sports and open space.
- ▶ The project looks up to 2036
- ▶ The emerging Plan proposes the delivery of 10,500 - 11,000 new homes over the 20-year plan period
- ▶ Growth will have major implications for themes covered by the project

- ▶ NPPF - Achieving Sustainable development; Decision-Making; Promoting Health and Safe Communities; Promoting Sustainable Transport; Achieving Well-designed Places; Conserving and Enhancing the Natural Environment.
- ▶ Multifunctional Green Infrastructure
- ▶ The Natural Environment White Paper (NEWP) The Natural Choice: securing the value of nature (2011)
- ▶ Biodiversity 2020: A strategy for England's wildlife and ecosystem services, (August 2011)
- ▶ A Green Future: Our 25 Year Plan to Improve the Environment (2018)
- ▶ Revaluing Parks and Green Spaces - Measuring their economic and wellbeing value to individuals (2018)
- ▶ Sporting Future - A New Strategy for an Active Nation (December 2015)
- ▶ Sport England Strategy - 'Towards an Active Nation' (2016-2021)

Links to National policies and strategies

What the project has covered

Publicly accessible greenspace
(inc. amenity and natural space,
parks and recreation grounds,
play space, allotments)

Outdoor sports space (especially
playing pitches)

How the project has been undertaken

- ▶ Different methodologies for each component of the project (open space and PPS)
- ▶ Methods follow accepted national guidance as appropriate
- ▶ Project has been underpinned by a core consultation:
 - Sample household survey
 - Local and town council parish survey
 - Clubs and organisations survey
 - Strategic stakeholders inc. neighbouring local authorities

What is the project output

- ▶ Three key output reports:
 - ▶ The Open Space and Green Infrastructure Study
 - ▶ The Playing Pitch Strategy and Action Plans (+ supporting needs assessments)
 - ▶ The Community and Stakeholder Consultation

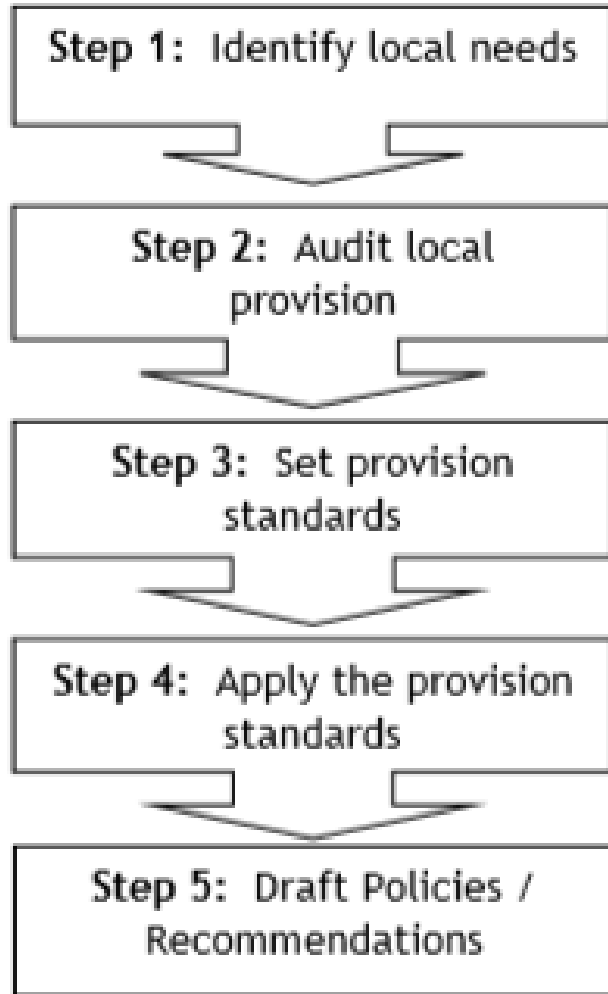


Open Space Assessment

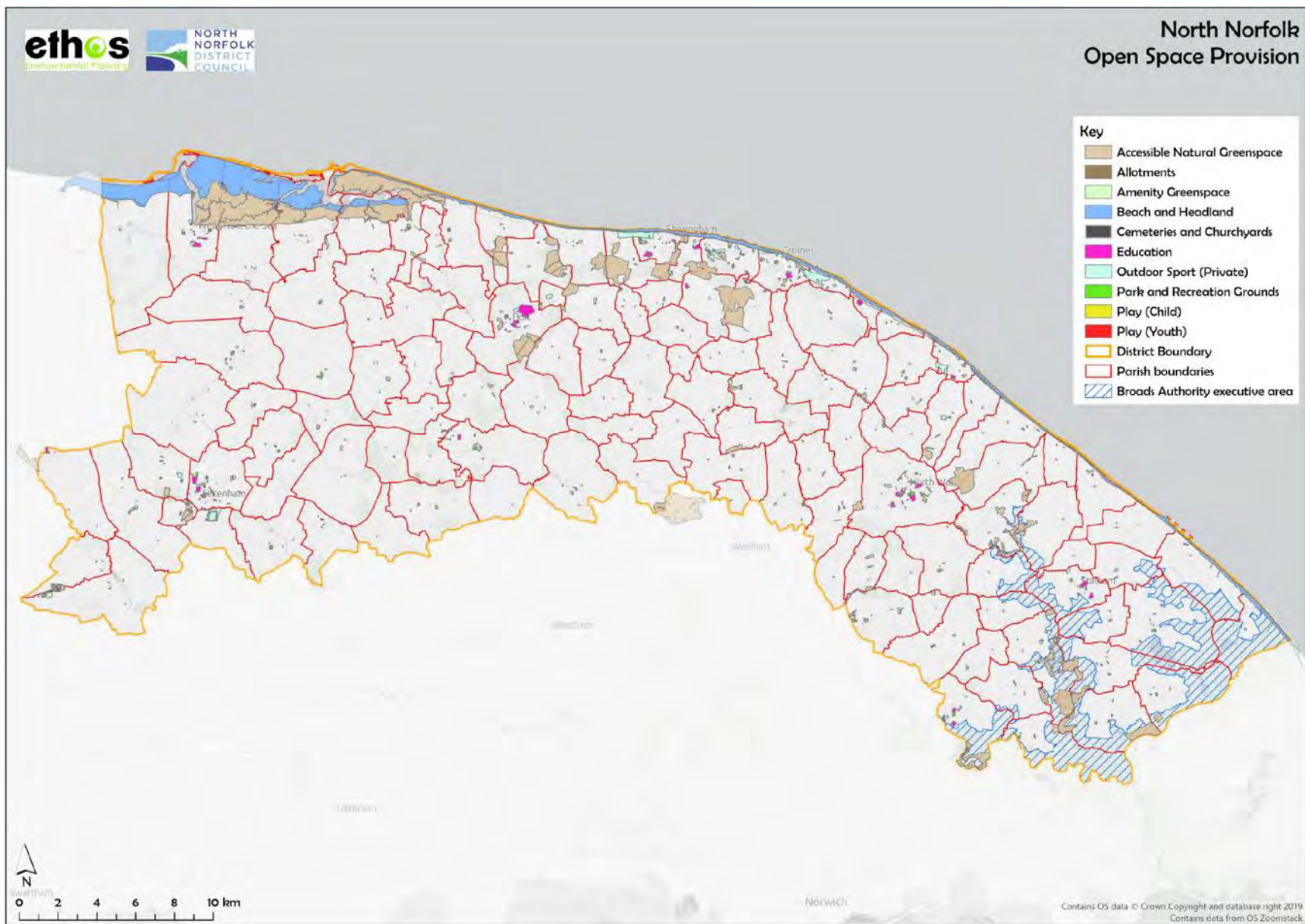
The Open Space Assessment:

- ▶ Provides evidence to support the emerging Local Plan;
- ▶ Provides a robust assessment of existing open space provision;
- ▶ Sets justified, locally derived open space provision standards for quantity, quality and accessibility;
- ▶ provides recommendations about future requirements, including thresholds above which developers should be required to provide on-site open space;
- ▶ Assesses qualitative and quantitative deficiencies or surpluses in open space provision across the District;
- ▶ Provides information to justify on-site open space provision and the collection of developer contributions towards new facilities or the enhancement of existing provision; and
- ▶ Provides information to help inform CIL/S106 spending.

Purpose of the Open Space Assessment



Open Space Methodology



Open Space Mapping: District Overview

Collector for ArcGIS

Page 174
GIS > Applications

Quality Audits

- ▶ Welcoming
- ▶ Good and Safe Access
- ▶ Community Involvement
- ▶ Safe Equipment & Facilities
- ▶ Appropriate Provision of Facilities
- ▶ Quality/Management of Facilities and Infrastructure
- ▶ Personal Security on Site
- ▶ Dog Fouling
- ▶ Litter and Waste Management
- ▶ Grounds/Habitat Management



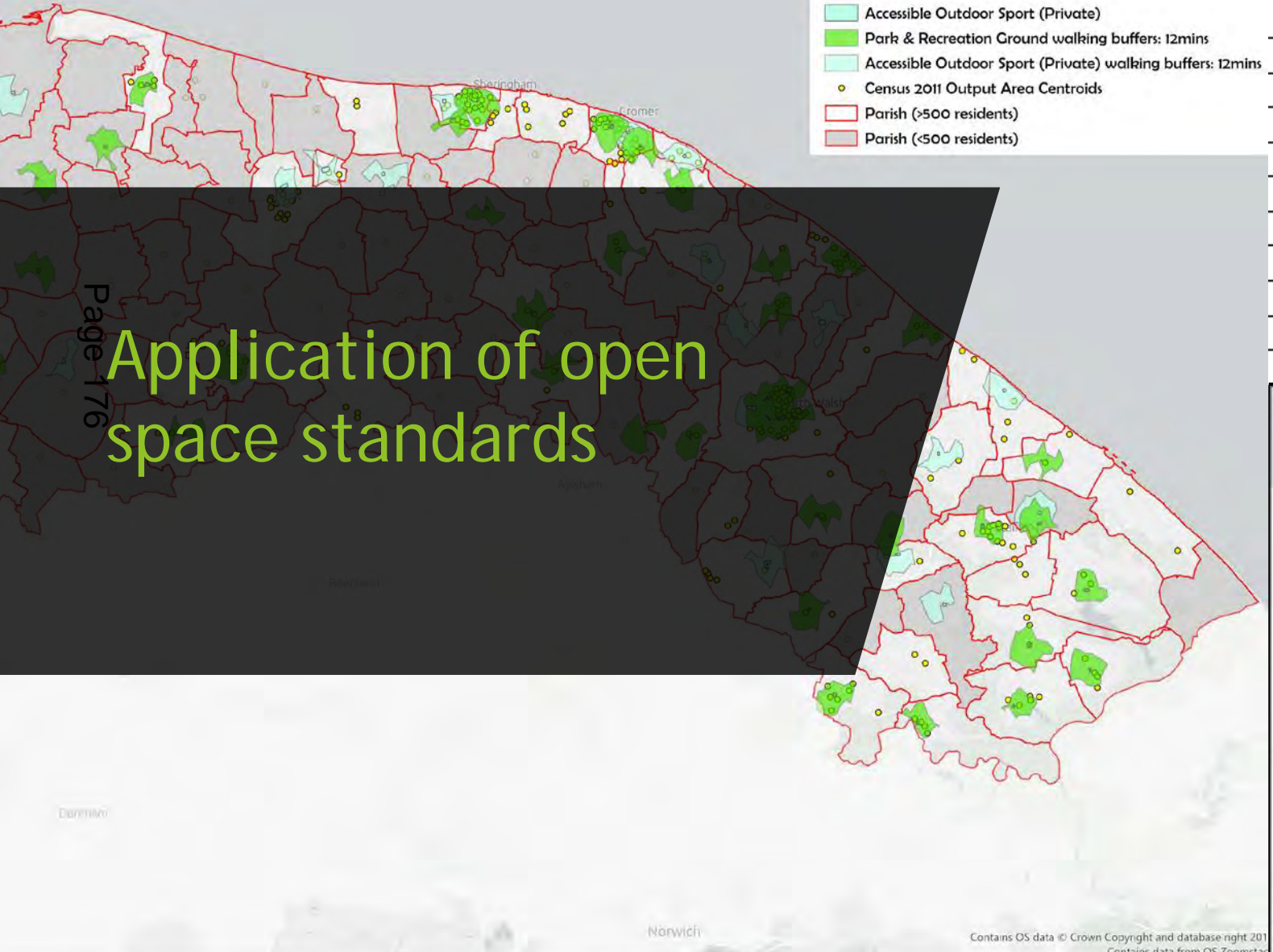
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Natural Green Space	1.5 (for new provision only)	20 minutes' walk-time and ANGSt Standards
Total for new provision	4.36 ha/1000	

Open Space Standards

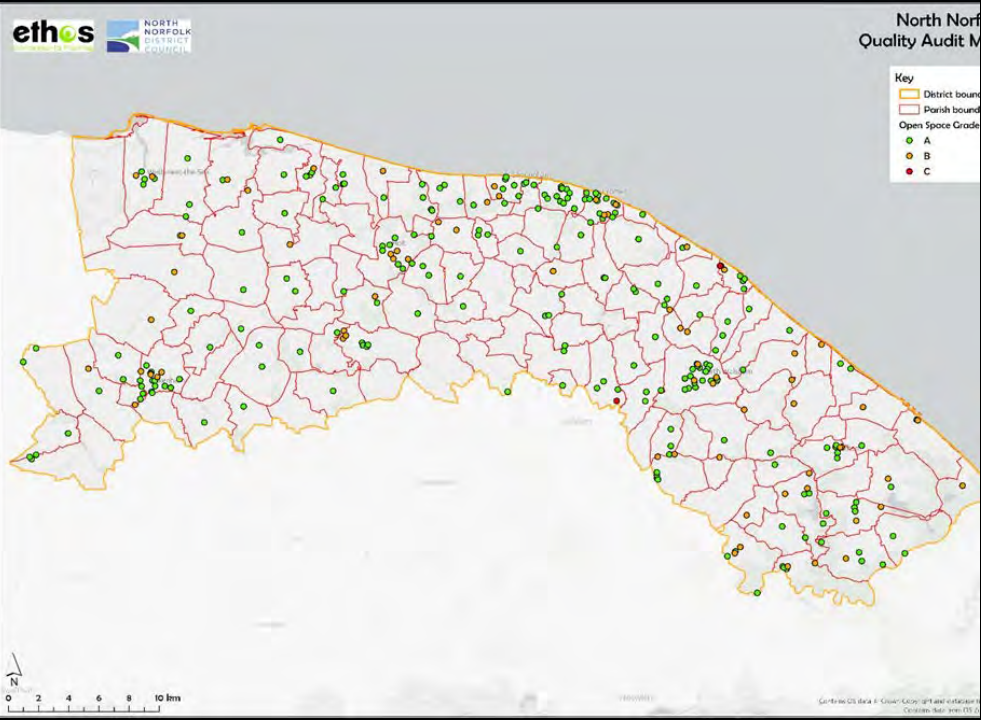
North Norfolk Park and Recreation Grounds (and Accessible Private Sport) Access Map



Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	
-0.16	-0.26	-0.29	-0.03	-0.02	
0.08		1.04			
	-0.49		0.05	-0.02	
-0.21	-0.16	-0.39	-0.04	-0.02	
-0.10	0.04	-0.18	-0.02	-0.01	
-0.30	-0.49	-0.54	-0.05	-0.03	
1.00	-0.22	-0.24	0.08	-0.01	
-0.13	-1.15	-0.04	-0.03	-0.07	
0.02	-0.07	-0.25	0.06	-0.01	
-0.27	0.89	-0.49	-0.04	-0.03	
0.08	0.48	-1.21	-0.11	-0.07	
-0.17	-0.28	0.57	0.11	-0.02	
-0.48	2.00	2.22	0.04	0.02	



Application of open
space standards



Key findings (1) – Quantity and Quality

Quantity

- ▶ At the district level, there is good provision of amenity green space. However, there are shortfalls in allotments, parks and recreation, children's and youth play space. The importance of private outdoor sports space is recognised, especially in light of the shortfall of parks and recreation grounds.
- ▶ Provision varies across parishes and typologies, with some meeting the quantity standards and some falling below.

Quality

- ▶ The majority of open spaces were assessed as being of good quality

Typology	Quality Audit Grade			
	A (Good)	B (Average)	C (Poor)	Total
Accessible Natural Greenspace	60	27	2	89
Amenity Green Space	98	30		128
Outdoor Sport (Private)	7	2		9
Park and Recreation Grounds	39	6		45
Play (Child)	21	5		26
Total	225	70	2	297

Key findings (2) - Access

- ▶ Allotments - Good access in the large settlements of Sheringham, Stalham, North Walsham, Briston, Runton and Wells-Next-the Sea. However, there are some significant gaps in access in Parishes with over 500 population.
- ▶ Amenity Green Space - Generally good access across the district, the main gaps in access being in the rural Parishes with less than 500 population.
- ▶ Parks and Recreation Grounds - Generally good access across the key settlements within the district, the main gaps in access being in Holt, Scottow (Badersfield) and Sutton.
- ▶ Children's Play Space - Generally good access in parishes with above 300 people, although there are exceptions including Sutton, East Ruston and Walcott.
- ▶ Youth Play Space - Provision is more sporadic, with large gaps in access across the majority of Parishes with over 500 population including the key settlements of Holt and Hoveton.
- ▶ Natural Green Space - Some large gaps in access across the district, although it is noted that there is an extensive PROW network and access to the countryside and coast.

Future Needs for Open Space

The assessment considers the implications for open space provision from the predicted population growth resulting from proposed emerging housing allocations, applying the new quantity standards.

The proposed emerging allocations in the Local Plan amount to 4924 dwellings, in addition a further 2,295 dwellings will come forward as windfall over the entire plan period. Using the average household size of 2.3 persons, this will result in a household population of 16,604.

Typology	Required standard for new provision (ha/1000)	Requirement for 16,604 people (Hectares)
Allotments	0.60	9.96
Amenity Green Space	1.0	16.60
Parks and Recreation Grounds	1.10	18.26
Play Space (Children)	0.10	1.66
Play Space (Youth)	0.06	1.0
Natural Green Space	1.5	24.91
Total		72.39

Policy Recommendations

- ▶ Study provides a robust evidence base evidence base and framework for decision making
- ▶ The policy recommendations for open space address five key areas:
 - ▶ Existing provision to be protected;
 - ▶ Existing provision to be enhanced;
 - ▶ Opportunities for re-location/re-designation of open space;
 - ▶ Identification of areas for new provision; and
 - ▶ Facilities that may be surplus to requirement.

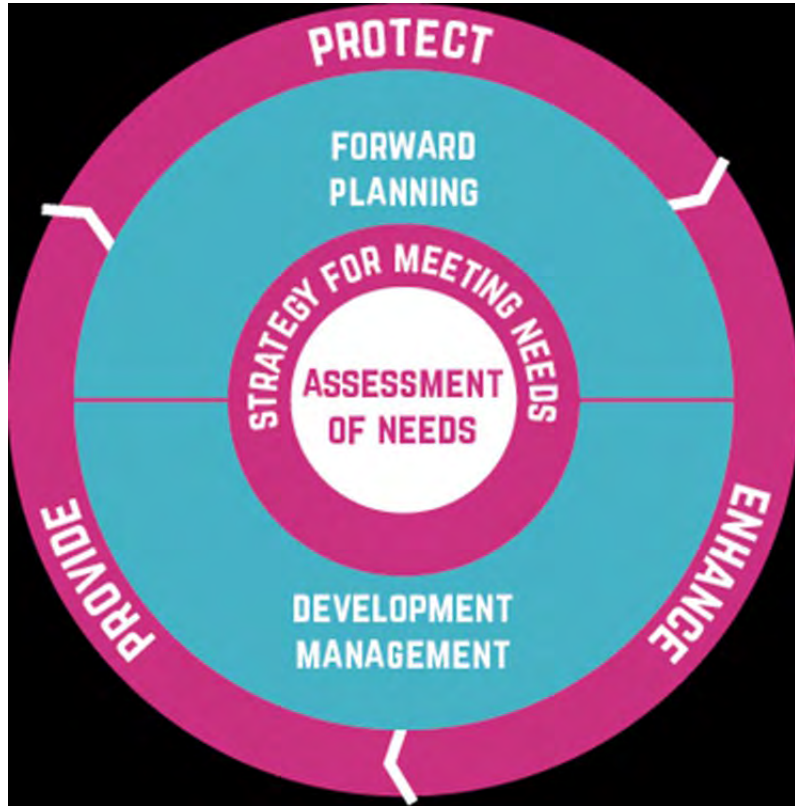
This section also includes:

Developer Contributions and
'Cost Calculator'

Thresholds for on site provision

Decision flow charts for when provision should be provided on site, or when improvements to existing open space provision may be more appropriate, and in relation to sanctioning (re)development of open space

Playing Pitch Strategy



What's the purpose of a Playing Pitch Strategy?

Sport England Methodology

- ▶ Steering group of Council officers, National Governing Bodies of Sport (NGBs), Sport England - met three times
- ▶ Review of documents, proposals and plans
- ▶ Visual quality assessments of ALL sites - football/rugby in winter; cricket/tennis/bowls in summer
- ▶ Questionnaire surveys of use and demand to all clubs, schools, town and parish councils, major landowners
- ▶ Consultation evening for local clubs
- ▶ Meetings with stakeholders
- ▶ To produce A ROBUST EVIDENCE BASE - comprising a comprehensive Assessment of Need document, a Strategy and a detail Action Plan for EVERY site

North Norfolk's Playing Pitch Strategy Vision and Objectives

To support the protection, provision and enhancement of appropriate and high quality playing pitch facilities that maximize opportunities for sport & physical activity for all and foster sporting excellence, community cohesion and a healthy environment.

- ▶ Provide sufficient and appropriate high quality facilities and opportunities to meet demand to 2036
- ▶ Protect existing provision and encourage increased usage to create viable and sustainable sites at the heart of community development
- ▶ Raise the value of the pitch sports in enhancing mental and physical health and well-being
- ▶ Enhance and manage facilities well to retain players and attract new participants, particularly 'less active' groups
- ▶ Create a delivery framework for people and organisations to work together to share skills, expertise, resources and facilities

What we did with the information gathered

Compiled database of all site audit and demand information

All sites mapped. Six sub areas for analysis (Fakenham, Cromer, Stalham, North Walsham, Wells next the Sea and Sheringham)

Each site given quality rating and improvements identified

Each site assessed for usage levels and any spare capacity

Facilities needed in the future calculated using population growth and housing allocations statistics

Final strategy prepared with Steering Group. Sets out actions for every site and priority projects

Proposed that the PPS is updated regularly and actions implemented through a PPS Delivery Group

So...what is needed to meet demand in 2036?

Access to the equivalent of the following.....

- ▶ Up to an additional 5 adult pitches, 9 youth pitches and 4-5 mini soccer pitches
- ▶ Up to an additional 3-4 rugby pitches
- ▶ Up to 2 cricket pitches potentially in the North Walsham and Fakenham areas.
- ▶but this doesn't always mean NEW provision
- ▶ PLUS:
- ▶ Key priority locations for 3G Football Turf Pitches identified in North Walsham, Fakenham and Cromer (North Walsham & Fakenham might also cater for rugby training).
- ▶ Replacement/upgrade of hockey compliant artificial grass pitch at Sheringham High School with accompanying clubhouse facilities

Other Issues

- ▶ Youth football clubs in the main towns struggle to find enough appropriately sized, accessible pitches
- ▶ Need to upgrade/improve some changing facilities if going to retain players and attract new participants (particularly women and girls e.g. Briston Playing Fields, Stiffkey Playing Field)
- ▶ Cromer football 'hub' - recommends a minimum of 6 grass football pitches, a full size 3G Football Turf Pitch plus clubhouse.
- ▶ Need more floodlit areas for football, rugby and tennis to increase capacity and/or year-round play
- ▶ Many underused and/or unused rural football and cricket grounds & tennis courts. Some poor maintenance (maintenance is costly)
- ▶ Making better use of school sports pitches, with secure community use agreements
- ▶ Need to protect artificial grass pitches on private school sites
- ▶ Allow for new and/or casual formats of the pitch sports e.g. non turf pitches for cricket
- ▶ Maintain provision for bowls and encouraging improved facilities to attract more and younger players
- ▶ Provision of facilities for formal athletics and running clubs

Examples











SUFFIELD PARK BOWLS CLUB



Station Road, Cromer, Norfolk NR27 0DX

Club House Open For Hire
Weddings, Parties, Christenings Etc
Bar & Kitchen - Seating up to 60 People
Catering Provided

Plus Other Seasonal Events

NEW MEMBERS WELCOME
OPEN TO NON MEMBERS

07919 038275

01263 514555

01263 514555





Priorities

- ▶ New site for Cromer Town FC and Cromer Youth FC – hub site
- ▶ Sheringham High School – protect and upgrade existing artificial grass pitch as hockey compliant surface
- ▶ North Walsham High School – provision of 3G FTP (with rugby shockpad).
- ▶ Fakenham – provision of 3G FTP (possibly with rugby shockpad). Preferred site – Clipbush Park.
- ▶ Fakenham Cricket Club requires access to an additional pitch. Preferred site – former Fakenham College site adjacent.
- ▶ Reinstatement of playing field facilities at Trap Lane, Fakenham: upgrade of non turf wicket and possible other pitch provision (rugby?)
- ▶ Improvement of pitch quality and extension of Stalham Recreation Ground to facilitate merger of Stalham Town FC & Stalham Youth FC
- ▶ Norton Warnes Ground (Cromer CC) – new clubhouse/changing facilities
- ▶ Gresham's School – provision of synthetic athletics facility with appropriate secure community use agreements
- ▶ Fakenham RFC – secure access to additional rugby pitch
- ▶ Briston Recreation Ground – internal remodelling/enhancement of changing facilities for football and upgrade of courts and floodlighting for tennis courts.

North Norfolk Open Space Assessment



Part of the Open Space, Sport and Recreation Study 2019

(Final Version, February 2020)

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North Norfolk Open Space Assessment (2019)

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Glossary of Terms

Term	Meaning
ANGSt	Accessible Natural Green Space Standard
CIL	Community Infrastructure Levy
FIT	Fields In Trust (originally known as the 'National Playing Fields Association')
GI	Green Infrastructure
GIS	Geographic Information System
IMD	Index of Multiple Deprivation
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
LSOA	Lower-layer Super Output Areas
MUGA	Multi Use Games Area
NEAP	Neighbourhood Equipped Play Area
NEWP	Natural Environment White Paper
NGB	National Governing Body
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
ONS	Office for National Statistics
P&AGGS	Play and Amenity Green Space Strategy
PPG17	Planning Policy Guidance Note 17
SPD	Supplementary Planning Document
PPS	Playing Pitch Strategy

1.0 INTRODUCTION

1.1 Overview

This Open Space Assessment has been undertaken by Ethos Environmental Planning to inform the District Council's decision-making processes in relation to open space provision up to 2036.

It is one of a set of reports covering the North Norfolk local authority area and prepared for the Council as part of a wider Open Space, Sport and Recreation Study and Playing Pitch Strategy for the Council.

The four reports are the:

- Community and Stakeholder Consultation Report;
- Playing Pitch Strategy Needs Assessment Report;
- Playing Pitch Strategy; and
- Open Space Assessment Report (this report).

The National Planning Policy Framework (NPPF) (paragraph 96) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

The study has been carried out in-line with the National Planning Policy Framework (NPPF), and Planning Policy Guidance Note 17 (PPG 17). Although PPG 17 has been superseded by the NPPF, there is still a clear reference made to the principles and ideology established within PPG17. As such the underlying principles of this study have been informed by the former guidance provided in '*Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation*', and its Companion Guide '*Assessing Needs and Opportunities*', which is a tried and tested methodology and takes a consistent approach with many other local authorities.

1.2 Purpose of this Report

As set out within the brief for the Study, the Open Space Assessment seeks to:

- Assess qualitative and quantitative deficiencies or surpluses in open space provision across the District and to identify options for addressing these;
- Support the delivery of the Local Plan up to 2036 through robust analysis and assessment;

- Set locally derived open space provision standards for quantity, quality and accessibility and to provide recommendations about future requirements at settlement level (taking into account planned growth and taking into account the current and projected future population of the District), to inform policy approach and assist with Development management application determinations, including possible thresholds above which developers should be required to provide on-site open space;
- Provide information to justify on-site open space, sports and recreation provision and the collection of developer contributions towards new facilities or the enhancement of existing provision; and,
- Provide information to help inform CIL/S106 spending. The study should also identify a list of projects for each local area to help with CIL/S106 spending/contribution.

1.3 Structure of the report

This report of study follows the five key stages as summarised below:

- Step 1 – Identifying Local Needs
- Step 2 – Audit of Existing Open Space Assets
- Step 3 – Setting Local Standards
- Step 4 – Applying Local Standards
- Step 5 – Drafting Policy Recommendations

1.4 The Study Area (See Figure 1)

1.4.1 Overview

North Norfolk is predominantly a rural area located on the east coast of England. North Walsham, Fakenham and Cromer are the largest towns and serve the day to day needs of residents in the east, west and centre of the District respectively with the smaller towns of Holt, Sheringham, Wells-next the Sea, Stalham and many smaller villages and hamlets dispersed across a wide rural area predominantly in use for agriculture.

The coast is one of the defining characteristics of the District. It retains a sense of remoteness, is home to internationally important wildlife and nationally important landscapes.

Much of the coast is designated as an Area of Outstanding Natural Beauty and is defined as both a Heritage and Undeveloped Coast. North Norfolk is also home to much of The Broads National Park, Britain's largest protected wetland, salt marshes, as well as several nature reserves of international importance.

1.3.1 Administrative Boundaries

In order to analyse the current provision and future requirements for open space across the Study Area, the following geographical areas have been used:

- The overall Study Area (North Norfolk District, including the area of the Norfolk Broads which falls within the District); and
- Parishes boundaries.

These boundaries are shown in Figure 1 below and were agreed by the project steering group as the most effective way to analyse provision.

Figure 1 The Study Area (North Norfolk District and constituent Parishes)



1.5.3 Population Statistics

Of particular relevance to this study are the ONS mid-year (2016) population statistics by Parish, which provide much more up-to-date figures compared to the 2011 Census data and have been used as the basis for much of the current and future assessment of need for open space.

The population of the Study Area is 105,671. The breakdown by Parish is shown in the table below.

Table 1 Parish population statistics (ONS mid-year 2016 population estimates)

Parish	2016 Population
Alby with Thwaite	260
Aldborough & Thurgarton	559
Antingham	357
Ashmanhaugh	168
Aylmerton	493
Baconsthorpe	218
Bacton	1147
Barsham	227
Barton Turf	449
Beeston Regis	1097
Binham	284
Blakeney	796
Bodham	494
Briningham	117
Brinton	204
Briston	2549
Brumstead	354
Catfield	1000
Cley Next the Sea	411
Colby	490
Corpusty and Saxthorpe	741
Cromer	7621
Dilham	317
Dunton	108
East Beckham	283
East Ruston	620
Edgefield	376
Erpingham	736
Fakenham	7785
Felbrigg	205
Felmingham	591
Field Dalling	297
Fulmodeston	431
Gimingham	519
Great Snoring	136
Gresham	436
Gunthorpe	238

Parish	2016 Population
Hanworth	156
Happisburgh	925
Helhoughton	431
Hempstead	189
Hempton	506
Hickling	987
High Kelling	507
Hindolveston	621
Hindringham	453
Holkham	210
Holt	3985
Honing	333
Horning	1128
Horsey	187
Hoveton	2049
Ingham	366
Ingworth	337
Itteringham	135
Kelling	187
Kettlestone	181
Knapton	399
Langham	387
Lessingham	560
Letheringsett with Glandford	224
Little Barningham	139
Little Snoring	602
Ludham	1303
Matlask	118
Melton Constable	658
Morston	178
Mundesley	2694
Neatishead	541
North Walsham	12645
Northrepps	1102
Overstrand	974
Paston	240
Plumstead	138
Potter Heigham	1040
Pudding Norton	248
Raynham	294
Roughton	947
Runton	1644
Ryburgh	662
Salthouse	160
Scottow	1785
Sculthorpe	711
Sea Palling	619
Sheringham	7421

Parish	2016 Population
Sidestrand	227
Skeyton	238
Sloley	305
Smallburgh	532
Southrepps	872
Stalham	3269
Stibbard	329
Stiffkey	199
Stody	188
Suffield	126
Sustead	214
Sutton	1185
Swafeld	297
Swanton Abbott	541
Swanton Novers	237
Tattersett	997
Thornage	182
Thorpe Market	315
Thurning	270
Thursford	211
Trimingham	478
Trunch	956
Tunstead	1083
Upper Sheringham	217
Walcott	545
Walsingham	792
Warham	215
Wells-Next-the-Sea	2149
West Beckham	283
Westwick	248
Weybourne	505
Wickmere	159
Wighton	230
Witton	349
Wiveton	118
Wood Norton	218
Worstead	972
District	105671

2.0 METHODOLOGY

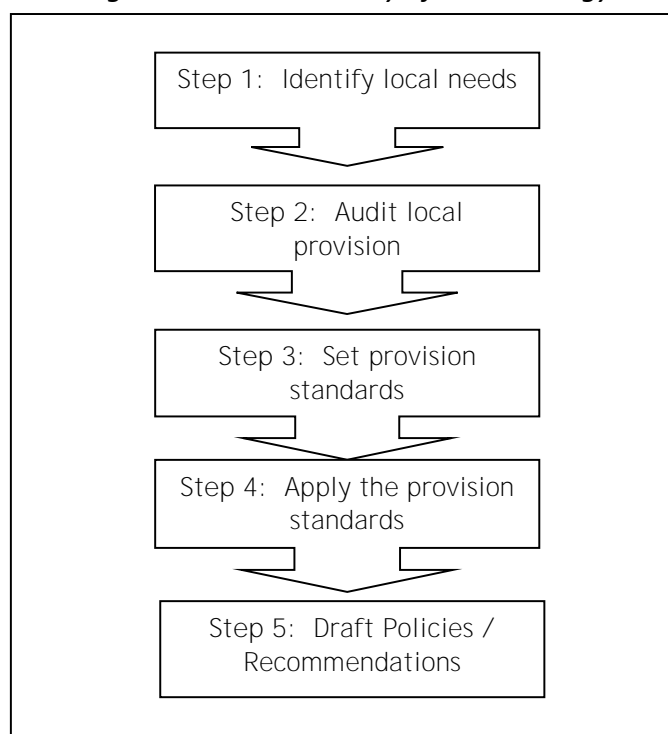
2.1 General

The starting point for this study has been the guidance in Section 8 of the NPPF, which adheres to but has superseded PPG17. The policy gives clear recommendations for the protection of and appropriate provision for open space, however it does not provide any detailed guidance on how to conduct an open space assessment. It is therefore both logical and acceptable to reference the guidance for assessment provided in the former PPG17 and its Companion Guide. PPG17 placed a requirement on local authorities to undertake assessments and audits of open space, sports and recreational facilities in order to:

- identify the needs of the population;
- identify the potential for increased use;
- establish an effective strategy for open space/sports/recreational facilities at the local level.

The Companion Guide to PPG17 recommended an overall approach to this kind of study as summarised below:

Figure 2 Summary of methodology



Within this overall approach the Companion Guide suggests a range of methods and techniques that might be adopted in helping the assessment process. Where appropriate, these methods and techniques have been employed within this study and are explained at the relevant point in the report. In addition, they are summarised in the paragraphs below.

2.2 Identifying Local Need (Step 1)

The Community and Stakeholder Consultation Report (2019) examines identified local need for various types of open space, sports and recreational opportunities. It has drawn upon a range of survey and analytical techniques as well as a detailed review of existing consultation data and other relevant documentation. The report details the community consultation and research process that has been undertaken as part of the study as well as the main findings. The key findings from the Community and Stakeholder Consultation Report are summarised in this document.

The consultation findings, in conjunction with the audit of open space and consideration of existing national and local standards or benchmarks are used to set new open space standards for the district.

The consultation and audit of open space assets (Steps 1 and 2) were taken concurrently.

2.3 Audit of Existing Open Space Assets (Step 2)

2.3.1 Defining the scope of the audit

In order to build up an accurate picture of the current open space and play provision in the Study Area, an initial desktop audit of the open space asset was carried out, this included:

- analysis of existing GIS data held by the Council;
- desktop mapping of open space from aerial photography, the Ordnance Survey Greenspace layer and other open datasets e.g. from Natural England;
- questionnaires to town and Parish councils;
- liaison with council officers.

Following this, quality audits were undertaken by Ethos during March 2019 at a total of 297 open spaces. The quality audit drew on criteria set out in the 'Green Flag Award'¹. The audits were undertaken using a standardised methodology and consistent approach (explained in more detail in section 7.4). However, audits of this nature can only ever be a snapshot in time and their main purpose is to provide a consistent and objective assessment of a site's existing quality rather than a full asset audit. Clearly, local communities may have aspirations which are not identified in the quality audit, but it is hoped that these can be explored further outside of this study through site management plans and neighbourhood/Parish plans as appropriate.

2.3.2 Approach to mapping

As part of the audit process, sites were mapped into their different functions using a multi-functional approach to mapping, as demonstrated in figure 2 below.

¹ <http://www.greenflagaward.org.uk/judges/judging-criteria>

Where open spaces cross Parish boundaries, in order to calculate the quantity of open space by Parish, these have been split using the Parish boundary.

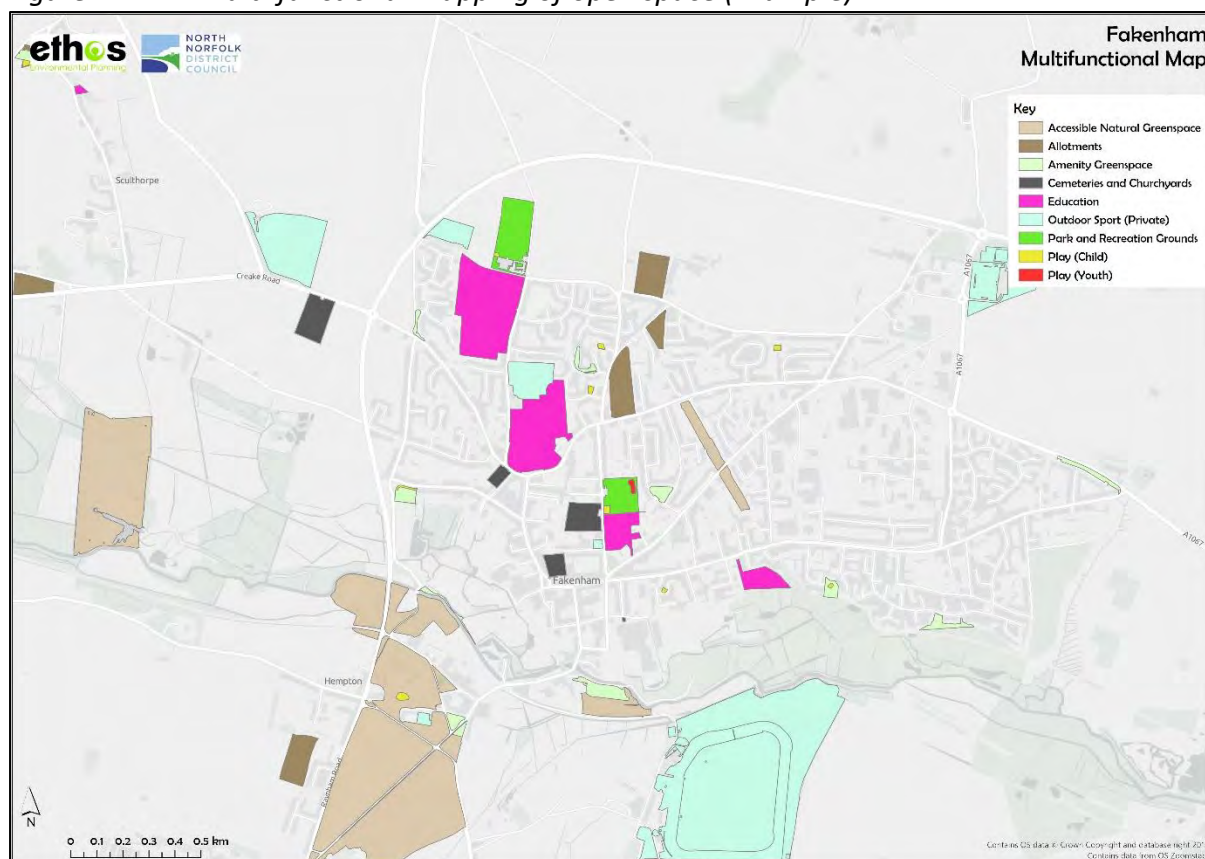
Only open spaces within the Study Area have been mapped i.e. although cross-border use of open space has been noted and considered (including within the Community and Stakeholder Consultation Report 2019), open spaces falling outside of the Study Area boundary have not been mapped.

Although this study deals with certain typologies of open space, with a focus on accessible open space, the importance of the wider green space network e.g. in terms of green infrastructure, historic, biodiversity, visual amenity and health and wellbeing is recognised.

It should be noted that the typologies mapping is as accurate as possible (as of July 2019) following cross checking with the Council's GIS layers; desktop mapping; consultation with the Council and town/Parish councils; and site visits. It is the intention of the Council to keep the mapping up to date as new open space is provided through future development.

The open space provision tables (in Section 5) and resulting supply and access maps (Section 7) are based on the mapping of open space which was signed off by the council in July 2019.

Figure 2 Multi-functional mapping of open space (Example)



2.4 Set and Apply Provision Standards (Steps 3 and 4)

Local provision standards have been set for the Study Area (in agreement with the project team), with three components, embracing:

- quantity;
- accessibility;
- quality.

Quantity

The GIS database and mapping has been used to assess the existing provision of open space across the Study Area. The existing levels of provision are considered alongside findings of previous studies, the local needs assessment and consideration of existing and national standards or benchmarks. The key to developing robust local quantity standards is that they are locally derived, based on evidence and most importantly, achievable. Typically, standards are expressed as hectares per 1,000 people. The recommended standards are then used to assess the supply of each type of open space across the Study Area.

Access

Evidence from previous studies, the needs assessment and consideration of national benchmarks are used to develop access standards for open space. Typically, standards are expressed as straight-line walk distances. Drive-time standards have not been proposed as these are normally only appropriate for strategic sites such as country parks and sports hub sites. Drive-time standards generally do not work well for analysing access to local facilities/open space, as they do not generally show where the gaps in access are, and in addition, the consultation has shown that the majority of households access the various open space typologies on foot.

A series of maps assessing access for different typologies are presented in this report. The maps are intended to be indicative, and more detailed maps by Parish are provided at Appendix 2. They show the walk time buffers along with Census 2011 Output Areas so that the key gaps in access can be identified.

The straight-line walking distances do not take into account roads or barriers to access, and so the actual route walked (the pedestrian route) is generally further i.e. straight-line distances are around 60% of actual distances. The standard walk-time and straight-line/pedestrian route distances are shown in the table below:

Table 2 Standard walk-times and distances

walk-time (minutes)	Pedestrian Route (metres)	Straight-line (metres)
1	100	60
2	160	96
3	240	144
4	320	192
5	400	240
6	480	288
7	560	336
8	640	384
9	720	432
10	800	480

walk-time (minutes)	Pedestrian Route (metres)	Straight-line (metres)
11	880	528
12	960	576
13	1040	624
14	1120	672
15	1200	720
16	1280	768
17	1360	816
18	1440	864
19	1520	912
20	1600	960

Quality

Quality standards have been developed drawing on previous studies, national benchmarks and good practice, evidence from the needs assessment and the findings of the quality audits. The quality standards also include recommended policies to guide the provision of new open space through development in the future.

2.5 Drafting Policy Recommendations (Step 5)

This section outlines higher level strategic options which may be applicable at Parish and Study Area wide level. The strategic options address the following key areas:

1. Existing provision to be protected;
2. Existing provision to be enhanced;
3. Opportunities for re-location/re-designation of open space;
4. Identification of areas for new provision;
5. Facilities that may be surplus to requirement.

In addition, information on developer contributions and the methodology for calculating costs for on and off site provision of open space is provided in Section 8.7.

3.0 CONTEXT

3.1 Introduction

This section sets out a brief review of the most relevant national and local policies related to the study, which have been considered in developing the methodology and findings of the study. Policies and strategies are subject to regular change, therefore the summary provided in this section was correct at the time of writing. North Norfolk District Council reserves the right to change and update this section as policies change.

It also provides important contextual information regarding health and deprivation for the Study Area.

The policy overview includes analysis of the local authorities' existing strategies and policies. It also includes a review of other strategies of relevance at national and local levels and assesses their implications for the provision of open space, sport and recreation opportunities.

The Companion Guide to the previous PPG17 identified the importance of understanding the implications of existing strategies on the study. Specifically, before initiating local consultation, the Guide suggested there should be a review of existing national, regional and local plans and strategies, and an assessment of the implementation and effectiveness of existing planning policies and provision standards.

3.2 Strategic Context

3.2.1 National Strategic Context

3.2.1.1 National Planning Policy Framework (NPPF) (February 2019)

The NPPF sets out the Government's planning policies for England and how they should be applied. The NPPF must be adhered to in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Within the NPPF, open space is defined as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'.

The NPPF contains the following references that relate to green infrastructure and open spaces:

- **Para 7** - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- **Para 96** - Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- **Para 97** - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- **Para 98** - Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails
- **Para 149** - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure
- **Para 170** - Planning policies and decisions should contribute to and enhance the natural and local environment.

3.2.1.2 Green Infrastructure

The concept of green infrastructure (GI) is now firmly embedded in national policy with the NPPF requiring local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It defines green infrastructure as *'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'*.

The Study Area has a wide range of existing green infrastructure assets such as open spaces, parks and gardens, allotments, woodlands, street trees, fields, hedgerows, treelines, lakes, ponds, rivers, meadows and grassland playing fields, as well as footpaths, cycleways and waterways. However, the concept of GI looks beyond existing designations, seeking

opportunities to increase function and connectivity of assets to maximise the benefits for the community and wildlife.

3.2.1.3 The Natural Environment White Paper (NEWP) The Natural Choice: securing the value of nature (2011)

The White Paper² recognises that a healthy natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It sets out how the value of nature can be mainstreamed across our society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the European Union (EU) and internationally.

It responds to the 2010 independent review of England's wildlife sites and ecological network, chaired by Professor Sir John Lawton, which identifies the need for more, better and bigger joined spaces for nature.

3.2.1.4 Biodiversity 2020: A strategy for England's wildlife and ecosystem services, (August 2011)

This biodiversity strategy for England builds on the Natural Environment White Paper and sets out the strategic direction for national biodiversity policy to implement international and EU commitments.

The vision for England is: 'By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to climate change, providing essential services and delivering benefits for everyone'.

The mission of this strategy is to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'. The strategy contains four outcomes to be achieved by the end of 2020. These are:

Habitats and ecosystems on land (including freshwater environments)

By 2020 we will have put in place measures so that biodiversity is maintained and enhanced, further degradation has been halted and where possible, restoration is underway helping to deliver more resilient and coherent ecological networks as well as healthy and well-functioning ecosystems which can deliver multiple benefits for wildlife and people too.

Marine habitats, ecosystems and fisheries

By 2020 we will have put in place measures so that biodiversity is maintained, further degradation has been halted and where possible, restoration is underway, helping deliver good environmental status and our vision of clean, healthy, safe productive and biologically diverse oceans and seas.

² <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

Species

By 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species.

People

By 2020, significantly more people will be engaged in biodiversity issues, aware of its value and taking positive action.

3.2.1.5 A Green Future: Our 25 Year Plan to Improve the Environment (2018)

This 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

The 25-year goals are:

1. Clean air.
2. Clean and plentiful water.
3. Thriving plants and wildlife.
4. A reduced risk of harm from environmental hazards such as flooding and drought.
5. Using resources from nature more sustainably and efficiently.
6. Enhanced beauty, heritage and engagement with the natural environment.

In addition, pressures on the environment will be managed by:

7. Mitigating and adapting to climate change.
8. Minimising waste.
9. Managing exposure to chemicals.
10. Enhancing biosecurity.

Actions/policies are identified around six key areas: Using and managing land sustainably; Recovering nature and enhancing the beauty of landscapes; Connecting people with the environment to improve health and wellbeing; Increasing resource efficiency, and reducing pollution and waste; Securing clean, productive and biologically diverse seas and oceans; Protecting and improving the global environment.

The Plan sits alongside two other important government strategies. The Industrial Strategy sets out how productivity will be boosted across the UK through five foundations – ideas, people, infrastructure, business, environment and places. Clean Growth is one of the four Grand Challenges laid out in the strategy that will put the UK at the forefront of industries of the future, ensuring that it takes advantage of transformational global trends. The Clean Growth Strategy sets out the UK's reaffirmed ambition to promote the ambitious economic and environmental policies to mitigate climate change and deliver clean, green growth.

3.2.1.6 Revaluing Parks and Green Spaces – Measuring their economic and wellbeing value to individuals (2018)

This report provides a robust economic valuation of parks and green spaces in the UK as well as valuing improvements in health and wellbeing associated with their frequent use. This is the first research study on parks and green spaces to use welfare weighting methodology, allowing for more informed evidence-based policy decisions. The headline findings from this report are as follows:

- **The Total Economic Value to an individual is £30.24 per year** (£2.52 per month), and includes benefits gained from using their local park or green space and non-use benefits such as the preservation of parks for future generations. The value of parks and green spaces is higher for individuals from lower socio-economic groups and also from black and minority ethnic backgrounds. This research is the first to apply welfare weighting methodology to public parks and green spaces in the UK. The findings show that any loss of parks and green spaces will disproportionately impact disadvantaged and underrepresented communities, precisely those who value them the most.
- **The Wellbeing Value associated with the frequent use of local parks and green spaces is worth £34.2 billion per year** to the entire UK adult population.
- **Parks and green spaces are estimated to save the NHS around £111 million per year** based solely on a reduction in GP visits and excluding any additional savings from prescribing or referrals.

It is the view of Fields in Trust that few public services have such a wide-ranging, positive impact on local communities as parks and green spaces on which to play. Unfortunately, such spaces tend to be valued within local budgets according to their maintenance costs rather than their true dividend to local communities which vastly exceeds such sums because of their multiple benefits. Parks and green spaces can:

- Contribute to a preventative health agenda
- Reduce future Exchequer expenditure
- Reduce health inequalities
- Increase social cohesion and equality

The study captured, in economic terms, a value for parks and green spaces arising from direct use of a park or green space to the individual and the non-use benefits (gained from the existence and preservation of parks and green spaces regardless of use).

Although people who visit a park less often than once a month still value the existence of parks and green spaces, frequent park users state significantly higher Willingness to Pay values for parks and green spaces. Further analysis of the data also revealed significant differences in values depending upon a variety of factors including geographical location, size of park, income and ethnicity. When welfare weighting for income is applied the average

Willingness to Pay for parks and green spaces increases significantly for Black, Asian, Minority Ethnic (BAME) and lower socio-economic groups.

The report suggests that parks and green spaces are vital democratic spaces where people come together and interact and can play an important role in promoting social cohesion and integration.

The report found that parks and green spaces are clearly valued highly by communities and provide an enormous amount of quantifiable benefit to their local population. The data provided by the report on Total Economic Value (use and non-use) of parks and green spaces is demonstrable for the entire local population thus enabling local authorities for the first time to make a robust, evidence-led business case for the economic and wellbeing value of parks and green spaces to local communities. This research will enable a strategic approach to the provision of parks and green spaces by identifying areas where investment will have the most significant impact on individuals. It presents a new and compelling argument that, in a difficult economic climate, the provision of parks and green spaces should be prioritised in areas with lower socio-economic groups and a higher representation of BAME communities given the disproportionately high level of benefits that these groups derive from parks and green spaces.

The report identified the positive effects of park usage in respect of 'life satisfaction' including physical and mental health benefits that stem from park usage. Both wellbeing and self-reported general health were significantly higher for frequent park and green space users compared to non-users.

The report also highlighted partial cost savings to the NHS through reduced GP visits associated with frequent use of local parks and green spaces.

Parks and green spaces are clearly valued highly by communities and provide an enormous amount of quantifiable benefit to their local population.

3.2.1.6 Sporting Future - A New Strategy for an Active Nation (December 2015)

This cross-government strategy seeks to address flat-lining levels of sport participation and high levels of inactivity in this country. Through this strategy, government is redefining what success in sport means, with a new focus on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development. In future, funding decisions will be made on the basis of the outcomes that sport and physical activity can deliver.

It is the government's ambition that all relevant departments work closer together to create a more physically active nation, where children and young people enjoy the best sporting opportunities available and people of all ages and backgrounds can enjoy the many benefits that sport and physical activity bring, at every stage in their lives.

The government is reaffirming its commitment to Olympic and Paralympic success but also extending that ambition to non-Olympic sports where it will support success through

grassroots investment in those sports, and by sharing UK Sport’s knowledge and expertise. The strategy outlines what is expected of the sector to deliver this vision, and how the government will support it in getting there.

Public investment into community sport is to reach children as young as five as part of a ground-breaking new strategy. The move will see Sport England’s remit changed from investing in sport for those aged 14 and over to supporting people from five years old right through to pensioners, in a bid to create a more active nation.

Investment will be targeted at sport projects that have a meaningful, measurable impact on how they are improving people’s lives – from helping young people gain skills to get into work, to tackling social inclusion and improving physical and mental health.

Funding will also be targeted at groups who have low participation rates to encourage those who do not take part in sport and physical activity to get involved. This includes supporting women, disabled people, those in lower socio-economic groups and older people.

3.2.1.7 Sport England Strategy – ‘Towards an Active Nation’ (2016-2021)

In response to the Government’s strategy, Sport England’s new strategy vision is that everyone in England, regardless of age, background or ability, feels able to take part in sport or activity. Sport England’s new vision and its supporting aims will therefore contribute to achieving the government’s strategy. Key features of the new Strategy are:

- Dedicated funding to get children and young people active from the age of five, including a new fund for family based activities and offering training to at least two teachers in every secondary school in England to help them better meet the needs of all children, irrespective of their level of sporting ability.
- Working with the sport sector to put customers at the heart of everything they do and using the principles of behavioral change to inform their work.
- Piloting new ways of working locally by investing in up to 10 places in England – a mix of urban and rural areas.
- Investing up to £30m in a new volunteering strategy, enabling more people to get the benefits of volunteering and attracting a new, more diverse range of volunteers.
- Helping sport keep pace with the digital expectations of customers – making it as easy to book a badminton court as a hotel room.
- Working closely with governing bodies of sport and others who support people who already play regularly, to help them become more efficient, sustainable and diversify their sources of funding.

3.2.18 Building with Nature Benchmark

Building with Nature provides a framework of quality standards to ensure the design and delivery of high quality green infrastructure, so that developments will also deliver for the natural world and health communities.

Drawing from evidence and good practice, high quality green infrastructure has been defined at each stage of the development process, from planning and design, through to long-term management and maintenance. The standards enable nature friendly features to be integrated throughout the development.

Developers can apply to have their scheme assessed, and planners can have their policy document accredited by Building with Nature. The standards³ are also free to use and can assist with the planning and development of new places and communities.

3.2.2 Local Context

3.2.2.1 Development plans

Emerging Local Plan (2016 – 2036)

The Council is in the process of producing a new Local Plan which reviews and updates the currently adopted Core Strategy and Site Allocations Development Plans. Once adopted, it will supersede both of these documents. The new Plan will cover a twenty year plan period from 2016 to 2036.

The first draft of the Local Plan (consultation document) provides the overarching strategic approach to development and to outline where development should take place, how it should be delivered (through suitable development policies), and to identify appropriate development sites to meet the District's needs. The Plan's aims and objectives ensure that good quality, sustainable development takes place in suitable locations which respects the landscape, environment and heritage of North Norfolk.

The proposed distribution of development across North Norfolk is based on the following settlement hierarchy:

- Large Growth Towns: Cromer, Fakenham & North Walsham.
- Small Growth Towns: Holt, Hoveton, Sheringham, Stalham & Wells-next-the-Sea.
- Large Growth Villages: Blakeney, Briston & Melton Constable, Ludham & Mundesley.
- Small Growth Villages: Aldborough, Badersfield, Bacton, Binham, Catfield, Corpusty & Saxthorpe, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.
- Countryside: All other areas not within a defined settlement boundary of a selected settlements

The Plan proposes the delivery of 10,500 - 11,000 new homes over the 20-year plan period (4,500 homes on new allocated development sites), of which around 2,000 should be affordable homes. The Plan seeks to focus most of the required growth towards the defined Large and Small Growth Towns and a small number of Selected Villages. The scale of growth

³ <https://www.buildingwithnature.org.uk/how-it-works>

is determined by the settlement's position in the hierarchy, local needs and the capacity to accommodate development in a sustainable way.

At this stage, the plan is in draft form and until such time as it is adopted formally by the District Council it does not form part of the statutory Development Plan and carries little to no weight in decision making process.

Core Strategy (2008 and updated in 2012)

The current Core Strategy (adopted in 2008) provides the overarching approach for development in North Norfolk. It sets out a long-term spatial vision, objectives and policies to guide public and private sector investment up to 2021.

It contains the following policies⁴ of relevance to this study:

Policy SS 4: Environment

All development proposals will contribute to the delivery of sustainable development, ensure protection and enhancement of natural and built environmental assets and geodiversity and be located and designed so as to reduce carbon emissions and mitigate and adapt to future climate change.

Open spaces and areas of biodiversity interest will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged through a variety of measures such as:

- maximising opportunities for creation of new green infrastructure and networks in sites allocated for development;
- creating green networks to link urban areas to the countryside;
- the designation of Local Nature Reserves and County Wildlife Sites;
- appropriate management of valuable areas, such as County Wildlife Sites;
- minimising the fragmentation of habitats, creation of new habitats and connection of existing areas to create an ecological network as identified in the North Norfolk ecological network report;
- progress towards Biodiversity Action Plan targets; and
- conservation and enhancement of Sites of Special Scientific Interest (SSSI) in accordance with the Wildlife and Countryside Act;

New development will incorporate open space and high quality landscaping to provide attractive, beneficial environments for occupants and wildlife and contribute to a network of green spaces. Where there is no conflict with biodiversity interests, the quiet enjoyment and use of the natural environment will be encouraged and all proposals should seek to increase public access to the countryside.

⁴ This section sets out a summary of each policy. For full policy wording, the Core Strategy should be consulted.

Sustainable Drainage Systems will be encouraged, to reduce flood risk, promote groundwater recharge and improve water quality, enhance biodiversity and provide amenity benefit.

Policy SS 6: Access and Infrastructure

New development should be supported by, and have good access to, infrastructure, open space, public services and utilities.

