

Planning Policy & Built Heritage Working Party



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Friday, 3 July 2020

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 13 July 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: Mrs A Fitch-Tillett, Mrs W Fredericks, Mr A Varley

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 - 8)

To approve as a correct record the Minutes of a meeting of the Working Party held on 15 June 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. FIVE YEAR LAND SUPPLY STATEMENT 2020

(Pages 9 - 12)

Summary: This report seeks to publish North Norfolk District Council's 2020 Five Year Land Supply position and the Housing Delivery Test (HDT) results. The results for both tests for 2020 are presented.

Recommendation: That the Statement of Five Year Land Supply 2020-2025 is published.

Cabinet Member(s)	Ward(s) affected
Cllr Andrew Brown	All
Contact Officer, telephone number and email: Rakesh Dholiwar, rakesh.dholiwar@north-norfolk.gov.uk , 01263 516161	

8. LOCAL PLAN SITE ALLOCATIONS : BRISTON / MELTON CONSTABLE, CROMER & BLAKENEY

(Pages 13 - 216)

Summary: To identify the final suite of allocations for Briston/Melton Constable, Cromer and Blakeney 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:	
Mark Ashwell, Planning Policy Manager, 01263 516325, mark.ashwell@north-norfolk.gov.uk	
Iain Withington Planning Policy Team Leader 01263 516034, Iain.Withington@north-norfolk.gov.uk	

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

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PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 15 June 2020 remotely via Zoom at 10.00 am

Committee Mr A Brown (Chairman) Mrs P Grove-Jones (Vice-Chairman)
Members Present: Mr D Baker Mr N Dixon
Mr P Fisher Ms V Gay
Mr P Heinrich Mr N Pearce

Members also attending: Mr H Blathwayt Mrs S Bütikofer
Mrs A Fitch-Tillett Mrs W Fredericks
Mr R Kershaw Miss L Shires
Mr J Toye Mrs L Withington

Officers in Attendance: Mr P Rowson - Head of Planning
Mr M Ashwell - Planning Policy Manager
Mr I Withington - Acting Planning Policy Manager
Mrs E Denny - Democratic Services Manager
Miss L Yarham - Democratic Services & Governance Officer (Regulatory)

1 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J Punchard.

2 PUBLIC QUESTIONS

None.

3 MINUTES

The minutes of a meeting of the Working Party held on 16 March 2020.

4 ITEMS OF URGENT BUSINESS

None.

5 DECLARATIONS OF INTEREST

Minute	Councillor:	Interest
7	Mrs W Fredericks (non-Working Party member)	Knows landowner for Mundesley site

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

The Acting Planning Policy Manager referred to an update report that had been circulated to the Working Party prior to the meeting, covering matters that had been dealt with under Covid-19 interim arrangements. Sites at Stalham, Sheringham and Ludham had been discussed and would be going forward for Cabinet approval for inclusion in the Local Plan. Discussions had also taken place on the timeline and a new Local Development Scheme timeline had been produced, which would be

published on the website (<https://www.north-norfolk.gov.uk/tasks/planning-policy/local-development-scheme/>).

An Inspector would shortly be appointed for the examination of the Ryburgh Neighbourhood Plan examination, which was expected to commence at the end of June/early July.

7 SITE SELECTION REPORT B: HOLT, HOVETON AND MUNDESLEY

The Acting Planning Policy Manager presented the report and site assessment booklets relating to proposed allocations for Holt, Hoveton and Mundesley. He outlined the main issues relating to each settlement and recommended sites for inclusion in the Local Plan, ahead of Regulation 19 consultation and subsequent submission.

Holt

The Acting Planning Policy Manager reported that in response to concerns raised by this Council, the Local Education Authority was seeking to vary its standard procedures for commissioning a new primary school at a meeting on 16 June. A proposal was being put forward that the Norfolk County Council Schools Capital Programme specifically included a commitment to a new primary school for Holt, which if approved would show the County Council's determination and commitment to delivering a school on site H04 and go some way to addressing delivery concerns.

Councillor D Baker, local Member, stated that he was comfortable that Holt had been identified as a Small Growth Town as there had been a large amount of growth in the town over recent years. He considered that the proposed sites were reasonable and would not impact the town centre, but conversely they involved building further away from the town, disconnecting properties and elongating the town so that it merged with High Kelling. There was no suitable access into H04 and although the Highway Authority did not object, it had recognised that there were issues.

The Acting Planning Policy Manager explained that the site had undergone a rigorous assessment, had scored positive in the Sustainability Assessment and had good connectivity to the town. Whilst the Highway Authority preferred two accesses, it considered that a suitable access could be achieved off Beresford Road provided that the layout included an internal loop road. He referred to a recent planning application on this site, when the Highway Authority had raised no objection to the single point of access proposed in the application and an independent highway consultant appointed by the Council had considered the single access to be acceptable. Although the planning application had attracted a great deal of feedback, there had been very little response to the Local Plan consultation. Officers considered that the site remained one of the most achievable, deliverable and sustainable sites in Holt. He referred the Working Party to the reasoned justification contained in the assessment booklet.

The Planning Policy Manager added that the proposed allocation allowed for a smaller number of dwellings than the planning application to enable a better layout to be achieved within the site. The applicant did not control sufficient land to provide two accesses, and the Highway Authority could not sustain an objection on highway grounds provided there was an internal loop road. The planning application had not been refused on highway grounds and it would be inconsistent and contrary to evidence to reintroduce it as a reason at allocation stage. The proposed policy had been amended to include a clear mechanism for the delivery of the school, to

address the reason for refusal of the planning application. The proposed allocation would not compromise the appeal against refusal of the planning application.

Councillor Mrs S Bütikofer expressed her disappointment that the site was still being put forward considering the discussions at a number of meetings of the Development Committee. She considered that it was disingenuous to suggest that the Highway Authority and independent highway consultant had no concerns when the consultant did not comment on the vehicular movements caused by the school and associated nursery unit. She expressed her concern that as County Councillor for Holt she had not been informed by Norfolk County Council that the school was being discussed. Holt needed a primary school but this was not the right location. There were issues with sewerage on a number of sites, which was unsurprising given the amount of development that had taken place in Holt. Concerns regarding the ability to unlock employment land for residents of the new developments were frequently raised at meetings of Holt Town Council. She was concerned that H04 was still being promoted given that there were a number of outstanding concerns.