Adequate provision of ... open space will be provided through:

- Provision and protection of Open Space to strive towards meeting the Open Space standards and create a network of accessible greenspace.
- Developer Contributions and planning obligations supported by Policy CT2 'Developer Contributions' and a Supplementary Planning Document (SPD).

Walking and cycling networks and Public Rights of Way will be protected, enhanced and promoted. New development should create convenient and attractive links within development and to the surrounding area, assist with creation of a network of accessible greenspace and provide links to public transport and walking and cycling networks.

Policy CT 1: Open Space Designations

Within these areas designated on the Proposals Map the following will apply:

Open Land Areas; Development will not be permitted except where it enhances the open character or recreational use of the land.

Education and Formal Recreation Areas; Development will not be permitted except where:

- it enhances the open character or recreational use of the land, or
- alternative provision is made, or it has been demonstrated that the facility is surplus to requirements.

Any replacement provision should take account of the needs of the area and current standards of open space provision but should generally be equivalent, or an improvement, in terms of size, usefulness, attractiveness, quality and accessibility.

Elsewhere, development proposals which result in the whole or partial loss of open space will not be permitted unless:

- the space does not contribute to the character of the settlement; and
- is surplus to requirement (taking account of all the functions it can perform), or
- where provision of equal or greater benefit is provided in the locality.

Policy CT 2: Developer Contributions

On schemes of 10 or more dwellings and substantial commercial development where there is not sufficient capacity in infrastructure, services, community facilities or open space, improvements which are necessary to make that development acceptable will be secured by

planning conditions or obligations, and these must be phased so as to be in place in accordance with an agreed time frame or prior to the occupation of an agreed number of units.

Planning obligations may also be required for maintenance payments, to meet the initial running costs of services and facilities and to compensate for loss or damage caused by development.

The Council will work with developers to secure the necessary improvements and determine the appropriate range and level of provision / contributions. A Supplementary Planning Document (SPD) will provide further guidance on the detailed nature of any financial or other contributions.

3.2.2.2 North Norfolk District Council Corporate Plan 2015-2019

One of the Council's main objectives in the Corporate Plan is Health and Wellbeing and associated actions include working with partners to invest in sport and recreation facilities across the District and promoting health and fitness for all ages, abilities and ambition. It is therefore anticipated that the Open Space, Sport and Recreation Study and the Sports Pitch Strategy will help the Council meet four of its strategic objectives i.e.

- Provide sport and leisure for all, alongside good quality open spaces
- Work in partnerships to help tackle health inequalities and decrease inactivity
- Bring investment to the district
- Encourage participation in a range of sports and activities

3.2.2.3 North Norfolk Open Space and Recreation Study (2006)

The 2006 Open Space Study had four main aims:

- to inform the review of the local plan;
- to provide guidance on open space standards;
- to advise the management of open space and sports facilities; and
- to help the Council to set priorities for expenditure, as well as find sources of funding.

The study involved an assessment of the quantity, quality and value of parks and open spaces in North Norfolk and notes whether provision is meeting local needs. It developed local standards and measures to address deficiencies in open space provision. It recognised that open space, with good planning and management, can perform multiple functions and provide a variety of benefits which cut across the Council's strategic priorities.

Some of the general conclusions in 2006 assessment were that:

- Public parks in North Norfolk are well provided for, especially at the strategic level represented by country parks.

- There are a good number of large parks, which are also well distributed throughout the District.
- Difficulties begin to arise at the more local level, such that a number of settlements in the rural hinterland have no children's play areas and are too far from other villages which may have adequate facilities to be able to use those.

The study also concluded that much of the open space in the district was of a high standard, and it gave advice on how to improve open space sites which are below standard; where existing functions can be expanded to meet demand, and on improving accessibility.

It also recommended the establishment of a Green Network to link open space and enhance its value; and advised on how existing facilities could be used to better effect, as well as identifying areas with specific requirements.

3.2.2.4 Interim Practice Guide to Core Strategy - Open Space Standards (2008)

This Guide provides advice on the implementation of developer contributions, and the Open Space standards contained in the North Norfolk Core Strategy. It highlights that "development sites in areas that are deficient in terms of the adopted local standards will be required to make appropriate provision locally, either within the development or by making new provision elsewhere or improvements to existing provision off-site".

The current NNDC adopted local standards for Open Spaces (contained in Appendix A of the Core Strategy) are as follows:

Table 3 Current adopted open space standards (2008)

Typology	Quantity Standard	Accessibility Standard	Quality Standard
Public Parks (Includes Country parks, district parks, neighbourhood parks and small local parks)	20.34 ha per 1,000 population including: 19 ha Country Park provision 1.34 ha other public parks	All residents within the seven main towns and Hoveton should have access to an area of public park within 400m of home. People living outside the main towns and Hoveton should have access to an area of park within 800m of home	Proposals for new housing development should be accompanied by proposals to improve open space provision reflecting local circumstances as set out in the Open Space Study. Open spaces identified within the Open Space Study for improvement should be prioritised. Public parks within the District should meet the Green Flag 'good' quality standard.
Children's Play	0.8 ha per 1,000 population (including a variety of types)	All residents within the seven main towns and Hoveton should have access to an area of formal and informal play provision for children and teenagers within 400m of home.	Detailed design standards will be developed giving further details on provision to ensure these are safe, accessible and fit for purpose.

Typology	Quantity Standard	Accessibility Standard	Quality Standard
		People living outside the main towns and Hoveton should have access to an area of formal and informal play provision for children and teenagers within 800m of home.	
Playing Pitches	1.90 ha of pitch space per 1,000	All residents within the District should have access to a playing pitch within 1200 metres of home	Outdoor pitch sports facilities within the District should be of adequate quality and provide the range of facilities required to meet the needs of sports clubs. Those playing fields in secure community use identified within the Open Space Study which underperform in terms of the range of provision provided or the quality of existing provision, should be improved consistent with the guidelines identified.
Natural and semi-natural Green Space	1 ha per 1,000 population	Efforts should be made where possible to improve access to open spaces	Areas of natural and semi-natural green space should be of adequate quality and support local biodiversity. Areas of natural and semi-natural green space which either underperform in terms of their value to the local community or local biodiversity should be enhanced
Allotments	0.64ha of allotment land per 1,000 population	All residents within the District should have access to an allotment garden within 2.5km of home.	Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under-perform in terms of their value to the local community should be improved

The above open space standards will be reviewed and new standards set and applied in this Study (See Section 6 and 7 of this report).

3.2.2.5 Amenity Green Space Topic Paper (2018)

This document provides an appraisal of Open Space, Education & Formal Recreation Spaces, and Local Green Space options, in the towns, villages and open countryside in North Norfolk.

The purpose of the paper was to review the district's designated Open Land Areas in line with updated national policy through a review of existing designations within settlements as shown on the current 2008 adopted proposals map, subsequent open land areas brought forward through development and other suggested sites, identified by officers, town and Parish councils. For the purposes of the review, the Amenity Green Space designation includes: public and privately owned accessible open space, churchyards, village greens, allotments and urban woodlands. The Education and Formal Recreation Area designation includes: school playing fields, sports pitches and formal sports areas.

The GIS layer which underpinned this topic paper was used as the basis for the open space mapping which underpins this open space assessment report.

3.2.2.6 Declaration of a climate emergency

North Norfolk District Council declared a climate emergency in April 2019 at a meeting of Full Council where Councillors committed to recognising the devastating impact of global temperature change and taking immediate action.

The District Council is committed to developing and delivering an Environmental Charter with the aim of becoming a leader in meeting high environmental and energy standard.

Open space and GI protection, provision and enhancement will play an important part in helping to tackle the climate crisis, with well designed, connected and multifunctional open space provided important functions such as surface water management/flood alleviation, reducing air pollution, reducing heat stress and providing wildlife habitat.

3.2.2.7 European Designated Sites

North Norfolk includes all or part of 13 internationally designated sites (Habitats Sites). These are as follows:

- Broadland SPA
- Great Yarmouth North Denes SPA
- North Norfolk Coast SPA
- The Broads SAC
- North Norfolk Coast SAC
- Norfolk Valley Fens SAC
- Paston Great Barn SAC
- Overstrand Cliff SAC
- River Wensum SAC
- The Wash and North Norfolk Coast SAC
- Winterton-Horsey Dunes SAC
- Broadland Ramsar Site
- North Norfolk Coast Ramsar Site

NNDC is currently producing an emerging Recreational Disturbance Avoidance Mitigation Strategy in conjunction with all other Norfolk authorities, in order to mitigate against the recreational impacts of residential growth on designated European sites.

Natural England have provided the following interim guidelines to the Norfolk Authorities relating to this emerging Strategy designed to ensure new residential development and any associated recreational disturbance impacts on European designated sites are compliant with the Habitats Regulations. This includes:

Natural England recommends that large developments (50+ houses) include green space that is proportionate to its scale to minimise any predicted increase in recreational pressure to designated sites, by containing the majority of recreation within and around the developed site. The Suitable Accessible Natural Green Space (SANGS) guidance can be helpful in designing this; it should be noted that this document is specific to the SANGS creation for the Thames Basin Heaths, although the broad principles are more widely applicable. Green infrastructure design should seek to achieve the Natural England Accessible Natural Greenspace Standards, detailed in Nature Nearby, including the minimum standard of 2ha informal open space within 300m of everyone's home. As a minimum, we advise that such provisions should include:

- *High-quality, informal, semi-natural areas*
- *Circular dog walking routes of 2.7 km within the site and/or with links to surrounding public rights of way (PRoW)*
- *Dedicated 'dogs-off-lead' areas*
- *Signage/information leaflets to householders to promote these areas for recreation*
- *Dog waste bins*
- *Long term maintenance and management of these provisions*

To provide adequate mitigation onsite GI should be designed to provide a multifunctional attractive space of sufficient size to reduce frequent visits to sensitive sites. It should facilitate a variety of recreational activities whilst supporting biodiversity. Evidence and advice on green infrastructure can be found on the Natural England Green Infrastructure web pages. We also recommend the Green Infrastructure Partnership as a useful source of information when creating and enhancing GI.

3.3 Health and Deprivation Context

3.3.1 Health summary

Public Health England have published the 2018 Health Profile for North Norfolk District⁵. The health of people is generally similar or better than the England average. Overall levels of measured deprivation are similar to the average for England as a whole (although there are local areas where variation from this average are significant).

However about 14.2% of children (1,955) live in low income families, although this figure is better than the average for England.

Further information regarding public health is provided within section 2.2 of the Community and Stakeholder Consultation report (2019).

3.3.2 Index of Multiple Deprivation (IMD)

The Indices of Deprivation 2019 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven different domains of deprivation:

- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

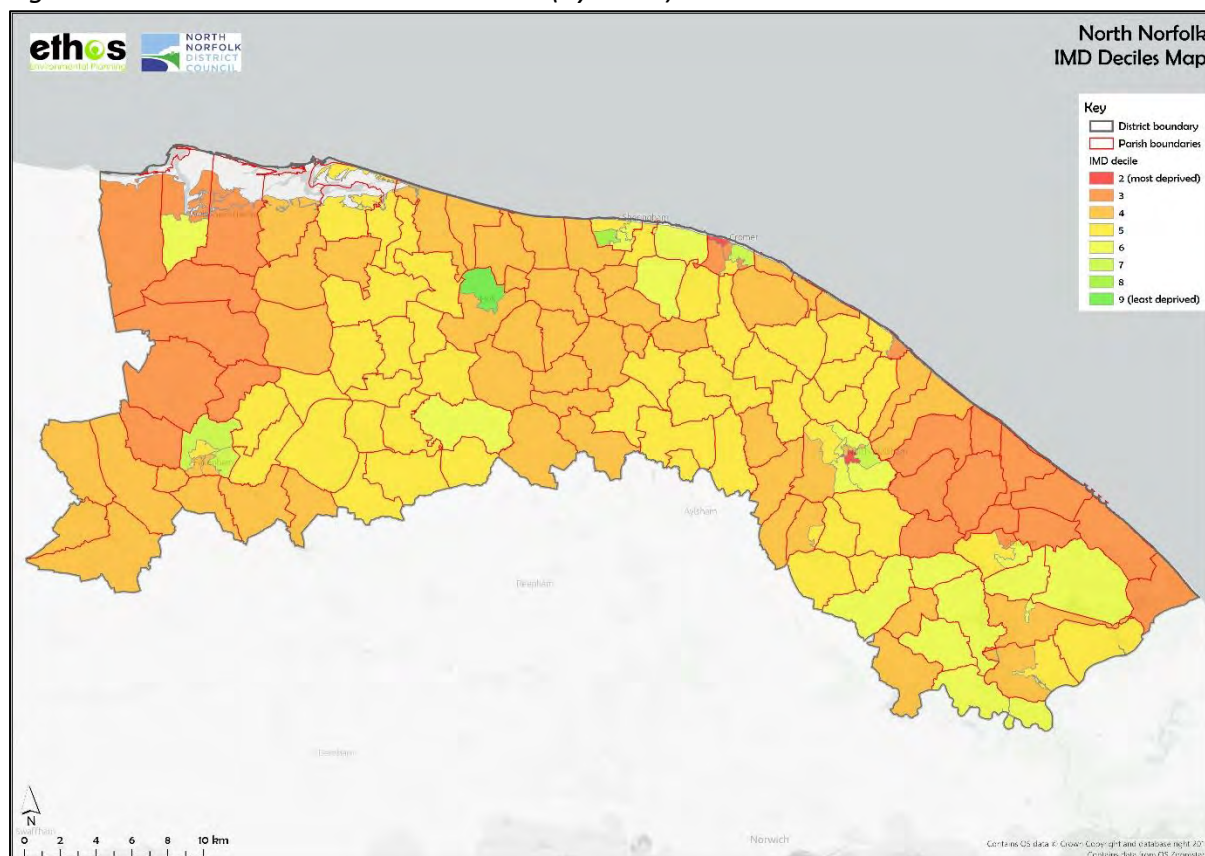
Each of these domains is based on a basket of indicators. As far as is possible, each indicator is based on data from the most recent time point available.

The Index of Multiple Deprivation combines information from the seven domains to produce an overall relative measure of deprivation.

Figure 3 below shows the IMD rank for each LSOA within the Study Area, where 1 is most deprived and 10 is least deprived. As can be seen, the levels of deprivation with the District are generally average to high, partly due to the rurality of the district which means it generally scores very low for Barriers to Housing and Services (largely geographical barriers).

⁵ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132696/pat/6/par/E12000006/ati/101/are/E07000147>

Figure 3 IMD ranks in NNDC (by LSOA)



4.0 LOCAL NEEDS ASSESSMENT (STEP 1)

4.1 Introduction

The Community and Stakeholder Consultation Report (2019) examines local need for a wide range of different types of open space and recreation facilities. It draws upon a range of survey and analytical techniques including a review of consultation findings from relevant studies, questionnaire surveys and one to one stakeholder interviews. The work was undertaken between January and April 2019.

Questionnaire surveys were undertaken looking at the adequacy of current provision in terms of the quantity, quality and access, in relation to the various typologies of open space. In summary, questionnaire surveys were undertaken as below:

- A general household survey⁶;
- A survey of town and Parish councils and ward members; and,
- Local groups and organisations' surveys.

In addition to the above a series of one to one stakeholder interviews/surveys were undertaken.

The results of this consultation and other analyses have helped (amongst other things) to inform the review and revision of local standards (Section 6 of this report). It has also helped the study to understand local people's appreciation of open space and outdoor recreation facilities, and the wider green infrastructure and the values attached by the community to the various forms of open spaces and facilities. This appreciation will have clear implications for the way in which open space and outdoor recreation facilities are considered as part of the review of the local plan as well as in dealing with planning applications.

This section summarises the key findings from The Community and Stakeholder Consultation Report (2019) in relation to open space under four main sections:

1. General Community Consultation;
2. Neighbouring local authorities and town and Parish councils;
3. Parks, green spaces, countryside, and rights of way; and
4. Play and youth facilities.

⁶ An agreed questionnaire survey was distributed to a random sample of 4000 households who could reply via Freepost or online. The online survey was also promoted to the wider public by the Council's Communications Team. Respondents were asked to respond to provide a view on behalf of their household, rather than simply as individuals. 693 surveys were completed (this exceeded the minimum target of 500) with a total of 1403 people represented. 693 returns provide statistically significant findings at a 95% confidence level with a confidence interval of $\pm 3.7\%$. Further detail, including demographic information is provided in the full Community and Stakeholder Consultation Report (2019).

4.2 General Community Consultation – Key Findings

This provides some key consultation findings from the household survey and from Public Health Stakeholders.

4.2.1 The Household Survey

Quantity

- A large majority of households reported that there are enough local recreation grounds and parks (68%); children's play areas (60%).
- Outdoor sports: a large majority (60% or more) thought there are enough winter pitches (football, rugby etc); cricket pitches; outdoor bowling greens; and golf courses.
- A clear majority of households reported a need for more facilities for teenagers (64%)
- A small majority noted a need for additional artificial turf pitches (53%); outdoor athletics tracks (52%); and woodlands, wildlife areas and nature reserves (51%).

Quality

- The majority of outdoor facilities/open spaces were suggested by households to be good or adequate.
- Local recreation grounds, beaches and woodland, wildlife areas and nature reserves were rated highly in terms of quality.
- Artificial turf pitches, outdoor athletics tracks and facilities for teenagers were rated as poor or very poor by significant numbers of respondents (over 35%).

Access (geographical)

- In general, a majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.
 - A majority of households would expect parks and play areas to be within a 10 minute walk time.
 - Households are generally willing to travel further to access outdoor sport facilities. For many outdoor sports facilities a clear majority of user households will travel 15 minutes – a significant proportion of which will travel further to some kinds of sports facility.
 - A majority of user households are prepared to travel 20 minutes to visit the District's beaches; and 30% of these report that they would in fact travel more than 20 minutes. 47% would also travel similar lengths of time to visit woodlands, wildlife area and nature reserves.
- The preferred mode of transport to open spaces and outdoor recreation facilities is walking; most notably for local recreation grounds and parks, children's play areas and facilities for teenagers.
- There are some facilities that households would prefer to travel by car, this includes winter pitches, cricket pitches, golf and beaches.

- There are no typologies where cycling or bus/other are a significant mode of transport.

Priorities

- The typology highlighted by the largest number of householders as high priority for potential improvement/new provision was footpaths, bridleways and cycle paths, woodlands, wildlife areas and nature reserves and beaches.
- Other notable high priorities for improvement typologies were informal open spaces and water recreation facilities.

4.2.2 Public Health and other issues

- North Norfolk District Council fully recognises the value and importance of access to open space, sport and outdoor recreation facilities in relation to improving health and wellbeing and in relation to residents' quality of life.
- The District Councils Corporate Plan 2015-19 has Health and Wellbeing as one of its five priority themes. It notes three specific aims: Support local communities and residents through the Big Society Fund; address issues which lead to ill-health and improve the quality of life of all residents; encourage participation in sports and activities.
- Norfolk County Council has primary responsibility for Public Health. In 2017 it adopted a Planning in Health Protocol in recognition of the importance of spatial planning in securing improved health and wellbeing outcomes for local residents. It also provides information on local walking and cycling routes, safer routes to school, sustainable travel options and local public transport.
- The District Council Health and Communities Team promotes various public health initiatives in support of the Norfolk and Waveney Joint Health and Wellbeing Strategy and focusses on areas of particular priority to North Norfolk.
- Areas of work include: support of sport and active recreation; support for Wellbeing programmes; partnership work with Active Norfolk; and provision of health/physical activity related grants through the Big Society fund.
- Grants through the Big Society fund over recent years have supported projects such as: setting up a health walks project; provision of new play equipment, MUGAs and outdoor gym equipment; grants to sports clubs such as rugby, football, bowls, tennis, gymnastics and cricket to improve facilities and buy new equipment; grants to community groups that own and manage nature reserves, open spaces to improve access, restore habitats etc.
- Some sectors of the community face particular barriers to access such as disabled people; children and young people; households in the more isolated rural areas and those in the more deprived wards of the Study Area.

4.3 Neighbouring Local Authorities and Town/Parish Councils - Observations and key issues

4.3.1 Neighbouring Local Authorities – key findings

Section 3.1 of the Community and Stakeholder Report (2019) reviews feedback from neighbouring Local Authorities in relation to the status of their open space strategies/associated studies and any cross-border issues of significance. It is notable that there are very few cross-border issues.

The Norfolk Strategic Framework Planning Document (NSPF) provides guidance across the District for cross-boundary issues.

All authorities highlighted the importance of the region wide Green Infrastructure study which is currently underway and has been commissioned by Norfolk County Council.

4.3.2 Town and Parish Councils – key findings

44 of the 58 town/Parish councils who responded were directly responsible for the management of various local spaces and outdoor facilities.

31 of the town/Parish councils noted that there was a need for additional or improved open space, sport and recreation facilities; 11 noted that there was no requirement and 16 were not sure.

Only 8 Parishes thought there were potential for community use at schools with the remaining 50 Parishes stating that they did not think there was scope for use.

Common areas of concern

For the town/Parish councils, the areas of most concern are:

- The need for more children's play areas or additional equipment in existing play areas.
- The need for facilities for teenagers and MUGAs in some Parishes.
- Improvements to footpaths, bridleways and cycle paths.
- Need for more and improved allotments.

Quality Considerations

The quality factors most commonly deemed to be of a high priority as regards recreational public open spaces are that:

- They should be easy to get to for all members of the community.
- They should be safe and secure for those using them.
- Equipment and grounds should be of high quality and well maintained.

It is also thought important by many Parish councils that open spaces should be clean from litter and graffiti and easy for members of the community to get around.

Detailed responses on open space typologies

Many of the Parish councils provided detailed responses relating to aspects of quantity and quality of the various elements of open space surveyed. District Council members were also given the opportunity to provide comments, but few responses were received.

4.4 Parks, Green Space, Countryside and Rights of Way - Key Findings

4.4.1 Overview

- One of the District Council's main objectives in the Corporate Plan is Health and Wellbeing and associated actions include working with partners to invest in sport and recreation facilities across the District and promoting health and fitness for all ages, abilities and ambition.
- The District Council manage 14 (varied) woodland/countryside sites and the "flagship" site is Holt Country Park. They also manage the coastal strip/beaches from Weybourne through to Cart Gap; and are responsible for a number of play areas and amenity green spaces across the District.
- The District Council works in partnership with various organisations in relation to the management of recreational open spaces including Natural England, Norfolk Wildlife Trust and the Forestry Commission.
- The Town and Parish Councils are key managers of parks, recreation grounds and various open spaces across the District.
- Natural England suggests that the ANGst standard should be a starting point for developing a standard for natural and semi natural green space. Variations from this standard should be justified.
- The Woodland Trust Woodland Access Standard (WAS - endorsed by Natural England) provides guidance on access to Woodland, which should also be taken into consideration.
- Many stakeholders highlight the importance of biodiversity and having multi-functional open spaces that take biodiversity into account in relation to design and maintenance. A number of stakeholders also note the need to balance access and outdoor recreation with conservation in environmentally sensitive areas.
- The importance of biodiversity, ecological networks and the health and wellbeing benefits associated with access to good quality open space were key issues highlighted throughout the consultation.

4.4.2 Quantity

Stakeholder views

- The District Council Countryside Team notes that in broad terms across the District the quantity of park and recreation ground provision is quite good,
- The District Council Landscape Officer notes that there is a lack of provision in the west of the District around Fakenham. There is a concern that due to the lack of provision in this area, more people are visiting the coast and the sensitive nature conservation areas to walk their dogs and exercise in general, which in turn is having a negative impact on these sites.
- It was also noted that a significant growth area for the District is to the south-west and west of North Walsham. Although North Walsham benefits from having Bacton Woods and Pigneys Wood to the north and north-west of the town there are no easy links to these areas for residents from the south and west of the town.

Household Survey

- A large majority of households that thought there are enough local recreation grounds and parks (68%) and children's play areas (60%).
- A small majority of households (51%) noted a need for more publicly accessible woodlands, wildlife areas and nature reserves.

4.4.3 Quality

Stakeholder views

- The District Council has secured Green Flag status for Holt Country Park, Pretty Corner Woods and until recently Sadlers Wood (an aspiration of the Countryside Team is to requalify Sadlers Wood for Green Flag). The Team would like to make further improvements to Holt Country Park – in particular to the play area and indoor facilities.
- The Team notes that while in broad terms across the District the quantity of parks and recreation ground provision is quite good, the quality is much more variable and some spaces are run down and in need of improvement.
- The District has a number of Blue Flag beaches which attract a large number of visitors to the District.

Household survey

For most kinds of outdoor facilities/open spaces a majority of households suggested that they were of adequate or better quality (though the most common rating tended to be only "adequate").

- Local parks and recreation grounds and beaches were most commonly rated as being the highest quality provision. 70% of households rated local recreation grounds and parks as being very good or good; and beaches 66%.

- The lowest rated provision was artificial turf pitches with 40% of household rating poor or very poor. The quality of facilities for teenagers were also rated as poor or very poor by 37% of households.

4.4.4 Access

Household survey

- In general, a majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.
- 65% of households confirmed that they would be prepared to walk/cycle further if the quality of the route was improved. 84% said that if the quality of the route was improved, they would make the journey more often.
- The detailed findings relating to acceptable access times to the various typologies will be considered in detail to help determine the access elements of relevant standards for different kinds of open space.

Stakeholder views

- Some sectors of the community face particular barriers to access such as disabled people; children and young people; households in the more isolated rural areas and those in the more deprived areas of the District.
- The Coastal Engineer highlighted that the Council has difficulty managing some water sports particularly jet skiing and 'Jet Skiers'. He notes that officers have encouraged a private initiative at Sea Palling where the jet ski activities are privately managed, but this is likely to be closed soon. There is a definite need for a more centrally managed location for all water sports where activities such as these can be managed and encouraged but where there is no conflict with the wider public.
- The BHS note that whilst there are many footpaths in North Norfolk, there are limited bridleways and byways allowing safe access for cyclists and horse riders. Given the high level of tourism in the area, multi-user routes which enable all non-motorised users, including carriage drivers, access to our landscape would be highly beneficial.

4.5 Play Areas and Youth Facilities - Key Findings

In North Norfolk the District Council is responsible for a number of play areas but it is the Town and Parish Councils that manage the majority of play spaces and outdoor youth facilities.

4.5.1 Quantity

Stakeholder views

- The voluntary youth organisations working in the District and the young people consulted via the North Norfolk Youth Advisory Board suggest that overall in the main

towns there seem to be enough play areas, but many smaller villages do not have sufficient provision.

- The youth organisations and young people themselves highlight that overall across the District there are not enough outdoor youth facilities.
- A number of individual town/Parish councils note a lack of or under-provision of play spaces in their Parish and higher proportion highlight a lack of youth facilities.

Household survey

- A clear majority of households (60%) say that overall there are enough play areas for younger children⁷.
- In contrast, a clear majority (64%) reported a general need for more facilities for teenagers.

4.5.2 Quality

Stakeholder views

- The North Norfolk Youth Advisory Board and the young people they consulted noted the wide variability in quality of play areas and youth facilities across the District.
- Young people highlighted examples of good provision including play areas at Happisburgh (by the beach) and Neatishead and the skateparks at Fakenham and Sheringham.
- However, the young people noted that many local play areas are very poor with old and outdated equipment that needs replacing. They would like things like zip wires, monkey bars, bigger and more challenging climbing frames, better roundabouts, see-saws and areas for bikes.
- A significant number of Parish councils highlight a need for improvements to local play areas and youth facilities.

Household survey

- The quality of youth facilities is not rated highly - 76% of respondent households say that they are at best adequate (with 37% of those rating them as poor or very poor).
- In general residents have less concern with the quality of equipped play areas across the District (58% rated them as being good or very good in contrast to 9% rating them as poor or very poor).

⁷ In the household/general community survey, 19% of respondents had children in their household. Out of those households that said there were enough children's play spaces 79% of those didn't have children. However, out of those households that said there was a need for more children's play spaces 69% didn't have children. This shows that many people without children also have an interest in children's play provision and wish to provide a view.

4.5.3 Access

- The young people consulted via the YAB noted that provision for younger children is more easily accessible than facilities for teenagers “in the towns you can generally walk to a local play area within a reasonable time” however “If you don’t live in the towns transport is a problem and in many places there’s nothing to use locally”.
- The lack of transport to access play and youth facilities in the rural areas was also highlighted by the voluntary youth organisations.
- The young people also noted a need for toilets in the bigger parks with play facilities – particularly to help access for disabled children and young people.

Household survey

- A majority of users (55%) would expect play areas to be within a 10 minute travel time, of which 18% would not wish to travel more than 5 minutes.
- 47% of users would expect youth facilities to be within a 10 minute travel time, of which 14% would not wish to travel more than 5 minutes. However, a small majority (53%) would be prepared to travel 15 minutes (of which 18% would travel longer).
- A clear majority of respondents (63%) would be prepared to travel 15 minutes to make use of Multi-use Games Areas (of which 26% would travel longer).

4.5.4 Priorities for improvement

- Stakeholders indicated that the kinds of facilities that were most frequently rated as being a high priority for improvement were play areas with more challenging equipment for teenagers, skate parks, outdoor gyms and public access to wild natural areas (grass, ponds, trees for climbing, sand/mud etc).
- The need for youth shelters/outdoor meeting places for young people was highlighted by the youth organisations. However, it was also noted that “youth shelters would be better if re-thought; in the past, too many were placed out of the way of the rest of the community and then caused concern because people didn’t know what was going on in and around them. Young people should not be marginalised”.

4.5.5 Other Issues / General Observations

- The value of play in relation to improvements to children and young people’s health and wellbeing was highlighted by a number of stakeholders.
- District Council officers and a number of town and Parish councils refer to a lack of funding to develop and maintain play and youth facilities to a satisfactory level.
- Stakeholders noted a priority need for consultation with young people and the wider community in the planning, design and location of local play and youth facilities. The North Norfolk YAB confirmed their willingness to take such an ongoing role as part of a recognised process.

- Play England and FiT provide useful guidance on play and spatial planning; play space design; and managing risk in play. Some of these could be adopted as guidance and Supplementary Planning Documents.

4.6 Concluding remarks

The survey work, stakeholder consultation, and desk-based research have highlighted a wide range of issues of value to the Open Space Study.

Response levels to the residents' survey, town/Parish councils' surveys and from other stakeholders have been high. This has ensured that a wide and diverse range of views from local people with an interest in open space, and outdoor sport/recreation facilities have influenced the findings of the study. Most of the main strategic stakeholders have also responded and key issues have been identified.

There is a strong degree of consistency across the various sources on key areas of local and strategic need/aspirations, from which we can be confident that the findings are robust and reliable. This provides a strong evidence base to be combined with the open space audit and analysis. The findings provide evidence to support the spatial planning standards recommended for the different categories of open space.

5.0 AUDIT OF EXISTING OPEN SPACE ASSETS

5.1 General approach

This section sets out the typologies which have standards developed, and those which have been mapped, but do not have standards. The typologies of open space have drawn on guidance provided within PPG17, and through discussions with the project Steering Group. The agreed list of typologies is seen to be locally derived and appropriate for the type and range of open spaces that exist within the Study Area.

Although sites have been categorised into different typologies, the multifunctionality of different types of open space is important to recognise e.g. amenity green space, natural green space, parks and recreation grounds and allotments may all provide numerous functions such as providing space for recreation, habitat for wildlife conservation, flood alleviation, improving air quality, and providing food growing opportunities. Linked to this are the intrinsic benefits of open space, such as providing an attractive landscape for improving health and wellbeing.

It should be noted that the typologies mapping is as accurate as possible (as of June 2019) following cross checking with the council's layers, desktop mapping, consultation with town/Parish councils and site visits.

The following typologies have been used in this assessment:

Table 3 North Norfolk District Council open space typologies

Typologies with standards	Typologies mapped but no standards
<ul style="list-style-type: none"> • Allotments • Amenity Green Space • Parks and Recreation Grounds • Play Space (Children) • Play Space (Youth) • Accessible Natural and Semi-Natural Green Space 	<ul style="list-style-type: none"> • Beaches and Coastal Land • Education • Outdoor Sports Space (Private) • Churchyards and Cemeteries

5.2 Typologies with Standards

5.2.1 Allotments

Allotments provide areas for people to grow their own produce and plants. It is important to be clear about what is meant by the term 'Allotment'. The Small Holdings and Allotments Act 1908 obliged local authorities to provide sufficient allotments and to let them to persons living in their areas where they considered there was a demand.

The Allotment Act of 1922 defines the term 'allotment garden' as:

“an allotment not exceeding 40 poles⁸ in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family”

The Allotments Act of 1925 gives protection to land acquired specifically for use as allotments, so called Statutory Allotment Sites, by the requirement for the need for the approval of Secretary of State in event of sale or disposal. Some allotment sites may not specifically have been acquired for this purpose. Such allotment sites are known as “temporary” (even if they have been in use for decades) and are not protected by the 1925 legislation.

5.2.2 Amenity Green Space



The category is considered to include those spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas of open space will be of varied size, but are likely to share the following characteristics:

- Unlikely to be physically demarcated by walls or fences.
- Predominantly lain down to (mown) grass.
- Unlikely to have identifiable entrance points (unlike parks).
- They may have shrub and tree planting, and occasionally formal planted flower beds.
- They may occasionally have other recreational facilities and fixtures (such as play equipment, informal football or ball courts).

Examples might include both small and larger informal grassed areas in housing estates and general recreation spaces. They can serve a variety of functions dependent on their size, shape, location and topography. Some may be used for informal recreation activities, whilst others by themselves, or else collectively, contribute to the overall visual amenity of an area.

⁸ 40 Poles equals 1,210 square yards or 1,012 square metres. A Pole can also be known as a Rod or Perch

Amenity green spaces smaller than 0.15 ha are not included within the analysis for this typology, as it is considered that these sites will have limited recreation function and therefore should not count towards open space provision.

5.2.3 Parks and Recreation Grounds



This typology brings together the function of Parks and Recreation Grounds and Outdoor Sports Space as identified in the former PPG17 typology. The distinction between the two typologies in the Study Area is blurred, with very few formal gardens and many parks and/or outdoor sports space having multi-functions used for both informal and formal recreation. Local people can refer to their local park or ‘rec’, and they do not necessarily make a distinction between outdoor sports space and parks and recreation grounds. Therefore, for the study an overarching typology for Park and Recreation Grounds has been used.

For the purpose of this study, a Park and Recreation Ground is defined as an open space that:

- Has at least two facilities e.g. a children’s play area and tennis courts, or;
- Has provision for formal sports pitches e.g. football or cricket pitch (informal football would be excluded); and
- Is owned/managed by the Council (or Town/Parish Council), for general public access.

Those outdoor sports grounds which are privately managed and have varying levels of public access are mapped as Outdoor Sport (Private). Those sites that allow informal recreation such as dog walking have been identified, and these spaces will be considered in the access analysis along with parks and recreation grounds.

The Parks and Recreation Ground typology comprises the general open space surrounding play areas, sports facilities etc. used for general recreation and includes those areas laid out

as pitches or fixed facilities such as tennis and bowls (although the pitches and fixed facilities themselves have not been separately mapped) which are accessible i.e. they can be walked over/used informally. Pitches or facilities which have no access e.g. they are fenced off and/or only open to members or clubs have been mapped as Outdoor Sport (Private) and are not included within the quantity analysis for parks and recreation grounds. The separate Playing Pitch Strategy (PPS) provides the detail around the locations of pitches and fixed facilities.

The quantity figure for Parks and Recreation Grounds excludes the provision of children and youth play spaces which have been mapped separately/have a separate typology.

Parks and Recreation Grounds take on many forms, and may embrace a wide range of functions including:

- Play space of many kinds;
- Provision for a range of formal pitch and fixed sports;
- Provision of outdoor gyms and fitness trails;
- Informal recreation and sport;
- Providing attractive walks and cycle routes to work;
- Offering landscape and amenity features;
- Areas of formal planting;
- Providing areas for 'events';
- Providing habitats for wildlife;
- Dog walking.

5.2.4 Play Space (Children and Youth)



It is important to establish the scope of the Study in terms of this type of open space. Children and young people will play/'hang out' in almost all publicly accessible "space" ranging from the street, town centres and squares, parks, playing fields, "amenity" grassed areas etc. as well as the more recognisable play and youth facility areas such as equipped playgrounds, youth shelters, BMX and skateboard parks and Multi Use Games Areas (MUGAs) etc. Clearly many of the other types of open space covered by this Study will therefore provide informal play opportunities.

To a child, the whole world is a potential playground: where an adult sees a low wall, a railing, kerb or street bench, a child might see a mini adventure playground or a challenging

skateboard obstacle. Play should not be restricted to designated ‘reservations’ and planning and urban design principles should reflect these considerations.

Historically, much planned play provision across the country (including in North Norfolk) has been in accordance with guidance provided by the then National Playing Fields Association (now known as Fields in Trust or FIT). Categorisation of play space based on this guidance included the designations: Local Areas for Play (LAPs); Local Equipped Areas for Play (LEAPs); and, Neighbourhood Equipped Areas for Play (NEAPs). Best practice in terms of play provision has evolved greatly in recent years resulting in part from issues arising out of long-term sustainability of facilities provided through applying the above guidance; recognition of the value of more natural environments for play; principles of inclusivity and overall ‘play value’; recognition of ‘acceptable risk’, and more.

In a largely rural area like North Norfolk, where there are many small settlements and populations, it can be difficult to justify provision bespoke to any particular age group below the above binary categorization. For example, provision for children, may need to be sufficiently flexible to be used by both toddlers and juniors.

As a consequence of the above it was not considered appropriate to classify existing play provision in accordance with the above hierarchical categorisation of LAPs, LEAPs and NEAPs, but instead using a classification that provides more flexibility.

The Study has therefore recorded the following:

- Play Space (Children)
- Play Space (Youth) i.e. Teenage Facilities

The former comprises equipped areas of play that cater for the needs of children up to and around 12 years of age. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts, BMX ramps and ‘free access’ MUGAs. In practice, there will always be some blurring around the edges in terms of younger children using equipment aimed for youths and vice versa.

5.2.5 Accessible Natural and Semi-Natural Open Space



For the purpose of the open space element of the study, accessible natural and semi natural space covers a variety of spaces including meadows, woodland, copses, river valleys and lakes all of which share a trait of having natural characteristics and biodiversity value and are also partly or wholly accessible for informal recreation.

The North Norfolk District provides residents with easy access to the countryside, including through the rights of way and permissive routes network. It was not the intention of this audit to survey and map all these areas, but to focus on sites where there are definitive boundaries or areas of natural green space which have some form of public access. In some cases, access may not be fully clear, however, there is evidence of some level of informal use and access.

Some sites may provide access in different ways, for example, rivers or lakes are often used for water recreation (e.g. canoeing, fishing, sailing). Whilst access may not be available fully across all areas of these sites (e.g. the middle of a lake or dense scrub in a woodland), the whole site has been included within the assessment.

Some natural spaces have no access at all, and whilst they cannot be formally used by the general community, they can be appreciated from a distance, and contribute to visual amenity, green infrastructure and biodiversity. Whilst every effort was made to exclude these spaces from the open space assessment, as already identified, in certain sites access may not always be clear.

The local consultation and research elsewhere (Natural England⁹) have identified the value attached to natural spaces for recreation and emotional well-being. A sense of ‘closeness to nature’ with its attendant benefits for people is something that is all too easily lost in urban areas. Natural green spaces can make important contributions towards local Biodiversity Action Plan targets and can also raise awareness of biodiversity values and issues.

5.3 Typologies with no standards

5.3.1 Beaches and Coastal Land

The District has a coastal frontage of approximately 68km stretching from Holkham in the west to Horsey in the south-east. The central 34km of the coast, from Kelling Hard through to Cart Gap, Happisborough, is characterised by chalk cliffs and sandy beaches. This is in stark contrast to the low-lying areas found either flank. In the west there are saltmarshes and the famous shingle ridge leading to Blakeney Point spit, while to the east the beaches and sand dunes are all that separates the North Seas from the Norfolk Broads. Much of the coastline is set within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), and offers fine views and important wildlife habitat, including some internationally important sites for biodiversity and are afforded high levels of protection and designation.

Whilst no specific quantity or access standards are proposed for this typology, the study does include an assessment of the resource.

5.3.2 Churchyards and Cemeteries

The Study Area has numerous churches and cemeteries, and these provide significant aesthetic value and space for informal recreation such as walking and relaxing. Many are also important in terms of biodiversity. Their importance for informal recreation, aesthetic value and contribution towards biodiversity must be acknowledged, and as such, investment in their upkeep, maintenance and quality is an important factor. Churchyards and Cemeteries have been identified and mapped where known, however, no quantity or access standard for provision will be set, as it is outside the scope of this study to make recommendations related to requirements for new provision.

5.3.3 Education

Many schools and colleges have open space and sports facilities within their grounds. This may range from a small playground to large playing fields with several sports pitches. More often than not, public access to these spaces is restricted often forbidden. Nevertheless, many of the sports facilities are used by local people on both an informal and formal basis.

Sports clubs may have local informal arrangements with a school to use their pitches, and in some cases more formal ‘dual-use’ agreements may be in place. School grounds can also contribute towards the green infrastructure and biodiversity of an area.

⁹ Natural England have published a variety of health and the natural environment publications at <http://publications.naturalengland.org.uk/category/127020>

Quantity, quality and access standards are not being proposed for education sites. This is because they are not openly accessible to the public and whilst important to the local community, there is less opportunity for the Council to influence their provision and management. Furthermore, community access to education sites will be assessed within the separate playing pitch strategy for North Norfolk.

5.3.2 Outdoor Sport (Private)

Outdoor sports spaces which are privately managed, and which may have varying levels of public access (e.g. private sports grounds), have also been recorded and mapped where known. For each Outdoor Sport (Private) space, we will note whether there is access for informal recreation such as dog walking, and these spaces will be included in the access analysis along with parks and recreation grounds.

This typology includes golf courses, where more often than not, public access is restricted. Nevertheless, these facilities are used by local people and they form part of the Green Infrastructure network. This typology also includes fixed outdoor sports space (such as tennis courts) which are privately managed, and not freely accessible.

5.4 Existing provision of open space

5.4.1 Open space provision across the Study Area

The existing provision of open space is based on the desktop mapping and site surveys undertaken by Ethos Environmental Planning which included:

- analysis of existing GIS data held by the Councils and from other sources such as the Ordnance Survey Greenspace layer;
- desktop mapping of open space from aerial photography;
- questionnaires to town and Parish councils;
- liaison with council officers; and
- Site visits to check accessibility, boundaries, typologies and complete quality audits.

The following table shows the existing provision of open space in hectares and ha/1000 population across the District.

Table 4 Summary of existing provision of open space across the Study Area

Typology	Number of sites	Existing (ha)	Existing (ha/1000)¹⁰
Allotments	71	58.03	0.55
Amenity Greenspace (>0.15ha)	133	121.66	1.15
Park and Recreation Grounds	46	65.63	0.62
Play Space (Children)	113	10.04	0.10
Play Space (Youth)	43	1.19	0.01
Accessible Natural and Semi-Natural Open Space	97	3551.67	33.61
Beaches and Coastal Land	1		
Churchyards and Cemeteries	203	96.42	0.91
Education	59	175.50	1.66
Outdoor Sports Space (Private)	90	85.18	0.81

¹⁰ Using ONS mid year 2016 population estimates

5.4.2 Open space provision by Parish

Table 5 Existing provision of open space (hectares) by Parish

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Alby with Thwaite	0	0	0.00	0	0	19.37	0.44	1.69	0	260
Aldbrough & Thurgarton	0.42	0.07	1.65	0.11	0.01	0	0.44	0.00	0	559
Antingham	0	0.20	0.00	0	0	0	0.62	0.86	0	357
Ashmanhaugh	0	0.21	0.00	0	0	0	0.55	0	1.02	168
Aylmerton	0	0	0.00	0	0	101.01	0.62	3.65	0	493
Baconsthorpe	1.13	0	0.00	0.10	0	0	0.48	0	0	218
Bacton	0.56	0	1.22	0.08	0.00	59.98	1.19	0.55	0.14	1147
Barsham	0.16	0.16	0.00	0.08	0	0	1.14	0	0	227
Barton Turf	0	1.34	0.00	0	0	150.19	0.83	0	1.79	449
Beeston Regis	0.74	1.58	0.00	0	0	42.56	0.54	5.50	3.77	1097
Binham	0	0	0.88	0.14	0	7.43	1.43	0	0	284
Blakeney	0	2.80	3.10	0.12	0.07	388.60	1.08	0.11	0.07	796
Bodham	0.46	0	0.00	0.09	0	44.09	0.52	0	1.74	494
Bovingham	0	0	0.00	0	0	0	0.34	0	0	117
Brinton	0.14	0	0.00	0	0	0	0.48	0	0	204
Briston	1.64	4.66	2.82	0.09	0.24	0	0.64	3.64	0.15	2549
Brumstead	0	0	0.00	0	0	0	0.23	0	0	354
Catfield	0	0.91	1.30	0.16	0	56.87	0.62	0.92	0	1000
Cley Next the Sea	2.04	1.15	0.00	0.11	0	48.54	0.73	0	0	411
Colby	0	1.54	0.74	0.05	0	0.36	0.83	0.45	0.11	490
Corpusty and Saxthorpe	0.69	2.30	0.00	0.12	0	0	1.03	0.20	0.09	741
Cromer	0.32	10.72	2.60	0.69	0.05	14.77	3.87	6.72	3.22	7621
Dilham	0	0	1.10	0.06	0	0.11	0.41	0	0	317
Dunton	0	0.62	0.00	0	0	5.43	0.81	0	0	108
East Beckham	0.93	0	0.00	0	0	0.40	0	0	0	283
East Ruston	0	0	0.00	0	0	35.22	0.61	0.15	1.03	620
Edgefield	0	1.73	0.00	0.13	0	4.09	0.68	0	0	376
Erpingham	0	0	1.04	0.05	0.01	0.01	0.99	1.00	0.15	736
Fakenham	4.32	3.34	4.58	0.36	0.10	2.31	2.46	16.07	7.85	7785
Felbrigg	0.42	0.16	0.00	0	0	169.10	0.29	0	0	205

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Felmingham	0.87	0	1.30	0.05	0	17.80	1.00	0	0.19	591
Field Dalling	0	0.19	0.00	0.07	0	0	1.10	0	0	297
Fulmodeston	0	0.18	0.00	0.06	0	0	0.57	0	2.27	431
Gimingham	2.16	0	1.70	0.05	0	0.02	0.60	0	0	519
Great Snoring	1.13	0.45	0.00	0	0	0	0.70	0	0.11	136
Gresham	0.21	0	1.32	0.14	0	0	0	0.83	0	436
Gunthorpe	0	0.15	0.00	0	0	3.59	0.83	0	0	238
Hanworth	0	13.71	0.00	0	0	0	0.33	0	0	156
Happisburgh	0.57	0	0.00	0.11	0	0	1.00	1.05	1.60	925
Helhoughton	0	11.56	0.15	0.23	0.01	0	0.57	0	0	431
Hempstead	0	0.24	0.00	0.01	0	8.88	0.30	0	0	189
Hempton	1.74	0.48	0.00	0.11	0	36.40	0.46	0	0.22	506
Hickling	0.94	0.18	2.58	0.06	0	0	0.98	0.54	0.17	987
High Kelling	0	2.36	0.00	0	0	0.07	0	0	5.65	507
Kindolveston	1.10	0	1.98	0.06	0	0	0.66	0	0.07	621
Landringham	0.74	0	2.40	0.05	0.00	0	0.64	0.59	0	453
Langham	0	0	0.00	0	0	0	1.18	0	0.06	210
Holt	3.38	1.15	0.00	0.17	0	112.87	1.83	45.93	4.99	3985
Honing	0	0	0.00	0	0	92.26	0.74	0	0	333
Horning	1.41	0.59	1.18	0.15	0	12.43	0.63	0.48	0.12	1128
Horsey	0	0.63	0.00	0.03	0	0	0.15	0	0	187
Hoveton	0	3.21	2.00	0.06	0	78.08	1.46	7.08	0.13	2049
Ingham	0	0	1.45	0	0	0	0.47	0	1.41	366
Ingworth	0	0	0.00	0.13	0	0	0.40	0	0	337
Itteringham	0	0	0.00	0	0	25.07	0.45	0	0	135
Kelling	0	0.51	0.00	0.06	0	121.14	0.77	0.62	0	187
Kettlestone	0	0	0.00	0	0	0	0.36	0	0	181
Knapton	1.31	0	0.00	0.03	0	21.61	0.46	0	4.93	399
Langham	0.22	0	0.98	0.02	0	0	0.53	0.74	0	387
Lessingham	0	0	0.13	0.03	0.00	0	0.56	0.17	0	560

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Letheringsett with Glandford	0	0	0.00	0	0	0	0.60	0	0	224
Little Barningham	0	0	0.00	0	0	0	0.41	0	0	139
Little Snoring	0	0	1.32	0.05	0.01	0	0.49	0.60	0	602
Ludham	0.81	0.23	1.13	0.15	0	180.47	1.26	0.92	0.11	1303
Matlask	0	0	0.00	0	0	0	0.72	0	0	118
Melton Constable	2.39	0.40	0.00	0.14	0	0	0.65	0	0	658
Morston	0	0.23	0.00	0	0	230.01	0.44	0	0	178
Mundesley	0	3.27	1.80	0.20	0.13	0.57	0.81	3.33	0.18	2694
Neatishead	0.17	0.60	0.00	0.10	0	10.80	0.65	0.49	0	541
North Walsham	0.39	2.90	8.77	1.09	0.09	10.62	4.44	22.56	5.27	12645
Northrepps	1.59	0	1.11	0.05	0.01	0	0.71	0.21	0	1102
Overstrand	0.03	0	0.00	0.06	0	0	0.77	0.95	1.26	974
Paston	0	0	0.00	0.49	0	0	0.55	0	0	240
Stumstead	0	0.39	0.00	0	0	0	0.22	0	0	138
Potter Heigham	0.68	0.20	1.20	0.06	0.01	11.86	0.82	0	0.13	1040
Pudding Norton	0	0.69	0.00	0	0	1.14	0	0	9.03	248
Raynham	0	17.32	0.00	0	0	0	1.25	0.62	0	294
Roughton	0	0	0.98	0.12	0.00	0	0.68	0.75	0	947
Runton	3.99	2.43	0	0.22	0	46.97	0.63	0.00	2.34	1644
Ryburgh	0	0	1.80	0.36	0	0.56	0.69	0	0.24	662
Salthouse	0	0.58	0.00	0	0	95.66	0.51	0	0	160
Scottow	0	3.87	0.00	0.06	0.07	12.76	0.71	0	5.86	1785
Sculthorpe	1.09	0	0.35	0.11	0.01	12.55	2.42	0.11	0.29	711
Sea Palling	0.86	0	0.00	0.34	0	0.52	0.88	0	0	619
Sheringham	3.80	2.40	0.91	0.28	0.22	42.55	2.75	8.04	3.12	7421
Sidestrand	0	0	0.00	0	0	0	0.15	6.41	0	227
Skeyton	0	0	0.00	0	0	0	0.48	0	0	238
Sloley	0	3.59	0.00	0	0	0	0.36	0	0	305
Smallburgh	0	0	0	0.18	0.00	0.06	0.94	0	1.70	532

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Southrepps	0.28	0	0.00	0.42	0.01	12.43	0.97	0.00	1.55	872
Stalham	0.96	2.49	1.91	0.18	0.04	0	1.22	11.39	3.77	3269
Stibbard	0.32	0	0.00	0.04	0	0	0.59	1.36	0	329
Stiffkey	0.08	0	0.00	0	0	207.91	0.55	0	1.68	199
Stody	0	0.71	0.00	0	0	3.33	0.67	0	0	188
Suffield	0.44	0	0.00	0	0	2.06	0.37	0	0	126
Sustead	0	0	0.00	0	0	0.28	0.81	0	0	214
Sutton	0	0	0.00	0	0	0	1.77	0.84	0	1185
Swafeld	0	0	0.00	0	0	2.39	0.89	0	1.52	297
Swanton Abbott	0	0	0.00	0.10	0	11.36	0.43	0.93	0.17	541
Swanton Novers	0	0.53	0.00	0.02	0	0	0.32	0	0	237
Tattersett	0	0.32	0.00	0	0	1.60	0.53	4.21	0	997
Tornage	0	1.70	0.00	0	0	0	0.52	0	0	182
Thorpe Market	0	0.84	0.00	0.00	0	0	0.35	0	0	315
Thurning	0	0	0.00	0	0	0	0.30	0	0	270
Thursford	0.15	0	0.00	0	0	3.02	0.43	0	0	211
Trimingham	0	0.99	0.00	0.01	0	0	0.46	0	0	478
Trunch	0.94	0	1.27	0.11	0.01	0.06	0.68	0	0.09	956
Tunstead	0	0	1.28	0.15	0	0	0.97	0.66	0.68	1083
Upper Sheringham	0.50	0.21	0.00	0	0	198.67	0.82	0	0	217
Walcott	0.25	0.34	0.00	0	0	0	0.44	0	0	545
Walsingham	1.26	0	1.32	0.09	0.04	0	2.78	1.27	0.12	792
Warham	0	0.20	0.00	0	0	436.28	1.22	0	0	215
Wells-Next-the-Sea	4.89	1.35	0.57	0.21	0.05	215.32	2.44	9.98	2.93	2149
West Beckham	1.77	0.55	0.00	0.05	0	0.67	0.53	0	0	283
Westwick	0	0	0.00	0	0	0.03	0.35	0	0	248
Weybourne	0.55	2.05	0.00	0.11	0	51.30	0.58	0	0.10	505
Wickmere	0	0	0.00	0	0	0	0.43	0	0	159
Wighton	0	1.20	0.00	0.05	0	1.48	0.58	0	0	230
Witton	0	0	0.00	0	0	59.33	0.86	0	0	349

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Wiveton	0.12	0.34	0.00	0	0	6.93	0.59	0	0	118
Wood Norton	0	0	0.00	0	0	0	0.31	0	0	218
Worstead	0	0.00	1.73	0.19	0	0.08	1.04	0.31	0	972
District	58.03	121.66	65.63	10.04	1.19	3551.67	96.42	175.50	85.18	105671

Table 6 Existing provision of open space (ha/1000 population)

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Greenspace	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Abbey with Thwaite	0	0	0	0	0	74.48	1.68	6.48	0	260
Aldborough & Thurgarton	0.74	0.12	2.96	0.2	0.01	0	0.79	0	0	559
Brimingham	0	0.55	0	0	0	0	1.73	2.4	0	357
Cashmanhaugh	0	1.25	0	0	0	0	3.27	0	6.08	168
Aylmerton	0	0	0	0	0	204.88	1.25	7.4	0	493
Baconsthorpe	5.19	0	0	0.48	0	0	2.21	0	0	218
Bacton	0.48	0	1.06	0.07	0	52.29	1.04	0.48	0.12	1147
Barsham	0.7	0.71	0	0.35	0	0	5.01	0	0	227
Barton Turf	0	2.99	0	0	0	334.5	1.86	0	3.98	449
Beeston Regis	0.68	1.44	0	0	0	38.8	0.49	5.01	3.44	1097
Binham	0	0	3.12	0.5	0	26.17	5.04	0	0	284
Blakeney	0	3.52	3.9	0.15	0.08	488.2	1.36	0.14	0.08	796
Bodham	0.93	0	0	0.18	0	89.25	1.06	0	3.51	494
Briningham	0	0	0	0	0	0	2.93	0	0	117
Brinton	0.67	0	0	0	0	0	2.36	0	0	204
Briston	0.64	1.83	1.11	0.04	0.09	0	0.25	1.43	0.06	2549
Brumstead	0	0	0	0	0	0	0.65	0	0	354
Catfield	0	0.91	1.3	0.16	0	56.87	0.62	0.92	0	1000
Cley Next the Sea	4.96	2.79	0	0.27	0	118.11	1.79	0	0	411

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Greenspace	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Colby	0	3.15	1.52	0.1	0	0.74	1.69	0.92	0.22	490
Corpusty and Saxthorpe	0.93	3.11	0	0.16	0	0	1.39	0.27	0.12	741
Cromer	0.04	1.41	0.34	0.09	0.01	1.94	0.51	0.88	0.42	7621
Dilham	0	0	3.48	0.18	0	0.36	1.3	0	0	317
Dunton	0	5.72	0	0	0	50.27	7.5	0	0	108
East Beckham	3.29	0	0	0	0	1.42	0	0	0	283
East Ruston	0	0	0	0	0	56.81	0.98	0.24	1.67	620
Edgefield	0	4.6	0	0.35	0	10.87	1.8	0	0	376
Erpingham	0	0	1.41	0.07	0.02	0.01	1.35	1.36	0.2	736
Fakenham	0.55	0.43	0.59	0.05	0.01	0.3	0.32	2.06	1.01	7785
Felbrigg	2.07	0.77	0	0	0	824.86	1.41	0	0	205
Felmingham	1.48	0	2.2	0.09	0	30.11	1.69	0	0.31	591
Field Dalling	0	0.64	0	0.24	0	0	3.71	0	0	297
Fulmodeston	0	0.42	0	0.15	0	0	1.31	0	5.27	431
Grimingham	4.16	0	3.27	0.09	0	0.03	1.16	0	0	519
Great Snoring	8.28	3.28	0	0	0	0	5.14	0	0.81	136
Gresham	0.49	0	3.02	0.32	0	0	0	1.9	0	436
Gunthorpe	0	0.63	0	0	0	15.07	3.48	0	0	238
Hanworth	0	87.89	0	0	0	0	2.15	0	0	156
Happisburgh	0.61	0	0	0.12	0	0	1.08	1.14	1.73	925
Helhoughton	0	26.82	0.35	0.53	0.02	0	1.33	0	0	431
Hempstead	0	1.28	0	0.05	0	47	1.59	0	0	189
Hempton	3.43	0.95	0	0.22	0	71.93	0.92	0	0.43	506
Hickling	0.95	0.18	2.61	0.06	0	0	0.99	0.55	0.17	987
High Kelling	0	4.65	0	0	0	0.15	0	0	11.14	507
Hindolveston	1.78	0	3.19	0.1	0	0	1.07	0	0.12	621
Hindringham	1.62	0	5.3	0.11	0.01	0	1.41	1.3	0	453
Holkham	0	0	0	0	0	0	5.61	0	0.29	210
Holt	0.85	0.29	0	0.04	0	28.32	0.46	11.53	1.25	3985

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Greenspace	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Honing	0	0	0	0	0	277.06	2.22	0	0	333
Horning	1.25	0.52	1.04	0.13	0	11.02	0.56	0.43	0.11	1128
Horsey	0	3.36	0	0.16	0	0	0.83	0	0	187
Hoveton	0	1.57	0.98	0.03	0	38.11	0.71	3.46	0.07	2049
Ingham	0	0	3.97	0	0	0	1.29	0	3.84	366
Ingworth	0	0	0	0.39	0	0	1.2	0	0	337
Itteringham	0	0	0	0	0	185.72	3.36	0	0	135
Kelling	0	2.75	0	0.3	0	647.81	4.1	3.3	0	187
Kettlestone	0	0	0	0	0	0	2.01	0	0	181
Knapton	3.28	0	0	0.08	0	54.16	1.16	0	12.35	399
Langham	0.57	0	2.52	0.06	0	0	1.36	1.9	0	387
Lessingham	0	0	0.24	0.06	0	0	0.99	0.31	0	560
Overstrand	0	0	0	0	0	0	0	0	0	0
Wetheringsett with Glandford	0	0	0	0	0	0	2.68	0	0	224
Little Barningham	0	0	0	0	0	0	2.92	0	0	139
Little Snoring	0	0	2.19	0.08	0.02	0	0.82	0.99	0	602
Ludham	0.62	0.18	0.86	0.12	0	138.5	0.97	0.71	0.09	1303
Matlask	0	0	0	0	0	0	6.12	0	0	118
Melton Constable	3.63	0.61	0	0.21	0	0	0.99	0	0	658
Morston	0	1.27	0	0	0	1292.19	2.5	0	0	178
Mundesley	0	1.21	0.67	0.07	0.05	0.21	0.3	1.24	0.07	2694
Neatishead	0.31	1.1	0	0.18	0	19.96	1.19	0.9	0	541
North Walsham	0.03	0.23	0.69	0.09	0.01	0.84	0.35	1.78	0.42	12645
Northrepps	1.45	0	1.01	0.05	0.01	0	0.65	0.19	0	1102
Overstrand	0.03	0	0	0.06	0	0	0.79	0.98	1.3	974
Paston	0	0	0	2.03	0	0	2.28	0	0	240
Plumstead	0	2.85	0	0	0	0	1.59	0	0	138
Potter Heigham	0.66	0.2	1.15	0.06	0.01	11.4	0.79	0	0.13	1040
Pudding Norton	0	2.77	0	0	0	4.61	0	0	36.39	248
Raynham	0	58.9	0	0	0	0	4.26	2.11	0	294

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Greenspace	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Roughton	0	1.03	0	0.14	0	0	0.72	0.79	0	947
Runtun	2.43	1.48	0	0.2	0	28.57	0.38	0	1.42	1644
Ryburgh	0	0	2.72	0.55	0	0.84	1.04	0	0.36	662
Salthouse	0	3.64	0	0	0	597.85	3.16	0	0	160
Scottow	0	2.17	0	0.03	0.04	7.15	0.4	0	3.29	1785
Sculthorpe	1.54	0	0.5	0.15	0.01	17.66	3.4	0.16	0.41	711
Sea Palling	1.38	0	0	0.55	0	0.83	1.42	0	0	619
Sheringham	0.51	0.32	0.12	0.04	0.03	5.73	0.37	1.08	0.42	7421
Sidestrand	0	0	0	0	0	0	0.64	28.24	0	227
Skeyton	0	0	0	0	0	0	2	0	0	238
Sloley	0	11.77	0	0	0	0	1.17	0	0	305
Smallburgh	0	0	0	0.34	0	0.12	1.77	0	3.19	532
Southrepps	0.32	0	0	0.48	0.01	14.26	1.12	0	1.78	872
Stalham	0.29	0.76	0.58	0.06	0.01	0	0.37	3.49	1.15	3269
Stibbard	0.98	0	0	0.11	0	0	1.79	4.13	0	329
Stiffkey	0.42	0	0	0	0	1044.78	2.78	0	8.44	199
Stody	0	3.75	0	0	0	17.69	3.59	0	0	188
Suffield	3.53	0	0	0	0	16.34	2.92	0	0	126
Sustead	0	0	0	0	0	1.31	3.8	0	0	214
Sutton	0	0	0	0	0	0	1.49	0.71	0	1185
Swafield	0	0	0	0	0	8.04	3	0	5.1	297
Swanton Abbott	0	0	0	0.19	0	20.99	0.79	1.72	0.32	541
Swanton Novers	0	2.25	0	0.09	0	0	1.36	0	0	237
Tattersett	0	0.32	0	0	0	1.6	0.53	4.22	0	997
Thornage	0	9.33	0	0	0	0	2.87	0	0	182
Thorpe Market	0	2.68	0	0.01	0	0	1.11	0	0	315
Thurning	0	0	0	0	0	0	1.1	0	0	270
Thursford	0.72	0	0	0	0	14.33	2.03	0	0	211
Trimingham	0	2.08	0	0.03	0	0	0.97	0	0	478
Trunch	0.99	0	1.33	0.11	0.01	0.06	0.71	0	0.09	956

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)	Accessible Natural Greenspace	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	2016 Population
Tunstead	0	0	1.18	0.14	0	0	0.89	0.61	0.63	1083
Upper Sheringham	2.29	0.98	0	0	0	915.54	3.76	0	0	217
Walcott	0.46	0.63	0	0	0	0	0.81	0	0	545
Walsingham	1.59	0	1.67	0.11	0.05	0	3.5	1.6	0.15	792
Warham	0	0.93	0	0	0	2029.2	5.68	0	0	215
Wells-Next-the-Sea	2.27	0.63	0.26	0.1	0.02	100.2	1.13	4.65	1.36	2149
West Beckham	6.25	1.96	0	0.18	0	2.38	1.87	0	0	283
Westwick	0	0	0	0	0	0.12	1.4	0	0	248
Weybourne	1.1	4.07	0	0.22	0	101.58	1.15	0	0.21	505
Wickmere	0	0	0	0	0	0	2.7	0	0	159
Wighton	0	5.21	0	0.21	0	6.43	2.54	0	0	230
Witton	0	0	0	0	0	169.99	2.47	0	0	349
Wiveton	1.01	2.88	0	0	0	58.73	5.01	0	0	118
Wood Norton	0	0	0	0	0	0	1.41	0	0	218
Worstead	0	0	1.78	0.2	0	0.08	1.07	0.32	0	972
District	0.55	1.15	0.62	0.1	0.01	33.61	0.91	1.66	0.81	105671

6.0 THE DEVELOPMENT OF STANDARDS

6.1 Introduction

Following the completion of the assessment of local needs (community and stakeholder consultation) and the audit of provision (the first two steps of this study), new standards of provision for open space are proposed below. This section explains how the standards for the Study Area have been developed and provides specific information and justification for each of the typologies where standards have been proposed.