The Head of Planning explained that, given the nature of the planning application, the Highway Authority and independent consultant had been tasked with considering the delivery of homes and not the delivery of a school. However, the Committee had been keen that the delivery of the school was required if residential development took place. He outlined the views given by the highway consultant at the time of the application. With regard to Anglian Water issues, any allocation in the Local Plan would require a detailed survey at planning application stage to ensure that development could be delivered. He reminded the Working Party that allocations dealt with matters of principle, whereas matters of detail were considered at planning application stage. The site was therefore retained in the Officer's recommendation.

The Chairman stated that the 'in principle' allocations could succeed or fail at planning application stage through the normal process. The planning application referred to had been wholly contrary to Local Plan policy, and the provision of a school was a material consideration that could outweigh policy. However, there had been no joined up procedure to ensure that the school would be delivered at the same time as the residential development or any commitment from the Education Authority, which was considered unacceptable to the Development Committee, and this remained the case.

Councillor N Pearce considered that there were many grey areas with the lack of joined up commitment and procedure and it would be dangerous to make the allocation at this time. He considered that the access was dangerous and that it was necessary to have clarity in terms of process and procedure and a unified proposal before the site could be allocated.

The Planning Policy Manager requested clarity as to what Members wanted and suggested that the Working Party defer consideration of this site.

The Acting Planning Policy Manager stated that the hierarchy and spatial strategy required a certain number of dwellings for Holt, and in the event that H04 did not go forward it would be necessary to find another site which would deliver the required number of dwellings.

Councillor D Baker stated that he objected to the site altogether. It had been rejected as it did not accord with policy and had poor access, and not just because there was no commitment to delivering a school. All growth was concentrated to the south of the town and no consideration had been given to the north of the town.

There were sites close to a new development by Norfolk Homes which was less contentious, would have less impact on the community and could be accessed without causing problems. He requested that more thought be given to allocating to the north of the town.

Councillor Mrs S Bütikofer stated that H04 was the wrong site for the town. Concerns had been raised with regard to impact on Holt Country Park and it was important to consider all of the issues. She referred to the age demographic of the town and stated that the pupil numbers for the primary school had not been proven. She considered that two accesses were required at a minimum. She considered that this site should at least be deferred.

The Working Party discussed the possibility of deferral of this site. The Planning Policy Manager requested clarity as to the reasons for deferral. He explained that his earlier suggestion to defer the matter had been based on Members' concerns regarding the delivery of a school, but if the access was considered to be unsuitable the Working Party may wish to remove it from the allocations. However, it would require an alternative site to be found for residential development and a school.

The Chairman considered that it was difficult to see whether the greater concern was the delivery of a school or suitability of the site because of restricted access. He therefore proposed that site H04 be removed from the Local Plan. This was seconded by Councillor N Pearce.

It was **RECOMMENDED** by 5 votes to 0 with 2 abstentions (one Member had left the meeting temporarily due to technical issues)

That site H04 is removed from the Local Plan.

It was further **RECOMMENDED** with 6 votes in favour (two Members had left the meeting temporarily due to technical issues)

1. That the following sites be included in the Local Plan:

Residential allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
H17	Land North of Valley Lane	0.93	27
H20	Land at Heath Farm	7.11	200

Employment allocation:

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

2. That the final policy wording is delegated to the Planning Policy Manager.

Hoveton

Councillor N Dixon, local Member, stated that he did not have an issue with the village of Hoveton being designated as a Small Growth Town in the hierarchy, but requested that it was referred to consistently as a village elsewhere in the document.

He did not object to the proposed allocation of HV01/B subject to a number of caveats relating to infrastructure issues. He referred to the Market Town Network Improvement Strategy which had been strongly contested by Hoveton Parish Council, Wroxham Parish Council and himself in relation to the way the document had been produced by Norfolk County Council. Highway network issues would need to be dealt with at a later date. There were foul water issues which would require much more progress by Anglian Water before any development could take place. Although the Education Authority had said there was capacity in the high school and primary school, the head teachers of both schools had confirmed that there was no capacity and there was a need for clarity and consistency in this matter. The Practice Manager of the health centre had stated that there was insufficient capacity to take growth from the current planning application on this site. He considered that these constraints needed to be resolved in order for the site to be confirmed as deliverable without time constraints, and that at the present time it could be concluded that the site was suitable but not deliverable and a timescale may be required as part of the allocation.

Councillor Dixon stated that there was an employment land shortage in Hoveton and he considered that the lack of employment provision in the Local Plan was a missed opportunity. There was also no mention of allotments. He stated that the open space area OSP067 was incorrect as it had been converted into two car parks.

The Planning Policy Manager confirmed that he was happy to add the caveats to the policy context and some were already included. He sought confirmation as to whether Councillor Dixon was seeking the identification of a site for employment land or contributions towards employment.

Councillor Dixon confirmed that he was not seeking an allocation of employment land on HV01/B but would seek additional land or a contribution to avoid a situation where a business wanted to come into Hoveton but there was no land to progress on. He added that the NCC road network document was open to serious challenge as to how it had been produced.

The Acting Planning Policy Manager explained that employment land would be dealt with under Policy ECN1 which would be brought to the Working Party in due course. At the time of Regulation 18 consultation, there was 2 ha. of undeveloped employment land in Hoveton. An employment land study would provide evidence as to whether or not there was a need to amend the policy. Boundary reviews of existing employment zones would also be undertaken at a later date.

It was proposed by the Chairman, seconded by Councillor Mrs P Grove-Jones and

RESOLVED unanimously

1. That the following site be included in the Local Plan:

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

2. That the final policy wording is delegated to the Planning Policy Manager.

Mundesley

Councillor Mrs W Fredericks, local Member, stated that there were 11 new build market homes in Mundesley that had been empty for some time. Local employment was limited and many people were on low incomes and could not secure mortgages or afford private rents. There was a disproportionately high percentage of second homes and retired people in the village and there was a need to address the balance by providing secure, affordable rented accommodation for local families. She expressed concern that the maps available at the consultation roadshow did not make it clear that only MUN03 and MUN04 were the only options on the table. She stated that development on MUN03 had already been refused twice on landscape grounds and the development of 50 homes would block the view of local heritage landmarks, including the church, be visible for miles around and have a severe impact on the Victorian terraced properties at the bottom of the hill. She stated that the Parish Council had a scheme for 35 affordable dwellings which it wished to discuss. She had requested, and been promised, a dialogue on this issue on several occasions but it had not happened. She requested deferment until discussions had taken place with the Parish Council regarding their plans and dialogue had been opened up with the landowner.

The Planning Policy Manager explained that a thorough assessment of options had taken place and the conclusions had been drawn from the objective evidence as to the most suitable site. Engagement had taken place with the landowner and the options were limited. A meeting had been set up with the Parish Council, which had been cancelled due to Covid-19 and the Parish Council had not come back or said what they wanted to discuss at the meeting. He had no knowledge of their proposals, but they could bring forward a site at any time through the exceptions policies of the existing or emerging Local Plan or through the neighbourhood planning process. The purpose of housing targets was to meet both market and affordable needs of the District.

The Chairman stated that he was not clear as to whether the Parish Council was proposing development on a site which had been put forward or an entirely new site.

Councillor Mrs Fredericks reiterated her request for deferral to establish the Parish Council's plans. She considered that the proposed allocation was not deliverable as there was unsold high priced housing in the village and there was a danger that the majority of the allocated dwellings could remain empty. She considered that harm would be caused to the AONB, Conservation Area, landscape and the village, and that the proposals should be reconsidered.

The Head of Planning accepted that this was a difficult issue for the local Member. However, policies changed over time and there was a requirement to advance the Local Plan to ensure that the Council had a five year land supply, otherwise there was a danger that planning decisions could be taken out of the Council's hands. He added that the proposed allocation would deliver 18 affordable dwellings.

The Chairman asked if there was an expectation that the heritage impact statement would lead to conditions to mitigate the impact on the church and its surroundings.

The Planning Policy Manager explained that all sites would have a heritage assessment and very good progress had been made with Historic England with regard to agreed criteria. Any specific requirements would be included in the policy and consulted upon at Regulation 19 stage.

Councillor N Pearce asked if the site could be put forward with a caveat to require negotiations as requested by the local Member. The age profile indicated that the majority of residents were over 45 years and he agreed with the local Member that there was a need to help local families get houses of their own.

Councillor P Heinrich stated that he shared the local Member's concerns to a large extent, but it was necessary to allocate land to meet the requirement to maintain a 5 year housing supply. He considered that in many respects, the proposed site was reasonable if concerns regarding the landscape, views and impact on the AONB could be addressed at a later date. The real issue was lack of affordable housing in coastal towns and villages. Developers would not build dwellings if they could not sell them. He supported the Officer's recommendation.

The Chairman considered that a dangerous precedent would be set if all sites that had been subject to a previous refusal were deferred. Equal treatment should be given to all allocations across the District. He considered that the likelihood of affordable housing being provided in Mundesley would be reduced if a site was not allocated unless an exceptions or windfall site came forward.

Councillor V Gay proposed deferral of the allocation for Mundesley as requested by the local Member.

The Planning Policy Manager advised that a deferment of this allocation would be acceptable in this case. It was a contentious site and although the recommendation would remain the same, he was uncomfortable that the discussions had not taken place as promised.

Councillor N Pearce seconded the proposal to defer this allocation.

RESOLVED unanimously

That consideration of the allocation for Mundesley be deferred.

8 OPEN SPACE

The Acting Planning Policy Manager presented a report in respect of the Open Space Assessment and recommended modifications to Policy ENV7 within the draft Local Plan.

Councillor Ms V Gay welcomed the Study, and in particular the argument on the wellbeing value of parks and open spaces, and emphasis on biodiversity, climate change and ecological networks. She also welcomed the reference to the health profile of North Norfolk and diabetes rates in particular. The recent weeks under Covid-19 lockdown had highlighted the importance of open spaces.

Councillor Ms Gay highlighted errors in the study. She requested a correction to state that the Green Flag had been re-awarded to Sadlers Wood and was no longer an aspiration. She stated that the study stated that there was no need for allotments in North Walsham, whereas there had been a waiting list for a number of years and they were greatly in demand and much appreciated. She considered that allotments were as important for exercise and health as a sports pitch.

Councillor Mrs P Grove-Jones supported Councillor Ms Gay's comments. She also pointed out some slight discrepancies relating to allotments at Sutton and availability

of school buildings for community use. She stated that the study had highlighted that youth provision was poor and youths often had to travel to facilities but transport links were a problem.

Councillor Mrs Grove-Jones asked if the Council had teeth when it came to negotiating with developers.

The Acting Planning Policy Manager explained how the study would be used in assessing the amount and type of open space required. It would provide evidence to defend the Council's policy requirements and would be used when assessing viability.

The Chairman asked if there was any difference in terms of viability between a development with a freehold management company and one which did not.

The Acting Planning Policy Manager explained that the study took account of delivery of the open space provision but not its management.

It was proposed by the Chairman, seconded by Councillor Ms V Gay and

RECOMMENDED unanimously

- 1. That the findings of the Open Space, Sport and Recreation Study (Part 1) are accepted and the Open Space calculator used for subsequent planning applications and the proposed allocations within the Local Plan.**
- 2. That the revised wording of Policy ENV 7 is endorsed and that responsibility for drafting such an approach, including that of finalising the associated policy is delegated to the Planning Policy Manager.**

The meeting ended at 12.49 pm.

Chairman

Item for Decision

Five Year Land Supply Statement 2020

Summary: This report seeks to publish North Norfolk District Council's 2020 Five Year Land Supply position and the Housing Delivery Test (HDT) results. The results for both tests for 2020 are presented.

Recommendation: That the Statement of Five Year Land Supply 2020-2025 is published.

Cabinet Member(s)	Ward(s) affected
Cllr Andrew Brown	All
Contact Officer, telephone number and email: Rakesh Dholiwar, rakesh.dholiwar@north-norfolk.gov.uk . 01263 516161	

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out the requirements for Planning Authorities to address housing need for their area and delivering a sufficient number of homes via the Local Plan and the determination of planning applications.
- 1.2 **Five Year Land Supply Statements (5YLS)** look *forwards* over the next five-year period and compare dwelling requirements over this period with the likely supply of suitable development sites. Failure to maintain a sufficient supply of future development sites reduces the weight that can be given to adopted policies, thereby introducing a policy presumption that planning permission should be granted for sustainable developments, including in circumstances where the proposals may not comply with locally adopted Plans. This presumption should be applied until such time as the land supply position has improved.
- 1.3 The **Housing Delivery Test (HDT)** is published by DCLG on an annual basis. It looks *backwards* over a three-year period and records the number of dwelling completions and compares this to dwelling requirements over the same period. The result is expressed as a percentage of the number delivered compared to the number required. Where this falls below a 100% and by how much, determines which measures, if any, an authority may need to take to improve delivery.