The standards for open space have been developed in-line with the NPPF. Standards comprise the following components:

- **Quantity standards:** These are determined by the analysis of existing quantity, consideration of existing local and national standards and benchmarks and evidence gathered from the local needs assessment. It is important that quantity standards are locally derived and are realistic and achievable. The recommended standards need to be robust, evidence based and deliverable through new development and future mechanisms of contributions through on-site or off-site provision.
- **Accessibility standards:** These reflect the needs of all potential users including those with physical or sensory disabilities, young and older people alike. Spaces likely to be used on a frequent and regular basis need to be within easy walking distance and to have safe access. Other facilities where visits are longer but perhaps less frequent, for example country parks, can be further away. Consideration is also given to existing local or national standards and benchmarks. Access standards are expressed as wither walk times or straight-line distances. Table 2 provides the detail around the relationship between these i.e. what the walk times mean in terms of straight-line distances and the indicative pedestrian route.
- **Quality standards:** The standards for each form of provision are derived from the quality audit, existing good practice and from the views of the community and those that use the spaces. Again, quality standards should be achievable and reflect the priorities that emerge through consultation. The current financial climate (with large cutbacks in government funding to Local Authorities) means that achievable quality standards are key, and they are likely to vary depending on the geographical area.

The standards that have been proposed are for **minimum guidance levels of provision**. So, just because geographical areas may enjoy levels of provision exceeding minimum standards does not mean there is a surplus, as all such provision may be well used.

6.2 Allotments

Table 7 Summary of new quantity and access standard for allotments

Quantity Standard	Access Standard
0.60 ha/1000 population	15 minutes' walk-time

Factors considered in the development of a new quantity standard for allotments:

Existing national or local standards

National standards for allotments and other such open spaces are difficult to find. The closest thing to such standards appears to be those set out by the National Society of Allotment and Leisure Gardeners (NSALG). These are as follows:

- Standard Plot Size = 330 sq yards (250sqm)
- Paths = 1.4m wide for disabled access
- Haulage ways = 3m wide
- Plotholders shed = 12sqm
- Greenhouse = 15sqm
- Polytunnel = 30sqm

The North Norfolk Open Space and Recreation Study (2006) set the following quantity standard for allotments:

- 0.64ha per 1000 population

Existing quantity of allotments

- The existing average level of provision across the Study Area is 0.55 ha/1000 population.
- The majority of Parishes with less than 500 people have no allotment provision (52 out of 71).

Consultation results

- 74% of all respondents from the household survey 'never' use allotments, meaning this is the least used type of open space. However, of those using allotments, 70% stated that they used them at least once a week.
- The household survey identified 45% of people who felt there should be more allotments, however, 53% felt there are enough;
- The need for more (and improved) allotments was identified by a number of Parish councils;
- The value of allotments (and other open spaces) in providing access to outdoor physical activity and associated benefits for health and wellbeing, both physical and mental is recognised by various agencies and organisations.

Justification of quantity standard for allotments

- Considering the above factors, a standard of 0.60ha/1000 population is considered to be justified. This is set slightly higher than the average level of provision across the study area (0.55ha/1000 population), to reflect the value of allotments highlighted within the consultation, the need for more provision highlighted by a number of parishes, and also the propensity for higher density new housing with smaller gardens is likely to increase demand.
- It is recommended that when assessing the existing provision of allotments, that this standard is only applied to Parishes with over 500 population, as if applied to Parishes with less than 500 people it will show shortfalls across the majority of the these Parishes which may not need to be addressed¹¹.
- However, when assessing the requirements for new provision e.g. from housing development, the quantity standard will be applied to all Parishes irrespective of their size (although the need for on-site provision would be determined based on the size of the development, and the existing provision of allotments within the vicinity – see Section 8).

Factors considered in the development of a new access standard for allotments:

Existing national or local standards

The North Norfolk Open Space and Recreation Study (2006) set the following access standard for allotments:

- All residents within the district to have an allotment within 2.5km of home.

Consultation results

- Responses received in relation to acceptable travel times to allotments from the household survey identified a mixed response, with 24% wanting allotments within 5 minutes, 21% between 6 to 10 minutes, 24% between 11 to 15 minutes; 19% between 16 to 20 minutes; and, 12% over 20 minutes.
- The majority (78%) of respondents suggested their preferred mode of transport would be walking.

Justification of access standard for allotments

- The results from the consultation suggest that people do not want to travel far to reach their allotment; however, it is considered that the availability of allotments is more important than having them very close to home, nevertheless there is some

¹¹ Although local information and demand will still need to be considered, as there may still be a need for allotments in rural Parishes with less than 500 people e.g. Stiffkey has a population of 199, but the Parish has identified a demand which is not currently met (see Section 4.5 of Community and Stakeholder Consultation Report (2019).

demand for facilities relatively nearby. Therefore, a standard of no more than 15 minutes' walk-time is justified.

Quality standard for allotments

The household survey identified that 32% of respondents thought that allotments were either good or very good quality, whereas 38% thought they were adequate, and 30% thought they were either poor or very poor. The need for improved allotments was identified by a number of Parish councils and the NNDC Countryside Team also highlight that some allotment plots/sites across the District are in poor condition and not well maintained.

Allotment sites were not subject to quality audits as part of this study, this was agreed by the project group as the majority of allotments are locked/not accessible.

Several, general recommendations are made in relation to quality, which should include the following:

- Well-drained soil which is capable of cultivation to a reasonable standard.
- A sunny, open aspect preferably on a southern facing slope.
- Limited overhang from trees and buildings either bounding or within the site.
- Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots.
- Provision for composting facilities.
- Secure boundary fencing.
- Good access within the site both for pedestrians and vehicles.
- Good vehicular access into the site and adequate parking and manoeuvring space.
- Disabled access.
- Toilets.
- Notice boards.

6.3 Amenity Green Space

Table 8 Summary of new quantity and access standard for amenity green space

Quantity Standard	Access Standard
1.0ha/1000 population	10 minutes' walk time

Factors considered in the development of a new quantity standard for amenity green space:

Existing national or local standards

The Fields in Trust (FIT) (Previously known as the National Playing Fields Association) Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard' proposes a benchmark guideline of 0.6ha/1000 population of amenity green space. FIT recommend that the quantity guidelines are adjusted to take account of local circumstances.

The North Norfolk Open Space and Recreation Study (2006) did not set any standards for the provision of amenity green space. Nor did the Amenity Green Space Topic Paper (2018) set standards. However, NNDC has been applying a standard of 1.0ha per 1000 population.

Existing quantity of amenity green space

- Existing average level of provision in the Study Area is 1.15 ha/1000 population (for sites greater than 0.15 ha in size);
- Provision varies by Parish with some areas falling well below the average, and others exceeding it.
- The highest levels of provision are in the rural parishes (with less than 500 population) of Raynham, Helhoughton and Hanworth.

Consultation results

- The household survey identified that 47% of people felt there was a need for more informal open space areas, whilst 51% felt there was enough.

Justification of quantity standard for amenity green space

- Considering the above factors, a standard of 1.0 ha/1000 is considered justified, which is line with existing provision levels (the household survey did not provide any clear justification for increasing levels). A quantity standard based on the average level of provision across the Study Area is considered to be a reasonable figure to use, as some of the Parishes with larger areas of provision are balanced by those with no provision, and some amenity green space is expected in Parishes with even small populations.
- The standard set is slightly lower than the existing average level of provision, recognising the existing standard that NNDC use, the balance between parishes with no provision and parishes with high levels of provision, and the fact that the standard is already above the FIT benchmark guideline. It is considered that a standard of 1.0ha/1000 is justified and deliverable.
- Where a development would result in less than 0.15ha of amenity green space, it will be provided as a single space. This will avoid a proliferation of small amenity spaces which have no real recreation function.
- When delivering new provision, consideration should be given to combining this with the natural green space standard (i.e. a combined standard of 2.50 ha/1000) in order to provide bigger, more biodiverse spaces, in accordance with the NPPF.

Factors considered in the development of a new access standard for amenity green space:

Existing national or local standards

FIT Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard' proposes a walking distance guideline of 480m for amenity green space.

Consultation results

- Responses received in relation to acceptable travel times to informal open space from the household survey identified that people expect these spaces to be relatively close by, with 48% expecting informal open spaces to be within a 10 minute travel time (of which 29% expecting to travel no more than 5 minutes) and a further 32% expecting to travel no more than 15 minutes; and 13% expecting to travel no more than 20 minutes.
- The preferred mode of transport is by foot (70%).

Justification of access standard for amenity green space

- The FIT guidance and consultation results indicate that in general, people want amenity green spaces relatively close by, and therefore a standard of no more than 10 minutes' walk-time is justified.

Quality standard for amenity green space

The household survey revealed that the majority (45%) of respondents think that the quality of informal open space is generally adequate, with 40% rating it as either good or very good quality; and 15% rating it as poor or very poor.

The audit of provision as well as the consultation has identified the importance attached by local people to open space close to home. The value of 'amenity green space' must be recognised especially within housing areas, where it can provide important local opportunities for play, exercise and visual amenity that are almost immediately accessible. On the other hand, open space can be expensive to maintain and it is very important to strike the correct balance between having sufficient space to meet the needs of the community for accessible and attractive space, and having too much which would be impossible to manage properly and therefore a potential liability and source of nuisance. It is important that amenity green space should be capable of use for at least some forms of public recreation activity.

It is therefore recommended that in addition to avoiding the proliferation of small amenity spaces, that all amenity green space should be subject to landscape design, ensuring the following quality principles:

- Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax;
- Include high quality planting of native trees and/or shrubs to create landscape structure and biodiversity value;
- Include paths along main desire lines (lit where appropriate);
- Be designed to ensure easy maintenance.

6.4 Parks and Recreation Grounds

Table 9 Summary of new quantity and access standard for parks and recreation grounds

Quantity Standard	Access Standard
1.10 ha/1000 population	12-13 minutes' walk time

Factors considered in the development of a new quantity standard for parks and recreation grounds:

Existing national or local standards

The Fields in Trust (FIT) Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard' proposes a benchmark guideline of 0.80ha/1000 population for parks and gardens. In addition to this they also recommend the following standards:

- Playing pitches: 1.20ha/1000 population
- All outdoor sports: 1.6ha/1000 population

The North Norfolk Open Space and Recreation Study (2006) set the following quantity standard for Public Parks:

- 1.34ha/1000 population

Existing quantity of parks and recreation grounds

- Existing average level of provision of parks and recreation grounds in the Study Area is 0.62 ha/1000 population;
- The large majority of Parishes with below 500 population have no provision (63 out of 71).
- The average level of provision in parishes with 500 population or above is 0.65 ha/1000 population.
- There is an additional 0.48ha/1000 of private outdoor sports space which is currently accessible to the public for informal use e.g. dog walking.

Consultation results

- The household survey identified that 68% of people felt there were enough parks and recreation grounds (compared to 32% who felt there was a need for more).
- The importance of providing and promoting access to parks and green spaces in relation to health and wellbeing is recognised by NNDC.

Justification of quantity standard for parks and recreation grounds

- The existing level of provision across the study area and within parishes with above 500 population (0.62 – 0.65ha/1000) is considered to be low, when comparing to

other local authorities (in Ethos' experience) and also against the FIT guidelines, and NNDC's existing standard for public parks (1.34ha/1000 population).

- However, the consultation indicates that the majority of households feel there are enough parks and recreation grounds. It is acknowledged that people may not make the distinction between public parks and private outdoor sports spaces that have public access and therefore the standard has been set through combining the average level of provision of parks and recreation grounds across the study area (0.62ha/1000) with the average level of provision of private outdoor sports space with public access (0.48ha/1000), which produces a standard of 1.10ha/1000 population.
- It is recommended that when assessing the existing provision of parks and recreation grounds, that this standard is only applied to Parishes with over 500 population, as if applied to Parishes with less than 500 people it will show shortfalls across the majority of the these Parishes which may not need to be addressed¹².
- However, when assessing the requirements for new provision e.g. from housing development, this quantity standard should be applied to all Parishes (although the need for on-site provision would be determined based on the size of the development, and the existing provision of park and recreation grounds within the vicinity).
- The recommended standards for this typology are intended to provide sufficient space for sports facilities, pitches and ancillary space e.g. footpaths, landscaping etc. The emerging PPS should be referred to for evidence relating to recommendations for playing pitch requirements and their provision¹³. The quantity standard is designed to be flexible so the local authority can make the case for what type of open space/facilities are required where there are multiple use opportunities for example, or where one use is needed more than another – this would be justified on the analysis of particular local circumstances and on a case-by-case basis.

Factors considered in the development of a new access standard for parks and recreation grounds:

Existing national or local standards

FIT Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard' proposes a walking distance guideline of 710m for parks and gardens. In addition to this they also recommend the following standards:

- Playing pitches: a walking distance of 1,200m
- All outdoor sports: a walking distance of 1,200m

The North Norfolk Open Space and Recreation Study (2006) set the following access standard for Public Parks:

¹² However, these smaller Parishes would be expected have provision of amenity green space. There may also be instances where there are local aspirations for a park and recreation ground.

¹³ It should be noted that playing pitches are not only provided within parks and recreation grounds, and the parks and recreation grounds typology/standard therefore will only accommodate a proportion of the requirements for new pitches.

- All residents within the seven main towns and Hoveton should have access within 400m of home. People living outside the main towns and Hoveton should have access within 800m of home.

Consultation results

- Responses received in relation to acceptable travel times to park and recreation grounds from the household survey identified a mix in responses, with 21% of people wanting facilities to be within a 5 minute travel time; 32% between 6 and 10 minutes; 30% between 11 and 15 minutes; and 16% over 16 minutes. This indicates that people do not want to travel too far to reach their park and recreation ground, however, It is considered that the availability of park and recreation grounds is more important than having them very close to home.
- The preferred mode of transport indicated by the household survey is by foot (81%).

Justification of access standard for park and recreation grounds

- Based on the results of the consultation and considering the existing access standards and FIT guidance, a standard of no more than 12-13 minutes' walk-time is justified. This equates to 624m straight line (see table 2) and therefore falls within the range of the 2006 study access standard for public parks and is slightly less than the FIT standard.
- Access to private outdoor sports facilities (where permissive public access is allowed), is also included within the access analysis – although it is noted that the permissive access could change at any time.

Quality standards for park and recreation grounds

70% of respondents from the household survey felt that the quality of parks and recreation grounds is either good or very good; 24% felt them adequate; and 6% poor or very poor. The NNDC Countryside Team also recognise that the quality of parks and recreation grounds is variable, with some that are in need of improvement.

National guidance relevant to this typology is provided in the 'Green Flag' quality standard for parks which sets out benchmark criteria for quality open spaces. For outdoor sports space, Sport England have produced a wealth of useful documents outlining the quality standards for facilities such as playing pitches, changing rooms, MUGAs and tennis courts plus associated ancillary facilities. The Rugby Football Union have provided guidance on the quality and standard of provision of facilities for rugby, and the England and Wales Cricket Board have provided guidance for cricket facilities. It is recommended that the guidance provided in these documents is adopted by the Councils, and that all new and improved provision seeks to meet these guidelines.

6.5 Play Space (children and youth)

Table 10 Summary of new quantity and access standards for play space

Typology	Quantity Standard	Access Standard
Children's Play Space	0.10ha/1000	10 minutes' walk time
Youth Play Space	0.06ha/1000	15 minutes' walk time

Factors considered in the development of new quantity standards for play space:

Existing National and Local Policies

The FIT guidance 'Beyond the Six Acre Standard' recommends provision of 0.25ha/1000 population of equipped/designated play areas. The guidance does not specifically cover the needs of most teenagers.

The previous FIT guidance (The Six Acre Standard) recommended provision of 0.8 hectares per 1000 people for children's play of which around 0.3 hectares should be equipped provision. These standards have been criticised because they are often seen as undeliverable. Criticism of the FIT guidance and its precursor also has highlighted the creation of large numbers of very small equipped play spaces which have relatively limited 'play value' and are very expensive to maintain in the longer term. They also set unrealistic aspirations in urban areas where insufficient land is available to provide facilities: especially higher density development on brownfield sites. The level recommended within the new guidance (0.25 ha/1000 population), although lower than previously, is still considered to be high and difficult to deliver (this is in our experience).

The following minimum size guidelines and buffers are recommended by FIT:

Playable space (LAP type - need not be equipped)

1. Minimum active playable space of 100 sq m (need not be equipped).
2. Buffer zone of 5m minimum depth between the active playable space and the nearest dwelling

Equipped play area (LEAP type)

1. Minimum activity zone area of 400 sq m.
2. Buffer zone of not less than 10m in depth between the edge of the equipped activity zone and the boundary of the nearest dwelling and a minimum of 20m between the equipped activity zone and the habitable room facade of the dwelling.

Teen Play including a MUGA (NEAP type)

1. Minimum activity zone area of 1000 sq m divided into two parts; one part containing a range of playground equipment; and the other a hard surface MUGA of at least 465 sq m.

2. Buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose built skateboarding facilities are provided.

The North Norfolk Open Space and Recreation Study (2006) set the following quantity standard for provision for children and young people:

- 0.8ha per 1000 population

Existing quantity of play space

- Current average levels of provision of children's play space is 0.10 ha/1000 population, for youth space this is 0.01 ha/1000 population;
- For children's play space, many of the very rural parishes (with below 300 population) have no provision (38 out of 48 parishes);
- For youth play space only one parish (Helhoughton) with less than 500 population has youth provision.

Consultation results

- The household survey identified that 40% of people felt there was a need for more children's play areas (compared to 60% who felt there are enough); whereas for facilities for teenagers 64% felt there was a need for more (compared to 32% who felt there are enough);
- As part of the consultation the general view of stakeholders is that there is sufficient provision generally for children, but not for young people.

Justification of quantity standards for play space

- In a largely rural area like North Norfolk, where there are many small settlements and populations, it can be difficult to justify provision bespoke to any particular age group. As a consequence, it is not considered appropriate to classify existing play provision in accordance with the FIT hierarchy approach (of LAPs, LEAPs and NEAPs), but instead using a single standard for children's play space which provides more flexibility and opportunity for creative play design.
- For children's play space It is recommended that the standard for children's play space is set at 0.1ha/1000, in line with the existing level of provision across the Study Area. This is higher the current 2006 standard but falls below the FIT standard, however it is justified as it is based on the average levels of provision and results of the consultation.
- It is recommended that when assessing the existing provision of children's play space, that this standard is only applied to Parishes with over 300 population, as if applied to Parishes with less than 300 people it will show shortfalls across the majority of the

these Parishes which may not need to be addressed (currently only 10 out of 48 Parishes with less than 300 population have provision of a children's play space)¹⁴.

- However, when assessing the requirements for new provision, e.g. from housing development, this standard should be applied to all Parishes (although the need for on-site provision would be determined based on the size of the development, and the existing provision of children's play space within the vicinity).
- The minimum size acceptable for a children's play space is 0.01ha (100 sq m), in line with the FIT recommendation for a LAP type play space.
- For youth play space, it is recommended that the standard is set higher than the existing level of provision (there is a clear need for additional provision for youth identified within the Community and Stakeholder Consultation Report (2019)).
- A standard of 0.06ha/1000 is considered appropriate for youth play space, considering the deliverability of facilities from different development sizes e.g. a 200 dwelling development would result in a minimum requirement of 0.027ha (270sqm) of youth play space (something like a half MUGA or small skate area).
- It is recommended that when assessing the existing provision of youth play space, that this standard is only applied to Parishes with over 500 population, as if applied to Parishes with less than 500 people it will show shortfalls across the majority of the these Parishes which may not need to be addressed¹⁵ (there is only one Parish with less than 500 people that has youth provision).
- However, when assessing the requirements for new provision, e.g. from housing development, this standard should be applied to all Parishes (although the need for on-site provision would be determined based on the size of the development, and the existing provision of youth play space within the vicinity).
- It should be reiterated that these are **minimum standards for equipped provision** and **do not include the need for surrounding playable space** as recommended by FIT¹⁶ and Play England¹⁷ i.e. this surrounding playable space will need to be provided in addition to the quantity standard.

Factors considered in the development of new access standards for play space:

Existing national or local standards

The FIT guidance 'Beyond the Six Acre Standard' recommends a walking distance of 100m for Local Areas for Play (LAPs), 400m for Local Equipped Areas for Play (LEAPs) and 1000m for Neighbourhood Equipped Areas for Play (NEAPs).

The North Norfolk Open Space and Recreation Study (2006) set the following access standards for provision for children and young people:

¹⁴ Although, as noted for allotments and parks and recreation grounds, there may be aspirations/a need identified within smaller Parishes to provide a children's play space.

¹⁵ Although, as noted for allotments and parks and recreation grounds, there may be aspirations/a need identified within smaller Parishes to provide youth play space.

¹⁶ Fields in Trust Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard – sets out guidance on buffer zones, which should be well designed to enhance play value and landscape setting.

¹⁷ Design for Play: A guide to creating successful play spaces

- All residents in main towns and Hoveton should have access within 400m of home. Residents living in rural areas should have access within 800m of home.

Consultation results

- The household survey identified that for children's play space 55% of people want facilities within 10 minutes (18% within 5 minutes); 35% between 11 and 15 minutes; and, and only 10% would want to travel more than 16 minutes. For teenage facilities 47% of people wanted facilities within 10 minutes (14% within 5 minutes); 35% between 11 and 15 minutes; and, 28% were prepared to travel further than 16 minutes.
- For both children's and youth provision the majority (88% and 83% consecutively) of respondents said they prefer to walk, although it is acknowledged that youth can walk further.

Justification of access standards for play

Based on the results of the consultation and considering the existing access standards and FIT guidance, the following access standards have been set:

- Children's provision - 10 minutes' walk-time.
- Youth Provision - 15 minutes' walk-time.

Quality standards for play space

Children's play spaces were considered to be good or very good quality by 58% of respondents of the household survey, whereas 34% felt they were adequate quality. (9% said they were either poor or very poor quality). 43% felt that facilities for teenagers were average quality; only 23% felt that they were of good or very good quality. Conversely 30% felt that quality was poor.

In terms of the wider consultation it is fair to say that there was a mixed view in respect of the quality of facilities. Whilst there was a view that overall quality of the stock is of a good standard, Town and Parish Councils and several groups and organisations suggest specific facilities which could be improved (see Section 5 of Community and Stakeholder Consultation report).

It is expected that the design of play would take a landscape design approach (designed to fit its surroundings and enhance the local environment), incorporating play into the overall landscape masterplan for new development, and could include natural play e.g. grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to literally bring the play space alive. In densely populated urban areas with little or no natural or green space, this more natural approach can help 'soften' an urban landscape.

The challenge for play providers is to create play spaces which will attract children, capture their imagination and give them scope to play in new, more exciting, and more creative ways

e.g. moving away from fencing play areas (where it is safe to do so), so that the equipment is integrated with its setting, making it feel more inviting to explore and so people are free to use the space without feeling restricted.

Play England are keen to see a range of play spaces in all urban environments:

- A** Door-step spaces close to home
- B** Local play spaces – larger areas within easy walking distance
- C** Neighbourhood spaces for play – larger spaces within walking distance
- D** Destination/family sites – accessible by bicycle, public transport and with car parking.

Moving forward, Play England would like their new Design Guide; *'Design for Play'* to be referenced and added as a Supplementary Planning Document (SPD) in standard configuration. Play England have also developed a *'Quality Assessment Tool'* which can be used to judge the quality of individual play spaces. It has been recommended that the Council considers adopting this as a means of assessing the quality of play spaces in their District. Play England also highlight a potential need for standards for smaller settlements and rural areas where the doorstep, local, neighbourhood, and destination hierarchy is unlikely to be appropriate.

Disability access is also an important issue for Play England, and they would like local authorities to adopt the KIDS¹⁸ publication; *'Inclusion by Design'* as an SPD. Their most recent guidance document, *'Better Places to Play through Planning'* gives detailed guidance on setting local standards for access, quantity and quality of playable space and is considered as a background context for the standards suggested in this study.

6.6 Accessible Natural Green Space

Table 11 Summary of new quantity and access standard for accessible natural green space

Quantity Standard	Access Standard
1.5 ha/1000 population (for new provision only)	20 minutes' walk time and ANGSt Standards

Factors considered in the development of a new quantity standard for accessible natural green space:

Existing National and Local standards

Natural England Accessible Natural Green Space Standards (ANGSt):

ANGSt recommends that everyone, wherever they live should have accessible natural greenspace:

¹⁸ KIDS, is a charity which in its 40 years, has pioneered a number of approaches and programmes for disabled children and young people. KIDS was established in 1970 and in 2003, KIDS merged with KIDSACTIVE, previously known as the Handicapped Adventure Play Association.

- Of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of 1 hectare of statutory Local Nature Reserves per thousand population.

The FIT recommended quantity guideline for natural and semi-natural green space is 1.8ha/1000 population.

The North Norfolk Open Space and Recreation Study (2006) set the following quantity standard for natural green space:

- 1.0ha per 1000 population

Existing quantity of accessible natural green space

- The existing level of provision across the Study Area is 33.61 ha/1000 population;
- Provision varies by Parish, with some Parishes falling well below this level and some far exceeding this level of provision.
- However, when considering the provision of smaller/more localised natural green space only (i.e. removing large/strategic sites above 10ha), the average level of provision is 1.5ha/1000 population.

Consultation results

- The household survey suggested that 57% used some form of natural greenspace at least weekly (including 21% who used it almost daily).
- The household survey identified that 51% felt there is a need for more woodlands, wildlife areas and nature reserves, compared to 49% who felt there are enough.

Quantity standards for accessible natural green space

- Setting a standard for new provision in line with the existing average level of provision across the Study Area would not be achievable or deliverable;
- However, the importance of natural green spaces is recognised not only in their contribution to recreation and health and wellbeing, but also importantly in terms of Green Infrastructure and nature conservation/biodiversity.
- It is therefore recommended that a standard of 1.5ha/1000 population is used for assessing the requirements for new provision through development. This is higher than the 2006 standard (1.0ha/1000), but lower than the FIT guidance (1.8ha/1000) and is based on the average level of provision when larger/more strategic sites (above 10 ha) are removed from the analysis.
- This is considered to be realistic and achievable in terms of new provision and will ensure that natural green space is provided in areas of most need.

- In terms of analysing existing provision, the ANGSt standards will be applied, in addition to a locally derived access standard (see below), to identify where the key gaps in access to provision are.
- As already mentioned under the quantity standard for amenity green space, when delivering new provision, consideration should be given to combining this with the amenity green space standard (i.e. a combined standard of 2.50 ha/1000) in order to provide bigger, more biodiverse spaces, in accordance with the NPPF.

Factors considered in the development of a new access standard for accessible natural green space:

Existing National and Local standards

Natural England Accessible Natural Green Space Standards (ANGSt) as set out within the quantity section above.

The FIT recommended walking guideline for natural and semi-natural green space is 720m.

The North Norfolk Open Space and Recreation Study (2006) did not set an access standard for natural green space, but it stated that efforts should be made where possible to improve access to open space.

Consultation results

- The household survey identified 26% want woodlands, wildlife areas and nature reserves within 10 minutes travel time (13% within 5 minutes). 27% within 11 and 15 minutes. The remaining 47% were prepared to travel at least 16 minutes.
- The preferred mode of travel was walking (50%) but driving accounted for 44%.

Justification of access standards for natural green space

- The results of the household survey indicate that people are generally willing to travel further to access this type of open space compared to other typologies, and therefore a standard of 20 minutes' walk-time is recommended. This is above the FIT recommended walking guideline but is justified by the results of the consultation.
- It is also recommended that the ANGSt standards are applied to analyse key gaps in provision against these standards.

Quality standards for natural green space

47% of household respondents rated the quality of natural green space as either good or very good. 29% thought it to be adequate; and, 14% either poor or very poor.

This suggests that the provision of new or improved open space cannot be considered in isolation from the means of maintaining such space, perceptions of antisocial behaviour, and ease of access from within the surrounding environment.

The shape and size of space provided should allow for meaningful and safe recreation. Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. For larger areas, where car-borne visits might be anticipated, some parking provision will be required. The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible these sites should be linked to help improve their wildlife value and Green Infrastructure functionality as part of a network.

The wider consultation suggested a view that, whilst it might be difficult to create natural greenspace 'from new' in urban areas, there is scope to alter the way in which many existing spaces are managed, so offering a more natural ambience, and encouraging ecological and habitat diversity. In areas where it may be impossible or inappropriate to provide additional natural green space consistent with the standard, other approaches should be pursued which could include (for example):

- Changing the management of marginal space on playing fields and parks to enhance biodiversity.
- Encouraging living green roofs as part of new development/ redevelopment.
- Encouraging the creation of native mixed species hedgerows.
- Additional use of long grass management regimes.
- Improvements to watercourses and water bodies.
- Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS).
- Use of native trees and plants with biodiversity value in high quality soft landscaping of new developments.

The above should in any event be principles to be pursued and encouraged at all times.

Protecting, creating, enhancing and retrofitting natural and semi-natural features in our urban environments is a cost-effective and win-win approach to delivering positive outcomes for people and wildlife. The new **Building with Nature**¹⁹ benchmark quality standards for the design and delivery of GI could be advocated by the council.

¹⁹ <https://www.buildingwithnature.org.uk/about>

6.7 Summary of open space quantity and access standards

Table 12 Summary of open space quantity and access standards²⁰

Typology	Quantity standards for existing provision and new provision (ha/1000 population)	Access standard
Allotments	0.60	15 minutes' walk-time
Amenity Green Space (sites >0.15 ha)	1.0	10 minutes' walk time
Park and Recreation Grounds	1.1	12-13 minutes' walk time
Play Space (Children)	0.10	10 minutes' walk-time
Play Space (Youth)	0.06	15 minutes' walk-time
Natural Green Space	1.5 (for new provision only)	20 minutes' walk-time and ANGSt Standards
Total for new provision	4.36 ha/1000	

²⁰ In addition to these open space standards, the PPS sets out the requirements for playing pitches.

7.0 APPLYING LOCAL STANDARDS

7.1 Introduction

This part of the report uses the recommended standards to analyse open space provision across the Study Area. This section provides an overview of provision and supply across the Study Area and individual Parishes, with more detailed maps provided in Appendix 1, 2 and 3. This section includes:

Quantity analysis

The quantity of provision is assessed using the recommended quantity standards for each of the typologies where a quantity standard has been developed. Recommended standards are expressed as hectares of open space per 1000 population.

The quantity assessment looks at the existing levels of provision, then uses the recommended standard to assess the required level of provision. From this a calculation is made of the supply, which will either be sufficient or insufficient. Within this section, levels of provision are provided by Study Area, local authority, and Parish.

Open space provision maps by Parish are provided at Appendix 1.

Access analysis

This section of the report provides analysis of the recommended access standards for each typology across the Study Area. The maps and analysis in this section are intended to be indicative, providing an overall picture of provision and highlighting any key issues across the Study Area.

However, the key to access analysis, is understanding the picture at a more localised level, therefore, maps showing local access provision by Parish are included at Appendix 2.

Quality analysis

This section of the report makes analysis of each typology across the Study Area – it highlights any common themes or issues that have arisen from the consultation and provides a summary of the quality audit results at the Study Area level. The detailed quality audits have been provided to the Council as part of the GIS database, and maps by Parish are provided at Appendix 3 which show the ranking of each open space audited (good, average or poor).

7.2 Application of quantity standards

7.2.1 Current supply against the standards

Table 13 below show the existing supply of open space for each typology by Parish and at the District level. The supply is calculated using the population figures for each of the geographies (ONS 2016 mid-year estimates), and the quantity of open space compared to what the requirements for open space are against the new standards, summarised in Table 12.

Positive figures show where the Study Area/Parishes meet the quantity standard for the open space typology, and negative figures show where there is a shortfall in supply against the quantity standard.

Although these figures highlight where there are shortfalls in supply against the quantity standards and therefore where new provision should be sought, in many cases new provision will not be achievable (unless, for example, through new development). These figures can help inform decisions about the form of new open spaces and improvements to existing open spaces, rather than it being imperative that every Parish must achieve a '+' number.

As already discussed within the development of standards (Section 6), for certain open space typologies, within North Norfolk it may not be expected that the quantity standards for provision are met within the more rural Parishes. This applies to Parishes with less than 500 population for allotments, parks and recreation grounds and youth play space, and Parishes with less than 300 population for children's play space (as the quantity analysis shows that the majority of Parishes with these lower populations do not generally have these typologies of open space²¹). **Therefore, for those rural Parishes and particular open space typologies, the cells in Table 13 below have been greyed out to indicate where the standard may not be expected to be met.**

Therefore, when considering the supply/provision of open space within Parishes with less than 500 people, the provision could be met by either a park and recreation ground or amenity green space, and a children's play space (for Parishes with over 300 population) e.g. in the Parish of Barton Turf, which has a population of 449, Table 13 below shows that there are shortfalls in all typologies of open space with the exception of amenity green space. However, because the Parish population is less than 500, the provision of the amenity green space is considered to meet the required standard, however there is a shortfall in the provision of children's play space (there is no provision within the Parish or access to provision in neighbouring areas against the standard).

For some of the smallest Parishes (e.g. Parishes with around 100-200 people), it would not necessarily be expected that any of the open space typologies below are provided e.g. In the

²¹ This is not to say that there should not be provision within these more rural Parishes (in fact there are a number of Parishes with less than 300 people with children's play provision), but it helps to focus in identifying the key areas where there are shortfalls. However, it is recognised that local communities may have a need for new provision or improvements to open spaces (of any kind), in their Parish, irrespective of the population and the analysis within this assessment.

Parish of Briningham, the only typology provided is cemeteries and churchyards, and therefore there are shortfalls in all typologies of open space below – however due to the very small population, it may not be possible to provide any other open space.

Table 13 *Open space supply (ha) by Parish and Study Area*

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	2016 Population
Alby with Thwaite	-0.16	-0.26	-0.29	-0.03	-0.02	260
Aldborough & Thurgarton	0.08	-0.49	1.04	0.05	-0.02	559
Antingham	-0.21	-0.16	-0.39	-0.04	-0.02	357
Ashmanhaugh	-0.10	0.04	-0.18	-0.02	-0.01	168
Aylmerton	-0.30	-0.49	-0.54	-0.05	-0.03	493
Baconsthorpe	1.00	-0.22	-0.24	0.08	-0.01	218
Bacton	-0.13	-1.15	-0.04	-0.03	-0.07	1147
Barsham	0.02	-0.07	-0.25	0.06	-0.01	227
Barton Turf	-0.27	0.89	-0.49	-0.04	-0.03	449
Beeston Regis	0.08	0.48	-1.21	-0.11	-0.07	1097
Binham	-0.17	-0.28	0.57	0.11	-0.02	284
Blakeney	-0.48	2.00	2.22	0.04	0.02	796
Bodham	0.16	-0.49	-0.54	0.04	-0.03	494
Briningham	-0.07	-0.12	-0.13	-0.01	-0.01	117
Brinton	0.02	-0.20	-0.22	-0.02	-0.01	204
Briston	0.11	2.11	0.02	-0.16	0.09	2549
Brumstead	-0.21	-0.35	-0.39	-0.04	-0.02	354
Catfield	-0.60	-0.09	0.20	0.06	-0.06	1000
Cley Next the Sea	1.79	0.74	-0.45	0.07	-0.02	411
Colby	-0.29	1.05	0.20	0.00	-0.03	490
Corpusty and Saxthorpe	0.25	1.56	-0.82	0.05	-0.04	741
Cromer	-4.25	3.10	-5.78	-0.07	-0.41	7621
Dilham	-0.19	-0.32	0.75	0.03	-0.02	317
Dunton	-0.06	0.51	-0.12	-0.01	-0.01	108
East Beckham	0.76	-0.28	-0.31	-0.03	-0.02	283
East Ruston	-0.37	-0.62	-0.68	-0.06	-0.04	620
Edgefield	-0.23	1.35	-0.41	0.09	-0.02	376
Erpingham	-0.44	-0.74	0.23	-0.02	-0.03	736
Fakenham	-0.35	-2.89	-3.98	-0.42	-0.37	7785
Felbrigg	0.30	-0.05	-0.23	-0.02	-0.01	205
Felmingham	0.52	-0.59	0.65	-0.01	-0.04	591
Field Dalling	-0.18	-0.11	-0.33	0.04	-0.02	297
Fulmodeston	-0.26	-0.25	-0.47	0.02	-0.03	431
Gimingham	1.85	-0.52	1.13	0.00	-0.03	519
Great Snoring	1.05	0.31	-0.15	-0.01	-0.01	136
Gresham	-0.05	-0.44	0.84	0.10	-0.03	436
Gunthorpe	-0.14	-0.09	-0.26	-0.02	-0.01	238
Hanworth	-0.09	13.55	-0.17	-0.02	-0.01	156
Happisburgh	0.01	-0.93	-1.02	0.02	-0.06	925

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	2016 Population
Helhoughton	-0.26	11.13	-0.32	0.19	-0.02	431
Hempstead	-0.11	0.05	-0.21	-0.01	-0.01	189
Hempton	1.44	-0.03	-0.56	0.06	-0.03	506
Hickling	0.35	-0.81	1.49	-0.04	-0.06	987
High Kelling	-0.30	1.85	-0.56	-0.05	-0.03	507
Hindolveston	0.73	-0.62	1.30	0.00	-0.04	621
Hindringham	0.47	-0.45	1.90	0.00	-0.03	453
Holkham	-0.13	-0.21	-0.23	-0.02	-0.01	210
Holt	0.99	-2.84	-4.38	-0.23	-0.24	3985
Honing	-0.20	-0.33	-0.37	-0.03	-0.02	333
Horning	0.73	-0.54	-0.06	0.04	-0.07	1128
Horsey	-0.11	0.44	-0.21	0.01	-0.01	187
Hoveton	-1.23	1.16	-0.25	-0.14	-0.12	2049
Ingham	-0.22	-0.37	1.05	-0.04	-0.02	366
Ingworth	-0.20	-0.34	-0.37	0.10	-0.02	337
Itteringham	-0.08	-0.14	-0.15	-0.01	-0.01	135
Kelling	-0.11	0.32	-0.21	0.04	-0.01	187
Kettlestone	-0.11	-0.18	-0.20	-0.02	-0.01	181
Knapton	1.07	-0.40	-0.44	-0.01	-0.02	399
Langham	-0.01	-0.39	0.55	-0.02	-0.02	387
Lessingham	-0.34	-0.56	-0.49	-0.03	-0.03	560
Letheringsett with Glandford	-0.13	-0.22	-0.25	-0.02	-0.01	224
Little Barningham	-0.08	-0.14	-0.15	-0.01	-0.01	139
Little Snoring	-0.36	-0.60	0.66	-0.01	-0.03	602
Ludham	0.03	-1.07	-0.30	0.02	-0.08	1303
Matlask	-0.07	-0.12	-0.13	-0.01	-0.01	118
Melton Constable	2.00	-0.26	-0.72	0.07	-0.04	658
Morston	-0.11	0.05	-0.20	-0.02	-0.01	178
Mundesley	-1.62	0.58	-1.16	-0.07	-0.03	2694
Neatishead	-0.15	0.06	-0.60	0.05	-0.03	541
North Walsham	-7.20	-9.75	-5.14	-0.17	-0.67	12645
Northrepps	0.93	-1.10	-0.10	-0.06	-0.06	1102
Overstrand	-0.55	-0.97	-1.07	-0.04	-0.06	974
Paston	-0.14	-0.24	-0.26	0.47	-0.01	240
Plumstead	-0.08	0.25	-0.15	-0.01	-0.01	138
Potter Heigham	0.06	-0.84	0.06	-0.04	-0.05	1040
Pudding Norton	-0.15	0.44	-0.27	-0.02	-0.01	248
Raynham	-0.18	17.03	-0.32	-0.03	-0.02	294
Roughton	-0.57	-0.95	-0.06	0.03	-0.06	947
Runton	3.00	0.79	-1.81	0.06	-0.10	1644
Ryburgh	-0.40	-0.66	1.07	0.29	-0.04	662
Salthouse	-0.10	0.42	-0.18	-0.02	-0.01	160
Scottow	-1.07	2.08	-1.96	-0.12	-0.04	1785
Sculthorpe	0.66	-0.71	-0.43	0.04	-0.03	711
Sea Palling	0.49	-0.62	-0.68	0.28	-0.04	619

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	2016 Population
Sheringham	-0.65	-5.02	-7.25	-0.46	-0.23	7421
Sidestrand	-0.14	-0.23	-0.25	-0.02	-0.01	227
Skeyton	-0.14	-0.24	-0.26	-0.02	-0.01	238
Sloley	-0.18	3.28	-0.34	-0.03	-0.02	305
Smallburgh	-0.32	-0.53	-0.59	0.13	-0.03	532
Southrepps	-0.24	-0.87	-0.96	0.33	-0.04	872
Stalham	-1.00	-0.78	-1.69	-0.15	-0.16	3269
Stibbard	0.12	-0.33	-0.36	0.01	-0.02	329
Stiffkey	-0.04	-0.20	-0.22	-0.02	-0.01	199
Stody	-0.11	0.52	-0.21	-0.02	-0.01	188
Suffield	0.36	-0.13	-0.14	-0.01	-0.01	126
Sustead	-0.13	-0.21	-0.24	-0.02	-0.01	214
Sutton	-0.71	-1.19	-1.30	-0.12	-0.07	1185
Swafeld	-0.18	-0.30	-0.33	-0.03	-0.02	297
Swanton Abbott	-0.32	-0.54	-0.60	0.05	-0.03	541
Swanton Novers	-0.14	0.29	-0.26	0.00	-0.01	237
Tattersett	-0.60	-0.68	-1.10	-0.10	-0.06	997
Thornage	-0.11	1.52	-0.20	-0.02	-0.01	182
Thorpe Market	-0.19	0.52	-0.35	-0.03	-0.02	315
Thurning	-0.16	-0.27	-0.30	-0.03	-0.02	270
Thursford	0.02	-0.21	-0.23	-0.02	-0.01	211
Trimingham	-0.29	0.51	-0.53	-0.04	-0.03	478
Trunch	0.37	-0.96	0.22	0.01	-0.05	956
Tunstead	-0.65	-1.08	0.09	0.04	-0.06	1083
Upper Sheringham	0.37	-0.01	-0.24	-0.02	-0.01	217
Walcott	-0.08	-0.21	-0.60	-0.05	-0.03	545
Walsingham	0.78	-0.79	0.45	0.01	-0.01	792
Warham	-0.13	-0.02	-0.24	-0.02	-0.01	215
Wells-Next-the-Sea	3.60	-0.80	-1.79	0.00	-0.08	2149
West Beckham	1.60	0.27	-0.31	0.02	-0.02	283
Westwick	-0.15	-0.25	-0.27	-0.02	-0.01	248
Weybourne	0.25	1.54	-0.56	0.06	-0.03	505
Wickmere	-0.10	-0.16	-0.17	-0.02	-0.01	159
Wighton	-0.14	0.97	-0.25	0.03	-0.01	230
Witton	-0.21	-0.35	-0.38	-0.03	-0.02	349
Wiveton	0.05	0.22	-0.13	-0.01	-0.01	118
Wood Norton	-0.13	-0.22	-0.24	-0.02	-0.01	218
Worstead	-0.58	-0.97	0.66	0.09	-0.06	972
District	-5.37	15.99	-50.61*	-0.53	-5.15	105671

**There are large shortfalls in parks and recreation grounds against the quantity standard. Whilst this shortfall highlights the issue in the local authority area, it also highlights the importance of private outdoor sports space. There is a total of 85.18ha (0.81ha/1000 population) of private outdoor sports space, of which 51.10ha (0.48ha/1000 population) have public access (in 2019). Private outdoor sports space with public access (e.g. for dog walking)*

is present in the following Parishes: Barton Turf, Bodham, Cromer, East Ruston, Fakenham, Fulmodeston, Happisburgh, High Kelling, Holt, Ingham, Knapton, North Walsham, Overstrand, Scottow, Sheringham, Smallburgh, Southrepps, Stiffkey and Swafield. Access to private outdoor sports space with public access is covered in Section 7.3 below.

Table 13 shows that against the new quantity standards (summarised in Table 12), the supply of open space varies across Parishes and typologies, with some meeting the standards and some falling below. At the District level, there are shortfalls in the supply of all typologies with the exception of amenity green space.

These will be important considerations when determining the need for on-site open space as part of new development²².

It is important that the supply figures are not considered in isolation, as the access and quality results are equally important (see examples in Table 18, Section 8.4).

Just because a typology is in sufficient supply, this does not mean it is 'surplus' to requirements, as the access and quantity standards also need to be considered alongside the quantity requirements. There may also be other factors such as a sites nature conservation, historic or cultural value, or it's contribution to the Green Infrastructure network which mean it should be protected.

7.2.2 Future need for open space

This section of the report considers the implications for open space provision from the predicted population growth resulting from proposed emerging housing allocations (not including any completions from 2016-2019, or commitments, as these will have already been accounted for), and uses the average household size of 2.3 persons (as agreed by the project team).

The proposed emerging allocations in the Local Plan amount to 4924 dwellings, in addition a further 2,295 dwellings will come forward as windfall over the entire plan period. These were the most up-to-date figures at the time of writing (following the monitoring period 31/03/2019) and update the figures in the Local Plan which are to a point in time 30 January 2019. Using the average household size of 2.3 persons, this will result in a household population of 16,604.

The figures for open space requirements in table 14 below are for indicative purposes - the calculations are based on all open space being provided on site, which may not be the reality in some cases, as consideration of the individual development size and proximity to existing open space needs to be taken into account (see Section 8).

²² In areas where there are existing open space deficiencies, it will help identify the need for on-site provision of open space, however, new developments cannot be required to address existing deficiencies i.e. provide additional open space over what is required against the tests in Regulation 122 of the CIL Regulations 2010.

Table 14 *Future open space requirements*

Typology	Required standard for new provision (ha/1000)	Requirement for 16,604 people (Hectares)
Allotments	0.60	9.96
Amenity Green Space	1.0	16.60
Parks and Recreation Grounds	1.10	18.26
Play Space (Children)	0.10	1.66
Play Space (Youth)	0.06	1.0
Natural Green Space	1.5	24.91
Total		72.39

Appendix 4 provides further detail around the application of the new open space standards (quantity, accessibility and quality) for two allocated sites in North Walsham.

More detail around the application of the open space standards and a recommended costings methodology for open space provision/contributions is provided in Section 8 of this report.

The efficacy of standards will depend heavily on the way that they are applied to new housing development. Here are some important and interrelated principles:

- An inability to provide sufficient quantity might be at least partly compensated for through better quality and access. Investment in the quality and robustness of open space can also often improve the ‘carrying capacity’ of open spaces and therefore offset some shortcomings in quantitative provision.
- New and improved open space should be designed and provided to benefit both people and the local/wider environment. Wherever possible it should heighten residents’ overall appreciation, understanding of, and respect for that environment.
- Standards will need to be applied to a variety of circumstances, and flexibility of interpretation is the key to success. A pragmatic approach will be essential given the range of circumstances in which they will be used.

7.3 Application of access standards

This section provides an overview of access to different types of open space typologies across the Study Area, using the access standards summarised in Table 12. The maps are intended to provide an overview and are for illustrative purposes only. More detailed maps by Parish are provided for each typology within Appendix 2 (see example at Figure 5).

The maps show the walk-time buffers for each open space typology and are created using QGIS and the OSM Tools plugin which relies on the openstreetmap paths and street network

to accurately map realistic potential walking routes. The buffers are based on a walk-time of 5 kilometres/3.1 miles an hour²³.

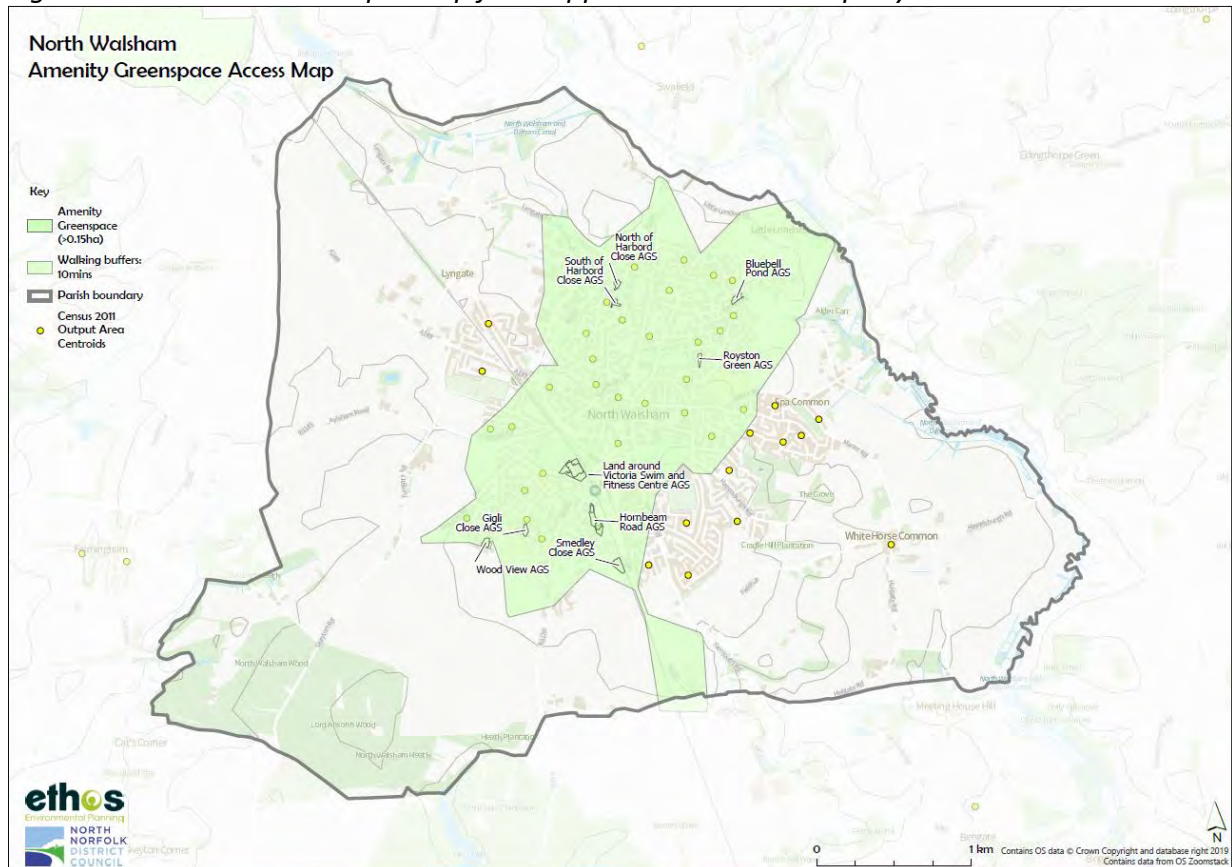
Table 2 (section 2.4 of this report) shows how walk-time relates to straight-line distances and pedestrian route distances. The straight-line walking distances do not take into account roads or barriers to access and so the actual route walked (the pedestrian route) is generally further i.e. straight-line distances are around 60% of actual distances. The more basic straight-line buffer access analysis approach has been used for the ANGSt standards, as this approach is more appropriate for larger sites.

The access maps also show Census 2011 Output Areas (OAs). Each OA centroid is the lowest level of geography from the census which contains roughly 129 households. By using this point dataset, it is possible to clearly indicate those households that fall outside open space access buffers i.e. where the key gaps in access are.

As with the analysis of supply (Section 7.2.1), those Parishes with a population of less than 500 population have also been greyed out on the maps for allotments, parks and recreation grounds and youth play space, as well as those Parishes with less than 300 population for children's play space, as these open space typologies may not be expected in such rural areas. Therefore, the access analysis in those rural Parishes (with less than 500 population) should consider access to any form of recreational space e.g. amenity green space or parks and recreation grounds (and also private outdoor sports grounds with public access) and children's play space (for Parishes with over 300 population).