2. Five Year Land Supply 2020-2025

- 2.1 The Council is a requirement to produce a statement which compares the future target for the delivery of new homes to the supply of housing land that is available to meet that target. This statement is important both in monitoring

progress on the delivery of homes and ensuring that sufficient development land is available to accommodate future needs.

- 2.2 The formal requirement is that each Authority should always have available sufficient deliverable sites for the next five years of required housing growth. It is not enough to allocate sites in Local Plans or grant planning permission for development - the test requires that there must also be a *realistic prospect* that planned development is actually going to be built within the next five-year period. The test is intended to ensure that the absence of suitable development sites will not hold back required development. If an Authority is unable to demonstrate a five-year land supply (sufficient development land for the next five years) it should take measures to make more land available, for example, by granting more deliverable planning permissions, or allocating more land in a Local Plan, or introducing other measures to incentivise the quicker delivery of sites.
- 2.3 For a) Five Year Land Supply purposes, and b) setting housing targets in Local Plans, the number of homes required over the period is calculated in accordance with a standard national methodology which, although derived from the same National Household Projections as the HDT, produces significantly higher requirements. This is because the standard methodology includes the addition of a substantial 'uplift' in future home requirements with the size of the uplift determined by the relationship between local incomes and local house prices (the affordability ratio). Where this ratio is high this uplift can be substantial and in the case of North Norfolk it adds around 37% to the future dwelling requirement, increasing it to 553 dwellings per annum from 404 dwellings per annum.
- 2.4 In order to ensure that there is sufficient choice and flexibility in future land supply the National Planning Policy Framework (NPPF) also requires that a further 5% buffer is added to the five-year requirement.
- 2.5 In June 2019 the Council commissioned Opinion Research Services (ORS) to undertake a review of Local Housing Needs. This review was focused on establishing the future need for homes in the District and in particular considered if the 2014-based National Household Projections represented a robust starting point for assessing future requirements. The 2014 Projections had previously been accepted as being flawed and shown to overestimate the requirement for new homes in the District. The review concludes that the 2014 Projections overestimate housing requirements by a significant amount and in light of this the Council has resolved that pending the results of an on-going review of the standard national methodology the requirement for new homes in North Norfolk is **487** dwellings per annum. This figure is derived from the later 2016-based National Household Projections, which are considered to be more representative of actual growth rates in the district, and incorporates the standard affordability uplift required by the national methodology together with a further 5% buffer to extend choice as required by the NPPF.
3. Taking account of the planning permissions which have been granted, the allocated development sites in the Site Allocations Development Plan and making an allowance for windfall developments as of April 2020 there is a total assessed deliverable supply of land suitable for some **2,513** new homes in the District.

3.1 **This equates to 5.16 years land supply when compared to the requirement to deliver 487 dwellings per year.**

4. **The Housing Delivery Test.**

4.1 The Housing Delivery Test was introduced in 2018 following the publication of a revised National Planning Policy Framework. It is a standard national measure of how each Authority in the Country has performed in terms of delivering homes over the preceding three years. The results are compiled and published annually by Department of Communities and Local Government (DCLG) and compare the **requirement** for new homes over this period with the actual numbers of new dwellings built. Housing completions data is provided by Local Authorities which submit an annual return. The *required* number of homes used in this test is either the current Local Plan housing target (where a Plan is up to date) or, where a Plan is more than five years old as is the case with North Norfolk, the annual average number of new households which are likely to form in an area derived from national household projections published by the Office for National Statistics (ONS). The national household projections are published every two years and the HDT is currently based on projections published in specific years (2012 and 2014 based projections).

4.2 In each of the last three years the number of new homes delivered in North Norfolk has exceeded the targets in both our adopted Local Plan (the Core Strategy has a target of 400 per year) and those derived from the household projections. The District provided **115%**, down from **126%** last year, of the housing requirement over this period and hence passes the HDT. This figure is likely to further diminish next year. Currently the Authority is not required to take any specific actions to improve housing delivery under the HDT.

4.3 The sanctions for not passing the HDT are:

- Where the HDT indicates that delivery has fallen below **95%** of an authority's requirement over the last three years, the authority should prepare an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- Where the HDT indicates that the delivery of housing is below **75%** over the last three years, the authority should consider the policies that are most important for determining a planning application as out of date. This means that there is a greater likelihood that planning permission should be granted for proposals which are contrary to locally adopted policies (the so called presumption in favour of sustainable development).
- Where the HDT indicates that the delivery of housing is below **85%** over the last three years a buffer of 20% should be added to the Five-Year Housing Land Supply requirement of the authority.

Note – Upon adoption of the new Local Plan the housing target it contains will replace the National Household Projections as the measure for determining if sufficient homes are being delivered for both five year land supply purposes and applying the HDT.

Legal Implications and Risks

- 4.4 The absence of a five-year land supply is a significant risk to the Council. Failure to plan for the required quantity of homes would result in identified housing needs going unmet and increases the risks that planning decisions will depart from the approved Local Plan. It also increases the risks associated with planning applications being made on unallocated sites in locations where local communities expected that the Local Plan would limit development.
- 4.5 It is therefore important that the five-year land supply statement is robust, transparent and accurately represents both previous housing delivery rates and the future trajectory. The approach recommended in this report would fulfill these requirements.

Recommendation: **That the Council publishes the 2020 Five Year Land Supply Statement.**

LOCAL PLAN SITE ALLOCATIONS : Briston / Melton Constable, Cromer & Blakeney

Summary: To identify the final suite of allocations for Briston/Melton Constable, Cromer and Blakeney 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
<p>Contact Officer, telephone number and email:</p> <p>Mark Ashwell, Planning Policy Manager, 01263 516325, mark.ashwell@north-norfolk.gov.uk</p> <p>Iain Withington Planning Policy Team Leader 01263 516034, Iain.Withington@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 At Regulation 18 stage the Council identified a large number of candidate development sites which had been suggested for different types of development. From those available a number of Preferred Options were identified and all sites put forward were then subject to consultation. In the current stage of plan preparation, the task is to consider the comments made and decide which sites should progress to the next stage. Where preferred sites are discounted it will be necessary to identify alternatives (from those available) to ensure that identified needs and the objectives of the Plan are addressed. The remaining sites will then need to be subject to Habitat Regulation Assessment, Heritage Impact Assessment as appropriate and in some cases specific further evidence in relation to deliverability will be required.