²³ This is in line with the British Heart Foundation state as an average walking pace on country and forestry footpaths: <https://www.bhf.org.uk/how-you-can-help/events/training-zone/walking-training-zone/walking-faqs>

Figure 5 Example map from Appendix 2: Access maps by Parish



7.3.1 Access to open space across the Study Area

Figure 6 Access to allotments (15 minute walk-time buffer)

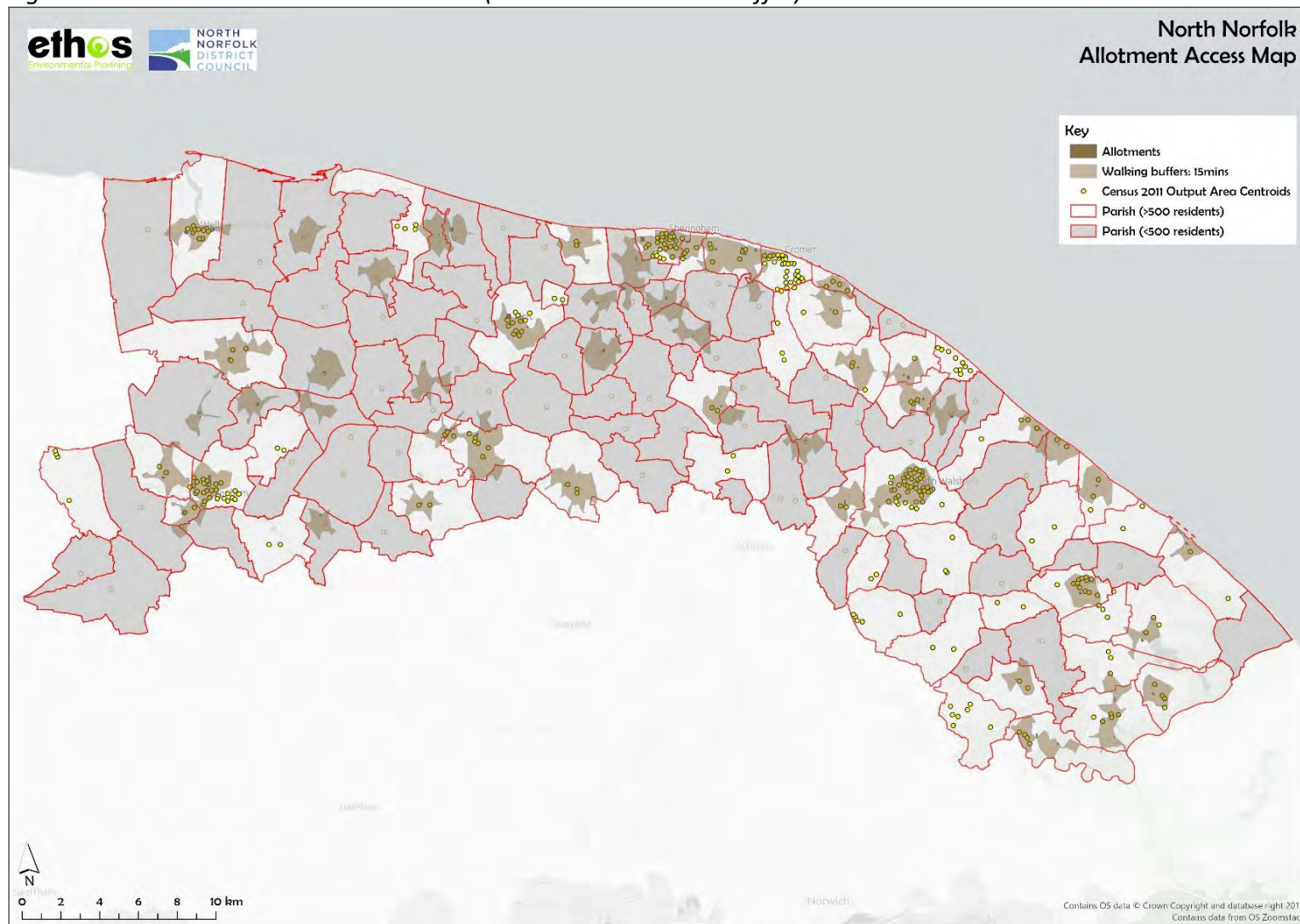


Figure 7 Access to amenity green space (10 minute walk-time buffer)

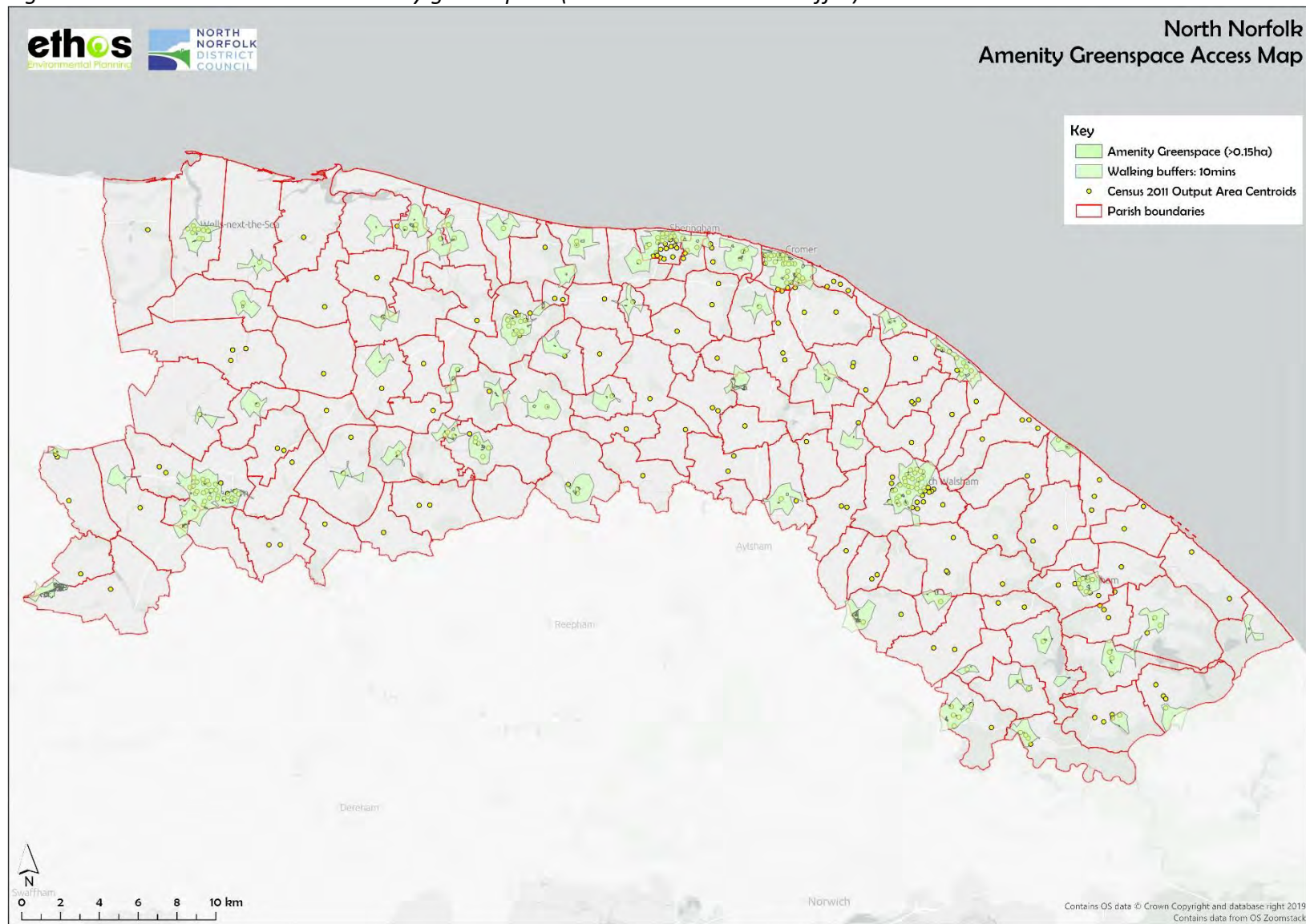


Figure 8 Access to parks and recreation grounds (and outdoor sport private with permissive access) (12 minute walk-time buffer)

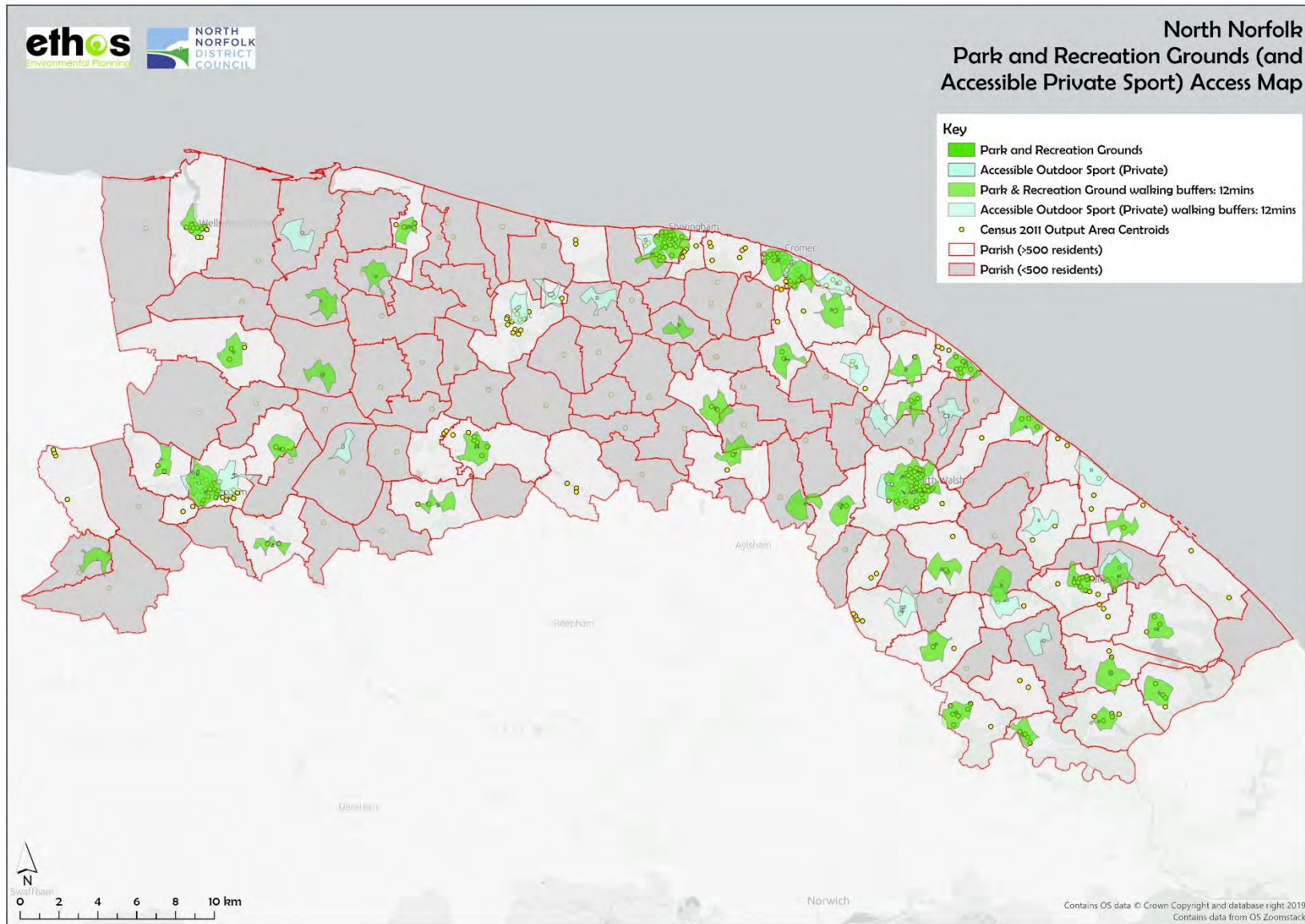


Figure 9 Access to children's play space (10 minute walk-time buffer)

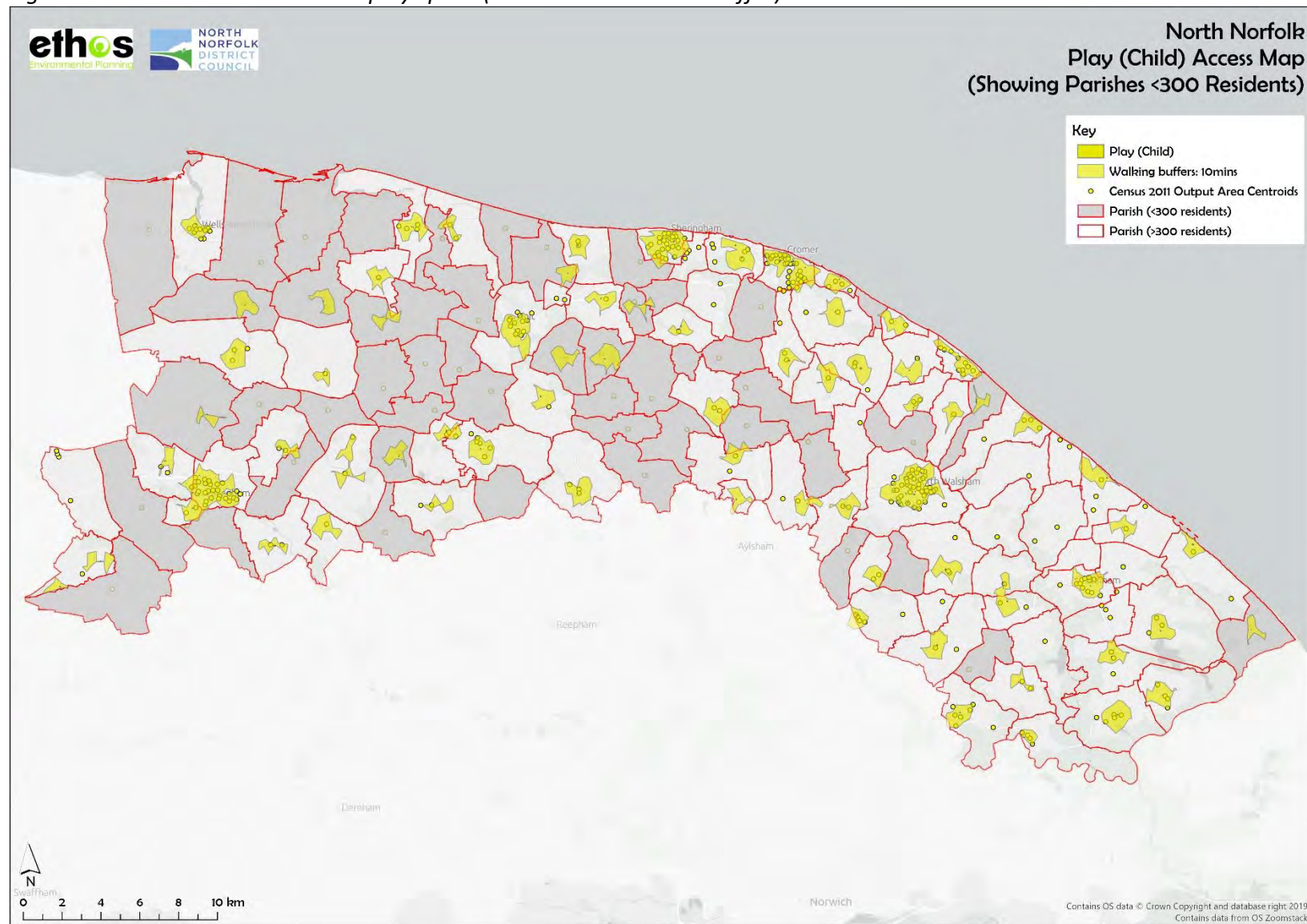


Figure 10 Access to youth play space (15 minute walk time buffer)

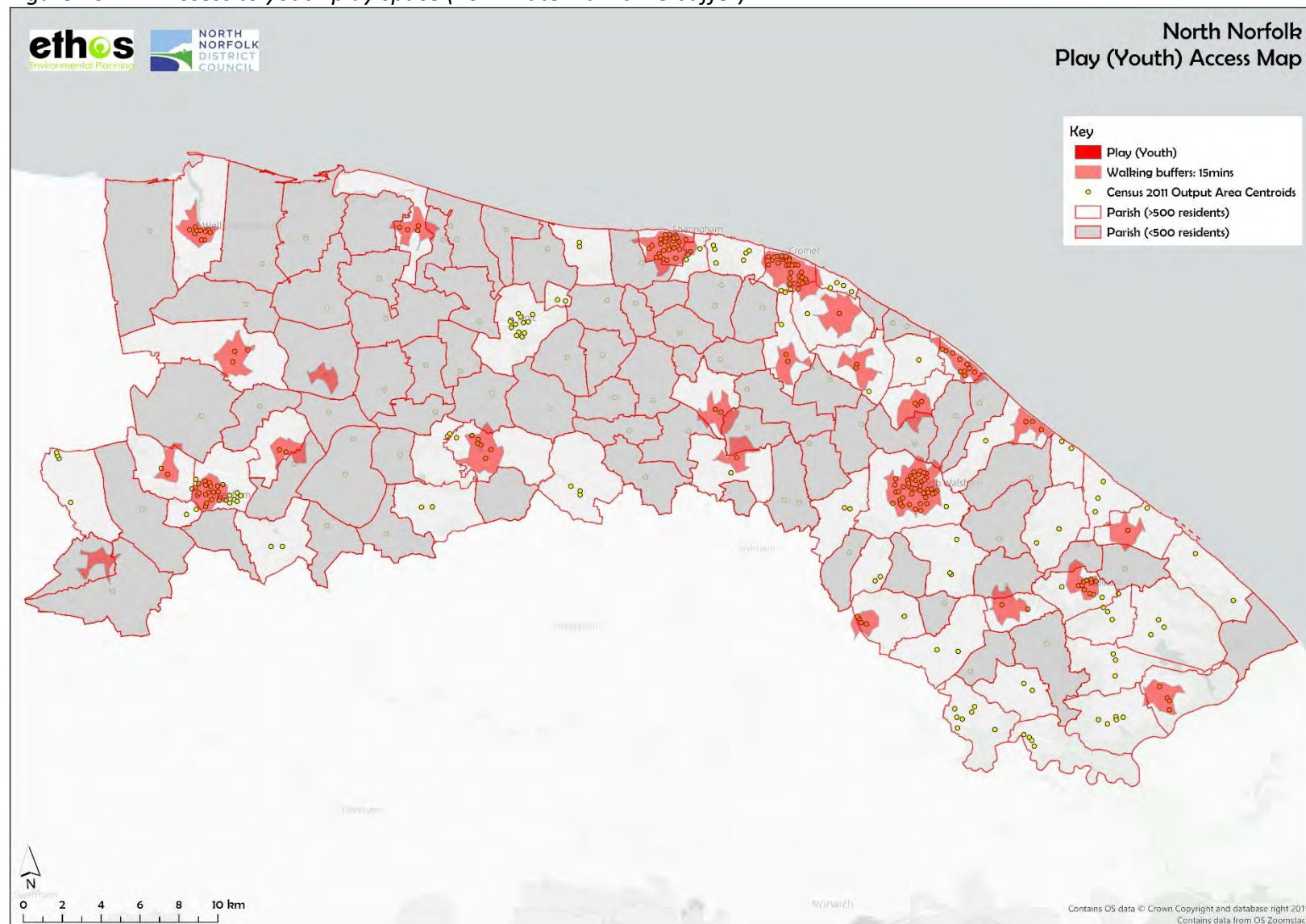


Table 15 Summary of access issues for allotments, amenity green space, parks and recreation grounds, play space (children and youth)

Typology	Key Access Issues
Allotments	Good access in the large settlements of Sheringham, Stalham, North Walsham, Briston, Runton and Wells-Next-the Sea. However, there are some significant gaps in access in Parishes with over 500 population – namely Cromer, Fakenham, Blakeney, Little Snoring, Roughton, Mundesley, Erpingham, Worstead, East Ruston, Tunstead, Scottow, Hoveton, Catfield, and Sutton.
Amenity Green Space	Generally good access across the district, the main gaps in access being in the rural Parishes with less than 500 population. However, when considering access to parks and recreation grounds (and private outdoor sports with public access) alongside amenity green space, the main gaps in access to recreational space are in Holkham, Aylmerton, East Beckham, Letheringsett with Glandford, Kelling, Stibbard, Brinton, Wood Norton, Briningham, Thurning, Baconsthorpe, Matlask, Wickmere, Itteringham, Suffield, Sustead, Paston, Skeyton, Swanton Abbott, Westwick, Brumstead, Witton and Honing. The majority of these are very rural Parishes, and some of these have access to natural green space.
Parks and Recreation Grounds (and Outdoor Sports Private with public access)	Generally good access across the key settlements within the district, the main gaps in access being in Holt, Scottow (Badersfield) and Sutton. In Parishes with above 500 population, where there is not access to a park and recreation ground (or private outdoor sports with public access), there is access to amenity green space which provides a similar function. The exception being Sutton, which has a population of 1185 and doesn't have any parks or amenity green space provision or access.
Play Space (Children)	Generally good access across Parishes with over 500 people, with the exception of Sutton, East Ruston and Walcott.

Typology	Key Access Issues
	<p>Those Parishes with between 300 and 500 population generally have good access/provision, however, there are gaps in access in Sloley, Honing, Witton, Brumstead, Antingham, Ingham, Barton Turf and Aylmerton.</p> <p>For those Parishes with less than 300 people, generally there is no provision or access to children's play space (with the exceptions of Horsey, Kelling, Field Palling, Hempstead, Baconsthorpe, Barsham, Swanton Novers, Paston, West Beckham and Binham which have provision/access).</p>
Play Space (Youth)	<p>Provision is very more sporadic, with large gaps in access across the majority of Parishes with over 500 population including the key settlements of Holt and Hoveton. However, there is good access within the key settlements of Sheringham, Cromer, Mundesley, North Walsham, Stalham and the Western Part of Fakenham.</p>

7.3.2 Access to accessible natural green space across the Study Area

This section looks at access to accessible natural/semi-natural green space within the Study Area including through the application of the locally derived access standard (see Figure 11), and the ANGSt standards, in order to identify the main gaps in access. As already mentioned under Section 5.2.5, this typology only includes those natural green spaces which have a definitive boundary and public access e.g. Local Nature Reserves, and not the open countryside where the only access is via the Public Right of Way network.

This section also shows the public rights of way network, which forms an important part of access to open space and the wider countryside.

Natural England Accessible Natural Green Space Standards (ANGSt)

ANGSt recommends that everyone, wherever they live should have accessible natural greenspace:

- Of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of 1 hectare of statutory Local Nature Reserves per thousand population.

Figure 11 Access to natural green space (960m buffer)

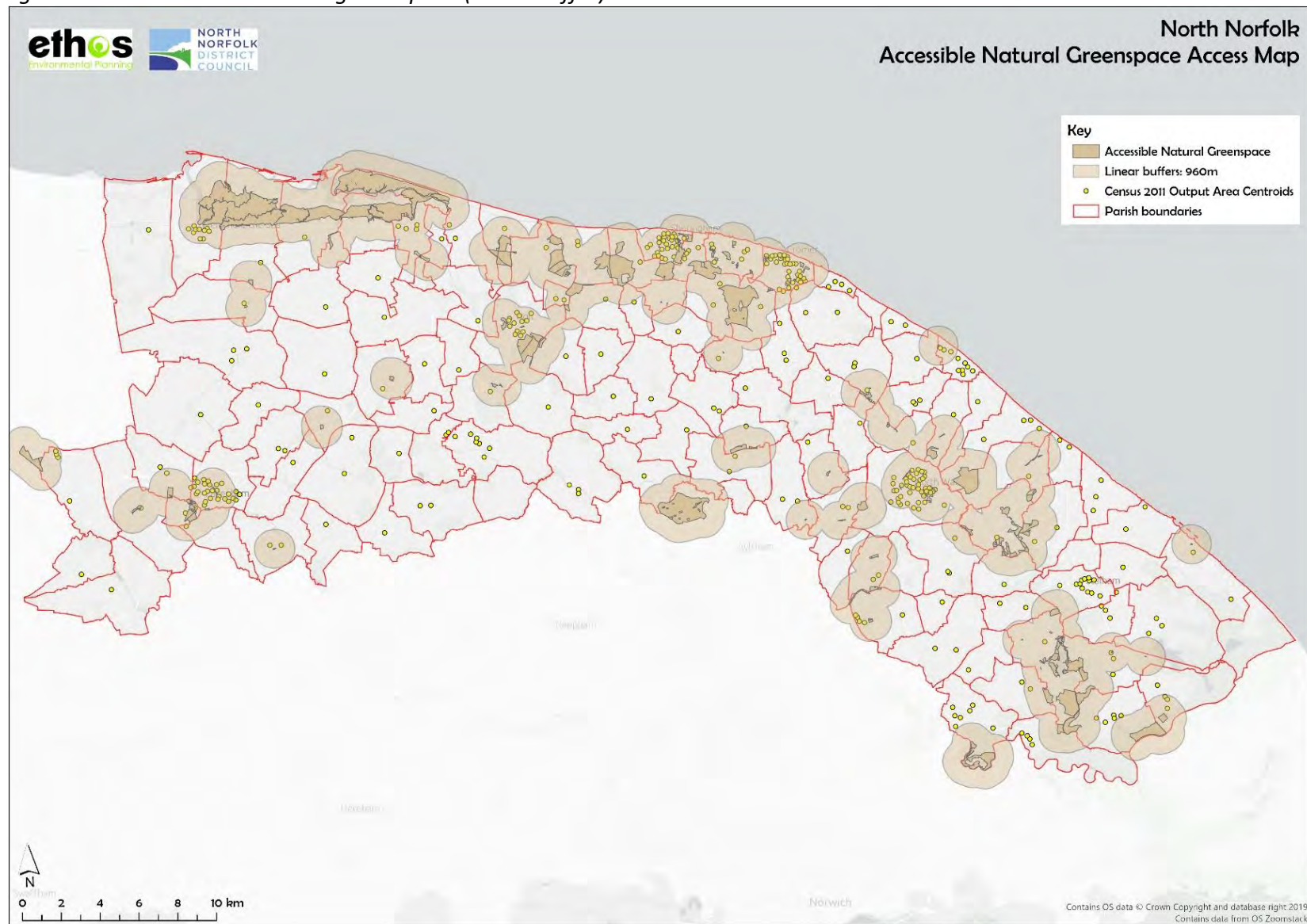


Figure 12 ANGSt Standard: Access to 2ha+ sites within 300m

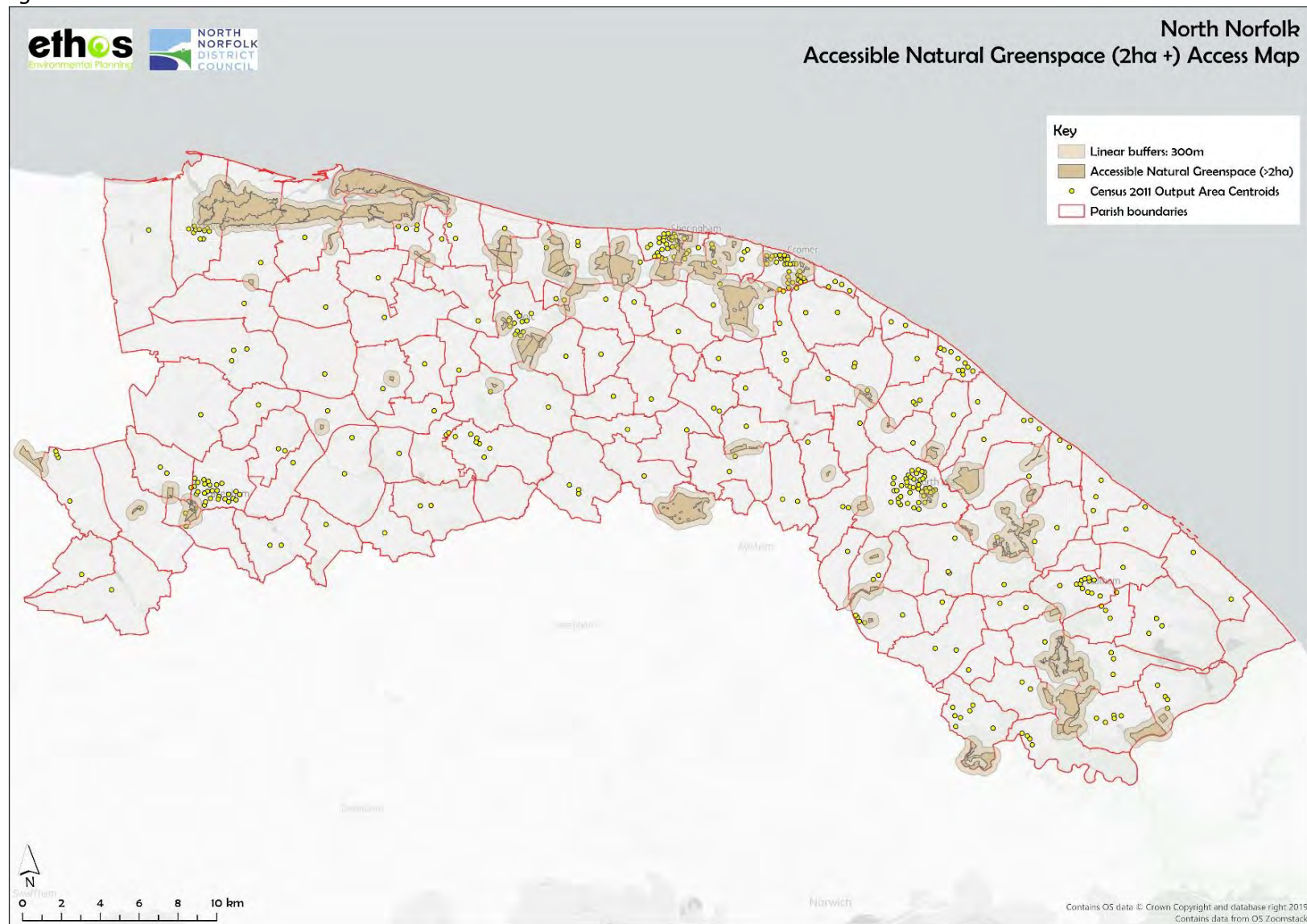


Figure 13 ANGSt Standard: Access to 20 ha+ sites within 2 km

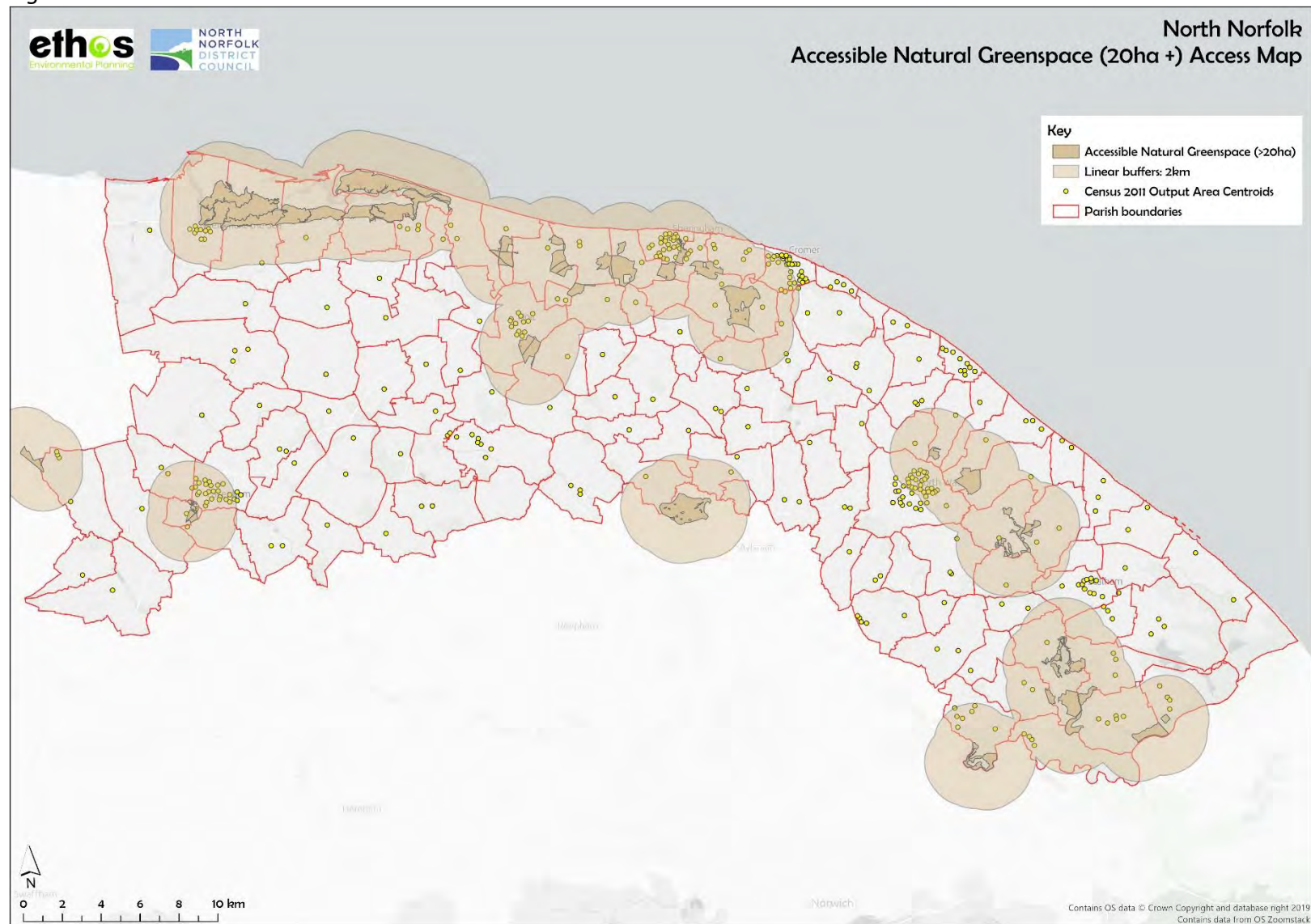


Figure 14 ANGSt Standard: Access to 100 ha+ site within 5km

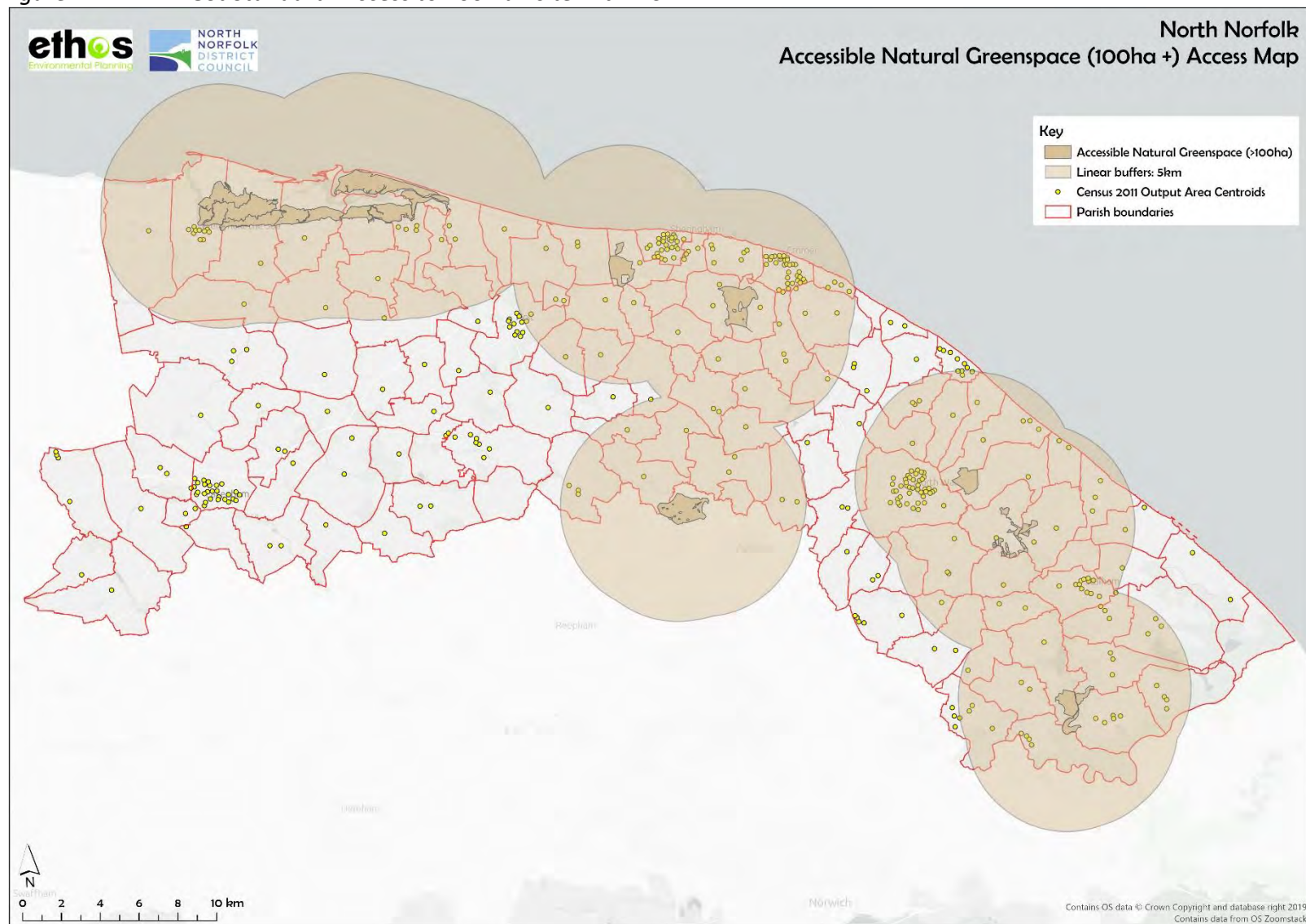


Figure 15 ANGSt Standard: Access to 500 ha+ site within 10km

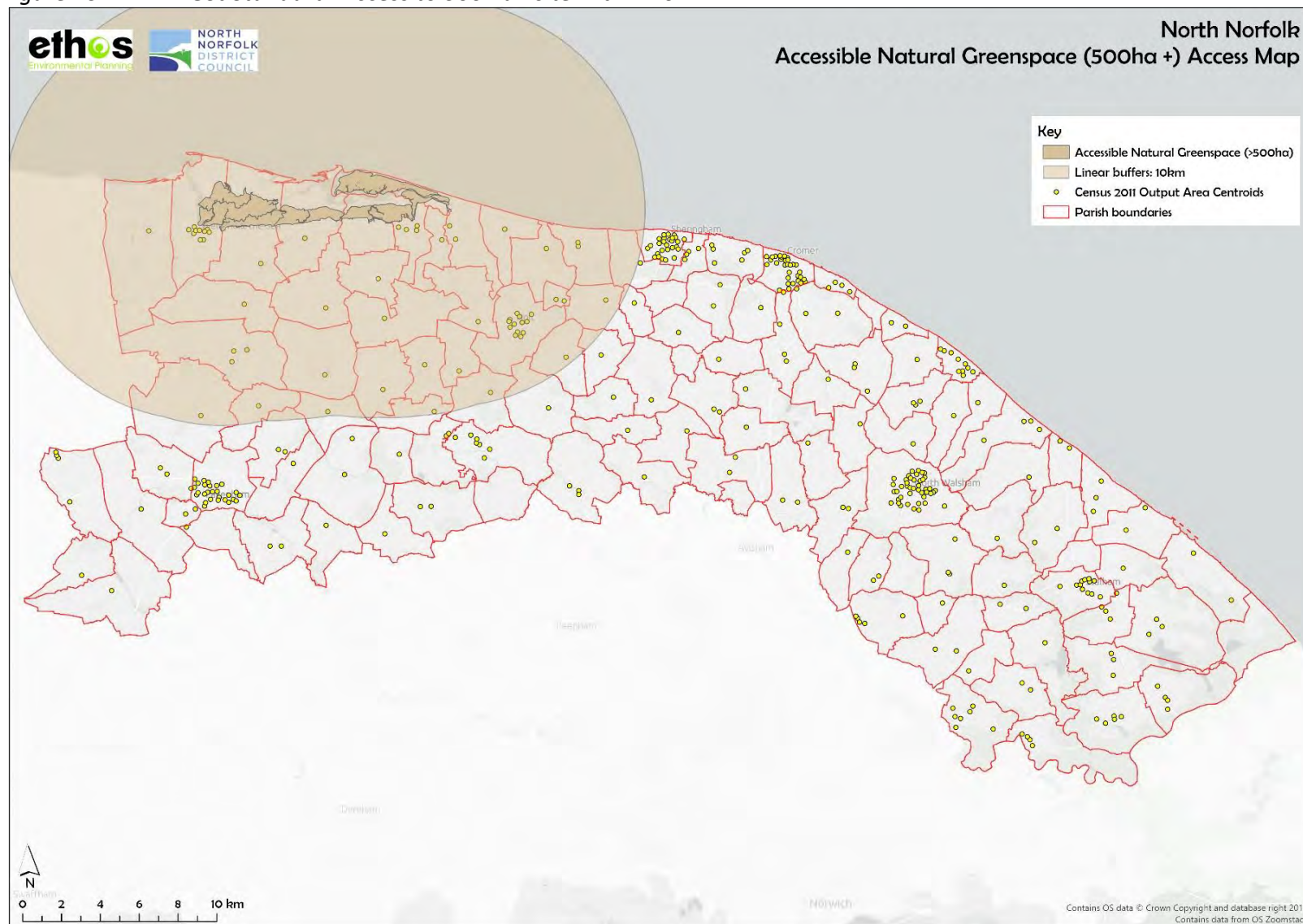


Figure 16 Local Nature Reserves

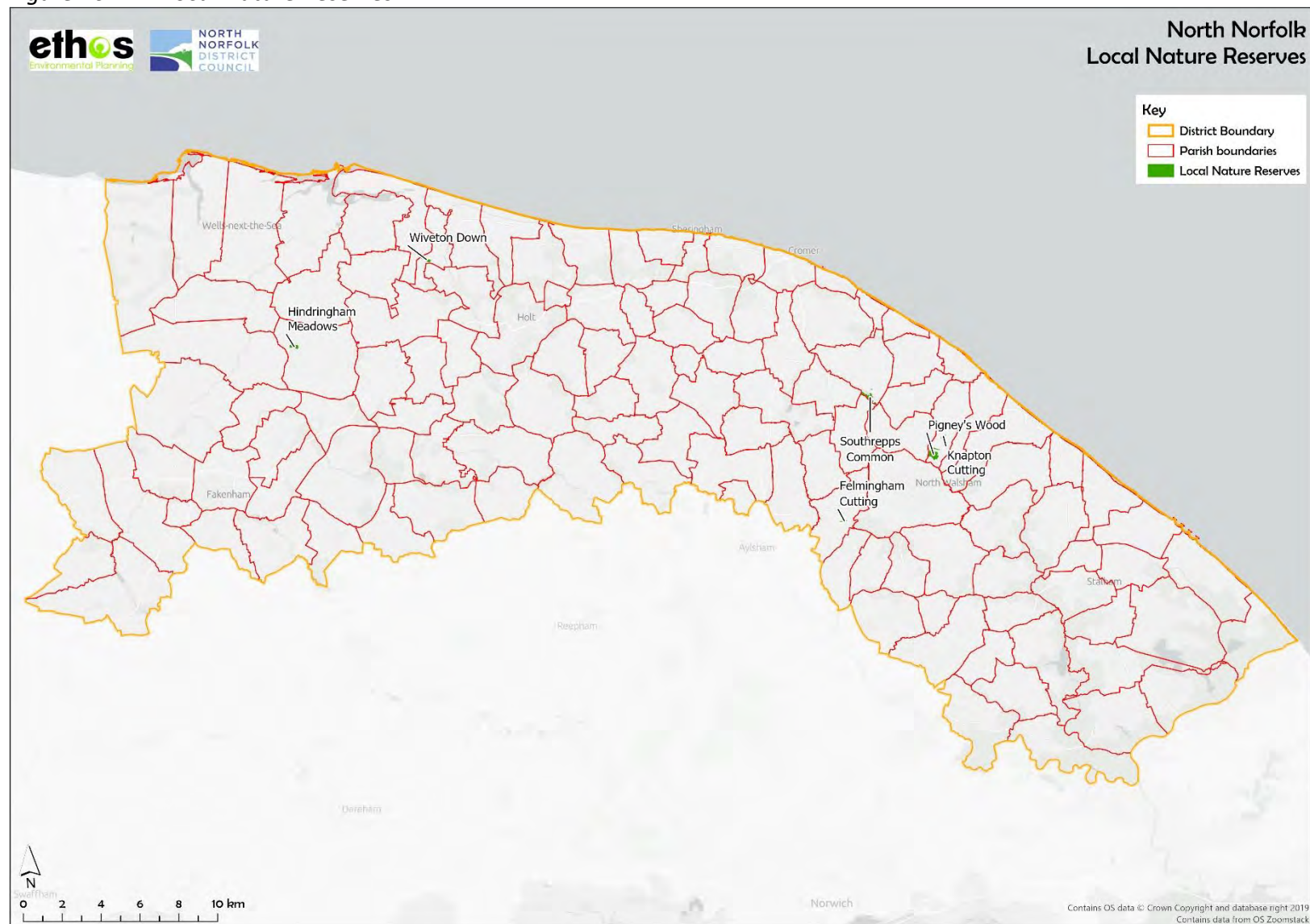


Figure 17 The Public Rights of Way Network

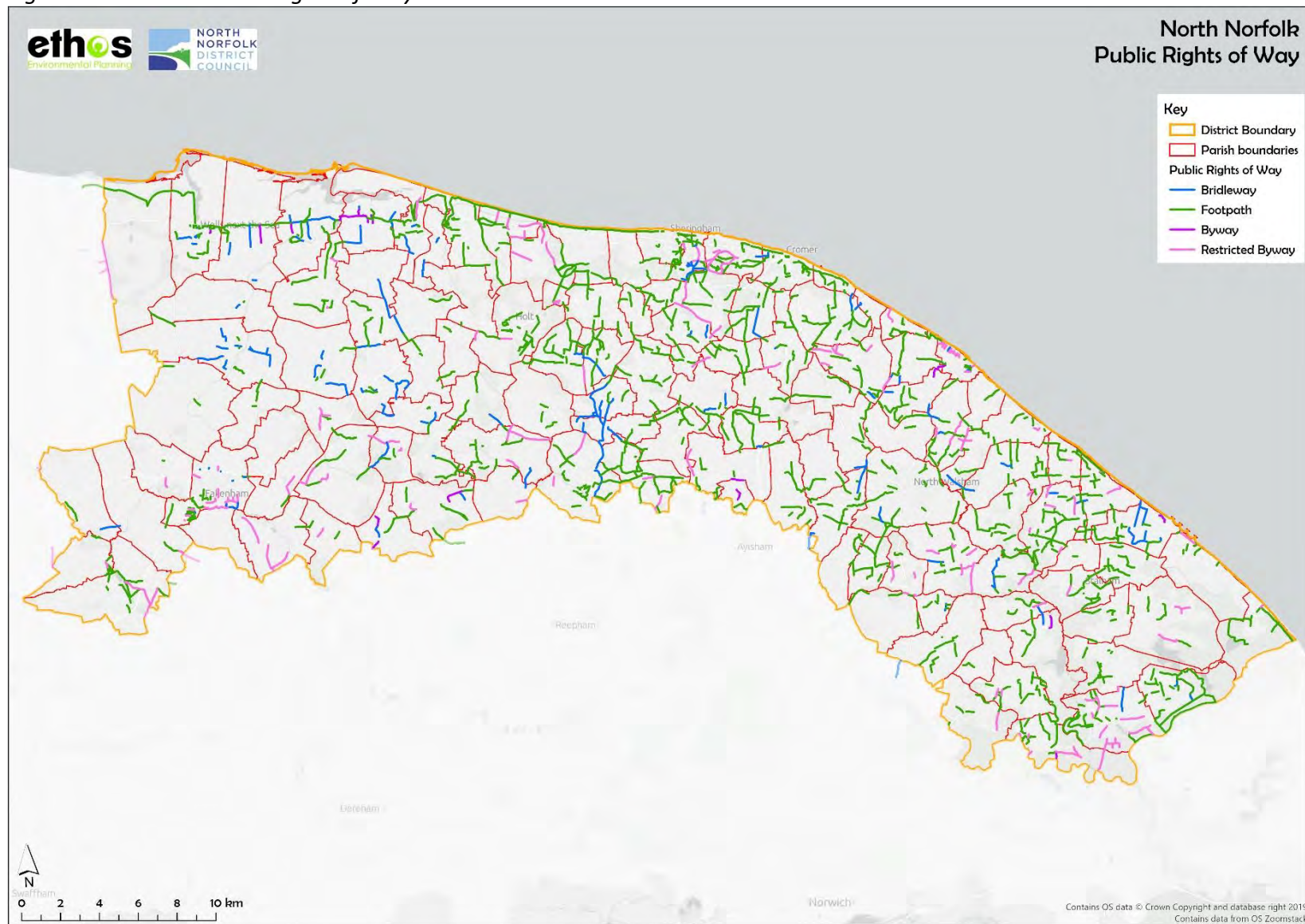


Table 16 Summary of access issues for natural green space

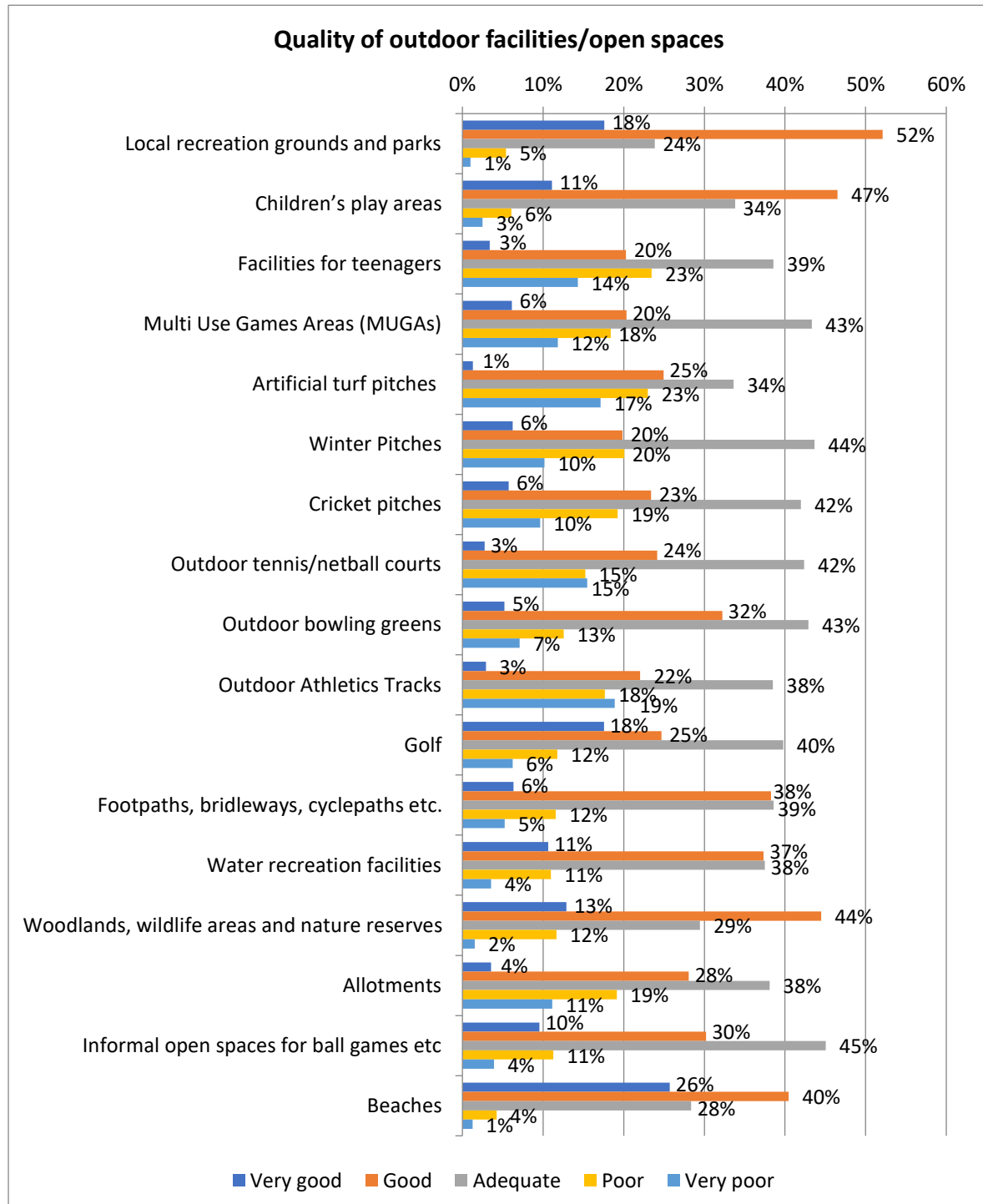
Standard	Key access Issues
Access to natural green space - 960m buffer	Generally good access across the largest settlements, with the exceptions of Stalham and Briston. Large gaps in access across the majority of the District, although it is noted that there is an extensive PROW network and access to the countryside and coast.
ANGSt Standard: Accessible green space of at least 2ha in size, no more than 300m (5 minutes walk) from home.	When applying this ANGSt standard, it shows large gaps in access across much of the Study Area. It is considered that this access standard is not very realistic or achievable and is therefore not very helpful in identifying where the key gaps in access are, as much of the Study Area does not meet this standard. Therefore, it is considered that the locally derived standard (960m or 20 minutes' walk-time applied to all Accessible Natural Green Space) is more meaningful in identifying the key gaps in access.
ANGSt Standard: At least one accessible 20 hectare site within two kilometres of home	Large gaps in access across the majority of the Study Area, including the large settlements of North Walsham, Stalham, Briston, Cromer and Mundesley. However, there is an extensive PROW network and access to the countryside and coast.
ANGSt Standard: One accessible 100 hectare site within five kilometres of home	Generally good access along the northern and south-easternmost part of the District. The main gaps in access are in and around Fakenham, Briston and the southern part of Holt.
ANGSt Standard: One accessible 500 hectare site within ten kilometres of home	Good access in the north western part of the District with gaps elsewhere.
A minimum of one hectare of statutory Local Nature Reserves per thousand population	There are only 6 Local Nature Reserves (LNR's) within the Study Area. At the District level there are 0.46ha/1000 of nature reserves, which falls below the ANGSt standard of 1ha/1000.
Access via the PROW network	The PROW network provides access between open spaces and provides an important element of access to/within the countryside. The coastline and Norfolk Broads also provide an important recreational resource (for residents but also attracting tourists from a wide area) within the District.

7.4 Application of quality standards

7.4.1 Quality of open space – consultation key findings

Respondents in the household survey (Community and Stakeholder Consultation Report (2019)) were asked how they rated various types of facilities in the Study Area in terms of quality. The responses of those expressing an opinion on specific categories of facility are illustrated in Figure 18 below.

Figure 18 Quality of open space (responses from household survey)



The majority of outdoor facilities/open spaces were rated by households as either good or adequate. Local recreation grounds and parks and beaches were rated as being the highest quality provision. 70% of households rated local recreation grounds and parks as being very good or good; and beaches 66%. The lowest rated provision was artificial turf pitches with 40% of household rating poor or very poor. The quality of facilities for teenagers were also rated as poor or very poor by 37% of households.

7.4.2 Quality of open space – audit methodology

The quality audits were undertaken using a standardised methodology and consistent approach. However, audits of this nature can only ever be a snapshot in time and their main purpose is to provide a consistent and objective assessment of a site's existing quality rather than a full asset audit. Site visits were undertaken in March 2019.

The quality audits were designed to focus on the key open spaces. It was not possible to survey all sites due to access restrictions, namely private sports grounds and education sites. Other sites were also excluded due to limitations of resources, these included allotments, amenity green spaces smaller than 0.15ha in size and churchyards and cemeteries. This has meant that the quality audits have focused on the key open spaces and play areas within the resources available i.e. parks and recreation grounds, large amenity green spaces, children's and youth play spaces and natural green spaces.

Sites were visited, and a photographic record made of key features, along with a description of the site and recommendations for improvements. An assessment of the quality of the open space was undertaken using the following criteria, which is based on the Green Flag Award criteria:

1. Welcoming
2. Good and Safe Access
3. Community Involvement
4. Safe Equipment and Facilities
5. Appropriate Provision of Facilities
6. Quality/Management of Facilities and Infrastructure
7. Personal Security on Site
8. Dog Fouling
9. Litter and Waste Management
10. Grounds/Habitat Management

For each of the criteria a score of between 1 -10 is given, where 1 is very poor and 10 is very good. The scores for each site are added together and the mean calculated based on how many criteria were scored (e.g. If 'Community involvement' is given N/A for a site, the total will be divided by 9). This mean is then multiplied by 10 to produce the final score from which sites are grouped into 3 categories – good (those sites with a score of between 70 and 100), average (those sites with a score of between 40 and 70) or poor (those sites with a score of between 10 and 40).

7.4.3 Quality of open space – audit findings

The quality audit was undertaken at 297 open spaces across the Study Area. The details of the quality audits are contained within the GIS database provided to the Council. For each of the Parishes within the Study Area, a map showing the results of the quality audit has been produced, showing the sites which scored good, average or poor quality (see Appendix 3).