- 1.3 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 Officers conclusions on the availability and suitability of each site drawing together the Sustainability Appraisal, the Site Assessment and the Regulation 18 consultation responses. It also details the proposed policies which will be applied when planning applications are submitted.
- 1.4 **The purpose** of this report is to ratify a final suite of sites in the settlements ahead of consultation, (Regulation 19) and then the submission of the Plan. Where recommended sites are discounted by Members it is necessary to consider which alternative options should be identified as preferred options to ensure strategic objectives around housing provision and other land uses are addressed. Failure to do so runs the risk that the Plan will be found unsound at examination as it will fail the test of being positively prepared to address identified needs.

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 towns and a small number of larger villages, 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 (and other uses) 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 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 which itself was subject to consultation and follows government advice, and this allows for a consistent approach across the District. Policies and proposals that are justified and evidenced in a positive and realistic way, will 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 in Part 3 of the booklets, conclude with the 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. A number of statutory consultees made standardised comments in relation to many of the proposed allocations seeking clarity and consistency in the wording of the applicable policies including Anglian Water, Minerals and Waste Authority, Environment Agency and Natural England. All of these requested changes will be incorporated into the final Plan. Similarly, some site promoters sought amendments to policy wording and where these improve the effectiveness of policies, rather than dilute policy intentions, they will be incorporated.
- 4.3 In some cases site promoters have started to respond to the representations which were made and have either amended their proposals or submitted additional information. Where this is the case it is referenced in the booklets.

- 4.4 Detailed site assessment for **Briston** is included in **Appendix 2**.
- 4.5 Detailed site assessment for **Blakeney** is included in **Appendix 3**.
- 4.6 Detailed site assessment for **Cromer** is included in **Appendix 4**.

Each booklet should be read in conjunction with this report.

5. 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.
3. That all other sites are discounted at this stage.
4. That the green open space designations shown on the site assessment maps are agreed.

- **Briston and Melton Constable**

List of proposed residential allocations

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BRI01	Land East of Astley Primary School	1.43	40
BRI02	Land West of Astley Primary School	2	40

- **Blakeney**

Proposed allocation

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BLA04/A	Land East of Langham Road	1.50	30

- **Cromer**

List of proposed residential allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
C07/2	Land at Cromer High Station	0.8	22
C10/1	Land at Runton Road / Clifton Park	8.01	55
C16	Former Golf Practice Ground	6.35	180
C22/1	Land West of Pine Tree Farm	18.1	300

6. Legal Implications and Risks

- 6.1 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.
- 6.2 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

7. Financial Implications and Risks

- 7.1 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** –Site Assessment Booklet Briston
- Appendix 3** –Site Assessment Booklet Blakeney
- Appendix 4** –Site Assessment Booklet Cromer

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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.

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North Norfolk District Council

Site Assessment Regulation 19: Briston & Melton Constable

DRAFT - Planning Policy & Built Heritage Working Party
19.06.20

Document control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
06/04/20 27/04/20	CD	Reg 19 SA updates for sites Reg 19 wording of updates altered	Complete, need reviewing with IW
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
08/04/20	CB	Site Maps	Review if meets needs.
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	- Draft water mark added, site assessments headings added	
15.05.20	JR	- Started Site Assessment	
22/05/20	JR	- Continued on Site Assessment	Try to finish next week
28.5.20	iw	- Intro updated	
29/05/20 – 5/6.20	JR	- Continued on Site Assessment –	Review and Finalise Policy wording
18/06/20	IW	- Reviewed Site Assessment	Sign off draft for PPBHWP
		-	

Site Assessment (Briston & Melton Constable)

This booklet provides a high-level overview of Briston & Melton Constable as a growth location in the 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 and district 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 the villages together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and the parish council.

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:

Briston & Melton Constable - Large Growth Village

Plan Requirements:

Briston & Melton Constable 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 80 dwellings.

Settlement Description:

In the Draft Plan the adjacent villages of Briston & Melton Constable are combined and identified as a Large Growth Village in the proposed Settlement Hierarchy. This means they have been identified as one of four locations, the others being Blakeney, Ludham and Mundesley, where a limited scale of growth will be focused in comparison to the higher order settlements such as Cromer, Fakenham, North Walsham.

Briston & Melton Constable are two separate villages with a combined population of approx. 3,200. They are closely related in terms of their proximity to each other and residents use the combined facilities which are available. For example, the doctor’s surgery is in Melton Constable whilst the primary school is in Briston. Briston has no significant landscape designations or other significant constraints.

Employment (To update with findings of the employment study)

Melton Constable Industrial Estate, although fully developed, represents opportunities over the plan period for recycling of employment land. Given the location of Briston and Melton Constable, within close proximity to Fakenham and Holt, there is little evidence of demand for further employment land within the villages over the plan period.

Constraints and Opportunities

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

Key considerations which influence the location of development include:

- the relationship between Briston and Melton Constable;
- transport impacts associated with school traffic;
- the relatively rural location of the village;
- the relationship to road network and in particular avoiding traffic on the poorer quality road network;
- Proximity of sites to key services such as the school and shops; and
- Any identified site specific constraints

Infrastructure (To update following updates to 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** contains more information and has informed the **Infrastructure Deliver Plan**.

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

Connectivity

The village's benefits from amenities with a good range of day to day services and a range of community facilities including village stores, doctor's surgery offered as part of the Holt medical Practice and primary school. They lie approximately 10 miles from Fakenham and 5 miles from Holt, both higher order centres

Sports Pitch Strategy

Briston Playing Field is identified as a priority project in the Playing Pitch Strategy. This involves the internal remodelling of changing facilities for football and upgrading the courts and providing floodlighting for tennis.

A FF Small Grant Fund has been applied for to re-arrange the internal layout of the changing facilities for football.

S106 obligations may be sought to provide for the upgrading of the courts and providing floodlighting for tennis on Briston Playing Field.

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 Briston has a surplus of Amenity Greenspace and Parks and Recreation Grounds, but has a requirement for all other types of open space, particularly Play (Youth). Melton Constable has a surplus of Allotments (when assessed against the standards), but has a requirement for all other types of open

space, particularly Parks and Recreation Grounds.