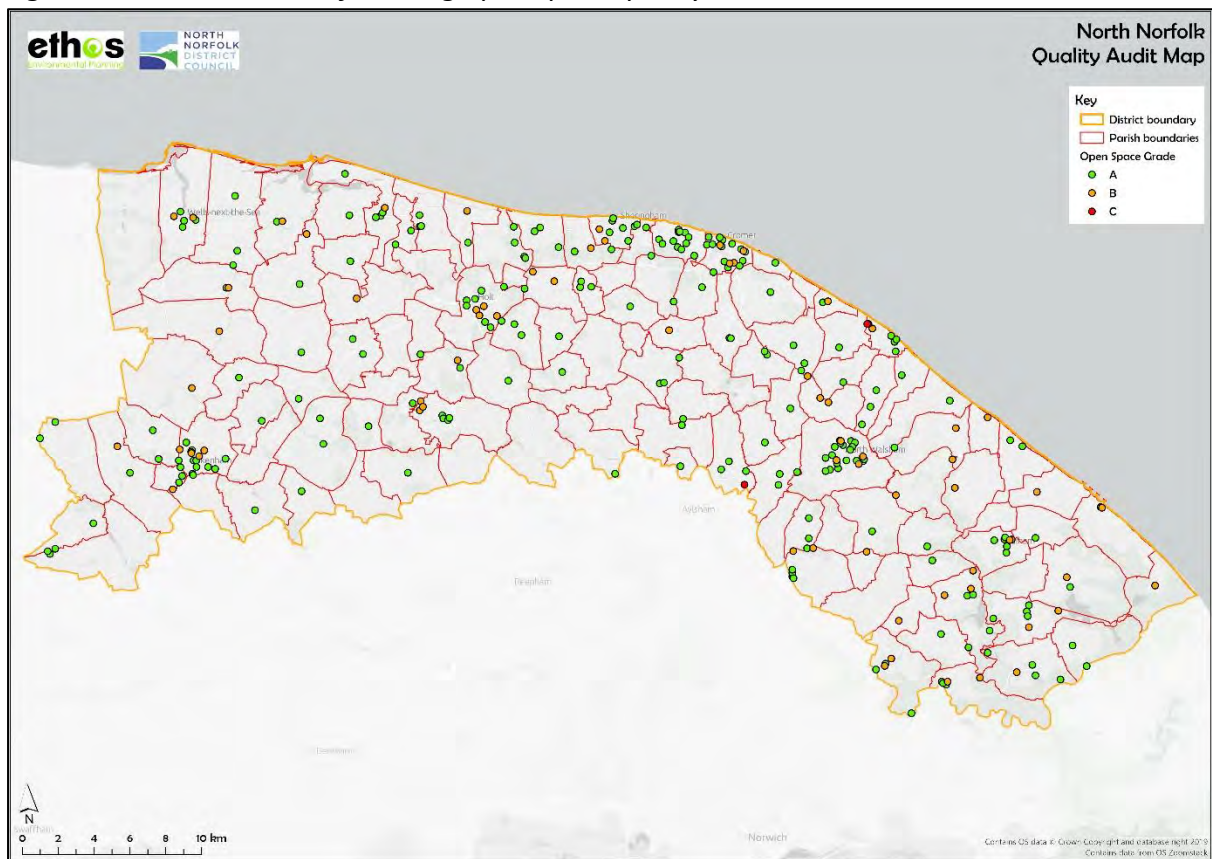
Figure 19 below provides an overview of the quality audit results across the Study Area.

Table 17 below shows the number of sites scoring good (A), average (B) or poor (C) by typology across the Study Area. As can be seen, the majority of open spaces have been assessed as being good quality (A).

Table 17 Number of sites scoring A, B or C by open space typology across the Study Area

Typology	Quality Audit Grade			
	A (Good)	B (Average)	C (Poor)	Total
Accessible Natural Greenspace	60	27	2	89
Amenity Green Space	98	30		128
Outdoor Sport (Private)	7	2		9
Park and Recreation Grounds	39	6		45
Play (Child)	21	5		26
Total	225	70	2	297

Figure 19 Overview of existing open space quality scores



8.0 STRATEGIC OPTIONS, POLICY & MANAGEMENT RECOMMENDATIONS

This section sets out strategic options and policy recommendations for open space within the Study Area. It draws on all the previous steps of the study to bring together informed recommendations and addresses a number of specific requirements of the study brief.

8.1 Strategic Options

8.1.1 Introduction

The strategic options address six key areas:

- 1) Existing provision to be protected;
- 2) Existing provision to be enhanced;
- 3) Opportunities for re-location/re-designation of open space;
- 4) Identification of areas for new provision;
- 5) Facilities that may be surplus to requirement;
- 6) Developer contributions and recommended thresholds for on-site provision of open space

8.1.2 Delivering Strategic Options

The National Planning Policy Framework (NPPF) was first published in 2012 and has since been principally updated in July 2018, with further updates following in February 2019. The NPPF sets out the government's planning policies for England and how these are expected to be applied.

The purpose of the planning system is to contribute to the achievement of sustainable development. The planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways. Open spaces (provision, protection, enhancement) and their associated intrinsic benefits are key components of all three of the objectives.

Whilst local authorities have an important role in delivering open space, sport and recreation facilities, in some cases their role may move from that of 'deliverer' to 'facilitator'. The aim will be to work with community organisations to make local decisions about how facilities and services will be provided. Organisations such as residents' groups, voluntary organisations, sports clubs and societies will all have a key role in this.

Although it is up to local communities to define their own priorities (such as through neighbourhood plans) the information provided within this study will form a good basis to inform any decisions related to the provision of open space.

The following sections consider the key issues for open space in the Study Area, and the recommendations that emerge need to be taken in context with National policy (including

the Localism Act) and consider how they can fit into local decision making. The following sections serve to highlight issues, but do not necessarily resolve how they may be delivered.

The information provided within this study will also form the basis for potential future strategies. The recommended policies within this study can also be used to help form the basis of any open space policies within the review of the existing local plans.

8.2 Existing provision to be protected

The starting point of any policy adopted by NNDC should be that all open space should be afforded protection unless it can be proved it is not required. Even where open spaces are in sufficient supply within a given area, this does not necessarily mean there is a 'surplus' in provision of open space, as additional factors such as the supply of other typologies of open space, the quality of open space and where new development is planned needs to be taken into account (as explained further in the sections below).

Existing open space or sport and recreation facilities which should be given the highest level of protection by the planning system are those which are either:

- Critically important in avoiding deficiencies in accessibility, quality or quantity and scored highly in the quality assessment; **or**
- Are of particular nature conservation, historical or cultural value.

The quantity analysis, summarised in Table 13 (Section 7.2) shows that in every Parish, there is a deficiency in at least one typology of open space. Therefore, the following recommendations are made:

Open Space Policy Direction (protecting open space):

- | | |
|------------|--|
| OS1 | The distribution of open space varies across the Study Area, however, there are identified shortages of at least one typology of open space in all Parishes. It is therefore recommended that priority is placed on protecting those open spaces where there is an existing shortfall of supply. |
| OS2 | Sites which are critical to avoiding deficiencies, or making deficiencies worse, in respect of quantity, quality or accessibility should be protected unless suitable alternative provision can be provided which would compensate for any deficiencies caused. |
| OS3 | Sites which have significant nature conservation, historical or cultural value should be afforded protection, even if there is an identified surplus in quality, quantity or accessibility in that local area. |

8.3 Existing provision to be enhanced

In areas where there is a quantitative deficiency of provision but no accessibility issues, then increasing the quality/capacity of existing provision may be considered. Alternatively, in areas where facilities or spaces do not meet the relevant quality standards, qualitative enhancements will be required.

This includes those spaces or facilities which:

- Are critically important in avoiding deficiencies in diversity, accessibility or quantity, **but**
- Scored poorly in the quality assessment.

Those sites which require enhancement are identified within the quality audit that was undertaken. Some of the key observations related to site enhancement include:

1. The importance of providing high quality provision and maintenance of formal facilities such as Parks and Recreation Grounds and Play Space.
2. The need for additional and improved facilities for young people.
3. The role of private sports spaces to some local communities and the need to provide opportunity for investment.
4. The need to ensure high quality open spaces are designed and provided through new development where feasible.
5. The importance of rights of way and natural green space within the Study Area, and the need to maintain and enhance provision for biodiversity.
6. The role of open space in contributing to wider initiatives and benefits such as improvement health and wellbeing and climate change adaptation.
7. Extending and enhancing the network of green infrastructure including the connectivity between sites and improved accessibility to existing sites.

Appendix 3 provides maps by Parish showing the sites that were quality audited and their overall score (good, average, poor), as identified within the GIS database provided to NNDC. An overview of the open space quality audit rank scores is provided in Section 7.4.3. The following recommendations are made in relation the quality of open space:

Open Space Policy Direction (enhancing open space):

- OS4** Where new housing development is proposed, and open space is not practicable on site, consideration should be given to improving existing open spaces within the Parish or neighbouring Parish to which the development is located. Priority should be given to any sites identified as poor or average as detailed in the quality audit database²⁴.

²⁴ There may also be a demonstrated need to improve the quality of open spaces which were not included within the quality audits (due to resource limitations – see section 7.4.2). There may also be local aspirations for site improvements over and above those identified within the 2019 quality audit.

OS5	New development should seek to achieve the Building with Nature ²⁵ Standards for high quality Green Infrastructure, in order to ensure that new development is multi-functional, climate resilient, future proof, responds to policy (local and national) and is appropriate to the landscape context/ contributes to sense of place.
OS6	The findings of the assessment make recommendations for improving the quality of open space across the Study Area. However, a long-term strategy for achieving improvements could be delivered through a Green Space/GI Strategy, Play Strategy, Neighbourhood Plans or design guidance.
OS7	Priorities for improvement (identified in the household survey) include the enhancement of footpaths, bridleways and cyclepaths and woodland, wildlife areas and nature reserves.
OS8	Management plans (if not already established) should be developed for the main parks and recreation grounds. These priorities could also be considered in neighbourhood plans and by the local community.

8.4 Opportunities for re-location/re-designation of open space

In some areas it may be possible to make better use of land by relocating an open space or sport and recreation facility, especially if this will enhance its quality or accessibility for existing users or use land which is not suitable for another purpose. This needs to be determined at a local level, considering the quality, quantity and access to facilities at neighbourhood level and in some cases across the Study Area.

Although it is up to local communities to define their own priorities within neighbourhood plans or management plans, the information provided within this study will form a good basis to inform any decisions related to the provision or replacement of open space, sport and recreation facilities. Some settlements may seek a consolidation of facilities on a single site, such as a new sports hub.

These decisions could include the spatial and investment plans for green space and set the foundations for green space provision (e.g. for the lifetime of a plan period). They should outline where different types of facilities and space - such as children's playgrounds, sports pitches, young people's facilities etc. are to be located. It will also identify if any open space is no longer needed and how its disposal or re use can be used to fund improvements to other spaces.

Spatial and Investment plans should apply the standards and be in accordance with the strategic policies set out in the adopted Local Plan (as informed by this study) and seek to ensure that where significant investment is anticipated for green spaces that this is prioritised and realised with the help of key stakeholders and communities.

²⁵ <https://www.buildingwithnature.org.uk/how-it-works>

The standards recommended in this study can be used to help determine a minimum level of quality and quantity of green space provision and the maximum distance people should have to travel to access different types of green space.

This study provides information on the existing supply of different types of open space, an analysis of access and identifies local issues related to quality. It will act as a good starting point for feeding into strategies for future decision making in consultation with the local community.

Table 18 below provides examples of applying the supply, accessibility and quality of open space for the Parishes of Hoveton and Barton Turf, in order to highlights potential opportunities for re-location or re-designation of open spaces or improvements to open spaces to help reduce existing shortfalls in quantity, accessibility and quality. It also considers those open spaces which may have potential to be considered as surplus to requirement. These are examples that could be used to guide NNDC in applying similar solutions to other Parishes as required.

These considerations will act as a good starting point for decision making but will require further detailed investigation and community consultation before any decisions can be made. For example, just because an open space may be in sufficient supply with overlaps in access, and it may be of poor quality/have lots of potential to improve, local knowledge (or other considerations such as Green Infrastructure) may show that it is a highly valued and/or important facility, and therefore it should not be considered for alternative use/as being surplus to requirement.

Table 18 Examples opportunities for re-designating open space

Parish	Current Open Space Provision	Opportunities
Hoveton (population of 2049)	<p>Sufficient supply of amenity green space. Shortfalls in supply of parks and recreation grounds, allotments, children's play space and youth play space.</p> <p>Good access to amenity green space, parks and recreation grounds and children's play space. No provision or access to allotments, youth play space and accessible natural green space (although the River Bure/Norfolk Broads falls within the Parish and there are a good network of trails and PROW).</p>	<p>Potential for Broadland Youth Centre AGS or Hoveton Village Hall Playing Field to accommodate youth provision to reduce the shortfalls in supply and access to this typology. Potential for amenity green space (Barton Drive AGS) to accommodate allotments or community food growing areas e.g. a community orchard would reduce shortfalls in supply and access to this typology and would also increase the biodiversity value and improve aesthetic value of this site. New paths and benches could also be installed as part of the community orchard, which would also improve the overall quality of this site (currently assessed as being of average quality). Although there is good access to children's play space, there is a shortfall in supply and the existing provision within Hoveton Village Hall Playing Field is dated (and was closed for repair at the time of the site audit) and would benefit from upgrading, and expanding in order to reduce the shortfall in supply.</p> <p>Although the supply of amenity green space exceeds the minimum requirements, these spaces cannot be considered as surplus to requirement as they can be used to reduce the shortfalls in allotments, youth play space and children's play space (and there is no accessible natural green space within the Parish).</p>
Barton Turf (population of 449)	<p>Sufficient supply of amenity green space, shortfalls in supply of allotments, parks and recreation grounds, children's play space and youth play space.</p> <p>Dispersed settlements within the Parish, however there is generally good access to</p>	<p>For a Parish of this size, it would not necessarily be expected that allotments, parks and recreation grounds and youth play would be present (although there may be local aspirations). There is good provision of amenity green space and natural green space, however some children's play space would be expected, and there is currently no provision or access to this typology. Claypits AGS may have potential to accommodate</p>

Parish	Current Open Space Provision	Opportunities
	amenity green space, and good access to natural green space across the whole Parish. No provision of allotments, parks and recreation grounds, children's play space or youth play space.	children's play provision, in order to reduce the shortfalls in supply and access. It is not considered that amenity green space within the Parish could be considered as being surplus to requirements, as they serve dispersed settlements and loss of a site would result in gaps in access. They also provide opportunities to reduce the shortfalls in children's play space (and perhaps other needs such as a community food growing area) and have been assessed as being of high quality.

8.5 Identification of areas for new provision

New provision will be required where there is a new development and a planned increase in population, and/or an existing deficiency in supply or access to facilities exists. Section 7 outlines the existing situation with regards to supply and access to open space. As previously discussed, neighbourhood plans would provide a good mechanism to determine exactly where new provision is required, however, this study can be used as the basis for decision making, as follows:

Quantity

Within the study report, for each typology, there is an identified 'sufficient supply' or 'under supply' for each of the Parishes. If an area has an existing under supply of any typology, there may be need for additional provision. This could be delivered through developing a new site (for example as part of a housing development), acquiring land to extend the site or changing the typology of an existing space (which may be in over supply).

The supply statistics should be used as part of the decision-making process in development management to determine if a new development should provide facilities on-site or enhance existing provision through developer contributions.

The use of the quantity statistics should not be in isolation, and considered alongside the access standards.

Access

This study considers how access to different types of open space varies across Parishes against the proposed standards. The maps in Section 7 (and Appendix 3) show where there are deficiencies/gaps in access and potential over supply of facilities. This information can be used alongside the quantity statistics to determine if new provision or improved accessibility is required in an area. For example, if a new development is proposed, the maps should be

consulted to determine if there is an existing gap in provision of a particular typology which could be met by the development.

Therefore, even though the quantity statistics may identify a sufficient supply of a particular typology, there may be gaps in access, and thus a new facility may still be required.

Delivering new provision

There various opportunities for delivering new facilities through new development – developer contributions and to a lesser extent through capital and grant funding.

New development, Community Infrastructure Levy (CIL) and developer contributions

NNDC does not currently operate the CIL charging system, however it is continually under review.

Where CIL is in operation the monies collected are used towards the delivery of infrastructure and services required as a result of new housing and employment growth - for example, school places, health facilities and provision of public open space.

Unlike Section 106 agreements, which are specific to each site in order to make them acceptable in planning terms, CIL is a levy on all development, designed to raise funds generally as a result of an increase in development in the district.

Introducing CIL would largely replace the current system in North Norfolk of securing contributions from developers via Section 106 agreements. However, Section 106 agreements would likely continue being used to secure local site-related infrastructure such as open space, access and habitat protection, and affordable housing. If introduced CIL would therefore operate in tandem with a scaled-back system of Section 106 agreements.

Section 106 planning obligations are currently required for on-site open space and/or contributions towards off-site public open space provision. Any adverse impacts on the local environment or local infrastructure, which will arise as a direct result of development, and which can be made acceptable in planning terms, should be mitigated via a planning obligation. Planning obligations must be made in accordance with the three tests of CIL Regulation 122:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.

New development will be required to provide on-site open space in accordance with NNDC policy requirements, as informed by the standards outlined in this study. Whilst not all developments will be of a size that will generate the requirement for on-site open space, when considering future requirements for North Norfolk, there will be many that will require open space provision. This study should be used to inform local decisions about where and when new on-site provision will be required.

Figure 20 below shows an example flow chart/decision making process to help developers/Council officers determine the need for on or off-site provision of open space. This is only a guide and requirements will be determined on a case by case basis using the standards and assessment within this study. Where possible, this should be determined through pre-application discussions with the Council. The new open space typologies and standards as part of this study will need to be adapted into a new costings matrix in Supplementary Planning Document (SPD).

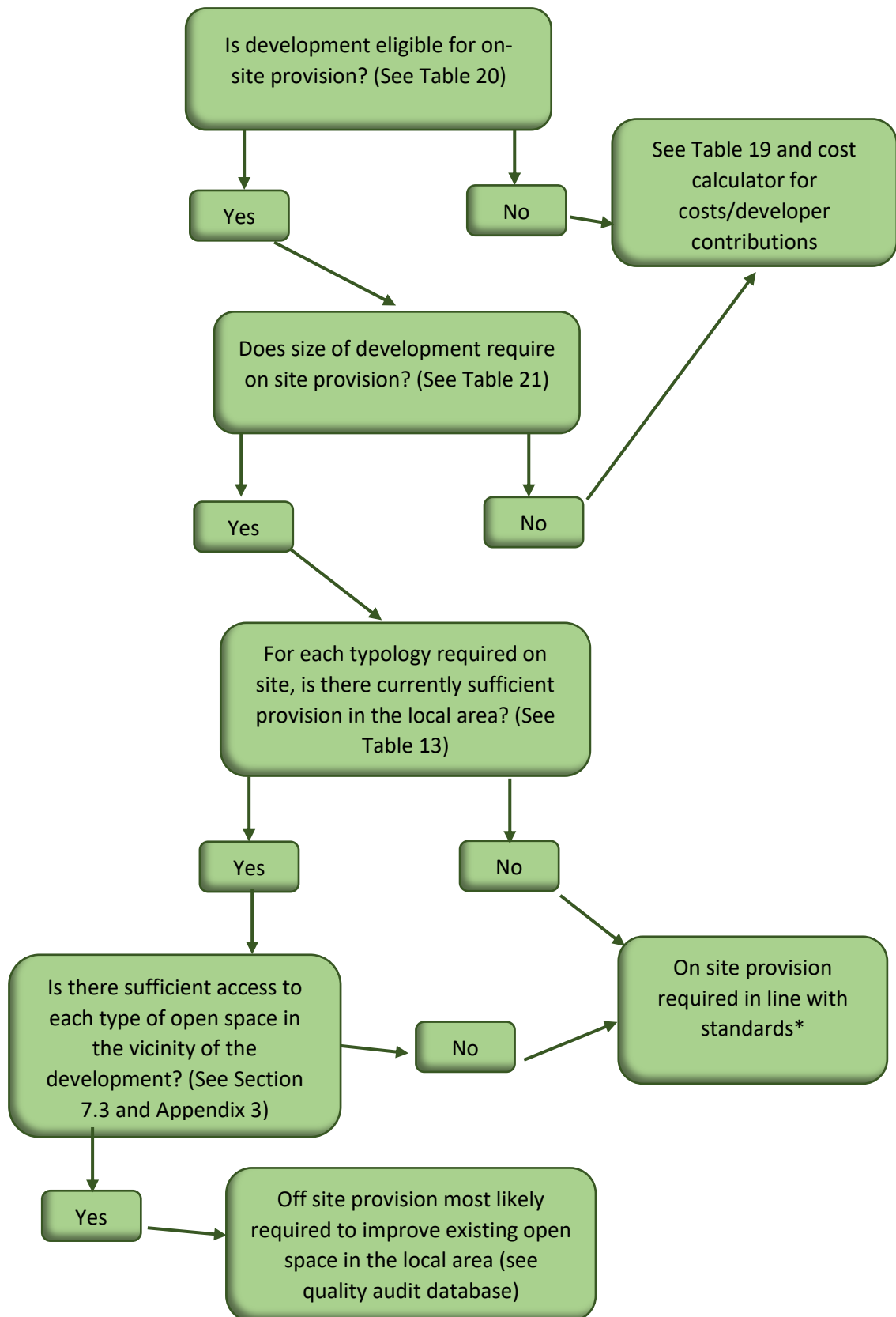
Capital and grant funding

Although the availability of capital and grant funding has diminished in recent years, nevertheless funding does become available for providing facilities for open space, sport and recreation. National and governing bodies for individual sports should be consulted where new infrastructure is required, such as changing rooms and sports pitches. Environmental grants and stewardship schemes are available for managing natural green space. As neighbourhood plans are developed and open space priorities are established within these, funding requirements will be identified and delivery through grant funding can be considered.

Requirements for open space from new housing

Section 7.2.1 outlines the variation in supply of different typologies of open space across Parishes. As identified, every Parish has a shortfall in at least one typology of open space, therefore, the starting point for new housing (of a certain size - see Table 22 for recommended thresholds) is to assume that some form of on-site open space provision would be required.

Figure 20 Decision making process for on-site provision of open space, or off-site contributions to enhance existing open space



*if it is not feasible to deliver open space on site due to exceptional circumstances e.g. viability or land availability, then potential to make off site provision will be considered on a case by case basis.

Open Space Policy Direction (new provision of open space):**OS9**

New provision of open space will be required as part of new development. On-site provision should be provided in line with the proposed open space standards.

Where on-site provision is deemed impractical, or not required e.g. for small sites, consideration will be given to opportunities for off-site provision and/or improvements.

Improvements to existing open space will be considered first in the Parish within which the development is located, then in open spaces in neighbouring Parishes. Open spaces requiring improvements will be identified using the results from the quality audit (those sites being of poor or average quality being the highest priority) and also from site management plans and the Councils' own knowledge of their sites.

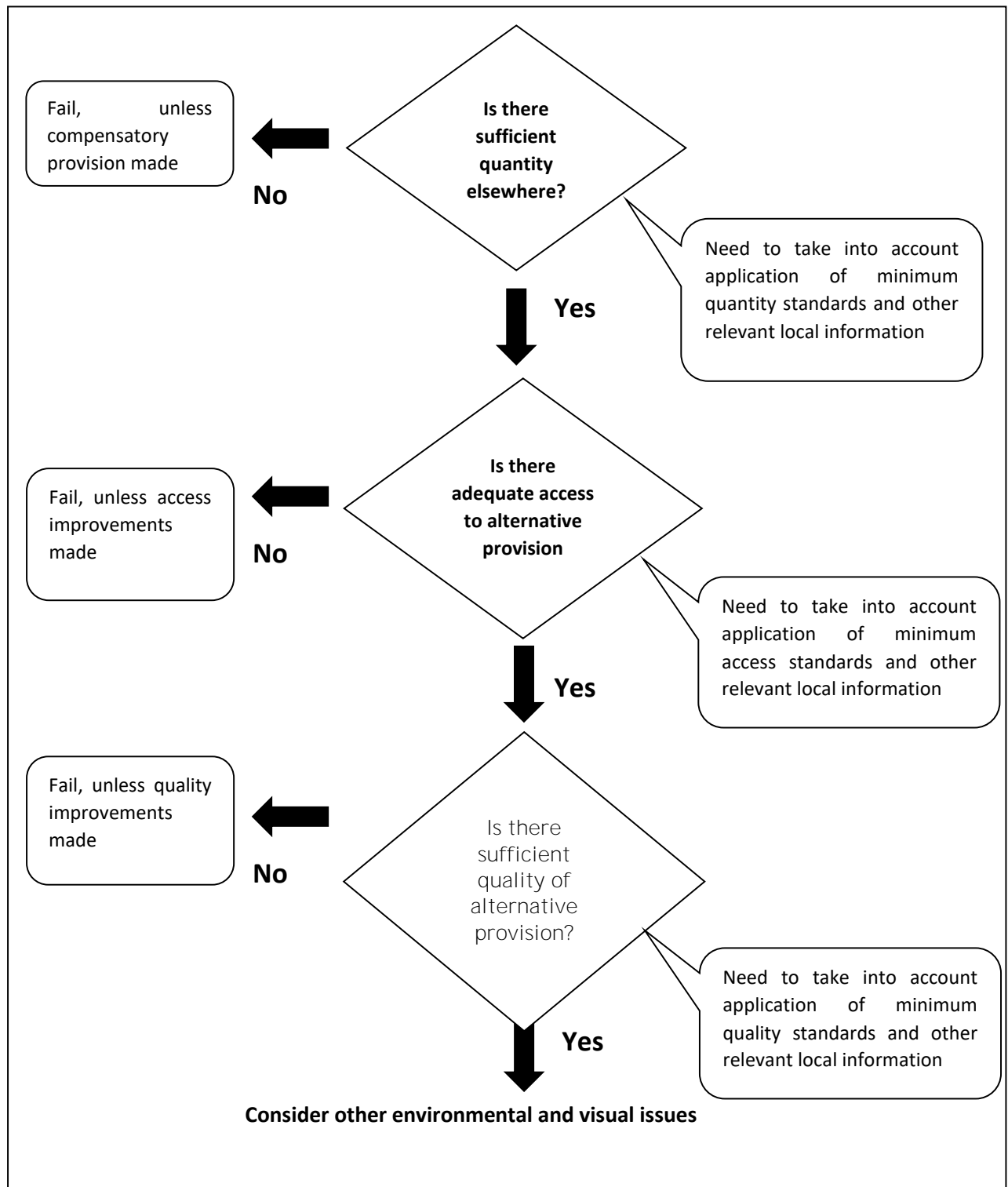
8.6 Facilities that are surplus to requirement

In addition to the strategic options outlined above, consideration should also be given to facilities that are surplus to requirement. There are important issues to resolve in terms of striking the correct balance of open space across the Study Area before any disposal can be contemplated. Whilst there is under provision relative to the minimum standards in several areas, there are other areas where provision compares favourably with the standards. However, it is once again emphasised that the proposed standards are for *minimum* levels of provision. Factors to be taken into account before any decision to release open space for alternative uses can be taken include:

- The local value and use of a given open space - as it may be a locally popular resource.
- Whether future local development/population growth might generate additional demands for open space.
- Whether there is a demonstrable need for some other type of open space within the locality that a given space (subject to a change of management regime) would be well placed to meet.
- Other non-recreational reasons that suggest a space should be retained (which might include ecological and visual reasons).

Figure 21 and the associated paragraphs below suggests an outline of the decision process that should be followed before the development/alternative use of an open space can be seriously contemplated.

Figure 21 Outline decision making process in relation to sanctioning (re)development of open space



Q. Is there sufficient quantity?

A. If the minimum quantitative standard for amenity green space is exceeded in a defined geographical area, the relative provision of other forms of open space must then be considered (amenity green space can in principle be converted into other forms of open space where the need arises). If a) provision meets the minimum quantitative standard; b) there is no significant local information suggesting a need to retain the site; and, c) there is not a perceived lack of other forms of open space, the next question can be addressed.

Q. Is there adequate access to alternative provision?

A. Within a given geographical area there may be good overall provision of amenity green space relative to the quantity standard, but is it in the right place and can it be easily reached? Applying the accessibility component of the minimum standards will help to answer this question. If other similar open space cannot be easily reached, the site's disposal for other uses may be unacceptable.

Q. Are other accessible and similar opportunities elsewhere of sufficient quality?

A. If it can be demonstrated that alternative opportunities are sufficient both in quantity and accessibility, there may still exist issues with the quality of these alternative provisions. The quality component of the proposed standards may indicate that certain improvements to alternative opportunities must be made which should be funded and secured before development is permitted.

The quality audit provided as part of this study provides a useful framework for identifying and prioritising open spaces that require improvements. Those open spaces which have been assessed as being of poor or average quality should be prioritised for improvement. If existing open spaces in the vicinity of new development are of poor/average quality, then their improvement (e.g. access improvements, signage, improvements to facilities and/or habitats) would need to be secured before any 'surplus' in a particular open space typology could be considered.

Even if these three tests are passed there may be other reasons for the site to remain as open space. For example, it may have value as a natural habitat or be visually important. Such considerations are important, but beyond the scope of this report.

8.7 Developer Contributions

This section draws on the policy recommendations in the previous section and outlines a process for calculating developer contributions for on and off-site provision.

8.7.1 Developer contributions

This section sets out higher level strategic recommendations and recommends an approach to developer contributions which can be used to inform policy for both on-site and off-site contributions.

1) *Capital cost of providing open space (on and off site).*

In order to calculate developer contributions for facilities, a methodology has been recommended which calculates how much it would cost the Local Authority to provide them. These costs have been calculated by Ethos Environmental Planning using Spon's²⁶. A summary of the costs are outlined in Table 19 below. These costs may be adopted by NNDC, however up-to-date costings may also be considered from other sources.

Contributions towards the provision or improvement of open space are calculated using the capital cost of provision. The same charges apply to both provision of new facilities and the upgrading/improvement of existing facilities (where related to new development), which more often than not includes new provision. Contribution per person is therefore taken to be a reasonable measure of that impact, irrespective of whether new provision or improvement of existing facilities is required. The calculated costs have drawn on the standards of provision summarised in Table 12.

Table 19 Costs for providing open space (excludes land costs)

Typology	Standard (m ²) per person ²⁷	Cost of provision	
		Cost / m ²	Contribution per person
Allotments	6.0	£22.34	£134.04
Amenity Greenspace	10	£20.24	£202.40
Parks and Recreation Grounds	11	£92.94	£1022.34
Play (Child)	1.0	£168.76	£168.76
Play (Youth)	0.6	£114.34	£68.60
Accessible Natural Greenspace	15	£20.24	£303.60
Total			£1,899.74

This shows that it costs £1,899.74 per person to provide new open space to meet the recommended standards for open space. These calculations may be used to calculate developer contributions for on-site provision and where required, for off-site contributions.

²⁶ Spon's Architects' and Builders' Price Book 2017

²⁷ It should be reiterated that these are minimum size requirements

Costs should be updated at least annually to account for inflation based on the Bank of England inflation rate.

A **cost calculator** has been provided to the Council so that the on and off-site requirements for open space can be calculated for different sized developments. This cost calculator is a recommendation by Ethos that might be taken further developed by the Councils. It provides an example of how costs might be calculated, but site circumstances will also need to be taken into account e.g. topography.

The cost calculator is based on the following assumptions:

- Household size based on numbers of beds, as follows (alternatively, an average household size of 2.3 persons per dwelling can be used):
 - 1 bed: 1.3 persons
 - 2 bed: 1.8 persons
 - 3 bed: 2.6 persons
 - 4 bed: 3.2 persons
- The open space quantity standards (see Table 12)
- The cost of open space per m2 (see Table 19)
- Thresholds for on-site provision (see Table 22)

Cost calculator: Example

A housing development of 100 dwellings (with an average household size of 2.3 persons per dwelling) would generate the following minimum requirements for on-site provision of open space and contributions for off-site improvements:

On-site provision (provided there is no access to existing allotments, amenity green space, children's play space and natural against the access standards – otherwise contributions to improve the quality of existing open space typology may be considered where appropriate):

- 0.1380 ha (1380 sqm) of allotments
- 0.2300 ha (2300 sqm) of amenity green space
- 0.0230 ha (230 sqm) of equipped children's play space
- 0.3450 ha (3450 sqm) of accessible natural green space

Contributions for off-site provision/improvements required:

- £235,138 for parks and recreation grounds
- £15,779 for youth play space

A screenshot from the cost calculator is provided below:

Number of dwellings	Enter number	Equivalent people	Open Space requirement	Required msq per person	Cost per msq	Total requirement (msq)	Cost of provision (£)	On site required?	Required quantity on site (msq)	Enter actual provision on site (msq)	Value of provision	Contribution required
1 bed	0	0	Allotments	6	22.34	1,380.00	£30,829	Y	1,380.00	1,380	30,829	£0
2 bed	0	0	Amenity Green Space	10	20.24	2,300.00	£46,552	Y	2,300.00	2,300	46,552	£0
3 bed	0	0	Parks & Recreation Grounds	11	92.94	2,530.00	£235,138	0	FALSE	0	0	£235,138
4 bed	0	0	Play Space (Children)	1	168.76	230.00	£38,815	Y	230.00	230	38,815	£0
5 bed	0	0	Play Space (Youth)	0.6	114.34	138.00	£15,779	0	FALSE	0	0	£15,779
Elderley 1 bed	0	0	Natural Green Space	15	20.24	3,450.00	£69,828	Y	3,450.00	3450	69,828	£0
Elderley 2 bed	0	0										
TOTAL	100	230		43.60		10,028	£436,941		7,360.00		186,024.00	£250,917

2) Maintenance contributions (commuted sums) for on-site provision

Where new open space is provided, the developer would be expected to provide the open space and either maintain the open space through a management company, or if, the site is to be adopted by the Local Authority, then maintenance fees of at least 20 years will be included in the Section 106 legal agreement. If the open space is maintained by a Management Company then the open space should be publicly accessible in perpetuity. It is expected that a management plan for the open space would be submitted and approved by the council as a planning condition or part of the legal agreement. Details of how the Management Company will be established and managed, and the provisions put in place should the management company fail etc. would also need to be approved by the council.

In the event that the open space would be adopted by the Council/Parish council, they may be willing to accept a commuted sum and make arrangements for management of the open space. The amount payable for the commuted sum will be calculated on a case by case site specific basis. Costs should be updated at least annually to account for inflation based on the Bank of England inflation rate.

3) Eligible types of development for on-site provision

Table 20 outlines the type of housing that will be considered eligible for making contributions towards open space to meet the needs of future occupants.

Table 20 Eligible types of residential development

Category	Open Market Housing / Flats	Affordable Housing	Older People's Accommodation*	Permanent mobile homes
Play Space (Children and Youth)	✓	✓	X	✓
Parks and Recreation Grounds	✓	✓	✓	✓
Amenity Open Space	✓	✓	✓	✓
Natural Green Space	✓	✓	✓	✓
Allotments	✓	✓	✓	✓

** Contributions towards parks and recreation grounds could be used towards an amenity benefit towards the elderly e.g. greens or bowls or could be used towards other community facilities that might provide benefit.*

4) Thresholds for provision

The required open space, sport and recreation facilities should in the first instance be provided on-site, with off-site provision/contributions only to be considered where on-site provision is either not needed (considering the analysis of supply and accessibility) or not possible/practicable. In some cases, provision (e.g. strategic provision, where funding needs to be pooled) could be delivered through funds collected via S106 or CIL (if implemented). Otherwise, off-site provision would be via developer contributions – the developer will not pay for both CIL and S106 for the same type of infrastructure (known as ‘double dipping’).

Where facilities are to be provided on-site, NNDC will expect the developer to provide the land for the facility and either:

- Design and build the provision to the satisfaction of NNDC; or
- Make a financial contribution to NNDC so that it may arrange for the construction and development of the required facility.

The decision on whether facility provision is to be on-site, off-site or both depends on the following considerations²⁸:

- The scale of the proposed development and site area;
- The suitability of a site reflecting, for example, its topography or flood risk;
- The existing provision of facilities within the Parish/neighbourhood;
- Other sites in the Parish/neighbourhood where additional provision is proposed;
- Existing access to facilities within the Parish/neighbourhood;
- Additional natural capital benefits and the ecosystem services open space provides such as air quality regulation and climate regulation.

Table 21 provides guidance on how to assess different scales of development sites that could generate a need for facilities in the categories listed to be provided on-site (also see the flow chart at figure 20, which shows how the quantity, access and quality analysis needs to be taken into account). It should also be considered that where a development is of a size that could generate the need for provision of open space on-site, if there is sufficient provision (quantity and access) of an open space typology within the vicinity, then consideration will be given to improving existing facilities as an alternative to new on-site provision.

Where new development would result in less than 0.15ha of amenity green space, it would need to be provided as a single site, in order to avoid a proliferation of very small amenity spaces with limited recreational value.

²⁸ Also see flow chart at figure 20

While table 21 acts as a useful guide to the recommended types of provision in relation to the size of a scheme, each proposal will still be considered on a site by site basis, with on-site provision always to be considered as the first solution.

Table 21 Potential open space requirements based on scheme size

Type of Provision	11-19 dwellings	20-49 dwellings	50-99 dwellings	100 – 199 dwellings	200+ dwellings
Allotments	Off-site	Off-site	Off-site	On-site	On-site
Amenity Green Space	On-site	On-site	On-site	On-site	On-site
Parks and Recreation Grounds	Off-site	Off-site	Off-site	Off-site	On-site
Play Space (children)	On-site*	On-site	On-site	On-site	On-site
Play Space (Youth)	Off-site	Off-site	Off-site	Off-site	On-site
Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site

* For children's play space, the minimum size required for new equipped provision is 0.01ha (100sq m). At smaller scheme sizes, consideration should be given to the design of amenity green space to provide 'playable' space and making use of natural play solutions, rather than equipped provision always being required.

9.0 CONCLUSION

This study provides a robust analysis of the status of open space within North Norfolk in 2019. It includes an audit of provision and a local needs assessment (consultation) with findings used to produce new recommended standards for quantity, accessibility and quality of open space. The study also includes a suite of policy recommendations and methodologies for interpreting and informing the needs for the assessed open space typologies over a period up to 2036, as well as a process for calculating developer contributions. It should be read in conjunction with the Community and Stakeholder Consultation Report (2019).

The role and value of open space in contributing to the delivery of national and local priorities and targets is clear from this assessment. It is important that the policies and recommendations included within this assessment are considered for inclusion as statutory planning policy, associated guidance and other council strategies and policy documents, as and when they are reviewed. Council officers and elected members play a pivotal role in adopting and promoting the recommendations within this assessment and ensuring that key stakeholders such as town and Parish councils, community groups and agents and developers are suitably informed and engaged in the open space process.

The Council intend to manage and update the mapping of open space on a regular basis through the thorough monitoring of planning permissions that alter the quantum of open space. This information will be used to ensure that the GIS database remains as up to date as possible in order to inform any future re-fresh of the Study.

Open Space, Formal Education & Recreation and Local Green Spaces Policy

Reasoned Justification

North Norfolk has a diverse range of open spaces¹ which perform a range of functions and make a significant contribution to the character of the District. Access to these areas is also valuable in terms of making an important contribution to the health and well-being of communities and can provide a range of benefits including for biodiversity, mitigating flood risk, carbon storage, food production and for visual amenity. It is therefore important that these spaces are protected whilst allowing improvements to their recreational and / or environmental value.

The NPPF at paragraph 96 states that policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities and opportunities for new provision. Information gained from the assessments should then be used to determine what open space, sport and recreational provision is required. The NPPF at paragraph 97 places strong emphasis on protecting existing open spaces and sports and recreational facilities.

NNDC is committed to ensuring that there is a wide range of high quality open spaces, outdoor sport and recreation facilities across the District and will seek to reduce identified deficiencies and protect and enhance the quality of, and access to, existing open space, outdoor sport and recreation facilities, whether designated or un-designated.

Provision of new Open Space

The policy approach is based on the quantity, quality and accessibility of open space as identified within the 2019 Open Space Assessment. This study identified a requirement for 72.39 hectares of open space over the plan period (to 2036) in order to meet the proposed housing requirements (See **Appendix X**). This is broken down into 4.36ha per 1,000 population and is further broken down in the following typologies of open space:

- Play Space (children): 0.10ha per 1,000 population
- Play Space (youth): 0.06ha
- Parks and Recreation: 1.10ha
- Natural Greenspace: 1.5ha
- Amenity Greenspace: 1ha
- Allotments: 0.6ha

This is to be met through both on-site and off-site contributions on the following site sizes:

Type of Provision	11-19 dwellings	20-49 dwellings	50-99 dwellings	100 – 199 dwellings	200+ dwellings
Allotments	Off-site	Off-site	Off-site	On-site	On-site
Amenity Green Space	On-site	On-site	On-site	On-site	On-site
Parks and Recreation Grounds	Off-site	Off-site	Off-site	Off-site	On-site
Play Space (children)	On-site* ²	On-site	On-site	On-site	On-site

¹ All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF, 2018, PP. 69).

² For children's play space, the minimum size required for new equipped provision is 0.01ha (100sq m). At smaller scheme sizes, consideration should be given to the design of amenity green space to provide 'playable' space and making use of natural play solutions, rather than equipped provision always being required.

Appendix 3 - Emerging Policies (Discussion Draft)

Play Space (Youth)	Off-site	Off-site	Off-site	Off-site	On-site
Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site

Table X

As new housing development will create an additional need for open space, sports and recreation facilities, there is a requirement for new qualifying developments to provide or contribute towards open space, sports and recreation facilities. In the first instance, new facilities should be provided on-site. However, whether provision is on-site, off-site or both will depend on the size of the proposed development. Consideration will also be given to the existing provision within the local area both in terms of quantity, quality and accessibility. Open space provision or improvement will be secured through planning conditions and/or section 106 planning obligations.

As part of the North Norfolk Open Space Assessment (2019), an open space calculator has been created to calculate the quantum of on-site open space that is to be provided based on the number of bedrooms proposed by the new development. The detail of the quantum of open space requirement that form the basis of how the Council will calculate open space contributions is set out in **Appendix X**.

Any specific local open space requirements will be set out within individual site allocation policies (or associated development briefs). Neighbourhood development plans may also outline open space requirements in line with local evidence and the North Norfolk Open Space, Sport and Recreation Study (2019).

Use of SuDS

Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS) within Amenity Green Space is promoted where it can be demonstrated that this does not undermine the functionality of the amenity green space. Open space / Green Infrastructure and SuDs which all contribute and incorporate biodiversity enhancements should be considered from the outset and be an integral part of the design process.

Local Green Space (LGS)

Local Green Space is a national designation, as referenced in the NPPF, which aims to protect green areas which hold a demonstrable and particular importance to local communities. LGS can be designated through local and neighbourhood plans and can be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land.

Proposals on Local Green Space should not be approved except for in very special circumstances. This is in line with paragraph 101 of the NPPF which sets out that policies for managing development within a Local Green Space should be consistent with those for Green Belts and Section 13 of the NPPF 'Protecting Green Belt Land'.

Purpose: To protect, enhance and provide open space, outdoor sport and recreation and to protect Local Green Space.

Policy ENV7

Open Space & Local Green Space

Open Space, Formal Education & Recreation and Local Green Spaces

Provision of New Open Space

North Norfolk District Council will support the creation of new and enhanced open space, outdoor sport and recreation facilities by:

- Requiring **all** new qualifying residential developments (see **Appendix X**) of 11 or more dwellings with a combined gross floorspace of more than 1,000 square metres (gross internal area) ~~to shall~~ provide (**on-site**) or contribute towards (**off-site**) **all forms of** open space, outdoor sport and recreation facilities in line with the standards set out in **Appendix X** and **Table X** ~~and relevant Site Allocations policies;~~
- Requiring ~~any provided~~ **all new** open space, outdoor sport and recreation facilities must be suitable, useable, well located, accessible, and designed with appropriate management arrangements in place **having regard to the North Norfolk Open Space, Sport and Recreation Study (2019) and the quality standards set out in Appendix X.**
- ~~Ensuring provisions are in place to maintain open space areas in the future~~

Specific Site Allocation policies may require an increased quantum of open space within the policy wording to reflect site specific issues and /or to address local shortfalls in open space provision.

There is a presumption that open space, outdoor sport and recreation facilities will be provided within the development site, where required, except where ~~robust~~ evidence indicates that a more holistic approach to open space is required or where on-site provision is not suitable. In these circumstances financial contributions will be considered to support the creation or enhancement of off-site provision. *(note link to Rams policy to be added when available)*

Where appropriate, developer contributions for the future management and maintenance of open space, outdoor sport and recreation facilities will be sought.

Provision of new, and enhancements to existing Recreation Open Space

The provision of new playing fields and the improvement of existing playing fields will be supported where there is identified and unmet demand in accordance with the North Norfolk Open Space, Sport and Recreation Study (2019)

Protection of Education and Recreation Open Space

Development on Formal Education & Recreation facilities (*designated and undesignated*) will not be acceptable unless:

- Development comprises of appropriate development which enhances the functional use of the site for outdoor sport, or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and local accessibility in a suitable location and made available for use prior to the loss of the area of open space to be built upon; or
- It can be demonstrated (through a local assessment³) that the sport and recreation facility is surplus to requirements within the settlement and that any proposed loss would not result in

³ That demonstrates an adequate supply of sport and recreation facilities locally with regard to the quantity, quality and accessibility as measured against currently adopted standards.

Appendix 3 - Emerging Policies (Discussion Draft)

a current or likely shortfall during the plan period (taking into account alternative forms of open space, sport and recreation where deficiencies are identified within the latest Open Spaces, Sports and Recreation Strategy); or

- there are no significant detrimental impacts to the amenity or biodiversity value of the sport and recreation facility

Protection of Visually important Open Space

Development on visual important open spaces including those designated as Open Land Areas and Local Green Space on the policies maps will not usually be supported.

Protection of Local Green Space

Planning Permission on Local Green Space will not be permitted except in very special circumstances.

APPENDIX (to Local Plan)

Appendix X: Applicability

The requirement for open space should apply to all new residential development (under class C3 and C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) including:

- All new full planning applications;
- All new outline planning applications;
- Applications for reserved matters, where numbers have not been specified at outline consent stage;
- Renewals of outline consents;
- Areas which are subject to development briefs;
- Permissions in principle applications and subsequent Technical Details Consent applications;
- Conversion of existing buildings to residential use;
- Subdivision of existing dwellings resulting in additional residential units;
- Sheltered and retirement housing (non-institutional)*

*C3 Older People's Accommodation will not be required to make on-site or off-site provision for Children's Play Space (Youth or Child), but will be expected to accord with all other on-site/off-site contributions. Notwithstanding this the Parks and Recreation contribution may best be used toward an amenity benefit for the elderly population e.g. bowls greens, increased amenity space or could be re-directed to a community facility such as libraries or town/village halls.

Development proposals proposed that are within the following Town and Country Planning (Use Classes) Order 1987 (as amended) categories are likely to be exempt from the requirements, although any recreational open space requirements for these types of developments could be negotiated separately:

- C1 Hotels- Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels);
- C2 Residential Institutions category - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres; and
- C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Appendix 3 - Emerging Policies (Discussion Draft)

Appendix X updated appendix to LP re open space requirements

Open Space Type	Quantity Standards (per 1,000 Population)	Area Required (over plan period to 2036)	Accessibility Standard	Quality Standard
	4.36 ha per 1,000 population including:	72.39 ha over plan period		
Play Space (Children)	0.10ha per 1,000 population	1.66 ha	All residents within the District should have access to a playing pitch within 800m of home. Reference should also be made to Figure 9 of the North Norfolk Open Space Assessment 2019.	It is expected that the design of play would take a landscape design approach (designed to fit its surroundings and enhance the local environment), incorporating play into the overall landscape masterplan for new development, and could include natural play e.g. grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to literally bring the play space alive. In densely populated urban areas with little or no natural or green space, this more natural approach can help 'soften' an urban landscape.
Play Space (Youth)	0.06ha per 1,000 population	1ha	All residents within the District should have access to a playing pitch within 1.2km of home. Reference should also be made to Figure 10 of the North Norfolk Open Space Assessment 2019.	The challenge for play providers is to create play spaces which will attract children, capture their imagination and give them scope to play in new, more exciting, and more creative ways e.g. moving away from fencing play areas (where it is safe to do so), so that the equipment is integrated with its setting, making it feel more inviting to explore

				<p>and so people are free to use the space without feeling restricted.</p> <p>Play England are keen to see a range of play spaces in all urban environments:</p> <ul style="list-style-type: none"> A. Door-step spaces close to home B. Local play spaces – larger areas within easy walking distance C. Neighbourhood spaces for play – larger spaces within walking distance D. Destination/family sites – accessible by bicycle, public transport and with car parking. <p>Regard should be given to the guidance set out within the following:</p> <ul style="list-style-type: none"> • Play England’s ‘Design for Play’ • Play England’s ‘Quality Assessment Tool’, and; • KIDS ‘Inclusive Design for Play’ • Inclusive Play ‘Plan inclusive Play Areas’
Parks and Recreation	1.10ha of pitch space per 1,000 population	18.26ha	All residents within the District should have access to a playing pitch within 1km of home. Reference should also be made to Figure 8 of the North Norfolk Open Space Assessment 2019.	National guidance relevant to this typology is provided in the ‘Green Flag’ quality standard for parks which sets out benchmark criteria for quality open spaces. For outdoor sports space, Sport England have produced a wealth of useful documents outlining the quality standards for facilities such as playing pitches, changing rooms, MUGAs and tennis courts plus associated ancillary facilities. The Rugby Football Union have provided guidance on the quality and standard of provision of facilities for rugby, and the England and Wales Cricket Board have provided guidance for cricket facilities. It is recommended that

				the guidance provided in these documents is adopted by the Councils, and that all new and improved provision seeks to meet these guidelines.
Natural Green Space	1.5ha per 1,000 population	24.91ha	All residents within the District should have access to an allotment garden within 1.6km of home. Reference should also be made to Figure 11-17 of the North Norfolk Open Space Assessment 2019.	<p>The shape and size of space provided should allow for meaningful and safe recreation. Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors.</p> <p>For larger areas, where car-borne visits might be anticipated, some parking provision will be required. The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible these sites should be linked to help improve their wildlife value and Green Infrastructure functionality as part of a network.</p> <p>Natural Green Space should offer a more natural ambience, and encourage ecological and habitat diversity. In areas where it may be impossible or inappropriate to provide additional natural green space consistent with the standard, other approaches should be pursued which could include (for example):</p> <ul style="list-style-type: none"> • Changing the management of marginal space on playing fields and parks to enhance biodiversity. • Encouraging living green roofs as part of new development/ redevelopment. • Encouraging the creation of native mixed species hedgerows. • Additional use of long grass management regimes.

				<ul style="list-style-type: none"> • Improvements to watercourses and water bodies. • Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS). • Use of native trees and plants with biodiversity value in high quality soft landscaping of new developments. <p>The above should in any event be principles to be pursued and encouraged at all times.</p> <p>Protecting, creating, enhancing and retrofitting natural and semi-natural features in our urban environments is a cost-effective and win-win approach to delivering positive outcomes for people and wildlife.</p>
Amenity Green Space	1ha per 1,000 population	16.60ha	All residents within the District should have access to an allotment garden within 800m of home. Reference should also be made to Figure 7 of the North Norfolk Open Space Assessment 2019.	<p>The value of ‘amenity green space’ must be recognised especially within housing areas, where it can provide important local opportunities for play, exercise and visual amenity that are almost immediately accessible.</p> <p>It is therefore recommended that in addition to avoiding the proliferation of small amenity spaces, that all amenity green space should be subject to landscape design, ensuring the following quality principles:</p> <ul style="list-style-type: none"> • Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax;

				<ul style="list-style-type: none"> • Include high quality planting of native trees and/or shrubs to create landscape structure and biodiversity value; • Include paths along main desire lines (lit where appropriate); • Be designed to ensure easy maintenance.
Allotments	0.60ha per 1,000 population	9.96	All residents within the District should have access to an allotment garden within 1.2km of home. Reference should also be made to Figure 6 of the North Norfolk Open Space Assessment 2019.	<p>The following recommendations are made to ensure the quality of allotments:</p> <ul style="list-style-type: none"> • Well-drained soil which is capable of cultivation to a reasonable standard. • A sunny, open aspect preferably on a southern facing slope. • Limited overhang from trees and buildings either bounding or within the site. • Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots. • Provision for composting facilities. • Secure boundary fencing. • Good access within the site both for pedestrians and vehicles. • Good vehicular access into the site and adequate parking and manoeuvring space. • Disabled access. • Toilets. • Notice boards. <p>Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under-perform in terms of their value to the local community should be improved.</p>

Table X: Open Space Standards

North Norfolk Open Space, Sport and Recreation Study (2019)



Open Space, Sport and Recreation Study FINAL

North Norfolk Open Space, Sport and Recreation Study - Consultation Report

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Glossary of Terms

Term	Meaning
ACRE	Action with Communities in Rural England
ANGSt	Accessible Natural Green Space Standard
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BHS	British Horse Society
CC	County Council
CCG	Clinical Commissioning Group
CIL	Community Infrastructure Levy
CWS	County Wildlife Site
EA	Environment Agency
FiT	Fields in Trust
GI	Green Infrastructure
HAP	Habitat Action Plan
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
JSNA	Joint Strategic Needs Assessment
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MUGA	Multi Use Games Area
NDP	Neighbourhood Development Plan
NEAP	Neighbourhood Equipped Area for Play
NICE	National Institute for Health and Care Excellence
NNDC	North Norfolk District Council
NPFA	National Playing Fields Association
NPPF	National Planning Policy Framework
NSPF	Norfolk Strategic Framework Planning Document
NWT	Norfolk Wildlife Trust
PAW	Planted Ancient Woodland Site
PC/TC	Parish Council/Town Council
PFE	Public Forest Estate
PPG17	Planning Policy Guidance Note 17
PPS	Playing Pitch Strategy
RA	Ramblers Association
ROWIP	Rights of Way Improvement Plan
PROW	Public Right of Way

S106	Section 106 of the Town and Country Planning Act
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Greenspaces
SSSI	Sites of Special Scientific Interest
SPA	Special Protection Area
SPD	Supplementary Planning Document
SUD	Sustainable Drainage System
WASSt	Woodland Access Standard
YAB	Youth Advisory Board

Acknowledgments

Many individuals, groups and organisations have provided information, views and support in preparing this study. Input from these stakeholders is fundamental to the report, and provides the basis for the evidence in supporting the standards, options and recommendations in relation to open space and outdoor recreation facilities.

1.0 INTRODUCTION

This is one of three reports provided within the overall *Open Space, Sport and Recreation Study (2019)*. It is a supporting document to the two main reports: The Open Space, Sport and Recreation Study and the Playing Pitch Strategy (PPS). It provides consultation findings from various stakeholders and feeds into other aspects of the study as explained below.

1.1 Study Overview

The National Planning Policy Framework (NPPF) requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies need to be based on a thorough understanding of local needs for such facilities and opportunities available for new provision.

In view of the above, in 2018 North Norfolk District Council appointed Ethos Environmental Planning to undertake an outdoor Open Space, Sport and Recreation Study to provide an up-to-date and robust assessment identifying needs, surpluses and deficits in open space, outdoor sport and recreation to support the delivery of the emerging Single Local Plan up to 2036. The study will also inform the Council's management processes for open space, health and well-being plans and its investment and infrastructure funding strategy.

In summary the requirements of the brief are to provide:

- A comprehensive and robust Open Space, Outdoor Sport and Recreation Facilities Assessment to replace the 2006 Open Space and Recreation study; taking into account the Amenity Green Space evidence document from 2018.
- Locally derived open space, sports and recreation provision standards for quantity, quality and accessibility and to provide recommendations about future requirements per activity at settlement level.
- A Playing Pitch Strategy completed in line with Sport England guidance.
- Evidence to support policy development, funding bids to national organisations such as Sport England, and support requests for contributions from Planning Obligations either CIL/Section 106 or other potential investors.
- Identify a list of projects for each local area to help with CIL/S106 spending/contribution.

In order to meet this brief Ethos are providing:

- An Open Space and Outdoor Sport and Recreation audit and assessment¹
- A Playing Pitch Strategy

As such the overall outcome of the study will comprise of two main reports drawing upon an evidence base comprised of:

- Consultation and engagement with all relevant key stakeholders, agencies and organisations as well as the wider community and general public.
- A detailed audit of all facilities within the scope of the study.

¹ Including play space and natural green space/recreation

- Analysis and assessment of the adequacy of current and future facility provision based on recommended methodologies such as Sport England's "Assessing Needs and Opportunities" national planning guidance and Playing Pitch Strategy guidance.

1.2 The Community and Stakeholder Needs Assessment

This report makes a cross-cutting contribution to the overall study in providing evidence that will be used in both of the main study reports². It primarily relates to the Open Space, Sport and Recreation Study but relevant findings and information will also be carried forward in the PPS.

In the two main reports the consultation findings will be combined with other evidence, findings and assessments such as that completed in the audit, mapping and analysis process.

Undertaking comprehensive consultation and engagement with all relevant stakeholders and the wider community is an essential part of the overall process. It is an expectation of the National Planning Policy Framework and is needed to ensure that the study is robust in relation to recommended national guidance such as that recommended by Sport England.

The report examines local need for a wide range of different kinds of open space, outdoor sport, and recreation facilities. It has drawn upon a range of survey and analytical techniques including a review of consultation findings from relevant sport, leisure, play and open space studies. It outlines the community consultation and research process that has been undertaken as part of the study as well as the main findings.

The report is made up of 4 main sections:

- General community consultation
- Neighbouring local authorities; and town and parish councils
- Parks, green spaces, countryside, and rights of way
- Play and youth facilities

Each section provides additional detail on the consultation process relevant to that section and at the end of each section there is a short summary of the key findings.

The consultation and research programme was undertaken from January to April 2019. The extent of the research reflects the breadth and diversity of the study and a consequent need to engage with as wide a cross section of the community and stakeholders as possible³.

In summary, questionnaire surveys were undertaken as below:

- A general household survey (online)
- A survey of town and parish councils
- Survey of strategic partners

In addition to the above a number of one to one stakeholder interviews/surveys were undertaken.

² Additional consultation has also been undertaken in relation to pitch sports as advised in Sport England guidance. These additional findings will be included in the main PPS report.

³ It should be noted that this report provides consultation evidence in the form of the observations and views/opinions sourced from many different organisations, individuals and studies. On occasion the views and observations expressed by individuals and groups may not be consistent with each other, nor are such individual contributions necessarily accurate or up to date.

The result of this consultation alongside the audit of open space and consideration of existing national and local standards and benchmarks will help to inform the content of the recommended local standards. This will be explained further in the open space report.

The consultation report also helps the study to understand stakeholder and local people's appreciation of open space, sport and recreation facilities, and the wider green infrastructure and the values attached by the community to the various forms of open spaces and outdoor facilities. This appreciation will have clear implications for the way in which open space, sport and recreation facilities are considered as part of plan making as well as in dealing with planning applications.

2.0 GENERAL COMMUNITY CONSULTATION

This section provides consultation findings that covered all aspects of open space and outdoor sport/recreation facility provision. In this sense it provides a useful overview across all these aspects rather than simply from groups and organisations with specific interests in just one aspect of open space, sport or outdoor recreation. This contrast, for example, with other sections of the report which supply findings from individuals, groups and organisations with specific interests in individual elements of open space and sport/recreation.

The section also includes engagement with public health stakeholders who have an interest running across all aspects of sport and recreation facility provision, whatever activity that may be (in relation to encouraging an increase in physical activity – with associated health benefits).

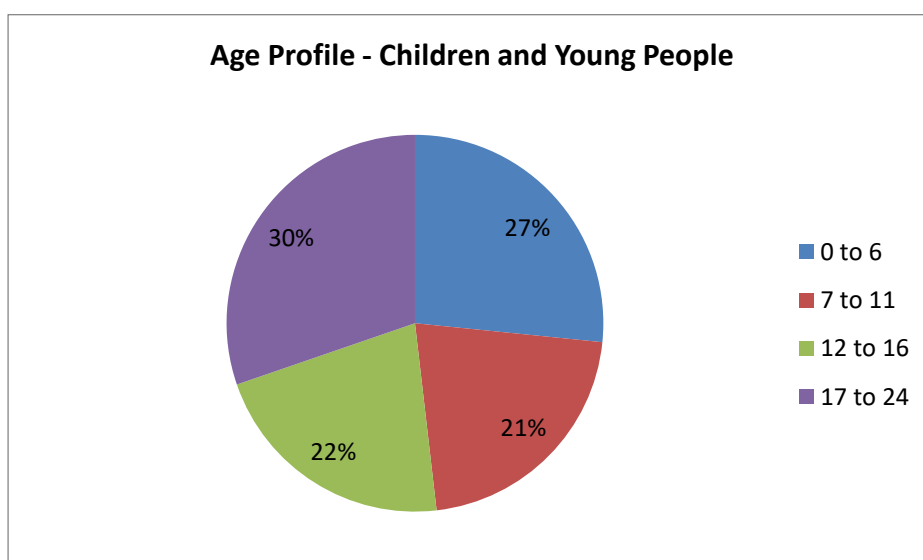
2.1 Residents' Household Survey

2.1.1 Introduction

The open space, outdoor sports and recreational facilities study needs to secure a general understanding of how residents of North Norfolk currently make use of the various kinds of open space and outdoor recreation facilities; in particular whether they think there are enough of such facilities; what they think the quality of those facilities; how accessible they are; and what kind of facilities they think are priorities for future development and improvement. A good way of securing this general overview is to secure responses from a broad cross section of North Norfolk households.

An agreed questionnaire survey was therefore distributed to a random sample of 4000 households who could reply via Freepost or online. The online survey was also promoted to the wider public by the Council's Communications Team. Respondents were asked to respond to provide a view on behalf of their household, rather than simply as individuals. 693 surveys were completed with a total of 1403 people represented. The average household size of the households was 2.0 – which is lower than the UK average and North Norfolk District as a whole (2.3)⁴.

Just 18% of households who responded had children and young people resident (representing household views on behalf of 127 children and young people) with ages well spread across age ranges:

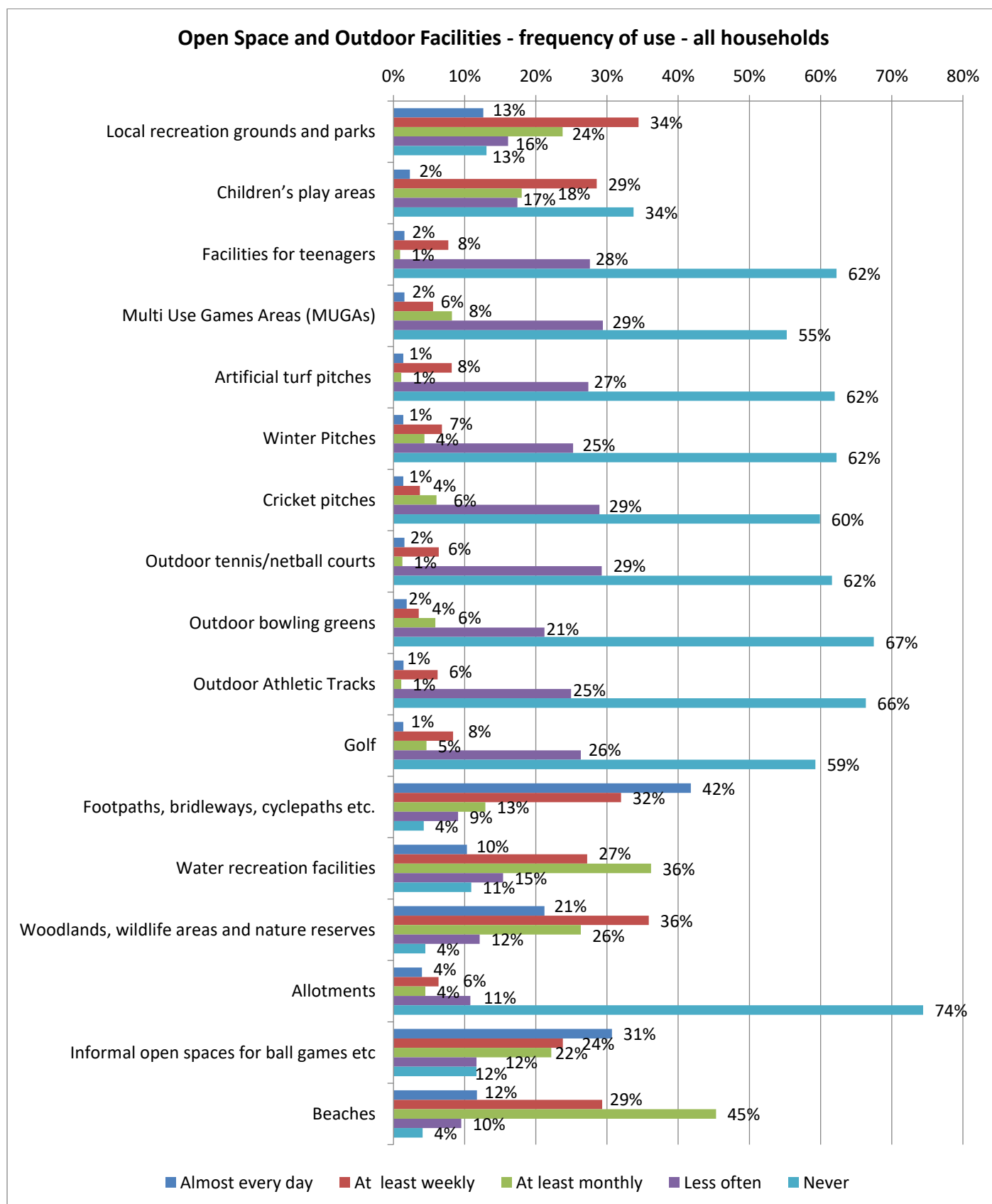


A demographic profile of the results is included in Appendix 1 and the full questionnaire is included in Appendix 2 and the following provides some of the key findings:

⁴ 2011 census figures.

2.1.2 Frequency of use – all households

Respondents were asked to state how often they visited or used each of the following types of open space, sport and recreation facilities within the study area, and the results are shown on the charts below⁵:



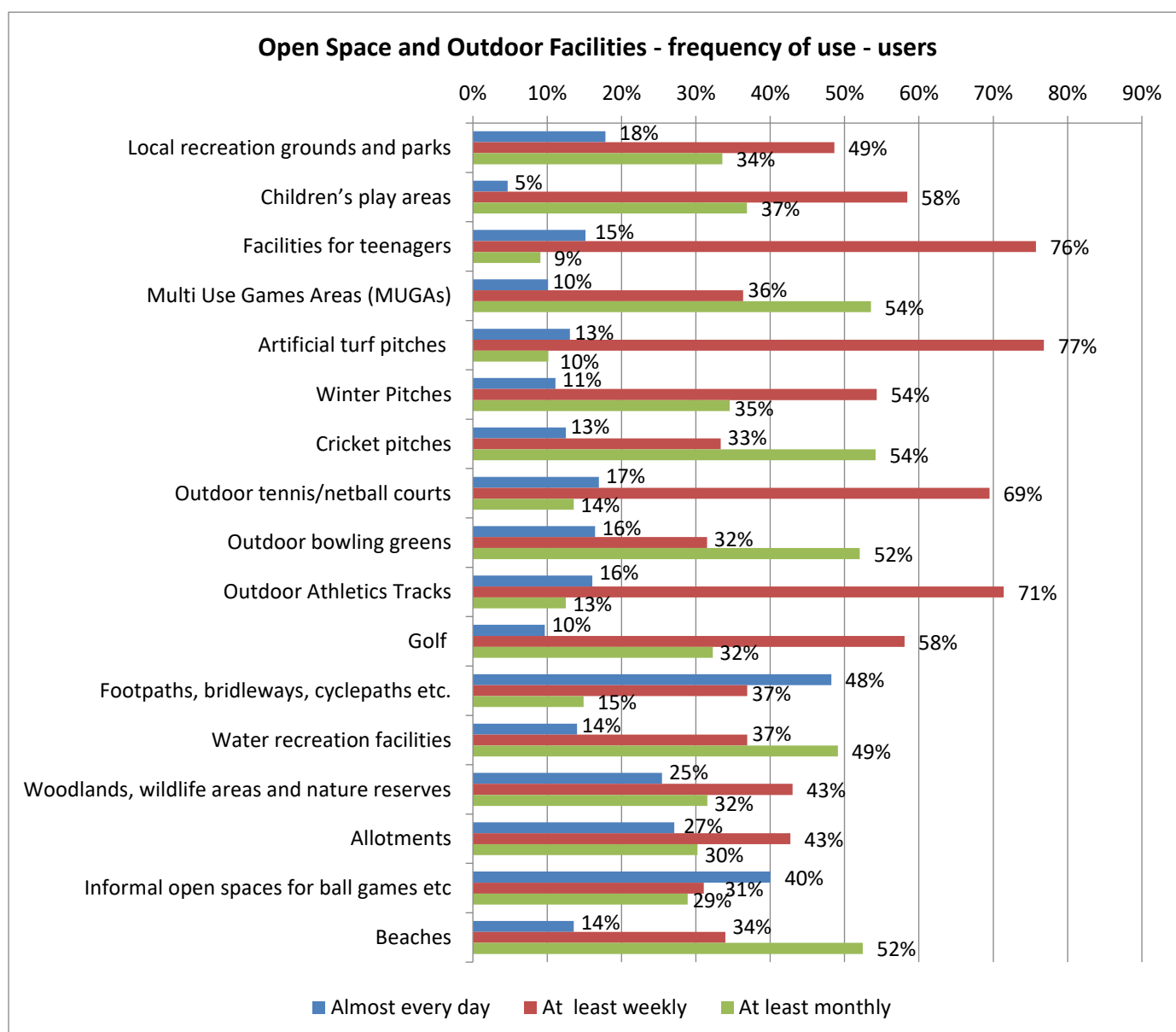
⁵ Please note that percentages have been rounded up or down to the nearest full percentage. This means that on some occasion the total percentages will vary very slightly from 100%.

Footpaths, bridleways and cycle paths are the most frequently used facility daily (42%), followed by informal open spaces (31%) then woodland, wildlife areas and nature reserves (21%).

There are seven facilities which are all used around the same amount for weekly use; woodland, wildlife areas and nature reserves (36%), local recreation grounds and parks (34%), footpaths, bridleways and cycle paths (32%), beaches (29%), children's play areas (29%), water recreation facilities (27%) and informal open spaces (24%). The District's beaches are the most monthly used facility (45%) followed by water recreation facilities (36%). Facilities for teenagers, MUGAs and sport facilities are used less often by households.

2.1.3 Frequency, regularity and times of use – Regular Users⁶

It is interesting to look at the frequency with which regular users of facilities visit them as for some facilities this is not immediately obvious from looking at the overall figures.

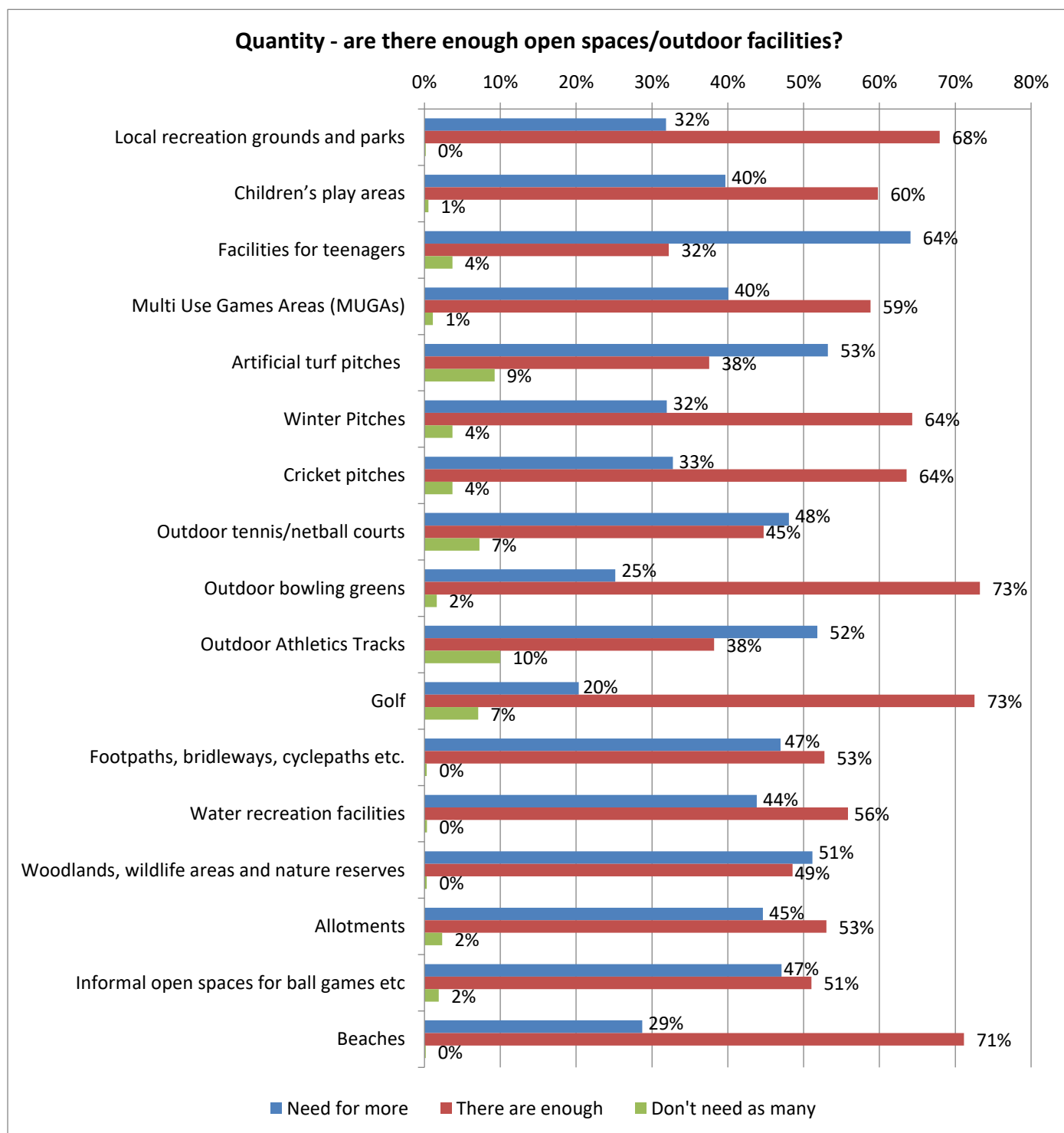


- 71% of users use outdoor athletics tracks weekly; and 69% of users of outdoor tennis/netball also use them weekly. 43% of allotment holders visit their allotment weekly (27% visit daily).
- 76% of teenagers use facilities designed for them e.g. skate parks weekly, but only 15% visit daily.

⁶ By regular users we mean those households where open space facilities are used/visited at least monthly.

2.1.4 Quantity of open space, sport and recreation facilities

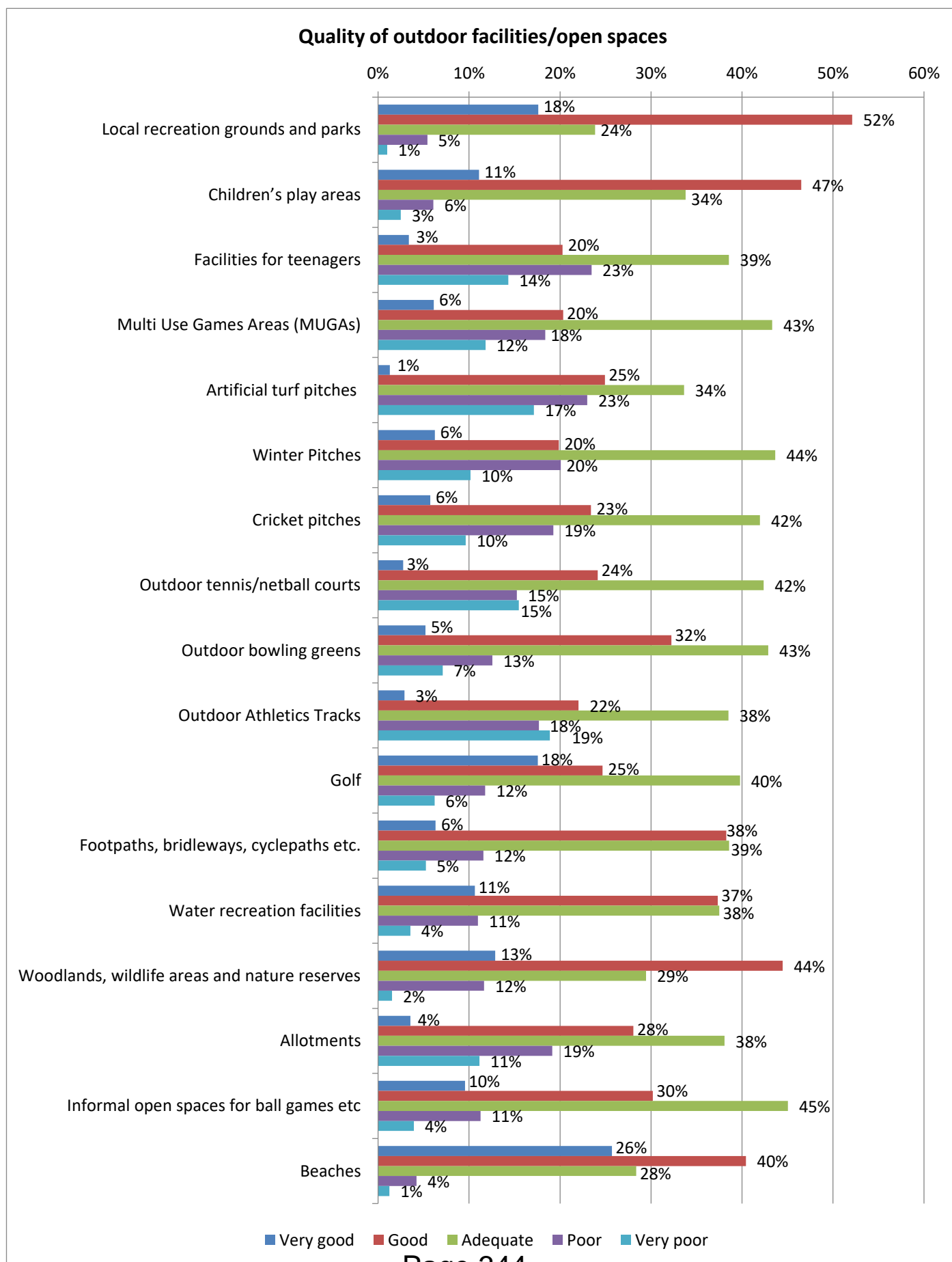
Residents were asked if they needed more, the same or fewer of different types of open space and recreational facilities. Findings are illustrated in the chart below and will influence the “quantity” component of local standards as appropriate (this will be explained further in the 3 main reports).



- There are three types of provision where the majority of households have indicated that there are need for more facilities; facilities for teenagers (64%), artificial turf pitches (53%) and outdoor athletics tracks (52%).
- It is significant that there are a large majority of households that thought there are enough local recreation grounds and parks (68%) and children's play areas (60%).
- For some typologies there is no clear view on general quantity needs such as informal open spaces, allotments and woodlands, wildlife areas and nature reserves.

2.1.5 Quality of open space, sport and recreation facilities

Respondents were asked how they rated various types of facilities in the study area in terms of quality. The responses of those expressing an opinion on specific categories of facility are illustrated below:



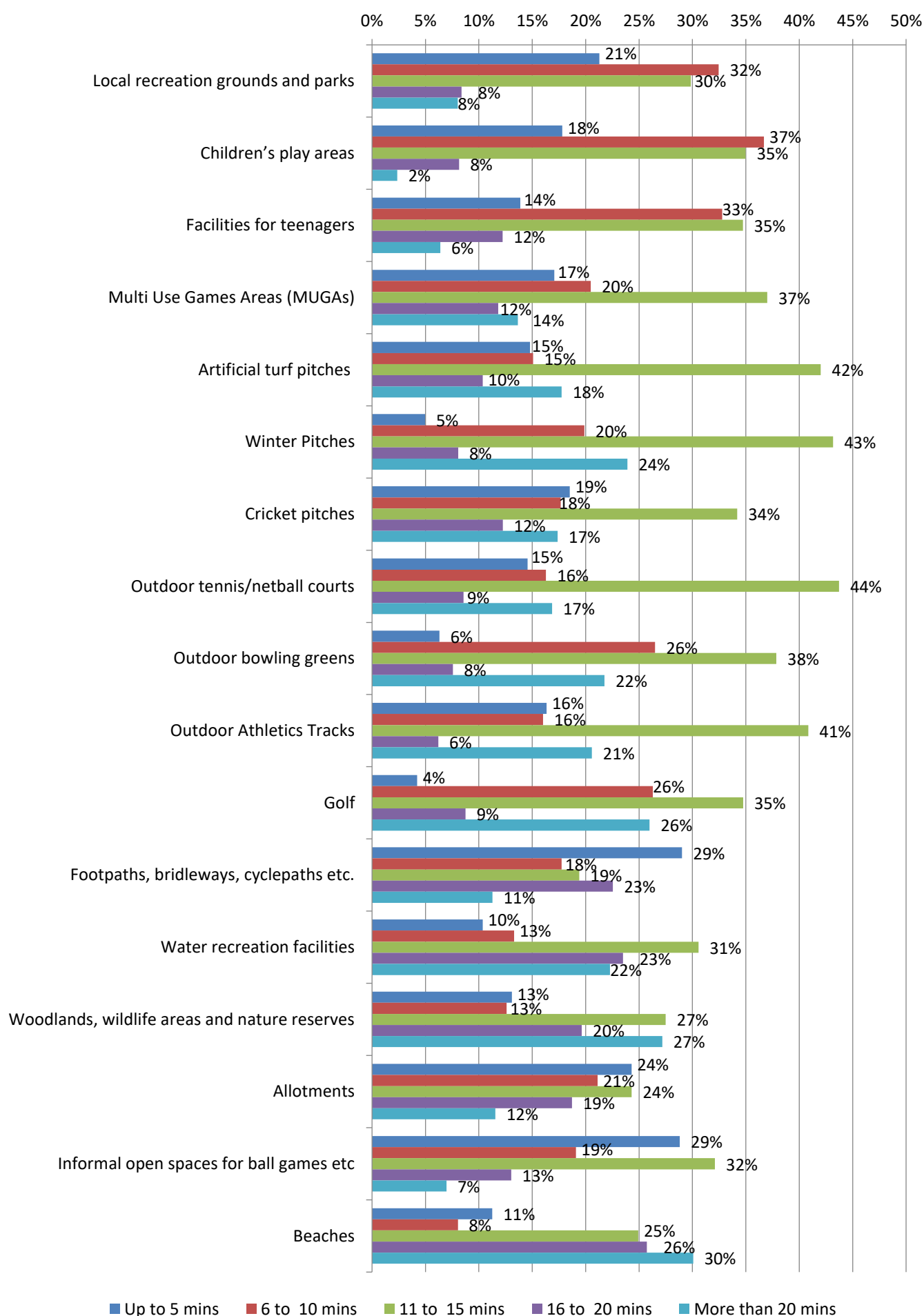
The majority of outdoor facilities/open spaces were rated by households as either good or adequate. Local recreation grounds and parks and beaches were rated as being the highest quality provision. 70% of households rated local recreation grounds and parks as being very good or good; and beaches 66%. The lowest rated provision was artificial turf pitches with 40% of household rating poor or very poor. The quality of facilities for teenagers were also rated as poor or very poor by 37% of households.

2.1.6 Access Issues (Geographical)

An important component of this study is to develop and recommend a series of local standards of provision for different types of open space, sport and recreation opportunities. The following provides a means to gauge people's willingness to travel to use different types of facility/open space (which might be by car, foot, bike, public transport etc). Where appropriate, these results will feed into the determination of the "access" element of local standards.

In looking at the travel times in the first set of charts it should be noted that these do not specify the mode of preferred travel (this is covered by the next set of charts).

Acceptable travel times to open spaces/outdoor facilities



In general, a majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor sport/recreation facilities. There is considerable variation however between the typologies.

For example, 56% of user households are prepared to travel 20 minutes to visit the District's beaches. Some of these would in fact travel further i.e. 26% would travel up to 20 minutes and an additional 30% would in fact travel more than 20 minutes. 47% would also travel similar lengths of time to visit woodlands, wildlife area and nature reserves.

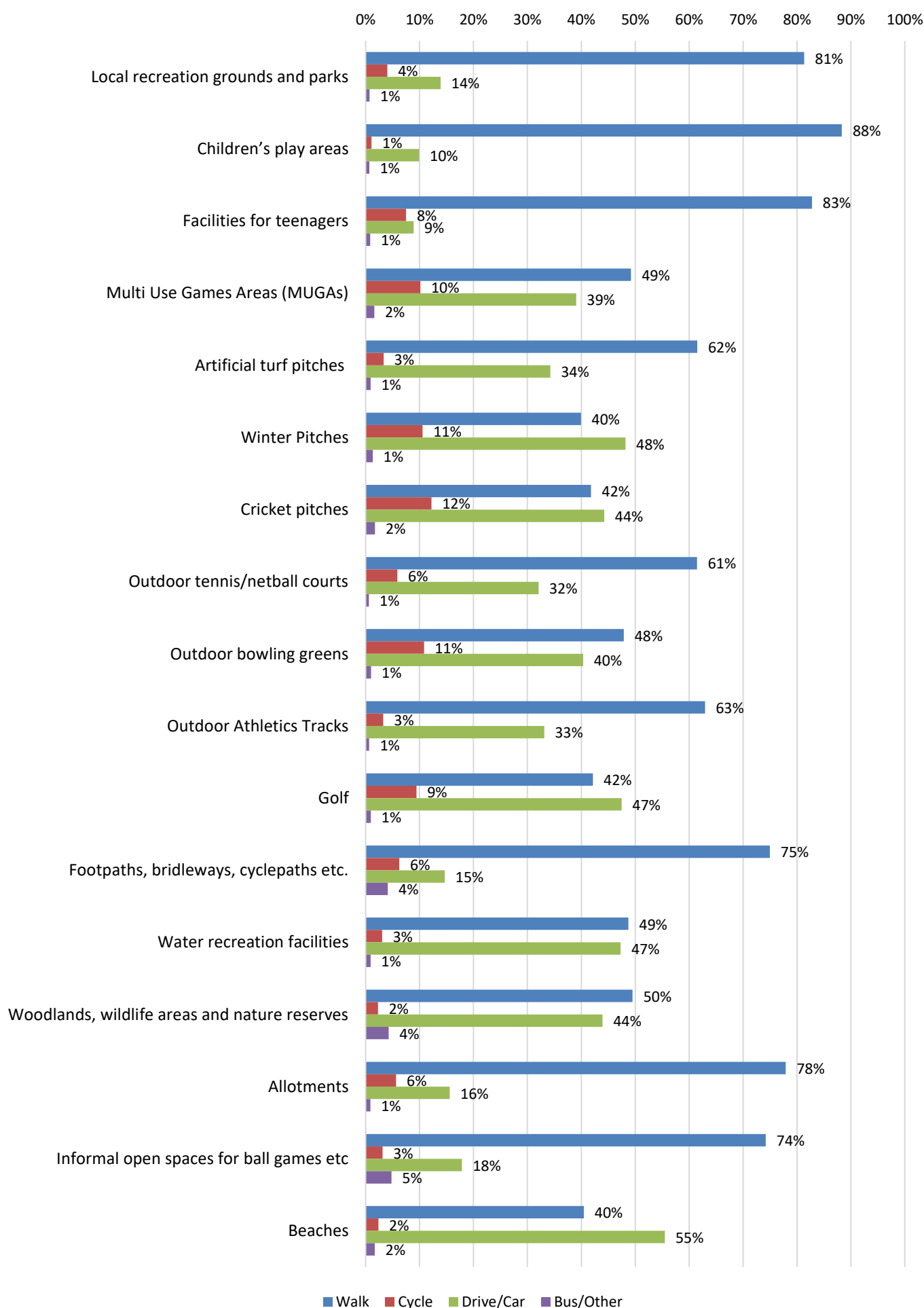
In contrast, for significant numbers of residents, facilities need to be much more locally accessible before they will be used (for example, play areas and park/recreation grounds).

- 55% of users would expect play areas to be within a 10 minute travel time, of which 18% would not wish to travel more than 5 minutes.
- 53% of users would expect local parks/recreation grounds to be within a 10 minute travel time, of which 21% would not wish to travel more than 5 minutes; similarly for informal open space (48% and 29% respectively).

In general, household members will travel further to access outdoor sports facilities than parks and play areas:

- 75% will travel for 15 minutes to use winter pitches i.e grass pitches for football etc (of which 8% would travel up to 20 minutes and an additional 24% would travel more than 20 minutes). 70% would travel similar lengths of time to make use of Artificial Turf Pitches.
- 70% will travel for 15 minutes to play Golf and to use outdoor tennis courts (around 30% of these would travel 20 minutes – some further).

Preferred Mode of Travel



■ Walk ■ Cycle ■ Drive/Car ■ Bus/Other

For most of the typologies walking is the preferred mode of travel, most notably for local recreation grounds and parks (81%), children's play areas (88%) and facilities for teenagers (83%). However, there were some facilities where a greater proportion of households would prefer to drive than walk such as winter pitches (48%), cricket pitches (44%), golf (47%) and beaches (55%).

It is clear from the above that there is great variance in respondents' apparent willingness to spend time travelling to different types of facility/open space. In drawing up the "access" element of specific local standards for different kinds of open space/facility it is clearly very important to take careful note of all of these findings (combined with the preferred mode of travel options discussed below).

There are no typologies where cycling or bus/other are a significant mode of transport.

Importance of Footpath/cycle access

Residents were asked if they would cycle or walk further or more often if the quality of their journey by foot or bike to a nearby open space or facility was improved.

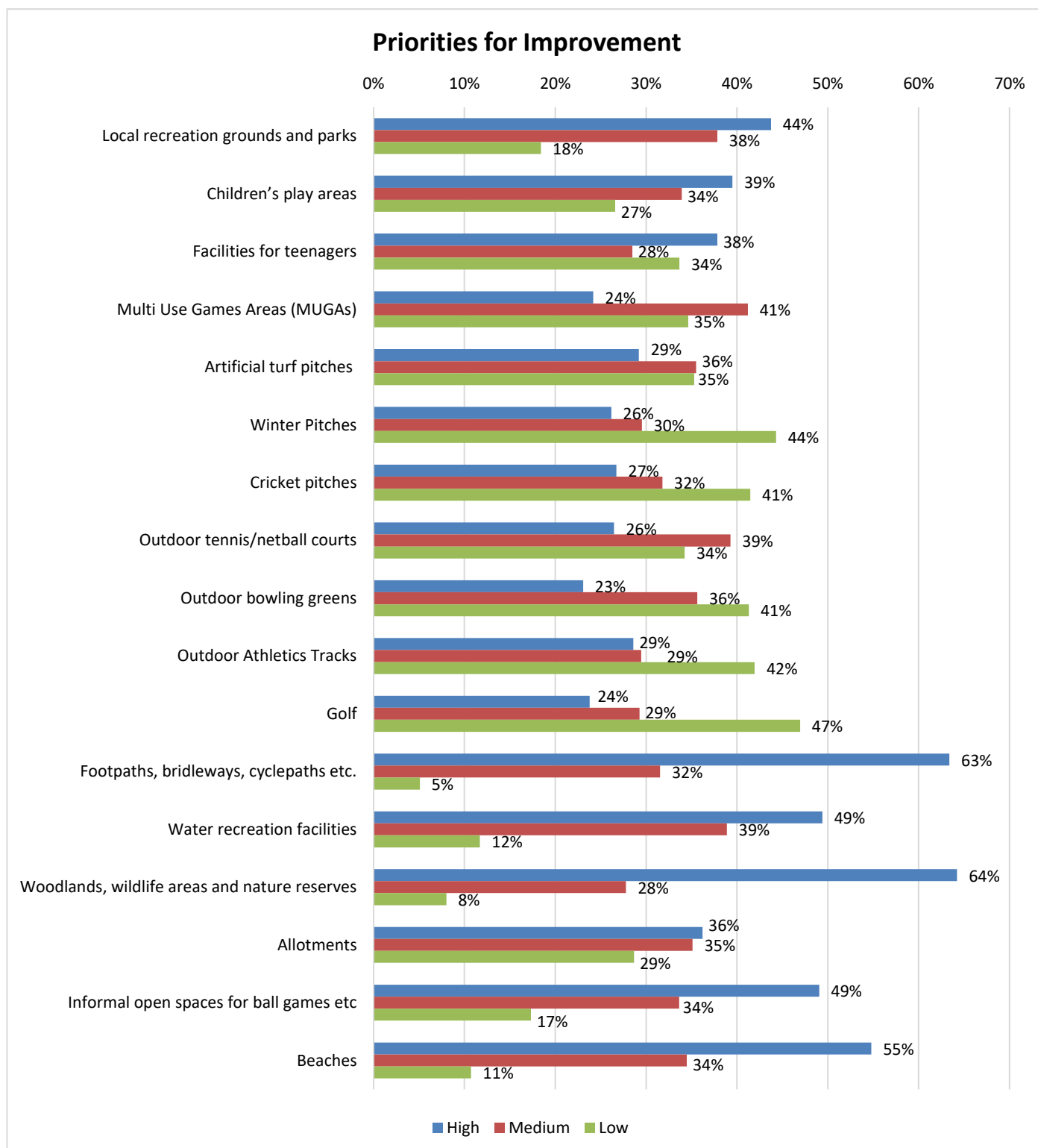
- 65% of households confirmed that they would be prepared to walk/cycle further if the quality of the route was improved.
- 84% also said that if the quality of the route was improved, they would make the journey more often.

This is significant finding in terms of illustrating the potential benefits of ensuring good foot and cycle path access to facilities, in particular because of the low percentage of households that would currently cycle.

The detailed findings from this section will be used when drawing up the access elements of relevant standards for different kinds of open spaces elsewhere in the study.

2.1.7 Key Issues and Priorities for Improvement

Households were also asked what their priorities for improvement in provision were. Findings are illustrated in the table below. Respondents were asked to rate the need for new or improved facilities by indicated priorities at three levels – high, medium or low.

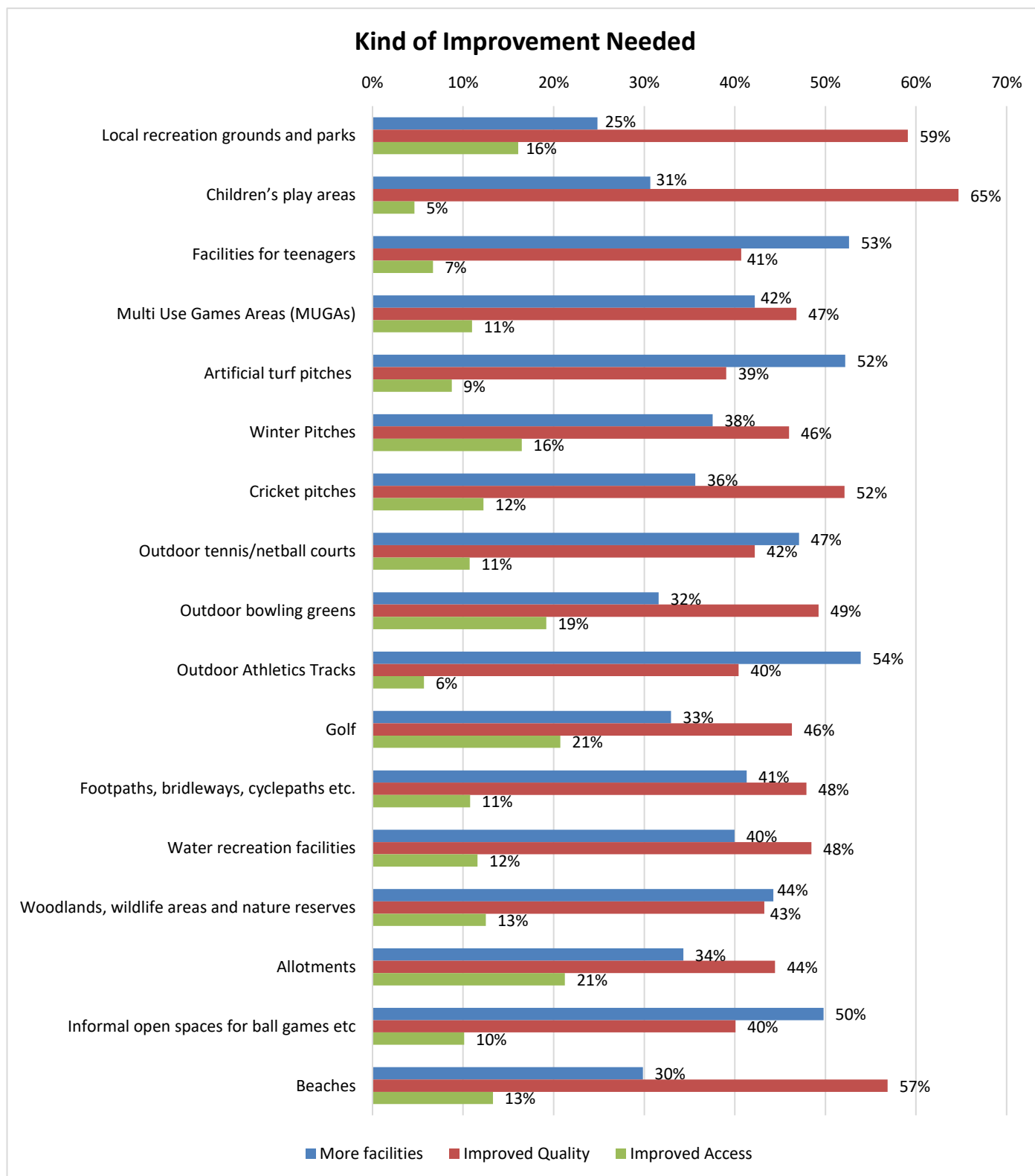


The category highlighted by the largest number of householders as high priority for potential improvement/new provision was footpaths, bridleways and cycle paths (63%); woodlands, wildlife areas and nature reserves (64%) and beaches (55%).

Other notable high priorities for improvement typologies were informal open spaces (49%) and water recreation facilities (49%).

Kind of Improvement Needed

An associated question asked households to indicate whether the kind of priority need was primarily for more facilities, improved quality of existing, or improved access. In relation to the priorities noted above these findings are shown in the charts below:



The four typologies identified where there is a need for more facilities are facilities for teenagers (53%), artificial turf pitches (52%), outdoor athletics tracks (54%) and informal open spaces (50%). Typologies recognised as requiring quality improvements to existing provision include local recreation grounds and parks (59%), children's play areas (65%) and beaches (57%). Improving access at existing facilities was not deemed particularly significant across any typology.

2.2 Stakeholder Views - Public Health

2.2.1 Introduction

This section highlights stakeholder views on the value of open space to the wider public health agenda. This includes national perspectives from organisations such as the National Institute for Health and Care Excellence (NICE) and Public Health England. It also provides feedback from the District Council's Public Health lead as well as Norfolk County Council Public Health services.

The District Council is represented on the Norfolk Health and Wellbeing Board. The board leads and advises on the development of the North Norfolk Clinical Commissioning Group (CCG) Operational Plan. It ensures effective local engagement and monitors local outcomes. It focuses on improving the health and wellbeing of the people living in their CCG area through joined up commissioning across the NHS, social care, district councils, public health and other relevant services.

2.2.2 National perspectives on the value of open spaces and physical activity to health and wellbeing.

The National Institute for Health and Care Excellence (NICE) have pointed out that "physical activity is not only fun and enjoyable, it is essential for good health, helping to prevent or manage over 20 conditions and diseases. This includes heart disease, diabetes, some cancers and obesity. It can also help improve people's mental health and wellbeing⁷."

NICE Local Authority Briefing - Public health

Supporting people of all ages to be more physically active can help local authorities meet their new public health responsibilities. Specifically, it will impact on a range of indicators identified in the public health and the adult social care outcomes frameworks including:

- use of green space for exercise/health reasons
- child development
- excess weight in children and adults
- proportion of physically active and inactive adults
- self-reported wellbeing and health-related quality of life
- falls and injuries in the over-65s
- mortality from cardiovascular diseases (including heart disease and stroke), cancer and respiratory diseases.

More specifically in relation to the Open Spaces Study, Public Health England has provided a health equity briefing: *Local action on health inequalities: Improving access to green spaces*.

Public Health England - health equity briefing: Local action on health inequalities: Improving access to green spaces. Summary of key points

- There is significant and growing evidence on the health benefits of access to good quality green spaces. The benefits include better self-rated health; lower body mass index, overweight and obesity levels; improved mental health and wellbeing; increased longevity.
- There is unequal access to green space across England. People living in the most deprived areas are less likely to live near green spaces and will therefore have fewer opportunities to experience the health benefits of green space compared with people living in less deprived areas.

- Increasing the use of good quality green space for all social groups is likely to improve health outcomes and reduce health inequalities. It can also bring other benefits such as greater community cohesion and reduced social isolation.
- Local authorities play a vital role in protecting, maintaining and improving local green spaces and can create new areas of green space to improve access for all communities. Such efforts require joint work across different parts of the local authority and beyond, particularly public health, planning, transport, and parks and leisure.

Providing opportunities for physical activity by developing and maintaining appropriate facilities such as parks and open spaces is therefore very important in relation to promoting better public health. Public Health services nationally therefore tend to have an interest in all aspects of active recreation facility provision; and this is reflected in the views of the team in North Norfolk.

2.2.1 Norfolk County Council – Public Health

The Norfolk and Waveney Health and Wellbeing Board leads and advises on work to improve the health and wellbeing of the people of Norfolk through joined up commissioning across the NHS, social care, public health and other services. It oversees the development of the health and social care needs assessment referred to as the Joint Strategic Needs Assessment (JSNA). The Board also has responsibility for development of the Better Care Fund plan to support the transformation of the health and social care system to meet the combined challenges of the demands of a growing older population and reducing budgets for Norfolk.

The Board is supported by Norfolk County Council and has representatives from the County Council; the District/Borough Councils (including North Norfolk); Clinical Commissioning Groups; the voluntary sector; and Health Watch Norfolk.

The County Public Health Team noted that each of the Borough/District Councils including North Norfolk actively supports the Joint Norfolk and Waveney Health and Wellbeing Strategy by promoting public health initiatives in their own area that reflect the Strategy's main aims, focussing on the particular priority needs of their own residents as identified in the local Health Profile and CCG operational plan.

Norfolk County Council is responsible for protecting and improving public health. The main role is to help people lead healthy lifestyles and stay safe from threats to their health. The public health team work on:

- Health improvement – raising awareness of healthy lifestyles and buying relevant services, such as stop smoking and weight management services
- Information and intelligence – to provide information to understand the needs of the county's population and compare it to other parts of the country – to help us decide on the health issues that need improving
- Health protection – to protect the public from threats from infectious diseases and environmental hazards, such as flu and MRSA
- Health care – to provide advice, information and expertise on public healthcare services to NHS commissioners (managers who buy these services)

The County Council Public Health Team fully recognises the value of access to open space in relation to promoting health and wellbeing and public health objectives. They noted that:

- Public Health England specifically provide information on local health indicators relating to access to green spaces in recognition of their importance to promoting public health

<https://fingertips.phe.org.uk/search/green%20spaces> The indicators include: utilisation of outdoor space for exercise/health reasons; people's access to woodland; and Healthy Assets (including access to public green space).

- There is strong evidence to suggest that green spaces have a beneficial impact on physical and mental wellbeing and cognitive function through both physical access and usage.
- Access to green space such as woodland, supports wellbeing and allows people to engage in physical activity. Both the presence of a woodland and the number of people who can readily access the space represents a significant asset to that community. Woodlands provide spaces for community activities, social connectedness, volunteering as well as employment.
- The Access to Healthy Assets and Hazards index is designed to allow policy/decision makers to understand which areas have poor environments for health, and to help move away from treating features of the environment in isolation.
- A recent report from the Children's Commissioner for England report highlights the importance to children of play and physical activity in relation to health and wellbeing.
- Obesity is contributing to increasing levels of poor health and long-term conditions such as diabetes. Promoting physical activity via promoting use of local green spaces and active recreation is important to help reduce obesity.
- Evidence suggests that people in communities with access to quality green space have improved mental well-being, less stress and social isolation, improved social cohesion and improved physical health, with fewer working days are lost to ill health. Conversely, when contact with the natural environment becomes difficult, or even unpleasant, the impact on people's emotional wellbeing will be adversely affected.
- The County Council also provides information on local walking and cycling routes, safer routes to school, sustainable travel options and local public transport.

Norfolk Planning in Health Protocol (2017)

The protocol for planning in health in Norfolk adopted in 2017 came about in recognition of a need for greater collaboration between local planning authorities, health service organisations and public health agencies to plan for future growth and to promote health. It notes that “spatial planning can have a major positive impact on improving the environment in which people live or, if the health impacts of developments are not adequately considered, adversely impact on people's physical and mental health”.

The protocol highlights that the National Planning Policy Framework requires local planning authorities to ensure that health and wellbeing and the health infrastructure are considered in Local and Neighbourhood Plans and in planning decision making; and that public health organisations, health service organisations, commissioners and providers, and local communities should work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

It concludes that “the environment in which we are born, grow, live, work and play (Marmot, 2010) is a major determinant of our health and well-being” and that “access to green space and walk-ability of our neighbourhoods, along with many other social and environmental factors, contribute directly to our health and well-being and can impact on our ability to live healthy lifestyles”.

The County Council therefore welcomes the impact of public health and wellbeing considerations being given full consideration in the North Norfolk Open Space, Sport and Recreation Study.

2.2.2 North Norfolk District Council - Health and Communities Team

Introduction

The Health and Communities Team Leader highlighted that there are many ways in which District Councils can support improvements in public health and wellbeing and referred to the *District Council Contribution to Public Health: a time of challenge and opportunity* report by The Kings Fund which has a section on the health and wellbeing benefits of leisure services and green space.

The Council works in partnership with North Norfolk CCG, Norfolk CC Public Health and Active Norfolk to improve health and wellbeing in the District. NNDC is represented on a range of strategic and local delivery groups which cover various aspects of health and wellbeing.

The Team Leader noted that “in addition to offering a wide range of sports and leisure facilities and opportunities either through our own facilities or through sport specific clubs or community gyms and activities, we also encourage people to improve their physical, mental and social health through accessing the natural environment, parks, open spaces or any other free to use or low-cost activity opportunities”.

Activities are run by the District Council at the dual use sports centres and the Council also runs a range of activities mainly for children and families at the country parks, woods and beaches. In addition, the Council provides a “Muddy Boots” programme which provides volunteering opportunities for people to improve health and wellbeing by working in the natural environment

Overview – North Norfolk Health Profile

The 2018 Health profile for North Norfolk notes that the health of people in North Norfolk is quite varied compared with the England average. Life expectancy for both men and women is higher than the England average. About 14% (1,900) of children live in low-income families. In Year 6, 15.9% (120) of children are classified as obese (better than the average for England). It is also notable that statistics relating to the number of physically active adults (aged 19+) show that North Norfolk is significantly better than the England average.

However, statistics relating to diabetes diagnoses (17+ and 65+) are significantly worse compared to the English average. Participation in physical activity, sport and recreation is increasingly seen to be an effective intervention in the reduction of type 2 diabetes. Hence, for North Norfolk, increasing such participation is a high priority.

The other notable health statistic in which North Norfolk features poorly in relation to the England average is in Dementia diagnoses (aged 65+). A report published by Natural England in 2013 *Greening Dementia* highlights the benefits and barriers facing individuals living with dementia in accessing the natural environment and local greenspace. Improving access to and use of green spaces for older people is therefore also an important issue for North Norfolk.

North Norfolk DC Health and Communities Team - Areas of Work

The District Council Health and Communities Team promotes various public health initiatives in support of the Norfolk & Waveney Joint Health and Wellbeing Strategy (2018 to 2022) and focusses on areas of particular priority to North Norfolk. In broad terms the District Council aims to develop and promote sport and physical activity relating to:

- Healthy lifestyles

- Active recreation
- Active travel

Areas of work include:

- Support of sport and active recreation
- Support for Wellbeing programmes
- Partnership work with Active Norfolk who run several activities as part of the Fit Together programme in addition to a regular walks programme.
- Provision of grants via the NNDC Big Society Fund.

The District Council Health and Communities team recognise the importance of providing and promoting access to parks and green spaces in relation to health and wellbeing. They noted, for example:

- The District Councils Corporate Plan 2015-19 has Health and Wellbeing as one of its five priority themes. It notes three specific aims: Support local communities and residents through the Big Society Fund; address issues which lead to ill-health and improve the quality of life of all residents; encourage participation in sports and activities.
- Regular physical activity can help local people of all ages to become more relaxed, provide more energy and help protect against a range of diseases including heart problems, high blood pressure, diabetes and depression. It can also help to maintain a healthy weight.
- The general value of parks (including parks events) and open spaces in providing access to outdoor physical activity and associated benefits for health and wellbeing both physical and mental.
- For children and young people being active helps develop a strong heart, and strong muscles and bones. For older people it especially helps with balance, co-ordination, maintaining bone strength and the flexibility of joints – which means people are less likely to have a fall.
- The importance of play areas and outdoor informal youth facilities such as MUGAs and skate parks in enabling regular physical activity for children and young people.

The NNDC Big Society Fund provides considerable support to local active recreation and sport initiatives which help improve health and wellbeing. The BSF has been running since 2012. It is currently a £250, 0000 per annum grant fund. Types of sports and recreation projects the Council has funded since 2012 include:

- Setting up a health walks project
- Provision of new play equipment
- Provision of outdoor gym equipment
- Grant aid towards provision of MUGA's
- Grants to sports clubs such as rugby, football, bowls, tennis, gymnastics and cricket to improve facilities and buy new equipment.
- Grants to community groups that own and manage nature reserves, open spaces to improve access, restore habitats etc.
- Grants to community gyms

2.3 Household Survey and Public Health - Key Findings

This provides some key consultation findings from the North Norfolk household survey and from Public Health Stakeholders.

2.3.1 The Household Survey

Quantity

- A large majority of households that reported that there are enough local recreation grounds and parks (68%); children's play areas (60%).
- Outdoor sports: a large majority (60% or more) thought there are enough winter pitches (football, rugby etc); cricket pitches; outdoor bowling greens; and golf courses.
- A clear majority of households reported a need for more facilities for teenagers (64%)
- A small majority noted a need for additional artificial turf pitches (53%); outdoor athletics tracks (52%); and woodlands, wildlife areas and nature reserves (51%).

Quality

- The majority of outdoor facilities/open spaces were suggested by households to be good or adequate.
- Local recreation grounds, beaches and woodland, wildlife areas and nature reserves were rated highly in terms of quality.
- Artificial turf pitches, outdoor athletics tracks and facilities for teenagers were rated as poor or very poor by significant numbers of respondents (over 35%).

Access (geographical)

- In general, a majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.
 - A majority of households would expect parks and play areas to be within a 10 minute walk time.
 - Households are generally willing to travel further to access outdoor sport facilities. For many outdoor sports facilities a clear majority of user households will travel 15 minutes – a significant proportion of which will travel further to some kinds of sports facility.
 - A majority of user households are prepared to travel 20 minutes to visit the District's beaches; and 30% of these report that they would in fact travel more than 20 minutes. 47% would also travel similar lengths of time to visit woodlands, wildlife area and nature reserves.
- The preferred mode of transport to open spaces and outdoor recreation facilities is walking; most notably for local recreation grounds and parks, children's play areas and facilities for teenagers.
- There are some facilities that households would prefer to travel by car, this includes winter pitches, cricket pitches, golf and beaches.
- There are no typologies where cycling or bus/other are a significant mode of transport.

Priorities

- The typology highlighted by the largest number of householders as high priority for potential improvement/new provision was footpaths, bridleways and cycle paths, woodlands, wildlife areas and nature reserves and beaches.
- Other notable high priorities for improvement typologies were informal open spaces and water recreation facilities.

2.3.2 Public Health and other issues

- North Norfolk District Council fully recognises the value and importance of access to open space, sport and outdoor recreation facilities in relation to improving health and wellbeing and in relation to residents' quality of life.
- The District Councils Corporate Plan 2015-19 has Health and Wellbeing as one of its five priority themes. It notes three specific aims: Support local communities and residents through the Big Society Fund; address issues which lead to ill-health and improve the quality of life of all residents; encourage participation in sports and activities.
- Norfolk County Council has primary responsibility for Public Health. In 2017 it adopted a Planning in Health Protocol in recognition of the importance of spatial planning in securing improved health and wellbeing outcomes for local residents. It also provides information on local walking and cycling routes, safer routes to school, sustainable travel options and local public transport.
- The District Council Health and Communities Team promotes various public health initiatives in support of the Norfolk and Waveney Joint Health and Wellbeing Strategy and focusses on areas of particular priority to North Norfolk.
- Areas of work include: support of sport and active recreation; support for Wellbeing programmes; partnership work with Active Norfolk; and provision of health/physical activity related grants through the Big Society fund.
- Grants through the Big Society fund over recent years have supported projects such as: setting up a health walks project; provision of new play equipment, MUGAs and outdoor gym equipment; grants to sports clubs such as rugby, football, bowls, tennis, gymnastics and cricket to improve facilities and buy new equipment; grants to community groups that own and manage nature reserves, open spaces to improve access, restore habitats etc.
- Some sectors of the community face particular barriers to access such as disabled people; children and young people; households in the more isolated rural areas and those in the more deprived wards of the study area.

3.0 NEIGHBOURING LOCAL AUTHORITIES AND TOWN/PARISH COUNCILS

3.1 Introduction

This section provides information and feedback from neighbouring local authorities and local parish and town councils. It is important to consult with neighbouring local authorities under the “duty to co-operate” requirement. This places a legal duty on local planning authorities, county councils in England and public bodies to “engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters”.

The need to consult and engage with local parish and town councils arises from the fact that many parish and town councils are responsible for the management of open spaces, play areas and recreation grounds; and the local parish councils also tend to have a good understanding of local needs and priorities in relation to local sport, play and recreation facilities.

Section 3 is comprised of two main sub-sections:

- Neighbouring Authorities – Cross-boundary issues
- Town/Parish Councils

There is a summary of key issues at the end of the section. The information and findings of this section will be taken forward in the main report.

3.2 Neighbouring authorities – Cross boundary and wider strategic issues

Overview – North Norfolk District Council

North Norfolk District shares borders with 5 local authority areas – King’s Lynn & West Norfolk, Breckland, Broadland, Broads Authority and Great Yarmouth. A number of general points relating to cross border and wider strategic issues are noted below:

- Norfolk planning authorities have combined Norfolk Strategic Framework Planning Document (NSPF). The document provides a framework for planning issues across the County which focusses on strategic land use issues with cross boundary implications.
- Norfolk County Council has commissioned a Norfolk-wide Green Infrastructure Project to limit constraints between council boundaries.
- The Green Infrastructure Project will also include a recreational avoidance mitigation strategy which will identify new/enhance opportunities and mitigation measures/projects for the Natura 2000 sites.

Neighbouring Local Authorities

Planning officers were contacted from the 5 neighbouring authorities to check the status of similar studies and to check if they had identified any cross-border issues that they thought should be considered within the North Norfolk studies.

Comments and observations from officers of the neighbouring authorities are provided below⁸:

The Broads Authority

The Broads Authority is the Local Planning Authority for the Norfolk Broads. The Broads Authority Executive Area covers parts of six districts one of which is North Norfolk.

⁸ The officer responses were collected via an emailed pro-forma

The Broads Planning Policy Officer notes that “before the emerging Local Plan, the Broads Authority did not have an adopted policy approach on open space” and adds that “we do not have a high housing figure but the open space studies of our districts had assessed open spaces in our area so we protect them through our Local Plan – they were not protected before”.

Recreational Open Space Policy

The Planning Policy Officer highlighted that in the emerging Broads Authority Local Plan, Policy MODDM7 which relates to recreational open space, play space, sports fields and allotments states that development on such open spaces should be permitted only if a local assessment demonstrates that:

- i. There is an excess of recreational or amenity open space in the catchment area (in and out of the Broads) and the proposed loss will not result in a current or likely shortfall during the plan period; or
- ii. The proposal is for ancillary development on an appropriate portion of the open space which enhances the recreational facilities and their setting; or
- iii. The open space which would be lost as a result of the proposed development would be replaced prior to the commencement of the development by an open space of equivalent or better quality and equivalent or greater quantity, in an equally accessible and convenient location subject to equivalent or better management arrangements which continue to meet the needs of the existing community; and
- iv. The proposal would not cause significant harm to the amenity or biodiversity value of the open space.

The Planning Policy Officer further notes that “we also protect some areas of Local Green Space” details of which can be found in the emerging Local Plan document.

As regards new provision the Plan notes that the Authority will “have regard to the approach and/or standards set by the relevant constituent district council. Any contribution will need to be towards a specific deliverable scheme, in consultation with the relevant parish or district council and having regard to the developer contributions policy in the Local Plan document. The contribution will be required to name a specific scheme (site and type of provision). Open space provision may also be required to reduce recreation pressure on sensitive designated wildlife sites”.

Other comments

The Planning Policy Officer comments that the Authority strongly recommend “that the North Norfolk Open Space Assessment should ignore the Broads boundary and assess the entire district” and confirms that “the Broads Authority will not be doing an open space study for the Broads”.

Kings Lynn & West Norfolk

Type of study	Notes/updated on relevant studies	Comments and observations – cross border issues
Playing Pitch	Study completed in 2013.	None specifically identified by officer.
Green Infrastructure	Study completed 2009/2010. Stage 1 completed Sept '09, Stage 2 completed May '10.	None specifically identified by officer.
Open Space/PPG17 Study	Study completed in 2006.	None specifically identified by officer.
Borough Council of King's Lynn and West Norfolk Natura 2000	Study completed in September 2015.	HRA Monitoring and Mitigation issues affecting North Norfolk Coast SPA.

Sites Monitoring & Mitigation		
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Breckland

Type of study	Notes/updated on relevant studies	Comments and observations – cross border issues
Green Infrastructure	Commissioned by Norfolk County Council in 2018.	It is hoped that this study will provide a greater level of detail on cross boundary infrastructure networks and used to inform future GI projects.
Open Space/PPG17 Study	Study completed in 2015.	No cross-border issues/strategic issues were identified.
Play/Youth Facility Strategy	Indoor and Built Sports and Recreation Facilities completed in 2017.	The spatial analysis includes the impact of catchments area of facility supply in neighbouring authorities.
Thetford Green Infrastructure Study	Study completed in 2007.	No cross-border issues/strategic issues were identified.
Dereham Green Infrastructure Study	Study completed in 2008.	No cross-border issues/strategic issues were identified.