School Provision

There is one primary school that serves both Briston and Melton Constable, Astley Primary School, which feeds into Fakenham Academy. 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

Briston & Melton Constable is identified in Zone 1 for affordable housing with a plan requirement for 15% of the total dwellings provided on schemes of 6+ dwellings.

Demographics:

Population in Briston & Melton Constable: 3204

	Number	%
Aged 0 to 15	579	18.7
Aged 16 to 29	481	15.5
Aged 30 to 44	413	13.3
Aged 45 to 64	870	28.0
Aged 65+	761	24.5

Housing Stock

	Number	%
Detached house or bungalow	595	47.1
Semi-detached house or bungalow	364	28.8
Terraced house or bungalow	265	21.0
Flat, maisonette or apartment - Purpose-built block of flats	13	1.0
Flat, maisonette or apartment - Part of a converted or shared house	20	1.6
Flat, maisonette or apartment - In a commercial building	1	0.1
Caravan or other mobile or temporary structure	5	0.4

Affordability

Briston Ward (Briston)	8.06
Astley Ward (Melton Constable)	8.34
North Norfolk	8.72

Parish Boundaries:

BRI29 is located in Stody parish. All other sites are located within the parish of Briston.

Services:

Briston & Melton Constable offers a limited number of shops and services which serve residents of the villages and the surrounding area.

Services & Facilities		
Key Services	Primary School	Astley Primary School
	Convenience Shopping	Co-op Foodstore
	GP surgery	Melton Constable Surgery
Secondary Services	Main Road	B1352
	Post Office	Briston Post Office, Melton Constable Post Office
	Other Shopping	
	Public House	Melton Constable Country Club
	Meeting Place (e.g. Village Hall)	Copeman Centre
Desirable Services	Petrol Filling Station	Eke's Garage
	Vehicle Repair Shop	Bragg of Briston, North Norfolk Vehicle Solution, M Moregan Motor Engineer Ltd.
	Place of Worship	All Saints Church
	Employment Land	Melton Constable Industrial Estate

Constraints

Built Environment:

Melton Constable Conservation Area is concentrated on the west of the village taking in an area of open landscape to the north, up to the remains of St Mary's church, in the ancient hamlet of Burgh Parva.

There are a total of 24 Listed Buildings in Melton Constable, two of which are Grade I, the Church of St Peter and Melton Constable Hall; these are both situated over 1 km south west of the village centre within the rural Conservation Area. Melton Constable Park, which is also designated as a Grade II* Historic Park and Garden (Melton Constable Hall) and a further two Grade II* listed buildings. Six buildings have been included on the Local List as important buildings.

There is no designated Conservation Area in the village of Briston.

There are a total of 13 Listed Buildings in Briston, one of which is Grade II*. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Briston

The area to the south west, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). There are a number of other sites to the south of Briston to the south east and south west that are also designated CWSs.

Melton Constable

The area to the south east, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). Melton Constable, Melton Park & Wood, situated to the south west, are also designated CWSs.

There are four areas of Ancient woodland to the south of both settlements: Railway Wood; Redland Wood; Holmes Wood and Wood Severals.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the villages of Briston and Melton Constable are situated within the Tributary Farmland character area. The River Valleys (Bure and Tributaries) character area is situated to the south east and east of the two parishes.

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional

character and vernacular. The landscape retains a rural character with dark night skies.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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 villages are subject to pockets of surface water flooding, predominantly along the roads through the villages and the ditch leading from the River Glaven in the north. The majority of the settlement is situated within Flood Zone 1.

Coastal Change Management Area:

N/A

Statutory Consultees Regulation 18

Highways:

BRI01

Policy DS 25: Land East of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.

Mitigation

None identified

BRI02

Policy DS 26: Land West of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB.

Mitigation

None identified

Cumulative Comments for Settlement

None received.

Minerals & Waste:

BRI01

Policy DS 25: Land East of Astley Primary School

No comments received.

BRI02

Policy DS 26: Land West of Astley Primary School

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.

Utilities Capacity

No comments received.

Environment Agency

No comments received.

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.

BRI01

Policy DS 25: Land East of Astley Primary School

Whilst there are no designated heritage assets on this site, development of this site (and BRI01) would remove an important gap and separation between the villages of Melton Constable and Briston.

Coalescence of settlements is to be avoided. It is important to maintain the character and distinctiveness of settlements. Suggested change: Consider issue of coalescence.

BRI02

Policy DS 26: Land West of Astley Primary School

Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building. There is no reference to this listed building at paragraph 21.14 or in the policy.

The policy and paragraph should be amended accordingly. Suggested Amendments: Amend paragraph 21.14 to make reference to the grade II listed Manor Farmhouse.

The policy should be amended to read, Development should preserve the grade II listed Manor Farmhouse and its setting.

Consider issue of coalescence.

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
BRI01	DS25	H0766	Land East of Astley School	1.43	43
BRI02	DS26	H0767	Land West of Astley School	1.95	30-50
BRI02/A	N/A	H0767	Land West of Astley School	4.48	134
BRI03	N/A	H0768	Land At The Lanes	1.37	41
BRI04	N/A	H0769	Land At Holt Road, Opposite Horseshoe Common	0.56	17
BRI05	N/A	H0770	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	29
BRI07	N/A	H0772	Lawn Farm	23.7	711
BRI08	N/A	H0773	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	9
BRI10	N/A	H0775	Land To The South Of Playing Field	4.43	133
BRI11	N/A	H0776	Land to The North Of Craymere Beck Road	1.66	50
BRI12	N/A	H0026	Land at Craymere Road	0.74	16
BRI13	N/A	H0778	Land At Craymere Road (Site 8)	0.51	15
BRI17/1	N/A	H0027	Land at Reepham Road	1.21	15
BRI17/2	N/A	Part of H0788	Land at Reepham Road	1.15	34
BRI17/3	N/A	Part of H0788	Land at Reepham Road Scrap Yard	2.59	77
BRI18	N/A	H0783	Land at Highfield	1.4	42
BRI20	N/A	Part of H0788	Land at Reepham Road	1.92	57
BRI23	N/A	Part of H0788	Land At Reepham Road	0.32	13
BRI25	N/A	H0790	Land South Of Woodfield (Coal Yard)	0.64	19
BRI26	N/A	H0791	Land At The Loke	1.2	36
BRI28	N/A	H0028	Land at West End	0.4	4.1
BRI29	N/A	H0029	Land East of Holt Road	4.15	200

Mixed-Use Site Options

None received.

Employment Site Options

None received.

Additional sites promoted through Reg 18

None received.

Summary Consultation Comments Regulation 18 June 2019

BRI01

Policy DS 25: Land East of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

BRI02

Policy DS 26: Land West of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

Part 2: Assessment of Sites – Reg 19

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed No Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment Reg 18	Loss of beneficial use	Compatibility with Neighbouring/Ad
BRI01	Land East of Astley School	1.43	Residential	43												
BRI02	Land West of Astley School	1.95	Residential	30-50												
BRI03	Land At The Lanes	1.37	Residential	41												
BRI04	Land At Holt Road, Opposite Horseshoe Common	0.56	Residential	17												
BRI05	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	Residential	29												
BRI07	Lawn Farm	23.69	Residential	711												
BRI08	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	Residential	9												
BRI10	Land To The South Of Playing Field	4.43	Residential	133												
BRI11	Land to The North Of Craymere Beck Road	1.66	Residential	50												
BRI12	Land at Craymere Road	0.74	Residential	22												
BRI13	Land At Craymere Road (Site 8)	0.51	Residential	15												
BRI17/1	Land at Reepham Road	1.21	Residential	15												
BRI17/2	Land at Reepham Road	1.15	Residential	34												

BRI17/3	Land at Reepham Road Scrap Yard	2.59	Residential	77														
BRI20	Land at Reepham Road	1.92	Residential	57														
BRI23	Land At Reepham Road	0.32	Residential	13														
BRI25	Land South Of Woodfield (Coal Yard)	0.64	Residential	19														
BRI26	Land At The Loke	1.20	Residential	36														
BRI28	Land at West End	0.40	Residential	4														
BRI29	Land East of Holt Road	4.15	Residential	200														
BRI02/A	Land West of Astley School	4.48	Residential	134														
BRI18	Land at Highfield	1.40	Residential	42														

DRAFT

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
BRI01	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse Grade II) is approx.90 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to score as an uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees to 3 boundaries, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse, Grade II) is over 350 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02/A	<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 CWS (Briston Gorse), arable land, 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, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI03	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, 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, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational</p>

	<p>facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI04	<p>Overall site scores as negative and positive Review of SA 1 objective, where the Environmental objectives scoring concludes as mixed. Overall the SA objectives scoring is negative and positive. Environmental – Scores mixed; loosely related to settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; grazing land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI05	<p>Overall the site scores as positive The Environmental objectives scores as mixed. When taken alongside the Social objectives and Economic objectives scores of positive and mixed. The overall SA objectives scoring concludes as positive. Environmental – Scores mixed; edge of settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI07	<p>Overall the site scores as negative Environmental – Scores negatively; edge of settlement but more rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement but more rural, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores neutral; edge of settlement but more rural, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>

BRI08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, moderate susceptibility GWF, insignificant area & adjacent roads potentially susceptible to SWF (CC). Biodiversity impact uncertain; grazing land with mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI10	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, north end potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, with pond. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI11	<p>Overall the site scores as negative</p> <p>Environmental – Scores mixed; edge of settlement but more rural; FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, limited hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities; removed from peak time public transport links.</p> <p>Economic – Scores negatively; edge of settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI12	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, potential significant detrimental landscape impact, FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI13	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service,</p>

	<p>primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI17/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Mill Lane Meadow & Briston Common), grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/2	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), mostly grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. 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, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/3	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; immediately adjacent CWS (Briston Common), close proximity CWSs (Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), scrap yard, mature hedgerow / trees around and within site, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Potential loss of undesignated employment land (scrap yard). High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI18	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote location, FZ1, moderate to high susceptibility GWF, majority of site potentially susceptible SWF. Rural, potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow, Mills & Washpit Plantations), arable/grazing, surrounded by mature hedgerow / trees, adjacent woodland. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores negatively; remote location, services in adjacent settlement.</p> <p>Economic – Scores negatively; remote location, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Likely to rely on car.</p>
BRI20	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI23	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI25	<p>Overall the site scores negative</p> <p>Environmental – Scores negative; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negative; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI26	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, part of south east corner potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI28	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; garden land, some mature trees north boundary. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores neutral; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI29	<p>Overall the site scores as neutral</p> <p>The Social objectives scores as positive. However, taken with the Environmental objectives and Economic objectives scores of mixed and neutral respectively, the overall SA objectives score is neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting CA (Glaven Valley). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>

Site Reference	Reg 19 SA Conclusion - Employment
	No sites assessed

Site Reference	Reg 19 SA Conclusion - Mixed Use
	No sites assessed

Planning History:

Preferred sites – None

Sites Assessment

Site Ref	Assessment
BRI01	<p>Land East of Astley School</p> <p>SA Conclusion The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p>

The site has good connectivity, the catchment primary school is adjacent to the site. Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road. The site should provide both pedestrian and cycle access through the site.

Fakenham road is a busy route and is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. The site should/could provide a car parking area for the school (pick up and drop off).

Highway Access

Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.

Environmental

Arable land with high edge surrounding the site. There is a pond in SW corner of the site so there is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity. The mature hedge and pond should be retained and enhanced.

HRA (where relevant)

Within 5000m Norfolk Valley Fens SAC

Landscape and Townscape

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with housing on south and east of the site and the school to the west. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.

The Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building. Development should preserve the significance of the listed building and its setting.

Other

No known hazards or contamination constraints. Flood Risk 1 low susceptibility of Groundwater flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.

Conclusion:

The site is suitable, available and deliverable.

It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.

The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.