Broadland

Type of study	Notes/updated on relevant studies	Comments and observations – cross border issues
Playing Pitch Strategy	Study completed in 2014.	Demand applies across borders especially in relation to Norwich.
Green Infrastructure	Study completed in 2007.	Green infrastructure is not constrained by Council boundaries.
Open Space/PPG17 Study	Study completed in 2007.	None specifically identified by officer.

Great Yarmouth

Type of study	Notes/updated on relevant studies	Comments and observations – cross border issues
Playing Pitch Strategy	Study completed in June 2015.	No cross-border issues identified. It is unlikely that there will be much significant cross border travel by players across local authority boundaries to play their home games.
Open Space/PPG17 Study	Study completed in October 2013.	None specifically identified by officer.
Parks/Greenspace/Countryside Strategy	Study completed in June 2015.	None specifically identified by officer.
Play/Youth Facility Strategy	Study completed in June 2015.	None specifically identified by officer.

3.3 Town/Parish Councils and Ward Members

3.3.1 General Overview

Within North Norfolk District there are 121 town/parish councils. Surveys were sent to all town/parish councils together with reminders to chase responses as needed. 58 of the town/parish councils responded. The survey covered issues relating to the quantity, quality and accessibility of various types of open space and outdoor recreation facilities. There was also an opportunity for the local councils to highlight any priorities they might have for new or improved provision.

Matslake and Skeyton declined to complete the survey due to not having any facilities within their parish. Antingham, Bacton, Gimingham, Roughton, Southrepps, Thorpe Market, Witton informed us that they had no interest in completing the survey.

Responses were received from the following town/parish councils:

- | | | |
|-------------------------|--------------------|---------------------------|
| • Ashmanhaugh | • Happisborough | • Runton (East and West) |
| • Beckham (East & West) | • Helhoughton | • Sculthorpe |
| • Beeston Regis | • Hempton | • Upper Sheringham |
| • Blakeney | • Hindolveston | • Sheringham Town Council |
| • Briningham | • Hindringham | • Skeyton |
| • Brinton | • Holt | • Stalham |
| • Briston | • Honing | • Stiffkey |
| • Catfield | • Horning | • Sutton |
| • Cley | • Hoveton | • Swafeld |
| • Colby | • Ingham | • Swanton Abbot |
| • Cromer | • Kettlestone | • Tattersett |
| • Dilham | • Little Snoring | • Thursford |
| • East Ruston | • Ludham | • Walsingham |
| • Edgefield | • Matlaske | • Wells Town |
| • Fakenham | • Melton Constable | • Weybourne |
| • Felbrigg | • Mundesley | • Worstead |
| • Fulmodeston & Barney | • North Walsham | |
| • Great Snoring | • Northrepps | |
| • Gresham | • Overstrand | |
| • Gunthorpe | • Plumstead | |
| | • Potter Heigham | |
| | • Raynham | |

Some broad findings from the survey were:

- 44 of the 58 town/parish councils who responded were directly responsible for the management of various local spaces and outdoor facilities.
- 31 of the town/parish councils noted that there was a need for additional or improved open space, sport and recreation facilities; 11 noted that there was no requirement and 16 were not sure.
- Only 8 parishes thought there were potential for community use at schools with the remaining 50 parishes stating that they did not think there was scope for use.

The suggested potential for improvements/greater community use of school facilities is noted below:

Town/Parish	Comments
Beeston Regis	Beeston Hall School may be amenable to public use.
Catfield	Catfield Primary School could offer some use but could be limited as the field and sports area are quite small.
Cromer	Potential for further usage of facilities at Cromer Academy.
Fakenham	Fakenham Academy has an all-weather pitch which could be utilised and the disused small swimming pool on the Old Grammar School Site (owned by NNDC).
Happisburgh	Potential at Happisburgh Primary School.
Sheringham	Sheringham High School and Primary School are open for letting and have MUGAs. The Primary School doesn't have floodlights so has limited use. Sheringham Woodfield School has some capacity for community use.
Stalham	The Junior Academy on Yarmouth Road could have potential for community use.
Swanton Abbot	The school has a significant area of outside space that is not utilised outside of school hours.

Quality factors – open space provision

We asked the parish councils to highlight what they thought, in general, were high priorities as regards qualitative factors of recreational open spaces. The quality factors most commonly deemed to be of a high priority as regards recreational public open spaces are that:

- They should be easy to get to for all members of the community.
- They should be safe and secure for those using them.
- Equipment and grounds should be of high quality and well maintained.

Other aspects of quality specifically highlighted and related comments were:

- Ensuring there is disabled access.
- Uninformed groups using facilities.
- Access to toilet facilities within open recreational spaces or nearby.
- They should be inclusive and adaptive for children and adults with complex learning and health needs.
- Specific areas for different age groups to prevent intimidation.

Summary of Issues Raised

The table below covers issues of quantity, quality and access for a range of facilities⁹:

⁹ Parish and Town Councils that did not specify if there was a need for additional or improved facilities are not listed in the table below.

Town/Parish Councils	Parks, Recreation grounds and village greens	Children's Play Areas	Facilities for teenagers	Multi-Use Games Areas	Artificial Turf Pitches	Winter Pitches	Cricket Pitches	Outdoor tennis and netball courts	Bowling Greens	Outdoor Athletics Tracks	Golf	Footpaths etc	Allotments	Informal open spaces	Wildlife areas etc	Beaches
Beeston Regis		X														
Blakeney		X						X					X			
Briston		X	X	X								X	X			
Catfield	X	X				X	X			X		X		X		
Cley		X										X	X			X
Colby	X	X	X	X			X	X	X					X	X	
Cromer	X	X	X	X	X	X		X	X	X		X	X	X	X	X
Edgefield		X														
Fakenham	X									X		X	X			
Fulmondeston		X		X								X		X		
Hempton	X	X											X			
Hindringham		X														
Holt TC	X		X	X	X							X			X	
Hoveton		X	X	X		X							X			
Ingworth	X	X										X			X	
Melton Constable				X				X								
Mundesley		X	X										X			
North Walsham		X	X			X										
Northrepps		X	X	X			X	X							X	
Potter Heigham			X													
Raynham		X		X												
Sheringham TC		X			X	X	X			X		X			X	
Sheringham Upper													X			
Stalham	X							X		X			X	X	X	
Stiffkey			X	X								X	X			
Swanton Abbot	X	X	X									X		X	X	
Wells TC				X								X				
Weybourne			X		X											X
TOTAL	9	19	12	11	4	5	4	6	2	5	0	12	11	6	8	3

For town/parish councils in the North Norfolk District the most important issues are:

- Need for more children's play areas or additional equipment in existing play areas.
- Need for facilities for teenagers and MUGAs.
- Improvements to footpaths, bridleways and cycle paths.
- Need for more and improved allotments.

3.3.2 General Overview

Unmet needs and aspirations for improvement

As part of the survey we also asked the open questions “are you aware of any particular groups within your community whose needs are not currently met” and “if you have, or are aware of, any specific projects, plans and aspirations for improve open spaces and outdoor recreation facilities within the Parish”. Individual town/parish responses are shown in the table below.

Town/Parish Council	Groups in parish whose needs are not being met	Current plans and known aspirations
Beckham (East & West)	None identified.	Keep Our Woodlands is maintained by a local conversation trust & are providing new equipment for the parish play area. They are also looking at establishing a wildflower meadow on the former allotments.
Blakeney	None identified.	The last phase of our recreational facilities project is underway which is to provide outdoor gym equipment (subject to time and funding).
Briston	None identified.	In the very early stages of investigating the possibility of turning the unused allotment on Plantation Hill into a community garden. Briston Football Club is looking to refurbish its pitch and pavilion on the recreation ground.
Catfield	Youth groups – need for sports and meeting area. Adult groups e.g. bowls.	Parish Council has an aspiration to regenerate the football field to a multi-use space for the community. Currently we are consulting to see what facilities the community would like to see (budget is limited). We are hoping that this would attract young and older members of the community.
Cley	Families with young children – need for toilets and baby changing facilities. Disabled users.	Plan to build a community toilet in the village hall car park. Also, to protect the Quay to ensure it remains a safe, enjoyable and open space for all to use. Improve the management of allotments. Add an interpretation board in the village hall car park. Cley Harbour is also fundraising to dredge another stretch of the River to be able to allow bigger boats to access the harbour.
Colby	Teenagers. Older adults specifically to add disabled access to bowls green.	None identified.
Cromer	Young children below age of 7. Facilities for disabled children. Teenagers – recently lost recreational spaces for teenagers. General need for facilities for older and disabled people and	Friends of North Lodge Park are currently working on a project with NNDC. Cromer Skate Park charity are developing into a general youth and play charity to help support the further development of youth facilities in Cromer.

	opportunities to encourage fitness among all adults.	
Dilham	None identified.	Parish Council are in the process of bidding for funding for some adult exercise equipment for the playing field. The Village Hall & Playing Committee has been awarded funding for new play equipment in the current play area.
East Ruston	None identified.	To maintain the village hall as a community asset.
Edgefield	Young children – there are no areas in parish that have play equipment.	No plans due to no finances.
Fakenham	Tennis players – limited access at current facilities. Swimming pool – no provision of indoor or outdoor facilities.	Consultation underway for the provision and improved access to tennis and swimming facilities. Plans for Millennium Park to improve the car park (both size and surface), provide distance markers, improved disabled access and security. Plans for Aldiss Park to improve the surface of the car park. Also a proposal by the Hawk and Owl Trust to renovate former toilet area by Central Cinema.
Fulmodeston & Barney	Disabled adults.	PFA are applying for grants for the parish.
Great Snoring	Young children.	None identified.
Gresham	None identified.	Parish Council aspire to continue to maintain the park to a good standard.
Hempton	None identified.	Currently working with the landowner, NWT and local conservations bodies to produce a management plan for Hempton Common and The Bullock Hills. This includes improving the duck pond area, managing the trees and adding suitable seating. Also, to look at add more pieces of equipment to the play area.
Holt	The community on the south side of the bypass. Teenagers.	2 areas of residential development on the south side of the bypass should have provided recreational equipment. Holt Town Council are therefore in discussion the NNDC to transfer the land so that the Town Council can provide equipment especially aimed at teenagers/adults.
Hoveton	Disabled children and adults.	Aspiration to have an outside gym, MUGA, a community café and an area for disabled children and adults to enjoy.
Ingworth	Children – lack of play equipment. Lack of public access to the River Bute and footpaths around the parish.	When funding was obtained in 2015 for play are in Ingworth a small amount was keep back for repairs, but it is not a sufficient amount to add additional equipment.
Little Snoring	None identified.	Hoping to get funding for a ball wall.

Melton Constable	Teenagers.	Trying to fundraise for a MUGA but not have not been able to obtain a formal lease to secure the funding.
Mundesley	Residents towards the North of the parish off Cromer Road.	Parish Council are working with NNDC to obtain allotments and refurbish the Watson Watt Garden.
North Walsham	Older children and disabled children.	North Walsham Play are hoping to install a new outside gymnasium this year.
Northrepps	All ages groups – current provision is none existent.	Aspiration for a basketball court, tennis court, skate park and toddler play equipment. Parish Council would also like to replace wooden equipment and fencing in play area if funding becomes available. Also, a local landowner has developed the River Mun project.
Overstrand	None identified.	In the process of developing a village plan which will identify aspirations for open space.
Plumstead	None identified.	Aspiration to develop the area at the Green as a recreational and education facility.
Potter Heigham	None identified.	Aspiration for skate park facilities and pentanque.
Sheringham	Tennis players.	Plans for Morley Hill to be developed for community use once it becomes available. Aspiration to improve the war memorial gardens.
Stalham	Judo group.	Plans to extend and re-surface the recreation ground car park. Currently working on a community open space market town initiative joint bid with Stalham Area Business Forum.
Stiffkey	Public who use allotments/garden plots.	Focus on garden plots and open ground spaces and working the NNDC to extend the leases on the open spaces that we have.
Sutton	Children.	The playground equipment committee has £3,000 of funds but no land to build facilities.
Swanton Abbot	Raised at parish council meeting that children would like somewhere safe to play and an area for informal football/running around.	There is a proposed development which includes a new village hall and a village green. This could include a wildlife area.
Walsingham	None identified.	Working with local landowners to establish five permissive circular walking routes.
Weybourne	Teenagers. Parish also lacks a football pitch.	Parish Council has concerns over the state of the beach.

The detailed parish response relating to aspects of quantity and quality of the various elements summarised in table of issues raised above are provided below:

Parish	Need for new/improved provision and typology specific comments
Beeston Regis	Play Areas – need for more provision.
Blakeney	Play Areas – need to separate provision for small children from older children.
Briston	Play Areas – equipment needs upgrading. Teen facilities – equipment needs upgrading. MUGA – needs resurfacing. Footpaths etc – requires maintenance. Allotments – requires maintenance.
Catfield	Parks – potential to add additional equipment. Survey underway to consult with residents. Play Areas – broken equipment needs replacing. Could do with more disabled equipment. Winter Pitches – lack of facilities due to distance from mains power and water. Cricket Pitches – none currently available, but potential option for multi-use at football pitch. Tennis/Netball Courts – only facility in parish is private. Athletics Tracks – none currently available, but potential option for multi-use at football pitch. Footpaths etc – requires resurfacing, currently not suitable for unaccompanied youngsters. Informal Spaces – requirement for more provision. Previously had agreed an area with a local farmer but now at the discretion of the farmer. Lacking in large enough spaces for families.
Cley	Play Areas – improved access for those in pushchairs and wheelchairs. Footpaths etc – more regular maintenance to avoid overgrown paths. Allotments – more money required to manage the upkeep of allotments including cutting of hedges and improving access. Beaches – provide toilet facilities to attract more visitors as the area is quite remote.
Colby	Parks – potential to develop facilities on the village green and to provide outdoor style gym equipment. Play Areas – need for more equipment in current play area. Teen facilities – need for more provision. Aspiration to add facilities on the playing field. MUGA – need for more provision. Aspiration to add on the playing field. Cricket Pitches – none available, requirement for one. Winter Pitches – none available, requirement for one. Bowls – requirement for disabled access. Informal Spaces – need for provision to cater for local needs. Wildlife Areas – aspiration to develop wildlife areas on playing field in conjunction with local wildlife group, Wild About Colby.
Cromer	Parks – investment in planting, improvement of signage on bins to encourage depositing of litter. Play Areas – need to improve, replace and add additional equipment in most areas such as Brownhill and on green spaces surrounding Victory Housing Trust Land. Teen facilities – apart from the skate park, there are no facilities aimed at teenagers. The disused bowls green is regularly used as an informal meeting place. MUGAs – there is one facility in Cromer but it is not free for public use. An additional free MUGA would be a valuable asset.

	<p>ATPs – new provision required alongside new football facilities.</p> <p>Winter Pitches – need for new football facilities for both adult and youth teams. There are also no rugby pitches.</p> <p>Tennis/Netball Courts – plenty of tennis provision but no netball or basketball provision.</p> <p>Bowls – a voluntary group has expressed concerns that difficulties were experienced when attempting to improve facilities and reduce conflicts with other users of nearby open space.</p> <p>Athletics Tracks – Cromer has a successful amateur running group so new provision would be extremely valuable.</p> <p>Footpaths etc – requirement to improve surfacing throughout the town. Funding has been provided on FP 19 between Henry Blogg Road and Norwich Road. Cliff Lane has also been highlighted as an area for improvement. There are also opportunities for using disused rail facilities such as the Cromer High Station and the disused Tunnel.</p> <p>Allotments – need to improve formal gardens including North Lodge Park. There has been expression from the public for a community orchard, with the existing community gardens at the cemetery requiring eventual replacement with additional space.</p> <p>Informal Spaces – there is a notable gap in informal ball spaces within Cromer. There is a need for further bins and signage to support dog walking within the existing spaces.</p> <p>Wildlife Areas – roadside nature reserves are a potential which are being explored.</p> <p>Beaches – disabled access required to the West Promenade.</p>
Edgefield	Play Areas – need for provision. None currently in the parish.
Fakenham	<p>Play Areas – Millennium Park requires improvements.</p> <p>Athletics Tracks – potential to add distance markers at Millennium Park for informal track.</p> <p>Footpaths etc – improvement to access onto the Great Eastern Railway footpath.</p> <p>Allotments – improve disabled access to seating areas at St Peters Garden.</p>
Fulmondeston	<p>Play Areas – need to replace old equipment and provide additional equipment.</p> <p>MUGAs – need for adult gym equipment.</p> <p>Footpaths etc – requirement to improve the definition of the public footpaths.</p> <p>Wildlife Areas – improve rights of way through wildlife areas.</p>
Hempton	<p>Parks – requires ongoing maintenance and improvement of the village green.</p> <p>Play Areas – requires ongoing maintenance, improvement of equipment and additional equipment to obtain a comprehensive play area for a range of age groups.</p> <p>Allotments – requires ongoing maintenance.</p>
Hindringham	Play Areas – needs improved play equipment.
Holt TC	<p>Parks – lack of facilities for the whole of Holt.</p> <p>Teen Facilities – requirement for facilities south of the bypass within the new developments.</p> <p>MUGAs – requirement for facilities south of the bypass within the new developments.</p> <p>Footpaths etc – improve footpaths from Holt to coastal areas.</p> <p>Wildlife Areas – requires ongoing maintenance on common land.</p>
Hoveton	<p>Play Areas – play area is currently closed and in need of being repaired.</p> <p>MUGAs – an aspiration of the parish but no funds to build.</p> <p>Winter Pitches – space within the parish for additional pitches.</p> <p>Allotments – an aspiration of the parish but no funds to provide provision.</p>
Ingworth	<p>Parks – currently only one small playing field.</p> <p>Play Areas – could be improved or expanded.</p>

	<p>Footpaths etc – limited footpath provision. Village has lots of speeding vehicles.</p> <p>Wildlife Areas – limited access to the River Bute which could be improved.</p>
Melton Constable	<p>MUGAs – requirement for a MUGA, in the process of fundraising.</p>
Mundesley	<p>Play Areas – Watson Watt Garden play area needs to be refurbished.</p> <p>Allotments – lack of provision and large waiting list.</p>
North Walsham	<p>Play Areas – further provision required in North Walsham around 2-3 more.</p> <p>Teen Facilities – some current facilities but there is the opportunity to add more.</p> <p>Winter Pitches – no access to any facilities.</p>
Northrepps	<p>Play Areas – equipment needs replacing, and provision needs to be provided for small children.</p> <p>Teen Facilities – no current facilities, need for provision.</p> <p>MUGAs - no current facilities, need for provision.</p> <p>Cricket Pitches – no current facilities, need for provision.</p> <p>Tennis/Netball Courts – no current facilities, need for provision.</p> <p>Wildlife Areas – need for more provision.</p>
Potter Heigham	<p>Teen Facilities – no current provision, potential for skate park.</p>
Raynham	<p>Play Areas – need for improved and additional children’s equipment.</p> <p>MUGAs – need for additional outdoor gym equipment.</p>
Sheringham TC	<p>Play Areas – need for more provision.</p> <p>ATPs - no current facilities, need for provision.</p> <p>Winter Pitches – demand for more provision.</p> <p>Cricket Pitches – provided at the sports field but has to double up as a football pitch.</p> <p>Athletic Pitches - demand for more provision.</p> <p>Footpaths etc – footpaths need to be identified, marked and maintained.</p>
Sheringham Upper	<p>Allotments – a few private allotments in the village, these may not continue when a plot becomes vacant so need for an allotment would exist.</p>
Stalham	<p>Parks – requirement to upgrade access to recreation ground as it is currently unadopted with limited parking.</p> <p>Tennis/Netball Courts – no netball facilities in public areas, only at the Junior Academy.</p> <p>Athletics Pitches – only facility is at Stalham Academy when the field is marked out.</p> <p>Allotments – requirement for more provision, currently only one town council allotment.</p> <p>Informal Open Spaces – no areas for dog walking, currently only space is at the recreation ground.</p> <p>Wildlife Areas – only area in the parish is not open to the public. Requirement for more provision.</p>
Stiffkey	<p>Teen Facilities – demand for more provision.</p> <p>MUGAs – would be good to incorporate areas for adults such as outdoor fitness into play areas.</p> <p>Footpaths etc – more assistance required in maintaining.</p> <p>Allotments – a huge demand for allotments which is currently not met, demand for more provision.</p>
Swanton Abbot	<p>Parks – village plan identified a need for a village green.</p> <p>Play Areas – a need for more space suitable for kicking footballs etc.</p> <p>Teen Facilities – a village green could provide a safe place for older children to meet.</p>

	<p>Footpaths – these could be maintained to a higher standard. There are no bridleways in the village.</p> <p>Wildlife Areas – there are privately owned areas which would be used to encourage wildlife.</p>
Thursford	Footpaths etc – a few within the parish but demand for more.
Wells TC	<p>MUGAs – adult MUGA would be beneficial.</p> <p>Footpaths – cycle paths and circular walking routes would be beneficial.</p>
Weybourne	<p>Teen Facilities – lack of facilities in the village.</p> <p>Winter Pitches – no current provision. Demand for football pitches.</p> <p>Beaches – state of the beach is an ongoing concern.</p>

Parish Councils – other comments

Finally, the survey also provided the opportunity to raise any other issues or to make other points. The table below provides individual town/parish responses made:

Parish	Issues and other comments
Briston	Briston Parish Council spends a lot of time and money looking after the open spaces, sport and recreation ground in the parish. There are very few grants available now for help with this maintenance and not a lot of advice from the District or County Council.
Catfield	We have many families in the village who do not have transport and therefore cannot access the wider area facilities. If we were to improve facilities in the village it would offer the youth a wider range of facilities and engender community spirit. We are lucky to have some amazing open fenland and woods around us but very little for group activities that is currently suitable for use.
Cley	PRoW are the Districts biggest asset, attracting many visitors to the areas to walk and cycle the varied landscape North Norfolk has to offer. Therefore, further investment in PRoW maintenance and better information regarding access and nearby facilities need to be made a bigger priority.
Cromer	North Norfolk could also benefit from a strategy to enable public arts or arts in public places. The provision of accessible toilets and changing facilities is also something we consider very important.
Fakenham	Despite much prompting, NNDC has been extremely slow in updating Dog Fouling Bylaws covering our outdoor recreational areas.
Holt	Important that all sectors of Holt community are provided for as much as in other market towns and coastal areas.
Hoveton	We've contacted and met with various people at NNDC, the sport council, Anglian business manager based at Ipswich, the FA and everything has come to nothing after over 2 years and we're not further forward.
Little Snoring	It is proving impossible to keep the playing field free of dog poo. People ignore the signs to keep dogs on leads and to clear up after them. It is also difficult to maintain the surface of the playing field as it is damaged by mole hills and rabbits.
North Walsham	North Walsham Play are leading the way on change in North Walsham.
Sheringham	Further investment both locally and throughout North Norfolk is necessary.
Stalham	Greater funding from NNDC for town's recreational facilities.
Sutton	Sutton desperately needs outdoor play areas for its growing population.
Swafeld	Swafeld and Bradfield is adjacent to North Walsham where there is considerable provision for all ages and abilities. It is on a regular bus route and within easy cycling distance.

3.3.3 North Norfolk District Council Ward Members

District Council Ward members were invited to highlight any issues they were aware of relating to open space, sport and recreation facilities. Responses are noted in the table below:

Ward	Issues, observations and comments
Lancaster South	<p>Playing Pitches & Outdoor Sport – there is a variety of registered clubs in the area, but no known public outdoor free to use playing fields.</p> <p>Play Areas – Millennium Park is misused by teenagers regularly; the local police are aware of the issues.</p> <p>Teen Facilities – only available facilities are at Millennium Park.</p> <p>Footpaths – range of provision but not all are easily accessible.</p> <p>Water Recreation – access to river Wensum where angling rights are available.</p> <p>Allotments – three sites available for use.</p>
North Walsham North	<p>Playing Pitches & Outdoor Sport – approval for a new artificial pitch at North Walsham High School.</p> <p>Parks – North Walsham football club have recently re-classified their pitches as available for recreational use.</p> <p>Play Areas – provision available at Acron Road Green and Woodside.</p> <p>Informal open space - provision available at Acron Road Green and Woodside.</p>
Stalham and Sutton	<p>MUGA – potential for a MUGA at high school.</p> <p>Teen Facilities – Sutton has a lack of facilities.</p> <p>Water Recreation – there is limited provision across both Stalham and Sutton.</p> <p>Cricket Pitches – need for facilities across both Stalham and Sutton.</p>
Waterside	<p>Parks – need for more provision of parks.</p> <p>Play Areas – need for more provision of children's play areas.</p> <p>Informal open space – the parish council and ward members have identified an area for becoming informal open space.</p>

3.4 Neighbouring Local Authorities, Town/Parish Councils and Council Members – Observations and key issues

Neighbouring Local Authorities – Key Findings

Section 3.1 above reviews feedback from neighbouring Local Authorities in relation to the status of their open space strategies/associated studies and any cross-border issues of significance. It is notable that there are very few cross-border issues.

The Norfolk Strategic Framework Planning Document (NSPF) provides guidance across the District for cross-boundary issues.

All authorities highlighted the importance of the region wide Green Infrastructure study which is currently underway and has been commissioned by Norfolk County Council.

Town/Parish Councils – Key Findings

- 44 of the 58 town/parish councils who responded were directly responsible for the management of various local spaces and outdoor facilities.
- 31 of the town/parish councils noted that there was a need for additional or improved open space, sport and recreation facilities; 11 noted that there was no requirement and 16 were not sure.
- Only 8 parishes thought there were potential for community use at schools with the remaining 50 parishes stating that they did not think there was scope for use.

Common areas of concern

For the town/parish councils, the areas of most concern are:

- The need for more children's play areas or additional equipment in existing play areas.
- The need for facilities for teenagers and MUGAs in some parishes.
- Improvements to footpaths, bridleways and cycle paths.
- Need for more and improved allotments.

Quality Considerations

The quality factors most commonly deemed to be of a high priority as regards recreational public open spaces are that:

- They should be easy to get to for all members of the community.
- They should be safe and secure for those using them.
- Equipment and grounds should be of high quality and well maintained.

It is also thought important by many parish councils that open spaces should be clean from litter and graffiti and easy for members of the community to get around.

Detailed responses on open space typologies

Many of the parish councils provided detailed responses relating to aspects of quantity and quality of the various elements of open space surveyed. District Council members were also given the opportunity to provide, but few responses were received.

4.0 PARKS, NATURAL GREEN SPACE AND RIGHTS OF WAY

4.1 Introduction

This section covers consultation responses and findings in relation to non-sporting recreational open spaces, including parks and recreation grounds, natural green spaces, water recreation, allotments and rights of way. Consultation undertaken for this section included key stakeholder interviews, proforma responses, and surveys of relevant (non-sports) groups and organisations. The information and findings from this section will be taken forward in the Open Space Study main report.

This section is comprised of seven main sections:

- Review of policy and strategy
- Key Stakeholders - strategic context and overview
- Parks, gardens and recreation grounds (including village greens).
- Allotments
- Natural green space – e.g. wildlife areas, nature reserves and woodlands
- Beaches and water recreation
- Footpaths, bridleways and cyclepaths.

There is a summary of key points and issues at the end of the section.

4.2 Review of policy and strategy – North Norfolk District Council

This section provides a brief overview of relevant District Council policy and strategy documents, helping to provide a well-established framework and context for future open space planning.

4.2.1 North Norfolk District Council Corporate Objectives

One of the Council's main objectives in the Corporate Plan is Health and Wellbeing and associated actions include working with partners to invest in sport and recreation facilities across the District and promoting health and fitness for all ages, abilities and ambition. It is therefore anticipated that the Open Space, Sport and Recreation Study and the Sports Pitch Strategy will help the Council meet four of its strategic objectives i.e.

- Provide sport and leisure for all, alongside good quality open spaces
- Work in partnerships to help tackle health inequalities and decrease inactivity
- Bring investment to the district
- Increase participation in sport

4.2.2 North Norfolk Open Space and Recreation Study (2006)

Overview

The 2006 Open Space Study had four main aims:

- to inform the review of the local plan;
- to provide guidance on open space strategy;

- to advise the management of open space and sports facilities; and
- to help the Council to set priorities for expenditure, as well as find sources of funding.

The study involved an assessment of the quantity, quality and value of parks and open spaces in North Norfolk and notes whether provision is meeting local needs. It developed local standards and measures to address deficiencies in open space provision. It recognised that open space, with good planning and management, can perform multiple functions and provide a variety of benefits which cut across the Council's strategic priorities.

Some of the general conclusions in 2006 assessment were that:

- Public parks in North Norfolk are well provided for, especially at the strategic level represented by country parks.
- There are a good number of large parks, which are also well distributed throughout the District.
- Difficulties begin to arise at the more local level, such that a number of settlements in the rural hinterland have no children's play areas, and are too far from other villages which may have adequate facilities to be able to use those.

The study also concluded that much of the open space in the district was of a high standard, and it gave advice on how to improve open space sites which are below standard; where existing functions can be expanded to meet demand, and on improving accessibility.

It also recommended the establishment of a Green Network to link open space and enhance its value; and advised on how existing facilities could be used to better effect, as well as identifying areas with specific requirements.

Supplementary Planning Document (SPD) - Guide to Core Strategy - Open Space Standards (2008)

This SPD provides advice on the implementation of developer contributions, and the Open Space standards contained in the North Norfolk Core Strategy. It highlights that "development sites in areas that are deficient in terms of the adopted local standards will be required to make appropriate provision locally, either within the development or by making new provision elsewhere or improvements to existing provision off-site".

Local Standards

The current NNDC adopted local standards for Open Spaces (as noted in the 2008 SPD).¹⁰

Typology	Quantity Standard	Accessibility Standard	Quality Standard
Public Parks (Includes Country parks, district parks, neighbourhood parks and small local parks)	20.34 ha per 1,000 population including: 19 ha Country Park provision 1.34 ha other public parks	All residents within the seven main towns and Hoveton should have access to an area of public park within 400m of home. People living outside the main towns and Hoveton should have access to an area of park within 800m of home	Proposals for new housing development should be accompanied by proposals to improve open space provision reflecting local circumstances as set out in the Open Space Study. Open spaces identified within the Open Space Study for improvement should be prioritised. Public parks within the District should meet the Green Flag 'good' quality standard.

¹⁰ Please note that the table excludes Children's Play which is covered in Section 5.

Natural Green Space	1 ha per 1,000 population	Efforts should be made where possible to improve access to open spaces	Areas of natural and semi-natural green space should be of adequate quality and support local biodiversity. Areas of natural and semi-natural green space which either under-perform in terms of their value to the local community or local biodiversity should be enhanced
Allotments	0.64ha of allotment land per 1,000 population	All residents within the District should have access to an allotment garden within 2.5km of home.	Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under-perform in terms of their value to the local community should be improved

The current local standards and Open Space Study findings will be reviewed and new standards proposed in this current study. The new standards will then be applied across the District in the main Open Space and Outdoor Recreation report.

Supplementary Planning Document (SPD) – Design Guide (2008)

This SPD contains a chapter on Landscape Design for both rural and urban areas but no specific guidance relating to sport and recreational open spaces.

Amenity Green Space Topic Paper (2018)

This document provides an appraisal of Open Space, Education & Formal Recreation Spaces, and Local Green Space options, in the towns, villages and open countryside in North Norfolk.

The purpose of the paper was to review the district's designated Open Land Areas in line with updated national policy through a review of existing designations within settlements as shown on the current 2008 adopted proposals map, subsequent open land areas brought forward through development and other suggested sites, identified by officers, town and parish councils. For the purposes of the review, the Amenity Green Space designation includes: public and privately owned accessible open space, churchyards, village greens, allotments and urban woodlands. The Education and Formal Recreation Area designation includes: school playing fields, sports pitches and formal sports areas.

As appropriate, the detailed findings and analysis of the Topic Paper will be considered in both of the main reports - the Open Space, Sport and Recreation Study and the Playing Pitch Strategy.

4.3 Key Stakeholders - strategic context and overview

This section includes general comments from the key stakeholders consulted. Responses specific to individual typologies from the stakeholders consulted will be noted under each of the focused topic headings.

4.3.1 North Norfolk District Council - Countryside Team

The Sports and Countryside Manager oversees the teams who operate the Council's dual use sports facilities and the ranger team who look after 14 (varied) woodland/countryside sites across the District. He provided a general overview of NNDC provision and management of open spaces as noted below:

- There are three Countryside Rangers responsible for the management of 14 countryside and woodland sites across the District. This is big workload for three staff.
- The Council's "flagship" site is Holt Country Park that has a wide variety of facilities including a visitor centre and play area. This is a Green Flag site.
- Pretty Corner Woods also has Green Flag status and until recently Sadlers Wood did also (one aspiration is to requalify Sadlers Wood for Green Flag status).
- Beeston Bump at Beeston Regis is managed by the Council and is a SSSI.
- The District Council is responsible for the management of a number of play areas across the District (managed by Property Services).
- There are also a number of amenity green spaces across the District owned and managed by the Council (Environmental Services) under the Grounds Maintenance contract.
- Sustainability – with reduced budgets it is essential that any new open space facility developments secure funds for ongoing maintenance and/or are able to generate income to cover costs.
- There may be potential for a more innovative approach to the use of some of the District's open spaces, particularly those which are now aged/tired and which have potential for income generation following investment.
- Currently there is little staff time available to keep up to date with potential external funding opportunities which are increasingly required if significant improvements are to be made to facilities.

Additional points relating to the various typologies can be found in the appropriate sections later in the report.

4.3.2 Strategic Organisations

Natural England – Sustainable Development Lead Adviser

Standards of provision

Natural England has proposed standards for provision of natural green space, the Accessible Natural Green Space (ANGSt) standard. These standards recommend that everyone, wherever they live, should have accessible natural green space:

- Of at least 2 hectares in size, no more than 300 metres (5 minute's walk) from home
- At least one accessible 20 hectare site within two kilometres of home
- One accessible 100 hectare site within five kilometres of home; and
- One accessible 500 hectare site within ten kilometres of home; plus
- Statutory local Nature Reserves at a minimum level of one hectare per thousand population

Natural England suggest that these standards should be a target to achieve; and particularly that everyone, wherever they live, should have an accessible natural green spaces of at least two hectares in size, no more than 300 metres (5 minutes from home).

Suitable Alternative Natural Greenspaces (SANGS)

The Natural England view is that developments should include the provision of well-designed Suitable Alternative Natural Greenspaces (SANGS) proportionate to its scale. Such provisions can help minimise any predicted increase in recreational pressure to the European sites by containing the majority of recreation within and around the development site boundary away from European sites. We advise that the SANGS guidance can be helpful in designing this; it should be noted that this document is specific to the SANGS creation for the Thames Basin Heaths, although the broad principles are more widely applicable.

Management of Local Sites - Natural England is responsible for the management of a number of protected sites within North Norfolk e.g. SSSIs and LNRs.

The importance of Biodiversity and multi-functional open spaces

Natural England highlights the importance of measurable net gain in the creation of habitat and improvements to biodiversity and refer you to the [Governments 25 Year Environment Plan](#) and paragraph 174 of the [National Planning Policy Framework](#), specifically:

“promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”

Green Corridors

Natural England encourages the development of Green Networks to provide linkages between areas of existing green open space. This process would involve:

- The identification and mapping of all public green space and existing Green Infrastructure and any off-site linkages.
- Identification of potential development sites (e.g. garage courts, brown field sites) that would require Green Infrastructure as part of the development to provide green linkages.
- Green space nearby community facilities (e.g. schools) are identified as places for education and volunteering.

Environment Agency – Planning Advisor

Overview

We need more natural green space (green infrastructure) with access for local communities, particularly with access to the water environment. This would achieve several things: help people better connect with nature including our chalk streams in North Norfolk, better connection with nature helps to secure an understanding for the need for conservation, help people understand the impact of human activities on water quality, providing access near settlements should alleviate pressure on sensitive coastal habitats which are already under pressure from too much disturbance.

Access to rivers provides opportunities for local groups to undertake pond dipping activities and angling/fly fishing, increasing understanding and a feeling of ownership and stewardship of their 'patch'.

The importance of biodiversity and multi-functional open space

- Open green spaces provide opportunities for water features such as ponds, which increase water infiltration and can be designed as to temporarily hold run off. Features like this provide natural flood management benefits if sited strategically. River restoration on these sites could also provide natural flood management benefits, protecting downstream properties.
- Many of our rivers need more shading to keep water cool, which is particularly relevant to climate change adaptation. Planting of riverside trees can help to shade the river and increase infiltration and slow the flow of flood water. If done at a large scale it can help protect downstream communities through natural flood management. This would contribute to creating a 'multi-functional open space'.

Norfolk Wildlife Trust (NWT) – Senior Conservation Officer

NWT owns and manages Cley and Salhouse Marshes Nature reserve. We have a conservation management plan agreed with Natural England for these sites. The beach and perimeter of the reserve are publicly accessible; but the majority of the nature reserve, including bird hides is subject to a charge to enter. Full details are available at the Cley Visitor Centre.

NWT has identified the area surrounding and inland of Cley as a North Norfolk Coast and Woods Living Landscape Project area. The project area is made up of coastal habitats, farmland, heathland and woodland. It is an area that we have identified as a priority for NWT to engage with landowners and managers to improve management of areas of ecological interest and improve ecological connectivity.

Living Landscape project areas aim to create corridors of suitable habitat, such as river valleys or hedgerows, which will act as 'wildlife highways' that will permit species to move through the countryside. Sometimes this movement will be via a series of 'stepping stones' – pockets of suitable habitat interspersed around the landscape, such as a series of small woodlands and copses dotted around farmland, or even wildlife-friendly gardens in towns and villages.

NWT advises owners and managers of County Wildlife Sites (CWS) throughout Norfolk. Most of these areas are privately owned but many such as Salhouse Heath are Commons and Open Access land. CWS boundaries are available from NBIS and are known to NNDC planning department.

Further details of NWT reserves and Living Landscape can be provided if needed. NWT is happy to comment on the strategy further as it develops.

The Woodland Trust - Regional External Affairs Officer

The Woodland Trust noted that they appreciate the opportunity to input into this document. They highlighted that proximity and access to woodland is a key issue linking the environment with health and wellbeing provision.

Management of Local Sites

The Woodland Trust owns around 1,200 woods across the UK. Details of woods that we own and those in other ownership in North Norfolk can be found at <http://www.woodlandtrust.org.uk/visiting->

[woods/map/North%20Norfolk,%20Norfolk,%20United%20Kingdom/52.848934173584/1.17139804363251/?newTemplate=true](https://www.woods/map/North%20Norfolk,%20Norfolk,%20United%20Kingdom/52.848934173584/1.17139804363251/?newTemplate=true)

In our own woods we try to maximise benefit for wildlife and wherever possible keep the wood open for people to access. We also include areas of open space to make the woods attractive and useful for people to visit.

Spatial Planning Standards

The Woodland Trust has researched and developed the Woodland Access Standard (WASt) for local authorities to aim for, encapsulated in their *Space for People* publication. They believe that the WASt can be an important policy tool complimenting other access standards used in delivering green infrastructure for health benefits.

The WASt is complimentary to Natural England's ANGST+ and is endorsed by Natural England. The Woodland Trust Woodland Access Standard recommends:

- that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size
- that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes.

Applying this standard in North Norfolk, compared to some other councils in Norfolk, gives the following figures (see table below).

Accessibility to Woodland in North Norfolk using the Woodland Trust Woodland Access Standard

		Accessible woods		Woodland creation	
		% of population with access to a 2ha+ wood within 500m	% of population with access to a 20ha+ wood within 4km	% population requiring new woodland to be able to access a 2ha+ wood within 500m	% population requiring new woodland to be able to access a 20ha+ wood within 4km
England		18	67.9	48.3	11.8
Norfolk	Breckland	17.7	53	43.6	2.1
Norfolk	Broadland	13.9	78.1	31.4	0.2
Norfolk	Great Yarmouth	0	0	69.8	47.3
Norfolk	King's Lynn and West Norfolk	8.5	47.8	53.3	25.2
Norfolk	North Norfolk	12.3	55.3	40.3	2.6

Norfolk	Norwich	16.9	78.4	37.6	0
Norfolk	South Norfolk	5.1	10.2	40.5	14

The table indicates that in North Norfolk, while access for residents to larger woods within a 4 km catchment is quite good, the District would benefit from more new small woods closer to where people live. This provides an excellent opportunity for creating more accessible woodland to improve health and wellbeing opportunities for sustainable communities and neighbourhoods.

The Trust would like the Open Space Study to aim to increase access to woodland for the people of North Norfolk.

The importance of biodiversity and multi-functional open space

The Case for Trees: Forestry Commission (2010)

Trees enhance biodiversity. A mature oak can host up to 5,000 species of invertebrate that will form the basis for a healthy food chain that benefits birds and mammals. As a platform for biodiversity trees can link pockets of wildlife that, in time, helps to increase it and thus bring people closer to nature.

The Trust would wish to highlight the importance of ancient woodland.

Ancient woods are irreplaceable. They are our richest terrestrial wildlife habitats, with complex ecological communities that have developed over centuries, and contain a high proportion of rare and threatened species, many of which are dependent on the particular conditions that this habitat affords. For this reason, ancient woods are reservoirs of biodiversity, but because the resource is limited and highly fragmented, they and their associated wildlife are particularly vulnerable.

Their long continuity and lack of disturbance means ancient woods are often also living history books, preserving archaeological features and evidence of past land use, from earthworks to charcoal pits. They are also places of great aesthetic appeal, making them attractive for recreation and the many benefits this can bring in terms of health and wellbeing.

The Trust would wish to see ancient woodland protected from development and buffered accordingly.

Other information/points raised

- Our document 'Residential developments and trees' may be useful:
<https://www.woodlandtrust.org.uk/publications/2015/07/residential-developments-and-trees/>
- The **Trees or Turf (2011)** report outlines the benefits of converting selected areas of intensively mown grassland to woodland, and in particular the cost savings which can be made.
- The Trust supplied a number of additional typology-based comments noted in the appropriate sections below.

The Forestry Commission (Business Development Manager - East England)

Role: The Forestry Commission is the government department responsible for protecting, expanding and promoting the sustainable management of woodlands and increasing their value to society and the environment.

The Forestry Commission and Natural England share Standing Advice in relation to Ancient Woodlands. Some relevant points are that:

- The NPPF amended in May contains stronger protections for ancient trees and ancient woodlands
- The Forestry Act regulates felling of woodland. UK Forest Standard provides guidance on acceptable management of woodland and on best practice.
- The government's 25 Year Environment Plan reiterates a commitment to planting 11 million trees.
- the government's Clean Growth Strategy includes a commitment to increasing woodland cover in England to 12% by 2060, which means 130,000ha of new woodland. It also sets out a target of a 26% drop in emissions from land use, which may require an even larger shift to woodland.

The Business Development Manager - East England noted that “we have various sites of woodland within the Public Forest Estate (PFE) that we manage and own in North Norfolk. Our responsibility is for encouragement of public engagement with the PFE where there are not leasehold agreements in place that prevent public access rights”. It was noted that Bacton Woods, North Walsham is owned by the Forestry Commission but managed locally by the District Council.

Local Plans and ancient woodland – Forestry Commission approach: The information below is provided to assist in assessing the appropriateness of sites for future development, and to highlight opportunities for achieving your renewable energy obligations.

A summary of Government policy on ancient woodland:

[Natural Environment and Rural Communities Act 2006](#) (published October 2006). **Section 40** – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published March 2012).

Paragraph 118 – “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (Published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a **non-statutory consultee** on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient

woodland in the National Planning Policy Framework. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[Standing Advice for Ancient Woodland and Veteran Trees](#). (Published April 2014)

The Forestry Commission has prepared joint [standing advice](#) with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This advice is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees.

The Standing Advice website will provide you with links to [Natural England's Ancient Woodland Inventory](#), [assessment guides](#) and other tools to assist you in assessing potential impacts. The assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland. **Case Decisions** demonstrates how certain previous planning decisions have taken planning policy into account when considering the impact of proposed developments on ancient woodland. These documents can be found on our [website](#).

[The UK Forestry Standard](#) (3rd edition published November 2011).

Page 24 "Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs).

[Keepers of Time](#) – A Statement of Policy for England's Ancient and Native Woodland (published June 2005).

Page 10 "The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland".

[Natural Environment White Paper "The Natural Choice"](#) (published June 2011)

Paragraph 2.53 - This has a "renewed commitment to conserving and restoring ancient woodlands".

Paragraph 2.56 – "The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites".

[Biodiversity 2020: a strategy for England's wildlife and ecosystem services](#) (published August 2011).

Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

Renewable & low carbon energy: The resilience of existing and new woodland is a key theme of the Forestry Commission's work to Protect, Improve and Expand woodland in England we will continue to work with Forestry / Woodland owners, agents, contractors and other Stakeholders to highlight and identify, pests and diseases and to work in partnership to enable Woodlands and Forests are resilient to the impacts of Climate Change.

Woodfuel and timber supplies continues to be an opportunity for local market growth whilst also enabling woodlands to be brought back into active management.

Flood risk: The planting of new riparian and floodplain woodland, can help to reduce diffuse pollution, protect river morphology, moderate stream temperature and aid flood risk management, as well as meet Biodiversity Action Plan targets for the restoration and expansion of wet woodland.

The Forestry Commission is keen to work in partnership with Woodland / Forest Stakeholders to develop opportunities for woodland creation to deliver these objectives highlighted above.

In the wider planning context the Forestry Commission encourages local authorities to consider [the role of trees in delivering planning objectives as part](#) of a wider integrated landscape approach. For instance, through:

- the inclusion of [green infrastructure](#) (including [trees and woodland](#)) in and around new development; and
- the use of locally sourced wood in construction and as a sustainable, [carbon lean fuel](#).

Historic England - Planning Adviser

Historic England note that some open space will have historical significance which should be recognised and taken into account in future planning and management. This is the case even if not formally designated as a Registered Park and Garden or Conservation Area or contain a Listed Building or Scheduled Monument. Norfolk Gardens Trust holds an inventory of parks and gardens of local significance.

4.4 Parks, Recreation Grounds and Village Greens

While NNDC do manage a small number of parks, recreation grounds and open spaces across the District the primary providers are the local town and parish councils and recreation trusts.

4.4.1 North Norfolk District Council

Countryside Team

- In broad terms across the District the quantity of parks and recreation ground provision is quite good, however quality is much more variable and some are run down and in need of improvement.
- The importance of biodiversity is sometimes not fully appreciated and there is a need for more protection where areas are used for open recreation.
- Holt Country Park is an excellent well used park with a good variety of facilities and a visitor centre that is open 6 months a year. The park hosts a popular events programme.
- One key aspiration is to improve the play area at Holt Country Park which is no longer fit for purpose. External funding would be needed to enable this project.
- A further aspiration for Holt Country Park is to secure an electricity supply for the Visitor Centre and Park which would considerably widen its potential use. Again, external funding would be needed.

Planning – Landscape officer

- There is a lack of provision in the west of the District around Fakenham. There is a concern that due to the lack of provision in this area, more people are visiting the coast and the sensitive nature conservation areas to walk their dogs and exercise in general, which in turn is having a negative impact on these sites. There are several studies and visitor surveys available which provide evidence for this (see report by Footprint Ecology commissioned by the LPAs in Norfolk for visitor surveys at European Sites, 2016).
- Fakenham is a residential growth area for the LPA and has very poor links with GI both within the town and out into the countryside. The only sizeable GI provision within the town is the River Wensum which in itself is a protected river (SSSI and SAC). There are poor pedestrian and cycle links east and west, particularly to Pensthorpe (a local attraction and wildlife park). Further details can be seen in the emerging Local plan background paper no 5 (Green infrastructure opportunities)
- The in-combination effects of residential growth from Kings Lynn and West Norfolk BC and NNDC on the north Norfolk coast and other sensitive sites are considerable. As part of the emerging Local Plan the combined authorities across Norfolk are currently reviewing the scope to enhance existing GI and/or create a significant Country Park which could serve both areas to reduce the pressure on designated European sites as one potential solution. The likelihood is that land (most likely farmland) will need to be acquired/gifted to secure this provision, or there is the potential to work with local farmers to achieve this vision.
- Holt Country Park works well and could be a model to implement in other parts of the District.
- Another significant growth area for the District is to the south-west and west of North Walsham. Although North Walsham benefits from having Bacton Woods and Pigneys Wood to the north and north-west of the town there are no easy links to these areas for residents from the south and west of the town. Further details of opportunities to improve connectivity are again found in background paper no 5.
- There is a sensitive SSSI (Bryants Heath) to the west of North Walsham which could be adversely impacted by the residential growth proposed by NNDC on the edge of North Walsham. There is scope on the western side of the town to create a multi-purpose park that could incorporate new facilities for the football club (which is due to be moved to allow for residential) and green space/park area

for the new residential growth planned (i.e. dog walking and natural green space as well as more formal park/play provision). This would help alleviate the pressures on the nearby SSSI. However this too may need to be provided for on greenfield land i.e. farmland.

4.4.2 Town and Parish Councils

The town and parish councils are key providers of Parks and Recreation Grounds, Village Greens etc. in North Norfolk. Comments from the local councils survey specifically noted for this typology are provided in the table below:

Town/Parish	Comments
Catfield	About to do a survey to see what else we could put at recreation ground. Not in village centre, between Catfield and Ludham.
Colby	Develop facilities on the village green.
Cromer	Investment in planting would be beneficial following previous cuts to this budget. Improvement of signage on bins to encourage depositing of dog mess in all litter bins.
Fakenham	Millennium Park; improve parking, provide distance markers, improve disabled access and security. Aldiss; improve parking.
Hempton	Ongoing maintenance & improvement of village greens is required.
Holt	Not enough facilities for the whole of Holt i.e south of bypass
Ingworth	Small playing field only
Stalham	Access to rec ground is down an unadopted road with limited parking.
Sutton	Need more.
Swanton Abbot	The village plan identified a need for a village green.

4.4.3 Strategic Organisations

Natural England

The Accessible Natural Greenspace Standards (ANGSt) guidance is aimed at parks and greenspace practitioners and their partners, particularly decision makers, planners and managers of green space. It describes the amount, quality and visitor services of accessible natural green spaces that we believe everyone is entitled to, and provides advice on how they can be delivered.

Norfolk Wildlife Trust

No local knowledge of quantity but in our view, parks and recreation grounds should provide for biodiversity as well as more formal recreation. For instance, grassland that is not part of sports pitches can be managed as wildflower meadow.

Woodland Trust

We would like to see trees and small areas of woodland which are found in parks or in recreation ground protected and well managed. We would also like to see opportunities actively sought to plant more trees and small copses or areas of woodland in parks where appropriate. We have a report called Trees or Turf that provides evidence that conversion of short mown grass to woodland in urban open space can provide a range of benefits for people and wildlife and significantly reduce ongoing management costs. <https://www.woodlandtrust.org.uk/publications/search/?Query=trees+or+turf&sortby=date&count=12>

Trees outside woods are extremely important. We would wish to see tree cover increased overall as this will

help to address the threat of tree disease. Planting a range of suitable native trees will help to make our tree stock more resilient.

Old individual trees are an important part of our cultural and landscape heritage: ancient, veteran and notable trees resonate with the history of the landscape and form markers in the lives of individual people and communities. Ancient trees also have a special conservation value, supporting many species of epiphytes, invertebrates and fungi, whilst also providing a habitat for other animals including owls, woodpeckers, other hole nesting birds and bats. In addition, trees make a significant contribution to the urban environment both in visual terms and in helping to abate air pollution and create oxygen.

It is important that there is no further avoidable loss of ancient trees through development pressure, mismanagement or poor practice. The Ancient Tree Forum (ATF) and the Woodland Trust would like to see all such trees recognised as historical, cultural and wildlife monuments scheduled under TPOs and highlighted in plans so they are properly valued in planning decision-making. There is also a need for policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood.

4.5 Allotment Provision

In North Norfolk the primary providers and managers of allotment sites are the town and parish councils.

4.5.1 NNDC Countryside Team

Some allotment plots/sites across the District are in poor condition and not well maintained. Such areas could be cleared and promoted to the local community for more beneficial use e.g. reallocated to residents who really need/want them. Rules, regulations and guidance for allotment use could be reviewed and it should be clear what is regarded as good practice as regards management/maintenance of plots and what activities are/are not permitted as regards their use by plot holders.

4.5.2 Town and Parish Councils

The town and parish councils are key providers of Allotments etc. in North Norfolk. Comments from the local councils survey specifically noted are provided in the table below:

Town/Parish	Comments
Blakeney	Perhaps need for these. Residents use neighbouring village allotments.
Briston	Needs maintenance especially vacant ones. PC rectifying this.
Cley	Cley PC are struggling to be able to afford the continued and ongoing maintenance of the allotments. The allotments desperately need some investment, with much needed hedge cutting and removal of disused sheds & greenhouse in the first instance. Furthermore, we would like to be able to install another water supply and carry out some surface improvements to the footpath running through the site to allow occasional vehicle access for allotment holders.
Cromer	Need to improve formal gardens such as North Lodge Park. A wish has been expressed for a community orchard previously. Existing community gardens at Cemetery/ Crematorium will need eventual replacement with additional space.
Fakenham	St Peters Garden - improve gravelled disabled access to seating areas.
Hempton	Ongoing maintenance required.
Hoveton	Would like them but no funding.
Mundesley	Not enough, large waiting list.
Sheringham Upper	A few private allotments in the village, we understand these may not continue when a plot becomes vacant so need for an allotment site would exist
Stalham	One Town Council allotment, and no community garden.
Stiffkey	Permanent plots and community gardens are a priority. Huge demand is currently not met.

4.6 Natural green space, wildlife areas and woodlands

4.6.1 North Norfolk District Council

Countryside Team

Overall there is a good quantity of provision across the District but there is a need for more support/finance to manage and maintain them to a good standard. NNDC manage 14 woodland/countryside sites as noted below:

- Holt Country Park
- Pretty Corner Woods, Sheringham
- Sadlers Wood, North Walsham
- Beeston Bump, Beeston Regis
- Spa Common, North Walsham
- Franklin Hill Sheringham
- Warren/Links Wood, Cromer
- Station Woods, Cromer
- Howards Hill, Cromer
- Browns Hill, Cromer
- Burnt Hill, Cromer
- Bacton Woods, North Walsham (Owned by Forestry Commission)
- Dick and Buck Burrows, Cromer (Owned by Woodland Trust)
- Old wood, Sheringham (Owned by Woodland Trust)

North Norfolk has a good selection of good quality woodlands. The three rangers manage the sites and grounds maintenance is provided by Environmental Services in line with an agreed contract. All of the sites have a site-specific management plan. The District Council manages two sites in partnership with the Woodland Trust - Dick and Buck Burrows and Old Wood, Sheringham. Bacton Woods, North Walsham, is owned by the Forestry Commission but managed locally by the District Council.

As regards public outdoor recreation on more environmentally sensitive sites the most “at risk” areas can sometimes be screened with natural barriers or trees of different heights and densities.

NNDC is currently working with the Woodland Trust to make improvements to Pretty Corner Woods/Old Wood, Sheringham. The Council, in partnership with the Woodland Trust have recently secured over £20k of funding through the government’s Pocket Parks programme (for enhancements at Sadlers Woods).

Sustainability – with reduced budgets it is essential that any new developments secure funds for ongoing maintenance and/or are able to generate income to cover costs.

Planning – Landscape officer

Overview

The District is lucky to have a variety of locally, nationally and internationally protected nature conservation sites within the area, however not all of these sites are managed properly and some are adversely affected by visitor pressure. More needs to be done to work with owners of these sites to improve access to sites that are the least sensitive to visitors (or have the facilities to manage visitors), encourage access away from

more sensitive sites, and/or provide alternative facilities to encourage more damaging activities away from sensitive areas.

Biodiversity and multi-use of open spaces for recreation

For planning applications and development, the GI provision is often divided into play areas and sports pitches and natural greenspace. The natural greenspace is often the tiny strip of land at the edges of development that is there for screening (or “landscaping”) purposes and may not function as a valuable habitat. True Sustainable Drainage Systems SUDS features (ones that incorporate biodiversity and amenity) are virtually non-existent in developments or poorly maintained so don’t function as intended. The emerging Local Plan is promoting more multi-functional use of land in this respect. GI and open space provision (incorporating biodiversity enhancements) are often the last consideration in the planning of a site and only implemented reluctantly to meet the requirements of the open space standards or meet with the HRA requirements. Open space/GI is planned around housing rather than being integral to the design process.

Outdoor recreation in environmentally sensitive areas

There are numerous activities that can have adverse impacts on sensitive nature conservation interests and which do not necessarily have to be noisy activities. Simply walking through a site can result in trampling of habitats or disturbance of species. Nationally and internationally designated sites have a fair amount of protection from damaging activities (or ones that require planning permission), however locally important sites (such as County Wildlife Sites) receive little statutory protection. There is an ever-increasing amount of tourist type facilities, attractions and infrastructure requirement being proposed in what could be considered inappropriate locations in relation to biodiversity aims, for example: tree top/adventure type play areas in sensitive woodlands or open sites, visitor centres (which attract more visitors), car parks (visual amenity issues), glamping and theme park rides. All of these types of attraction require environmental screening in one form or another. There is often a conflict / disparity between protecting the AONB and the economic aims of encouraging more tourists and tourist infrastructure. There is a need to balance competing demands and locate more damaging activities outside of the AONB and countryside, perhaps in disused industrial areas or brownfield sites that are not sensitive to additional disturbance.

Much of the countryside is given over to farmland and has very little public access (even through PROw) therefore public access is often concentrated in sites designated for nature conservation, open access land and common land, beaches, woodland (managed by the Forestry Commission, Woodland Trust or NNDC). All of these sites have biodiversity value and must be protected from adverse impacts. If farmers and landowners could be persuaded to open up more of their land (which is less sensitive) then the impacts on the more sensitive sites would be diluted.

4.6.2 Town and Parish Councils

A number of the local councils manage areas of natural and semi-natural green spaces and/or have an interest in such. Specific comments are noted below:

Town/Parish	Comments
Colby	Long term aspiration to develop wildlife area on playing field in conjunction with local wildlife group - Wild About Colby.
Cromer	Roadside nature reserves are potential being explored.
Holt	Important to keep the common land areas well maintained and used.
Northrepps	Need for better public access to nature/wildlife areas.
Stalham	The only area in parish is not open to the public.
Swanton Abbot	There are privately owned areas which would be used to encourage wildlife.

4.6.3 Strategic Organisations

Natural England

Priority Habitats and Species

Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Larger areas of priority habitat will usually be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites or Local Geological Sites. Local Environmental Record Centres and local wildlife and geoconservation groups are also a source of information on Local Sites.

The Woodland Trust

We wish to highlight the huge multifunctional value of woodlands.

Woods provide a range of social, economic and environmental benefits and woodland has been shown to contribute to 10 of the 20 quality of life indicators for the UK.

Public health is one of the biggest challenges facing modern society. Easily accessible woods close to residential areas provide measurable benefits: they encourage people to exercise; help reduce the mental stresses of modern society; improve air quality and reduce respiratory diseases. At present 85% of the population do not have a wood within easy walking distance. We need to remedy this and bring the quality of life benefits trees and woods can offer to our communities.

Woods make particularly outstanding greenspaces for public access because of the experience of nature they provide, their visual prominence alongside buildings which offers balance between the built and natural worlds, their low maintenance costs and their ability to accommodate large numbers of visitors.

We would like to see sensitive restoration of Planted Ancient Woodland Sites (PAWS).

Although often damaged, these PAWS sites still retain Ancient Semi-natural woodland features that existed before conversion, and these can be managed to help restore this valuable habitat. This is the only way of increasing the area of ancient woodland with semi natural characteristics.

The key findings of research carried out by the Oxford Forest Institute into PAWS and their restoration were that most sites retain elements of their previous semi-natural ancient woodland ecosystem. The best way to make the most of these remnants is to change the woodland canopy structure gradually, rather than removing non-native tree species in one go, which has been the most common approach in the past. We have combined this research with our own experience to produce a short guide for woodland owners and managers entitled *The Conservation and Restoration of Plantations on ancient woodland sites* - available on the Trust's website - <http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx>.

Norfolk Wildlife Trust

Coastal areas and heathlands, along with the woodlands of Cromer ridge and environs provide important areas for wildlife and public amenity. These areas are owned by a number of bodies, including National Trust and NNDC. Management should seek to address both of these aspects.

The Forestry Commission

The Forestry Commission completed a “Forest Plan” for North Norfolk (2018-2028). The North Norfolk area extends beyond the District boundary, covering 1,249 hectare of Forestry Commission land. The Plan aims to fulfil a number of objectives:

- To provide descriptions of the woodlands we manage.
- To explain the process we go through in deciding what is best for the woodlands’ long term future.
- To show what we intend the woodlands to look like in the future.
- To outline our management proposals, in detail, for the first ten years so we can seek approval from the statutory regulators.

The Forest Plan contains three main themes one of which is “People”. This includes the following main aims:

- Create a pleasant natural environment for the public to enjoy outdoor recreation in a rural woodland setting.
- Promote public use of open access land by enabling provision of recreational facilities through partnership working.
- Increase area managed through continuous cover to protect and enhance the internal and external landscape, in keeping with the local landscape character.

The plan notes that “Bacton wood is the main recreation woodland within the plan area with a surfaced car park, 3 waymarked trails and an orienteering course. Forest operations are managed by the Forestry Commission, whilst the recreation facilities provided are managed by North Norfolk District Council. Due to the limited availability of open access woodland in the area Bacton is heavily used and a highly important asset to the local community”.

The Plan has a District Strategic Objective to “expand opportunities for communities to become involved with the Estate and take part in activities that improve quality of life, health and learning”. In this respect the Commission is keen to maintain and develop the partnership with the District Council to help fulfil this objective. It adds that “records of permissions granted for recreation events will also measure progress in this area”.

British Horse Society (County Access and Bridleways Officer)

Many wildlife areas, nature reserves and woodlands are restricted and do not allow access for horse riders, yet other users groups are allowed access. There seems to be a disregard for the needs of horse owners when granting access, specifically to woodlands. This could be significantly improved and there are many examples across the UK where horses have access to this type of area and there are positive benefits and a happy co-existence between user groups

4.7 Beaches and Water Recreation

4.7.1 North Norfolk District Council

Planning – Landscape Officer

The District has a number of Blue Flag beaches which attract a huge number of visitors to the District. However, these blue flag beaches restrict access to dogs during the busy summer tourist season, this has the effect of displacing dog walkers and visitors with dogs to other beach areas, which may have sensitive nature conservation features e.g. beach nesting birds. There needs to be more consideration across the Council and its partner organisations on how it can promote less [nature] sensitive beaches to visitors with dogs, not just restricting dogs from certain beaches.

All too often there appears to be an economic focus and a general lack of regard to the nature conservation and landscape scenic value of the coast. Priorities tend to focus on the tourist value of the beaches or from a coastal protection view. Improvements could be made for securing biodiversity value to beaches, for example the little tern breeding colonies at Eccles or the seals at Horsey.

Coastal Management – Coastal Engineer

The District Council manages the coastal strip/beaches from Weybourne through to Cart Gap. This includes managing all aspect of coast protection/erosion work and coastal foreshore works. With a full coastline to the whole of north Norfolk it begs the question of whether we should be doing more to enable reasonable public access to our beautiful beaches.

The Council has great difficulty managing some water sports particularly jet skiing and 'Jet Skiers'. It is a complicated issue and has many interlinking facets.

North Norfolk is primarily a cliffed frontage which means ramped accesses down the cliffs are very restricted. Where they exist, they are for the most part in rural areas and management of these can be quite challenging. The major coastal towns all have ramped access to the sea/beach but these are mostly used by traditional fishermen who have historic rights of access and are not suitable for use by a 4x4 towing a trailer and a jet ski as parking becomes a major issue. In essence traditional seaside holidaymakers do not mix well with the jet ski fraternity, and they are not well accepted.

The sport itself is energetic and can be very physical and clearly access to a beach is critical. Jet skis are quite expensive but also need to be towed usually by a 4x4 vehicle. These need to be parked somewhere along with the trailer but are usually left on the beach. It is the interface between the users of Jet Skis and the public where the biggest difficulties occur. For the most part those participating are younger males and do not respond well to rules and regulation.

NNDC officers are aware of the problems and in recent years the numbers of incidents have reduced, and there are fewer jet skis being used generally. Officers have encouraged a private initiative at Sea Palling where the jet ski activities are privately managed and this has worked quite well for a number of years but is likely to be closed either this or next year. There is a definite need for a more centrally managed location for all water sports where activities such as these can be managed and encouraged but where there is no conflict with the public.

There is no simple solution and the basic requirements to enable a managed location are quite extensive:

- An area where there is no conflict of interest.
- Active management – (for a fee?)

- Ample parking for vehicle & trailer
- Ensure the participants and machines are fully licenced and insured
- Good safe ramped access to & from beach
- preferably with marked areas restricted for water sports users
- Buoyed or marked areas at sea delineated specifically for water sports
- Ideally a clean water wash-down area
- Toilet and refreshments would be helpful

There is a long history to this problem which at one stage was addressed by an officer/member working party appropriately named the Jet Ski working party. All beach access locations within North Norfolk from Wells to cart Gap were examined using the SWAT analysis technique but after much debate no single solution was finally promoted. Currently there are a number of somewhat out of date by laws which can be used to manage some aspects of this sport but they are less than effective in the vast majority of cases.

4.7.2 Town and Parish Councils

Four of the town and parish councils made comments relating to the beaches or water recreation as noted below:

Town/Parish	Comments
Cley	Cley PC feel a toilet (potentially temporary) should be present at the Beach in Cley during the summer months. The site is managed by Norfolk Wildlife Trust who unfortunately do not support the proposal. The beach is so remote that a toilet is really a necessity in this area.
Cromer	Disabled pedestrian access to West Promenade remains one of the most significant challenges to access.
Ingworth	Limited access to river Bute. Could be improved
Weybourne	The state of the beach is an ongoing concern.

4.7.3 Environment Agency

The EA highlight the recreational aspects of the catchment plans for the Rivers Stiffkey, Glaven, and River Mun developed in partnership with the Norfolk Rivers Trust (see below); and also noted that the Broadland Catchment Partnership Plan is relevant for the Bure, Ant and Broads. Additional points raised are noted below:

- We are working in partnership with the National Trust in the Upper Bure on the Riverlands project: <https://www.nationaltrust.org.uk/features/riverlands-how-we-keep-our-rivers-flowing> the project will be launched in the Autumn. We have particular aims around people, 'Our vision is for healthy rivers and catchments, rich in wildlife, enjoyed and cared for by all.'
- We also have a medium-term Plan setting out projects over the next six years, this includes Riverlands but also environmental projects on the River Burn and River Stiffkey, if we could tie in with any NNDC projects to gain those multiple benefits then that would be very beneficial.

See also the general comments from the EA in Section 4.3.2 above.

4.7.4 Norfolk Rivers Trust

In Norfolk, we are incredibly fortunate to be home to many internationally rare chalk-fed rivers; there are just over 220 across the world. These exceptional ecosystems provide a habitat haven for a large variety of fauna and flora to thrive. In the north and north west of Norfolk, the rivers Burn, Glaven, Mun and Stiffkey,

all chalk-fed, flow into the Wash or directly into the North Sea. A well-functioning river system requires good water quality, distinctive physical processes, and a diverse array of fauna and flora. These three factors interact, and are vital for wildlife, people and the local economy.

Recreation and community access and projects are noted in various of the River Catchment Plans relevant to North Norfolk, for example:

- The River Glaven Plan notes the importance of cultural factors including recreation and aesthetic experiences and that “over the last few years, more and more people have realised the importance of the natural world to health and wellbeing.
- A number of walking guides have been produced promoting public access to rivers for the River Glaven.
- The Stiffkey Catchment Plan highlights a lack of access for the community to enjoy the recreation potential of the river areas as being a key issue.
- A variety of conservation, education and community projects have taken place on chalk-fed rivers in Norfolk (including the Mun, Glaven, Stiffkey, Burn,) as part of a £1.3 million partnership between the Norfolk Coast AONB, Norfolk County Council, The Wild Trout Trust and local Environment Agency representatives.
- Norfolk Rivers Trust part-funded a project by the Environment Agency and the River Glaven Angling Association to restore a section of the River Glaven upstream of Wiveton.
- ‘Fishing for Youngsters’ aims to get young people outdoors and in touch with their natural surroundings through fishing.

4.7.5 Norfolk Coast Partnership

The Norfolk Coast Partnership is funded by Defra, Norfolk County Council, North Norfolk District Council, the Borough Council of Kings Lynn and West Norfolk and Great Yarmouth Borough Council. The partnership covers the Norfolk AONB area and shares the same objectives as the AONB.

The 2014-9 Strategy contains a chapter on Access and Recreation which includes within its vision

- Recreation by both visitors and local residents will be managed in a way that provides opportunities for all users to experience and enjoy the special qualities of the area without conflicting with those qualities or with other people’s enjoyment of them.
- Public access routes and areas, both statutory and discretionary, together with non-car forms of transport, will form an integrated network which is widely used by both local residents and visitors.
- Information on these, and on areas suitable for a variety of recreational activities, will be easily and freely available to the public.

Policies of particular relevance include:

- PR3: Investigate and seek to secure funding contributions from new housing development, both within and outside the area, that are likely to provide sources of recreational pressures on Natura 2000 sites, to enable their mitigation.
- PR6 Develop integrated and holistic management of recreation activities along the area’s coast to provide opportunities that do not impact on sensitive sites, especially coastal Natura 2000 sites.

4.8 Rights of Way - Footpaths, Cycling and Bridleways

In relation to the open spaces study it is important to consider the provision of and need for linear recreational open space in the form of rights of way such as footpaths, bridleways and cycle paths. For this reason, footpaths, bridleways and cycle paths are included in the typologies of open space considered.

4.8.1 Strategic Organisations

Norfolk County Council - Legal Orders Team (Rights of Way)

Norfolk County Council is the highway authority for the area and therefore manages and maintains the public rights of way and cycle networks. Within the council the Trails Team also manages long distance trails, some of which are provided on County Council owned land or otherwise utilising permissive access. NCC creates ten-year plans setting out priorities for increasing use and enjoyment of the public rights of way network, the current plan is the Norfolk Access Improvement Plan 2019 to 2029.

Norfolk Access Improvement Plan (AIP) 2019 – 2029

There are 2,400 miles (3,900km) of Public Rights of Way in Norfolk (footpaths, bridleways, restricted byways and byways open to all traffic), as well as cycle tracks, quiet lanes, unclassified county roads and permissive routes, making up a dense network of access routes. Many of these are promoted as long-distance trails and associated circular walks and rides.

The key strategic objectives are to:

- manage the countryside access network so that it is better able to meet the varying demands placed upon it;
- increase public, economic and environmental benefit;
- actively seek the involvement of communities;
- take a collaborative and pragmatic approach to responsibilities and resources; and
- increase investment in the countryside access network

The AIP notes the importance of rights of way for improving health and wellbeing and its proposed priority actions include:

- Design bespoke projects (and identify funding for them) to engage those typically hard-to-reach inactive populations experiencing health issues in outdoor activity on trails and other PRoW.
- Use Joint Strategic Needs Assessment (JSNA) data to understand where health risks are more prominent, and where PRoW can help;
- Look for opportunities to improve health and wellbeing associated with the access network that work across communities;
- Develop partnerships between the environment, sports and health sectors (such as Active Norfolk) to deliver effective projects that connect people with nature and improve health as a result;

Under Theme 2 of the AIP there is a specific objective “Improve connectivity of the access network through the planning system”. Its associated action points are to:

- Create or improve access through opportunities afforded by the planning system (e.g. plans and strategies such as district green infrastructure plans, neighbourhood plans and local plans) or through planned environmental improvements such as flood bank re-alignment.

- Recommend adoption of the Crime Prevention Through Environmental Design (CPTED) principle when creating new access.
- Link routes across local authority boundaries (cross-border).

As regards funding for improved rights of way, the County Council also wish to maximise the benefits achievable through new developments by:

- Giving guidance to Local Planning Authorities on how best to incorporate access provision into their Local Development Documents.
- Giving guidance to Local Planning Authorities on how best to seek planning gain in respect of improved access as apart of new development.

Norfolk Local Access Forum (Chairman)

The Norfolk Local Access Forum (NLAf) is a statutory organisation set up under the Countryside and Rights of Way Act 2000 to advice County Councils, and National Parks on all aspects of access to the countryside. Its membership is made up of a cross section of countryside users including land owners.

The NLAf also has Councillor members from the County Council and/or District Councils. The NLAf has just completed its statutory three yearly recruitment drive and its new members will meet for the first time in April 2019.

The NLAf has four sub-groups, covering Public Rights of Way, Permissive Access, and the Norfolk Access Improvement Plan. It is also unique in having a listed charity called Pathfinders.

The NLAf has a wide interest in access across Norfolk. NLAf works closely with the Norfolk Trails team (covering the National Trails which of course includes the sections in North Norfolk) as well as the Highway authority covering the other public rights of way.

4.8.2 Town and Parish Councils

While the County Council has primary responsibility for rights of way, some local councils have a particular interest in such and can be active in helping to maintain local paths, bridleways etc. Specific comments are noted below:

Town/Parish	Comments
Briston	Need maintenance. Already in contact with NNDC and NCC.
Catfield	Some footpaths running through the village and down into Catfield Fen. Latter not suitable for unaccompanied youngsters.
Cley	The Public Rights of Way in the parish are highly valued by residents and visitors. Every year the PC receive complaints regarding overgrown paths, we understand the County Council only have funds for one cut a year. Many people struggle to use these paths when they become overgrown. More cuts are required to enable use all year round.
Cromer	Need to improve surfacing exists on FP 19 between Henry Blogg Road and Norwich Road which has been funded 2019-20. Cliff Lane may also benefit from improvement due to some concerns at Surface suitability. An opportunity exists to make sure of disused rail facilities such as Cromer High Station or the disused Tunnel.
Fakenham	Access to southern end of the Railway cutting.
Holt	Cycle path important to access Holt. Footpath from Holt to coast regions important.
Ingworth	Very limited. Village has no footpaths, lots of speeding vehicles
Sheringham Town	Footpaths should be identified, marked and maintained.
Stiffkey	More help maintaining these would be good.

Swanton Abbot	Footpaths need to be maintained to a higher standard. There are no bridleways in the village.
Thursford	We have a few in our parish. Need for more.
Wells Town	Cycle paths and circular walking routes would be beneficial

4.8.3 Other Organisations

The British Horse Society (BHS) - Local Access and Bridleways Officer

Rights of way in Norfolk are poorly managed. There has been a lack of funding from the County local authority resulting in insufficient staff levels and funding to manage the rights of way network. There are many instances where rights of way have fallen into disrepair and have not been fixed. Feedback has included that as it is not a promoted route it isn't a priority.

Enforcement action is not taken by the local authority. Examples of this include a byway which has been closed by the landowner between Langham and Cockthorpe. The route has trees blocking access and the cross-field section has been ploughed and not reinstated. This has been the case for at least the 6 years we have been reporting it. Routes are not well maintained and are regularly so over/under grown they are inaccessible. In other car surface damage is not reinstated. The most frustrating part of this is that the staff in the rights of way team want to help but do not have the time or capacity to deal with the issues on the network.

The County Council does not meet its statutory duties in rights of way definitive map modification orders, again due to team capacity, and instead of meeting the 12 month deadline can regularly take 18-24 months to reach a decision. This makes it a real challenge to upgrade or add routes to the definitive map and statement.

There is a Norfolk access improvement plan, which was written with the involvement of the local access forum. It is not applied though. For example, the plan states it wishes to increase equestrian access, yet in practice we remain ignored. A recent example of this was in the Norfolk greenways project consultation which totally omitted equestrians from the initial consultation. Whether they will be included following many complaints from horse owners is yet to be seen.

Whilst there are many footpaths in North Norfolk, there are limited bridleways and byways allowing safe access for cyclists and horse riders. Given the high level of tourism in the area, multi-user routes which enable all non-motorised users, including carriage drivers, access to our landscape would be highly beneficial.

Multi-user routes: routes such as the Marriott's way (sadly a permissive route which should be dedicated as a public bridleway) are hugely successful and allow most users access (excuse horse and carriage). This model could be adopted on all Norfolk owned rights of way and across any land owned by North Norfolk District Council.

There is a misconception that multi-user routes (bridleways and byways) need expensive surfacing to make them accessible. There is no law requiring tonnes of hardcore to be put down to create surfaced tracks. This is often used as a barrier to extending access to footpaths for other user groups.

The Ramblers (North Norfolk)

The Sheringham ramblers walk twice a week on footpaths, coastal stretches and common land (including woodlands). They add that “on wet and windy days we build a woodlands section into our walks to give us some shelter!” They also observe that “lots of visiting ramblers join our group on an occasional basis when on holiday because they like to have the chance to walk beaches and coastline They conclude “in summary North Norfolk is an excellent area to walk in and is very popular with visitors – it is for many the main reason why they visit the area - hence the footpaths and rights of way have a clear benefit to tourism and the local economy”.

4.9 Parks, Natural Green Space and Rights of Way: Key Findings

Overview

- One of the District Council's main objectives in the Corporate Plan is Health and Wellbeing and associated actions include working with partners to invest in sport and recreation facilities across the District and promoting health and fitness for all ages, abilities and ambition.
- The District Council manage 14 (varied) woodland/countryside sites and the "flagship" site is Holt Country Park. They also manage the coastal strip/beaches from Weybourne through to Cart Gap; and are responsible for a number of play areas and amenity green spaces across the District.
- The District Council works in partnership with various organisations in relation to the management of recreational open spaces including Natural England, Norfolk Wildlife Trust and the Forestry Commission.
- The Town and Parish Councils are key managers of parks, recreation grounds and various open spaces across the District.
- Natural England suggests that the ANGst standard should be a starting point for developing a standard for natural and semi natural green space. Variations from this standard should be justified.
- The Woodland Trust Woodland Access Standard (WAS - endorsed by Natural England) provides guidance on access to Woodland, which should also be taken into consideration.
- Many stakeholders highlight the importance of biodiversity and having multi-functional open spaces that take biodiversity into account in relation to design and maintenance. A number of stakeholders also note the need to balance access and outdoor recreation with conservation in environmentally sensitive areas.
- The importance of biodiversity, ecological networks and the health and wellbeing benefits associated with access to good quality open space were key issues highlighted throughout the consultation.

Quantity

- The District Council Countryside Team notes that in broad terms across the District the quantity of park and recreation ground provision is quite good,
- The District Council Landscape Officer notes that there is a lack of provision in the west of the District around Fakenham. There is a concern that due to the lack of provision in this area, more people are visiting the coast and the sensitive nature conservation areas to walk their dogs and exercise in general, which in turn is having a negative impact on these sites.
- It was also noted that a significant growth area for the District is to the south-west and west of North Walsham. Although North Walsham benefits from having Bacton Woods and Pigneys Wood to the north and north-west of the town there are no easy links to these areas for residents from the south and west of the town.

Household Survey:

- A large majority of households that thought there are enough local recreation grounds and parks (68%) and children's play areas (60%).
- A small majority of households (51%) noted a need for more publicly accessible woodlands, wildlife areas and nature reserves.

Quality

- The District Council has secured Green Flag status for Holt Country Park, Pretty Corner Woods and until recently Sadlers Wood (an aspiration of the Countryside Team is to requalify Sadlers Wood for Green Flag). The Team would like to make further improvements to Holt Country Park – in particular to the play area and indoor facilities.
- The Team notes that while in broad terms across the District the quantity of parks and recreation ground provision is quite good, the quality is much more variable and some spaces are run down and in need of improvement.
- The District has a number of Blue Flag beaches which attract a large number of visitors to the District.

Household survey:

For most kinds of outdoor facilities/open spaces a majority of households suggested that they were of adequate or better quality (though the most common rating tended to be only "adequate").

- Local parks and recreation grounds and beaches were most commonly rated as being the highest quality provision. 70% of households rated local recreation grounds and parks as being very good or good; and beaches 66%.
- The lowest rated provision was artificial turf pitches with 40% of household rating them as poor or very poor. The quality of facilities for teenagers was also rated as poor or very poor by 37% of households.

Access

- In general, a majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.
- 65% of households confirmed that they would be prepared to walk/cycle further if the quality of the route was improved. 84% said that if the quality of the route was improved they would make the journey more often.
- The detailed findings relating to acceptable access times to the various typologies will be considered in detail to help determine the access elements of relevant standards for different kinds of open space.

Other points raised

- Some sectors of the community face particular barriers to access such as disabled people; children and young people; households in the more isolated rural areas and those in the more deprived areas of the District.
- The Coastal Engineer highlighted that the Council has difficulty managing some water sports particularly jet skiing and 'Jet Skiers'. He notes that officers have encouraged a private initiative at Sea Palling where the jet ski activities are privately managed but this is likely to be closed soon. There is a definite need for a more centrally managed location for all water sports where activities such as these can be managed and encouraged but where there is no conflict with the wider public.
- The BHS note that whilst there are many footpaths in North Norfolk, there are limited bridleways and byways allowing safe access for cyclists and horse riders. Given the high level of tourism in the area, multi-user routes which enable all non-motorised users, including carriage drivers, access to our landscape would be highly beneficial.

5.0 OUTDOOR PLAY AND YOUTH FACILITIES

This section provides feedback and information relating to outdoor play spaces and youth facilities. It considers information and views provided by various stakeholders, strategic organisations and local groups.

The section is structured into two main parts:

- Review of Policy and Strategy
- Youth and Play – stakeholder feedback

There is a summary of key points and issues at the end of the section.

5.1 Review of Policy and Strategy

5.1.1 North Norfolk Open Space and Recreation Study (2006)

The study highlights that open space provides an important role in serving children's play needs; and that "the importance of children's play extends far beyond the activity itself and contributes directly towards child development through developing a wide range of physical, social and emotional skills and abilities". The study also notes the need to engage children and young people in the identification and design of play opportunities as part of the planning process in order that play environments meet local needs and priorities.

The audits and analysis of play provision was undertaken in line with the National Playing Fields Association (now Fields in Trust - FiT) play typologies LAPs and LEAPs but did not include analysis of the need for NEAPs and outdoor Youth Facilities¹¹.

The broad conclusion was that in terms of quantity "coverage of children's play facilities within the 7 main settlements is adequate. Resources within these areas should therefore be restricted to repair and improvement". In contrast the study noted that "there are a number of villages lacking any such facilities - 21 settlements in total" but added that "it is, regrettably, not possible to provide a children's play area in every settlement".

In terms of quality the conclusion was that "overall 86% of the children's play areas in North Norfolk are considered to be in either fair or good condition. The remainder (14%) are considered to be in a 'poor' condition. To improve the quality of individual play spaces therefore existing spaces should aim to fulfil the criteria set out by the NPFA to qualify as a LEAP".

This study and the associated Supplementary Planning Document (SPD) - Guide to Core Strategy - Open Space Standards (2008) set the following local standard for Children's Play Space comprised of three elements – quantity, quality and accessibility:

¹¹ Please see Section 5.1.3 below – FiT's guidance on play and youth provision has developed significantly since 2006

Typology	Quantity Standard	Accessibility Standard	Quality Standard
Children's Play	0.8 ha per 1,000 population (including a variety of types)	All residents within the seven main towns and Hoveton should have access to an area of formal and informal play provision for children and teenagers within 400m of home. People living outside the main towns and Hoveton should have access to an area of formal and informal play provision for children and teenagers within 800m of home.	Children's play provision within the District should be of adequate quality and provide the range of facilities associated with the size of the facility. The guidelines set out within the NPFA 6-acre Standard (2001) should be used to assess levels of adequacy in terms of the range and quality of provision.

The current local standards and Open Space Study findings for Play Spaces will be reviewed and new standards proposed in this current study. The new standards will then be applied across the District in the main Open Space, Sport and Recreation report

5.1.2 Norfolk Children and Young People's Strategic Partnership – Children and Young People's Plan 2017-19

Introduction

The Children and Young People's Plan is drawn up by the County Council's Children's Services team on behalf of the Norfolk Children and Young People's Strategic Partnership. It sets out what the partnership aims to achieve together to address the needs of all children and young people, their families and carers. It also aims to "set out the wider context for working in partnership in children's services in Norfolk, the challenges that we face and what priorities we have set to achieve together".

The Plan highlights that "District councils are the local planning authority and may also provide parks, play and leisure facilities; respond to antisocial behaviour and in many cases support the work of communities through community development teams. District council's also play an important leadership role in their localities bringing together partners to focus on local issues and opportunities as they arise".

Plan Priorities - Space to thrive

The Plan sets out five priorities for the trust. Priority three is "Space to thrive".

This section notes that "having outdoor space to thrive, including play areas, outdoor youth facilities or informal open spaces, is an important factor in achieving good outcomes for children and young people and enhancing their life chances. Access to open space and its use for leisure, recreation and sport underpin people's quality of life and well designed and implemented planning policies are fundamental to help deliver spaces that are attractive, clean and safe and which contribute to the quality of life and well-being of people".

The Space to Thrive objectives include:

- Developing safe and positive community places and spaces.
- Making best use of the planning system to provide, design and designate child and young people friendly environments.

The Plan highlights five challenges that need to be tackled as noted below:

- Children and young people are often marginalised to specific spaces or activities – we need to re-think the role that all public space can play in the life chances of children and young people.
- Increasing child obesity with children less active is a major challenge. Provision of open spaces and outdoor facilities that they can access easily can help address this problem.
- Public space is often designed by adults for adults – we need to ensure there is a role for children and young people to design and direct use of spaces.
- Communities do not feel empowered to plan and direct use of community space and buildings to meet the needs of all residents, young and old
- Self-directed active play can be confused with anti-social behaviour – we need to challenge culture and stereotypes.

5.1.3 Fields in Trust (FiT)

In 2015 Fields in Trust produced the report: “Guidance for Outdoor Sport and Play - Beyond the Six Acre Standard”. In relation to standards for children’s play space the following summary was produced as a guide for local authorities considering local standards:

Typology	Quantity guideline (hectares per 1,000 population)	Walking guideline (walking distance: metres from dwellings)
Equipped/designated play areas	0.25 See table below for recommended minimum sizes	LAPs – 100m LEAPs – 400m NEAPs – 1,000m
Other outdoor provision (MUGAs and skateboard parks)	0.3	700m

FiT add that “quantity guidelines should not be interpreted as either a maximum or minimum level of provision; rather they are benchmark standards that can be adjusted to take account of local circumstances”.

The minimum sizes FiT recommend for play/youth spaces is noted below:

Play space typology	Minimum size	Minimum dimensions	Buffer zones
LAP	0.01ha	10x10 metres (minimum activity zone of 100sqm)	5m minimum separation between activity zone and the boundary of dwellings
LEAP	0.04ha	20x20 metres (minimum activity zone of 400sqm)	20m minimum separation between activity zone and the habitable room façade of dwellings
NEAP	0.1ha	31.6x31.6 metres (minimum activity zone of 1,000sqm comprising an area for play equipment and structures & a hard surfaced area of at least 465sqm (the minimum needed to play five-a-side football).	30m minimum separation between activity zone and the boundary of dwellings

MUGA & Skateboard Park	0.1ha	40x20 metres	30m minimum separation between activity zone and the boundary of dwellings
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Quality Guidance

FiT also provide general quality guidance for public open spaces.

- Quality appropriate to the intended level of performance, designed to appropriate technical standards.
- Located where they are of most value to the community to be served.
- Sufficiently diverse recreational use for the whole community.
- Appropriately landscaped.
- Maintained safely and to the highest possible condition with available finance.
- Positively managed taking account of the need for repair and replacement over time as necessary.
- Provision of appropriate ancillary facilities and equipment.
- Provision of footpaths.
- Designed so as to be free of the fear of harm or crime.
- Local authorities can set their own quality benchmark standards for play areas using Play England's Quality Assessment Tool.

5.1.4 Play England

Play England also have some broad observations about overall policy direction and advice on local standards as summarised below.

Quantity

Play England recommend provision of a range of play spaces in all urban environments:

- A Doorstep spaces close to home
- B Local play spaces – larger areas within easy walking distance
- C Neighbourhood spaces for play – larger spaces within walking distance
- D Destination/family sites; accessible by bicycle, public transport and with car parking

They emphasise that play spaces do not just mean formal play areas. While these are included play spaces cover all areas of public open spaces that are "playable" e.g. spaces that are accessible, safe, appropriate for play and where play use is welcomed and encouraged.

They also point out the need for standards for smaller settlements and rural areas where the doorstep, local, neighbourhood, and destination hierarchy is unlikely to be appropriate.

Quality

Play England would like the Play England Design Guide *Design for Play* to be referenced and added as a Supplementary Planning Document (SPD). Play England have developed a *Quality Assessment Tool* that can be used to judge the quality of individual play spaces. They recommend that local authorities consider adopting this as a means of assessing the quality of play spaces in the local area.

Access

Access is the key element for Play England as referred to in the Quantity section – a range of doorstep, local, neighbourhood, and destination play spaces with appropriate catchments. Disability access is also an important issue for Play England and they would like local authorities to adopt the KIDS publication *Inclusion by Design* as a Supplementary Planning Document.

Priorities

Play England have a guidance document: *Better Places to Play through Planning*. The publication gives detailed guidance on setting local standards for access, quantity and quality of playable space. It also shows how provision for better play opportunities can be promoted in planning policies and processes; giving detail of how local development frameworks and planning control can be utilised in favour of child-friendly communities. They recommended that local authorities adopt this guidance generally in terms of play and spatial planning.

5.2 Youth and Play facilities – Stakeholders

5.2.1 North Norfolk District Council

The primary providers of outdoor play and youth facilities are the town/parish councils and local recreational trust. However, the District Council is responsible for the management of a number of play areas across the District:

- NNDC Countryside Services manage the play area at Holt Country Park and the many of the woodland and countryside sites provide excellent play opportunities for informal and “natural play”.
- A number of play areas across the District are also managed by NNDC Property Services.
- While the Council does not manage any Skate Parks/Youth facilities it does own some sites managed by others e.g. Sheringham Skate Park – a new facility recently opened.
- In addition, the accessible beaches managed by the Council provide valuable play opportunities for children; and some of the informal/amenity green spaces owned and maintained by the Council (Environmental Services) allow for informal play close to home.
- One key aspiration for the Countryside Team is to improve the play area at Holt Country Park which is no longer fit for purpose. External funding would be needed to enable this project.

5.2.2 Town and Parish Councils

Town and Parish Councils are key owners and managers of local play areas and youth facilities in North Norfolk. Many of them highlight needs for improvements. Specific comments on play and youth facilities from individual parishes are provided in the table below:

Town/Parish Council Comments – Play and Youth Facilities

Town/Parish	Comments
Beeston Regis	There are no play facilities.
Blakeney	Enclosed area for small children separated from older children needed.
Briston	Play equipment needs upgrading/renewed. Facilities for teenagers also needs upgrading.

Catfield	Repairs to slide. Small field area but no ball games allowed outside village hall because of proximity. Could do with more disabled equipment.
Cley	Improved accessible access to the play area would benefit those in pushchairs and wheelchairs
Colby	More equipment in play area. Aspiration for playing field for young people to use.
Cromer	There is a need to improve and replace children's play generally at most existing locations, and the possibility of new play areas exists at areas such as Brownhill, and on green space areas surrounding Victory Housing Trust land. Existing proposals for a play area at the Park View development on Roughton Road have yet to be constructed. Beyond the skate park, there are no facilities aimed at teenagers. This site could benefit from further development for teenagers with increased facilities and park furniture. A disused Bowls Green is regularly used for informal sports and place for socialisation in place of location with this activity in mind.
Edgefield	Additional play area needed. None currently.
Fulmodeston & Barney	More equipment needed and replacement of old equipment.
Helhoughton	New equipment recently installed.
Hempton	Ongoing maintenance, improvement and development of the children's equipment is required. Additional play equipment is required to add to the existing to obtain a fully comprehensive play area for a broad age range of children.
Hindringham	Improved play equipment needed.
Holt	South side of bypass includes equipment for youth/adults.
Hoveton	Current play area closed as it needs repairs, and whole play areas need replacing all together. Youth club requirement - have put request out to start one.
Ingworth	Current area could be improved or expanded
Mundesley	Watson Watt Garden play area needs to be refurbished. Indoor facilities for teenagers needed when weather is bad.
North Walsham	At 2 or 3 parks improvements needed. (North Walsham play working to achieve this). Youth - Park-Core themed plus outside gym. Not include shelters.
Northrepps	Equipment needs replacement in next few years. Early years equipment required. There are no facilities for teenagers
Potter Heigham	Skate park facilities needed.
Raynham	Improvement and additional children's equipment needed.
Sheringham Town	Need for more play areas. Youth - churches play a big part here. Community centre available.
Stalham	No local swimming pool with easy access for young people.
Stiffkey	Not enough facilities for teenagers.
Sutton	Need more play areas.
Swanton Abbot	There is a need for a space suitable for kicking footballs etc. A village green could provide a safe place for older children to meet.
Weybourne	Lack of youth facilities in the village.

5.2.3 Woodland Trust

The Woodland Trust highlight that woods are important spaces for informal play "as highlighted in the Public Health White Paper (Healthy Lives, Healthy People; Nov 2010) there are tremendous opportunities for native woodland to contribute positively towards delivering improved mental and physical health for children and

young people. Research shows that woodland can provide benefits for air quality, urban heat island cooling, physical exercise provision and relief from mental illness".

5.2.4 Voluntary Sector Organisations

North Norfolk Youth Advisory Board (YAB)

The North Norfolk Youth Advisory Board is a body of young people and professionals that meet on a regular basis. The aim of the YAB is to identify issues that impact on young people and to play a strategic role in improving these identified needs. It is supported by Momentum which is a county-wide umbrella organisation for youth groups and other organisations with an interest in children and young people (including North Norfolk District Council). The North Norfolk YAB coordinator noted that:

- The new skatepark at Sheringham is an example of good practice in terms of provision and the involvement of young people in the process.
- Transport is a big issue for young people in North Norfolk as without a car it is difficult to independently access sport, play and leisure opportunities. This affects small towns and villages most as there tends to be little provision for children and young people locally.
- There is a general shortage of outdoor youth facilities and spaces for young people to meet in North Norfolk meaning that young people tend to meet with friends near local shops, village centres, parks, and play areas designed for younger children. This can cause concern and sometimes friction with older people who are not comfortable with groups of young people gathering. In some areas this is exacerbated by small numbers of young people involved with antisocial behaviour who may also be using alcohol and drugs. This can also mean that the majority of young people do not use facilities as much as they might like due to such misuse by a small minority.
- A common comment made by young people is that in many villages/neighbourhoods as there is no public space that is recognisably "theirs" they tend to get moved on from place to place. It was suggested that provision of good quality, well located and safe youth facilities designed with the input of young people would be likely to reduce any conflict with the wider community and it is also thought that well used provision tends to deter the small numbers who misuse facilities and give young people in general a bad reputation.
- When planning for new play areas and youth facilities or refurbishments/improvements to existing sites it is important to engage locally with children and young people.

Following on from the consultation process the North Norfolk YAB coordinator again emphasised the importance of involving local children and young people in the planning of any new play/youth spaces or improvements to existing provision in local communities. She noted that the North Norfolk YAB would be happy to be take such an ongoing role as part of a recognised process.

The North Norfolk YAB coordinator also helped to gather the views of groups of children and young people who they are in contact with across the district and also circulated an online survey to local youth organisations and others with an interest in children and young people (see below).

Young People and Local Youth Groups - YAB

YAB North Norfolk discussed play and outdoor youth provision with groups of young people in Cromer, Sheringham, Fakenham and Hoveton. Some points raised by young people are noted below:

- Most of the children and young people do make use of the local play and youth facilities that are available to them. Many also use local outdoor gyms and the free to use sports/kickabout facilities in parks.

- Overall there are not enough play areas and youth facilities locally though – more needed - especially for teenagers. Young people aren't allowed to use some of the play areas but there's nothing else for them.
- If you don't live in the towns transport is a problem and there's nothing to use locally.
- Provision for younger children is better and more easily accessible than facilities for teenagers. In the towns you can generally walk to a local play area within a reasonable time.
- Quality is variable – examples of good provision included parks with play areas at Happisburgh (by the beach) and Neatishead and the skateparks at Fakenham and Sheringham. "Holt Park is good to visit but the play area isn't very good". Many local play areas are very poor though, with old and outdated equipment that needs replacing.
- Many play areas don't seem to be that well looked after and they suffer from graffiti and vandalism. A small minority of older teenagers cause problems for others. "Maybe CCTV would help or more regular visits by the police? Dogs can be a problem in some parks "they shouldn't be allowed near play areas".
- Not enough equipment in many play spaces that is interesting to older children and teenagers. They would like things like zip wires, monkey bars, bigger and more challenging climbing frames, better roundabouts, see-saws and areas for bikes.
- "We could do with more MUGAs and artificial turf pitches (free to use)".
- Need toilets in all of the bigger parks with play facilities – particularly to help access for disabled children and young people.
- There are a few youth shelters but often they aren't in the right place and so are misused by small numbers of young people who put others off. "They sit on top of the one in Sheringham near Ladybird!" In Bodham there is wooden youth shelter but it's broken down.

Comments from local youth groups included:

- Fakenham Skate Park is good as a venue for outreach work and we use outdoor gyms in promoting healthy free to use opportunities.
- Some of our projects make particular use of natural outdoor spaces like woodlands and countryside sites to demonstrate the association with good mental health and wellbeing.
- Children and young people are growing all the time and need to see their environment reflect that. To limit the number of spaces available limits the opportunity to children and young people to try new things and develop new skills.
- Youth shelters would be better if re-thought; in the past, too many were placed out of the way of the rest of the community and then caused concern because people didn't know what was going on in and around them. Young people should not be marginalised.
- In terms of priorities for the future we need more and better play areas with more challenging equipment for teenagers, outdoor gyms and greater access to wild natural areas (grass, ponds, trees for climbing, sand/mud etc).

Open Youth Trust (North Norfolk)

The Open Youth Trust is a county-wide voluntary sector youth organisation based in Norwich but providing outreach services and youth activities across the county including North Norfolk. The outreach worker for North Norfolk highlighted a number of points:

- Overall, there seem to be enough reasonable quality play areas across the district for younger children but insufficient facilities for teenagers. In particular there are few opportunities for

teenagers to meet with friends, leading to young people hanging around near shops, meeting in parks, and at play areas designed for younger children. A common complaint from teenagers is that they keep getting moved on from place to place as there are no public areas accepted as “theirs”.

- The Skate Park in Sheringham as a good example of the kind of facility that teenagers need both for wheeled sports and as an accepted point for young people to meet with friends.
- The outreach worker also emphasised the importance of involving young people in both the location and design of outdoor youth facilities including youth shelters (of which there are very few in North Norfolk). “Involvement could also include helping to decorate provision through local arts projects”.
- Transport was also a common barrier to young people accessing facilities, meaning some kind of local provision in the towns/villages is needed.

5.3 Play Areas and Youth Facilities - Key Findings

In North Norfolk the District Council is responsible for a number of play areas but it is the Town and Parish Councils that manage the majority of play spaces and outdoor youth facilities.

Quantity

- The voluntary youth organisations working in the District and the young people consulted via the North Norfolk Youth Advisory Board suggest that overall in the main towns there seem to be enough play areas but many smaller villages do not have sufficient provision.
- The youth organisations and young people themselves highlight that overall across the District there are not enough outdoor youth facilities.
- A number of individual town/parish councils note a lack of or under-provision of play spaces in their parish and higher proportion highlight a lack of youth facilities.

Residents survey

- A clear majority of households (60%) say that overall there are enough play areas for younger children.
- In contrast, a clear majority (64%) reported a general need for more facilities for teenagers.

Quality

- The North Norfolk Youth Advisory Board and the young people they consulted noted the wide variability in quality of play areas and youth facilities across the District.
- Young people highlighted examples of good provision including play areas at Happisburgh (by the beach) and Neatishead and the skateparks at Fakenham and Sheringham.
- However, the young people noted that many local play areas are very poor with old and outdated equipment that needs replacing. They would like things like zip wires, monkey bars, bigger and more challenging climbing frames, better roundabouts, see-saws and areas for bikes.
- A significant number of parish councils highlight a need for improvements to local play areas and youth facilities.

Residents survey

- The quality of youth facilities is not rated highly - 76% of respondent households say that they are at best adequate (with 37% of those rating them as poor or very poor).
- In general residents have less concern with the quality of equipped play areas across the District (58% rated them as being good or very good in contrast to 9% rating them as poor or very poor).

Access

- The young people consulted via the YAB noted that provision for younger children is more easily accessible than facilities for teenagers “in the towns you can generally walk to a local play area

within a reasonable time” however “If you don’t live in the towns transport is a problem and in many places there’s nothing to use locally”.

- The lack of transport to access play and youth facilities in the rural areas was also highlighted by the voluntary youth organisations.
- The young people also noted a need for toilets in the bigger parks with play facilities – particularly to help access for disabled children and young people.

Residents survey

- A majority of users (55%) would expect play areas to be within a 10 minute travel time, of which 18% would not wish to travel more than 5 minutes.
- 47% of users would expect youth facilities to be within a 10 minute travel time, of which 14% would not wish to travel more than 5 minutes. However, a small majority (53%) would be prepared to travel 15 minutes (of which 18% would travel longer).
- A clear majority of respondents (63%) would be prepared to travel 15 minutes to make use of Multi-use Games Areas (of which 26% would travel longer).

Priorities for improvement

- Stakeholders indicated that the kinds of facilities that were most frequently rated as being a high priority for improvement were play areas with more challenging equipment for teenagers, skate parks, outdoor gyms and public access to wild natural areas (grass, ponds, trees for climbing, sand/mud etc).
- The need for youth shelters/outdoor meeting places for young people was highlighted by the youth organisations. However, it was also noted that “youth shelters would be better if re-thought; in the past, too many were placed out of the way of the rest of the community and then caused concern because people didn't know what was going on in and around them. Young people should not be marginalised”.

Other Issues / General Observations

- The value of play in relation to improvements to children and young people’s health and wellbeing was highlighted by a number of stakeholders.
- District Council officers and a number of town and parish councils refer to a lack of funding to develop and maintain play and youth facilities to a satisfactory level.
- Stakeholders noted a priority need for consultation with young people and the wider community in the planning, design and location of local play and youth facilities. The North Norfolk YAB confirmed their willingness to be take such an ongoing role as part of a recognised process.
- Play England and FiT provide useful guidance on play and spatial planning; play space design; and managing risk in play. Some of these could be adopted as guidance and Supplementary Planning Documents.

6. Concluding Remarks

The survey work, stakeholder consultation, and desk-based research have highlighted a wide range of issues of value to both the Open Space, Sport and Recreation Study and the Playing Pitch Strategy.

Response levels to the residents' survey, town/parish councils' surveys and from other stakeholders have been high. This has ensured that a wide and diverse range of views from local people with an interest in open space, and outdoor sport/recreation facilities have influenced the findings of the study. Most of the main strategic stakeholders have also responded and key issues have been identified to be further considered in the two main reports.

There is a strong degree of consistency across the various sources on key areas of local and strategic need/aspirations, from which we can be confident that the findings are robust and reliable. This provides a strong evidence base to be combined with the detailed facilities audit and analysis. As noted in the introduction there has also been an additional extensive consultation programme specific to the Playing Pitch Study and these findings are provided in the PPS.

The information and findings from the consultation report are further considered and analysed in the Open Space, Sport and Recreation Study and PPS reports in relation to the various typologies of open space and outdoor recreation being analysed. In particular the findings provide evidence to support the spatial planning standards recommended for the different categories of open space and outdoor community recreation facilities. All relevant findings will also feed into the main Playing Pitch Strategy report.

Appendix 1 – Demographic Profile of Residents Survey

The residents survey asked a series of questions to determine a demographic profile of the respondents of the survey.

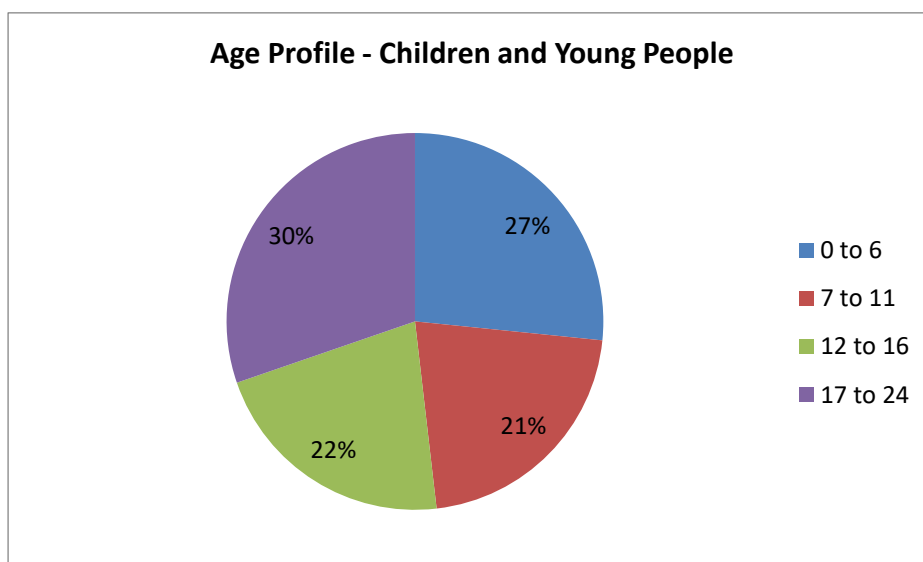
1. Households

Respondents were asked to respond to the survey as a household rather than an individual. In total, 693 surveys were completed with a total of 1403 people represented.

2. Children

Only 18% of households who responded had children/young people within their household. This represented views on behalf of 127 children/young people.

The age profile of these households was split as follows:



3. Disability

19% of respondents considered that a disability limits their household's activities to some degree.

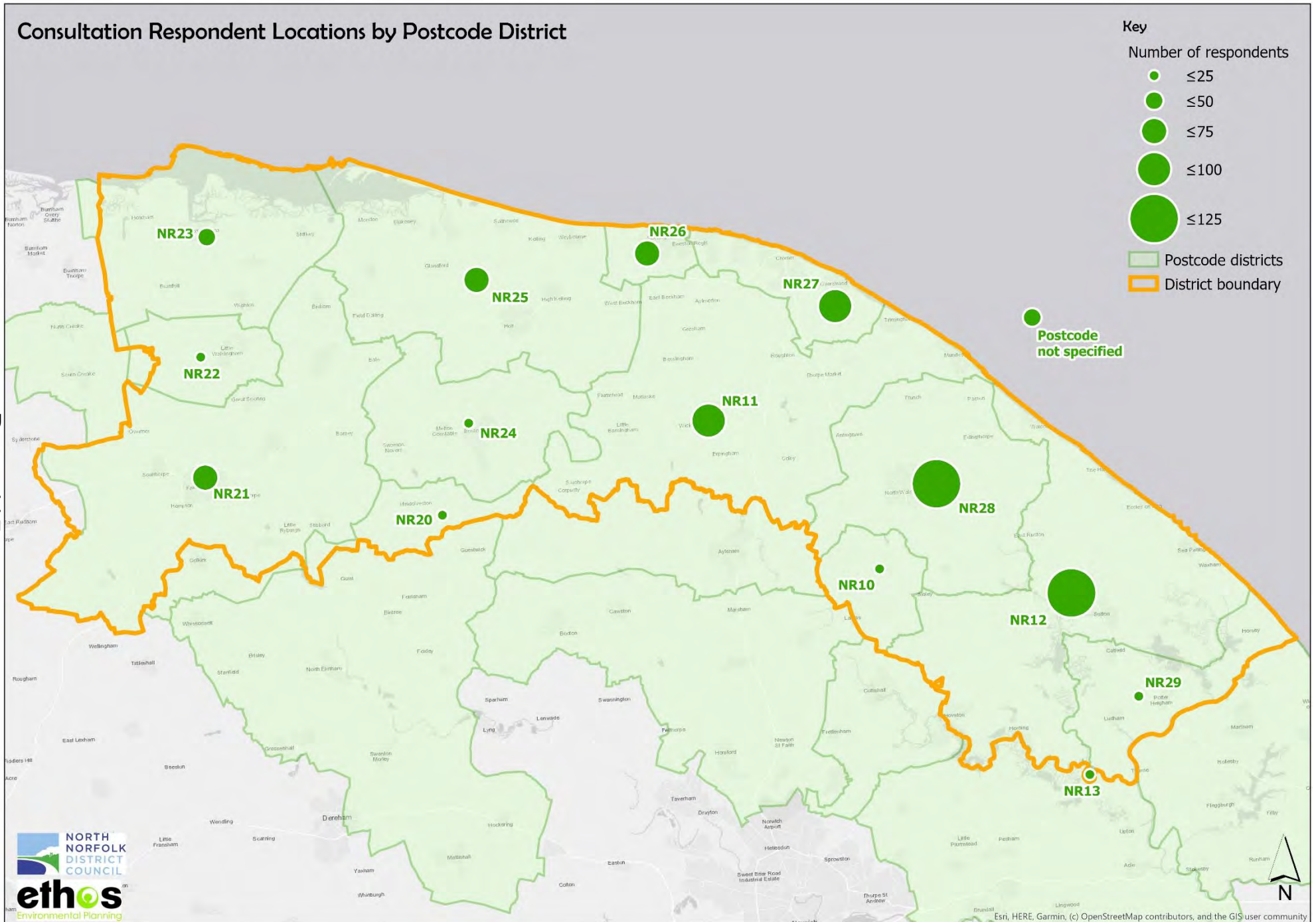
4. Access to a car

Respondents were asked if they have access to a car for transport and of which 91% of respondents said they did.

5. Location of respondents

We were able to determine the geographical distribution of respondents by gathering postcode data. The three areas with the highest number of respondents were; NR12 (106 responses), NR28 (103 responses) and N27 (90 responses). There were 31 respondents who did not specify their postcode.

Consultation Respondent Locations by Postcode District



Appendix 2 – Resident's Survey

NORTH NORFOLK OPEN SPACE, SPORT AND RECREATION STUDY SURVEY

This is your chance to help shape the future of Open Space, Play and Outdoor Recreation/Sport Facilities in North Norfolk. Please respond thinking about your household as a whole. The survey should take you about 5-10 minutes to complete.

PART A – TYPES OF OPEN SPACE, SPORT AND RECREATION FACILITIES THAT YOU AND YOUR HOUSEHOLD VISIT

Q1 Please tick how often members of your household visit or use EACH of the following types of open space, sport and recreation facilities within North Norfolk. (in each row please tick one box only).

Types of open space, sport and recreational facility	Frequency of visit/use				
	Almost every day	At least weekly	At least monthly	Less often	Never
Local recreation grounds and parks					
Children's play areas					
Facilities for teenagers (e.g. skate parks, shelters)					
Multi Use Games Areas (MUGAs) – hard surfaced					
Artificial Turf Pitches (e.g. for football and hockey)					
Winter Pitches (e.g. football, rugby)					
Cricket Pitches					
Outdoor Tennis/Netball Courts					
Outdoor Bowling Greens					
Outdoor Athletics Tracks					
Golf					
Footpaths, bridleways, cycle paths, disused railways etc.					
Water recreation facilities (e.g. rivers, lakes, ponds)					
Woodlands, wildlife areas and nature reserves					
Allotments and Community Gardens					
Informal Open Spaces for ball games, picnics, dog walking etc.					
Beaches					

PART B – ARE THERE ENOUGH FACILITIES?

Q2 Do you think there is a need for more, the same or fewer of the following types of open space, sport and recreation facilities (accessible from where you live)?

Types of open space, sport and recreational facility	Need for more	There are enough	Don't need as many	No opinion
Local recreation grounds and parks				
Children's play areas				
Facilities for teenagers (e.g. skate parks, shelters)				
Multi Use Games Areas (MUGAs) – hard surfaced				
Artificial Turf Pitches (e.g. for football and hockey)				
Winter Pitches (e.g. football, rugby)				
Cricket Pitches				
Outdoor Tennis/Netball Courts				
Outdoor Bowling Greens				
Outdoor Athletics Tracks				
Golf				
Footpaths, bridleways, cycle paths, disused railways etc.				
Water recreation facilities (e.g. rivers, lakes, ponds)				
Woodlands, wildlife areas and nature reserves				
Allotments and Community Gardens				
Informal Open Spaces for ball games, picnics, dog walking etc.				
Beaches				

PART C – YOUR OPINIONS OF OPEN SPACE, SPORT AND RECREATION FACILITIES

Q3 In general, how does your household rate the quality of the following provisions (accessible from where you live)?

Types of open space, sport and recreational facility	Very Good	Good	Adequate	Poor	Very poor	No opinion
Local recreation grounds and parks						
Children's play areas						
Facilities for teenagers (e.g. skate parks, shelters)						
Multi Use Games Areas (MUGAs) – hard surfaced						
Artificial Turf Pitches (e.g. for football and hockey)						
Winter Pitches (e.g. football, rugby)						
Cricket Pitches						
Outdoor Tennis/Netball Courts						
Outdoor Bowling Greens						
Outdoor Athletics Tracks						
Golf						
Footpaths, bridleways, cycle paths, disused railways etc						
Water recreation facilities (e.g. rivers, lakes, ponds)						
Woodlands, wildlife areas and nature reserves						

Allotments and Community Gardens						
Informal Open Spaces						
Beaches						

PART D – TRAVEL TIMES FOR VISITS TO OPEN SPACE, SPORT AND RECREATIONAL FACILITIES

Q4 How long would members of your household normally be prepared to travel to visit the following types of open space, sport and recreational facilities? Please also tick if you would walk, cycle drive or use other forms of transport.

Types of Open Space, Sport and Recreational Facilities	Time (in minutes) prepared to travel						Preferred method of travel (please tick ONE only)			
	Up to 5 mins	6 to 10 mins	11 to 15 mins	16 to 20 mins	More than 20 mins	Do not wish to visit/use	Walk	Cycle	Drive /Car	Bus/ other
Local recreation grounds and parks										
Children's play areas										
Facilities for teenagers (e.g. skate parks, shelters)										
Multi Use Games Areas (MUGAs) – hard surfaced										
Artificial Turf Pitches (e.g. for football and hockey)										
Winter Pitches (e.g. football, rugby)										
Cricket Pitches										
Outdoor Tennis/Netball Courts										
Outdoor Bowling Greens										
Outdoor Athletics Tracks										
Golf										
Footpaths, bridleways, cycle paths, disused railways etc.										
Water recreation facilities (e.g. rivers, lakes, ponds)										
Woodlands, wildlife areas and nature reserves										
Allotments and Community Gardens										
Informal Open Spaces for ball games, picnics, dog walking etc.										
Beaches										

Q5 If the quality of your journey on foot or by bicycle to open space, sport and recreation facilities was improved would household members:

a) Be prepared to walk/cycle further to reach the facility? ☐ Yes

☐ No

b) Make the journey more often?

☐ Yes☐ No**PART E – PRIORITIES FOR IMPROVEMENTS**

Q6 Of the various kinds of open space, sport and recreation facilities what are your household's priorities in terms of potential improvements? For all the kinds of facility in which you have an interest please indicate an order of priority (high, medium, low). Also, please indicate whether the main need for improvement is a) additional facilities – ADD, b) improvements to existing facilities – IMP; or c) better access to facilities – ACC.

Types of Open Space, Sport and Recreational Facilities	Priority			Improvement		
	High	Med	Low	ADD	IMP	ACC
Local recreation grounds and parks						
Children's play areas						
Facilities for teenagers (e.g. skate parks, shelters)						
Multi Use Games Areas (MUGAs) – hard surfaced						
Artificial Turf Pitches (e.g. for football and hockey)						
Winter Pitches (e.g. football, rugby)						
Cricket Pitches						
Outdoor Tennis/Netball Courts						
Outdoor Bowling Greens						
Outdoor Athletics Tracks						
Golf						
Footpaths, bridleways, cycle paths, disused railways etc.						
Water recreation facilities (e.g. rivers, lakes, ponds)						
Woodlands, wildlife areas and nature reserves						
Allotments and Community Gardens						
Informal Open Spaces for ball games, picnics, dog walking etc.						
Beaches						

PART F – OTHER COMMENTS

If you have any other general comments or specific observations about open space, sport and recreational provisions please let us know in the box below:

PART G – ABOUT YOUR HOUSEHOLD

To help us analyse the data from the survey and to make best use of the findings to plan for the future, it would be extremely helpful to know a little about you and your household. This information is strictly confidential and will not be shared with any third party or presented in any way that would identify specific individuals or households.

A How many people are normally resident in your household?

B Are there any children/young people in your household?

Yes

No

If yes, how old are they? Please put the number of children/young people in each age range.

0-6

7-11

12-16

17-24

C Does anyone in your household consider themselves to be disabled?

Yes

No

D Do you have access to a car for transport?

Yes

No

E What is your postcode? (First part only e.g. NR10)

Thank you for completing this survey. Please return the survey in the FREEPOST/Business Reply envelope supplied by the 15th March 2019.