	<p>There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off).</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>
<p>BRI02</p>	<p>Land West of Astley School</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p> <p>The site has good connectivity, the catchment primary school is adjacent to the site .Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.</p> <p>Highway Access</p> <p>Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB. The Design Manual for Roads and Bridges. The site provides through access to BRI02/A.</p> <p>Environmental:</p> <p>Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity.</p> <p>HRA (where relevant)</p> <p>Within 5000m Norfolk Valley Fens SAC</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with development on either side. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building.</p> <p>Other:</p> <p>No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.</p> <p>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</p>

	<p>Policy.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable.</p> <p>It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.</p> <p>The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.</p> <p>There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). Development should however not obstruct access to adjacent site BRI02/A</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>
BRI02/A	<p>Land West of Astley School</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p> <p>The site has good connectivity, the catchment primary school is adjacent to the site .Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.</p> <p>Highway Access</p> <p>Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with The Design Manual for Roads and Bridges (DMRB). Site access would be through BRI02</p> <p>Environmental:</p> <p>Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity.</p> <p>HRA (where relevant):</p> <p>Within 5000m Norfolk Valley Fens SAC</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with development on either side. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton</p>

	<p>Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building.</p> <p>Other: No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.</p> <p>Conclusion: The site is suitable, available and deliverable.</p> <p>It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage.</p> <p>Although the site is considered to be suitable, development of the site would be in addition to and through the adjacent site BRI02 and in excess of the numbers required in the spatial strategy therefore has been discounted from further consideration at this stage.</p> <p>Recommendation: That this site is not considered further at this stage</p>
BRI03	<p>Land At The Lanes</p> <p>SA Conclusion The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity impact.</p> <p>Connectivity The Lane is semi-rural residential street within 30mph zone. There is a footway on north side and the site is within walking distance of shops to the east and school to the north west and playing fields to the south.</p> <p>Highway Access Satisfactory access could be provided off The Lane.</p> <p>Environmental Mature mixed hedge and trees on the boundary of The Lane with a verge between The Lane and the hedge.</p> <p>Landscape and Townscape The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development along the northern side of The Lane and further east.</p>

	<p>Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.</p> <p>Other</p> <p>No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. Water mains crossing the site. Anglian Water advice that off-site water mains reinforcement required.</p> <p>Conclusion</p> <p>Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI04	<p>Land At Holt Road, Opposite Horseshoe Common</p> <p>SA Conclusion</p> <p>The site scores as negative and positive The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. The site has a rural location, where there is potential for significant detrimental impact on landscape and potential negative biodiversity impact. However, the site scores positively in that it is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC).</p> <p>Connectivity:</p> <p>The site has poor connectivity, there is no footway along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. The highway network is considered to be sub-standard.</p> <p>Highways:</p> <p>Access off Holt Road is considered unacceptable by NCC Highways,</p> <p>Environmental:</p> <p>Site has mature mixed hedge and trees on the boundary of Holt Road and mature trees and hedges through site. Development on this site is likely to impact on biodiversity and result in the loss of mature trees.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. There is existing residential development along the eastern side of Holt Road. Development on this site could have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. No known hazards or contamination constraints. No utilities issues identified.</p> <p>Conclusion:</p>

	<p>The site is remote and detached from the village and services, with no footways available. Highways access is considered unsuitable and pedestrian access to the school would have to cross the Fakenham-Norwich road. It would be a development in open countryside. Development of the site would result in the loss of trees and potential adverse impact on biodiversity and could have an adverse impact on the landscape.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI05	<p>Land At Norwich Road (Old Vicarage To Horseshoe Lane)</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is a potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, the highway network is considered to be sub-standard and the site is segregated from the village by B1354. No footway along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access off Norwich Road is considered unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>The site forms part of a larger arable field with mature mixed hedge and trees along boundary of Norwich Road.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site has rural countryside character and is prominent in the landscape. 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>Other:</p> <p>The site is in Flood Zone 1 and low susceptibility to ground water flooding. East part of the site has historical contamination. Anglian Water advice that off-site water mains reinforcement required.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would have a negative effect on the quality of the landscape reducing the rural character. Highway Access off Norwich Road is considered to be unacceptable by the Highway Authority and unsuitable pedestrian access to school and village services. For these reasons the site is not considered suitable site for development.</p>

	<p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI07</p>	<p>Lawn Farm</p> <p>SA Conclusion</p> <p>The site scores as negative. In particular, the Environmental objectives score negatively due to the sites rural location, the potential significant detrimental impact on landscape and the potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, it is a large site which is detached from the settlement and is segregated by the main road. The local road network is substandard to the north. There is no footways available along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access off Norwich Road or Edgefield Road is considered to be unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>A large site which is partly developed associated with Lawn Farm. The western side of the site is wooded and is subject to Tree Preservation Order. The site is therefore constrained and there is a potential adverse impact on biodiversity.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This is a large site which is detached from the settlement and is prominent in the open countryside. Development would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.</p> <p>Other:</p> <p>Flood Zone 1. No contamination issues identified. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This would require remedial action. Anglian Water advice that off-site water mains reinforcement required and enhancement to treatment capacity will be required.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape. Highway Access off Norwich Road and Edgefield Road is considered to be unacceptable by the Highway authority NCC Highways and unsuitable pedestrian access to the school. A Tree Preservation Order covers part of the site and there is potential adverse impact on biodiversity. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This site has the potential to impact upon the setting of the listed</p>

	<p>buildings. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI08</p>	<p>Land At Mill Road (Springfield To Horseshoe Lane)</p> <p>SA Conclusion The site scores as neutral. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has moderate susceptibility to Groundwater Flooding and an uncertain biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, with a moderate walking distance from the school. Furthermore Mill Road is narrow and has no footways available for access to services and facilities within Briston and Melton Constable.</p> <p>Highways: Considered unacceptable by NCC Highways, Mill Road is narrow and no footpaths available to village.</p> <p>Environmental: A small agricultural parcel of land with rough grass and areas of scrub</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site is located amongst existing residential development along Mill Road. Development could be well integrated with the existing properties and shouldn't have a detrimental impact on the landscape and wider countryside.</p> <p>Other: Flood Zone 1, has moderate susceptibility to Groundwater Flooding and small amount susceptible to surface water flooding. No contamination or utilities issues identified.</p> <p>Conclusion: The site access is not achievable and no footways available for access to services and facilities within Briston and Melton Constable. The site could only provide a small number of dwellings, yielding few, if any, affordable. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI10</p>	<p>Land To The South Of Playing Field</p>

	<p>SA Conclusion</p> <p>The site scores as neutral. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has low susceptibility to Groundwater Flooding and where the north end of the site is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. There is a footway into the village along Hall Street however the site is a moderate walking distance from the school and other facilities.</p> <p>Highways:</p> <p>The local highway network is considered to be substandard by NCC Highways. Stone Beck Lane is narrow and there are no footways available, the junction with Hall Street is considered substandard. There is no ability to provide vehicular access from Hall Street and access off Stone Beck Lane is considered to be unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>Arable land with rough grass and areas of scrub.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics.</p> <p>Limited visibility of the site from Hall Street, the site is located behind existing properties. However development would protrude into the countryside and wider views available along Stone Beck Lane. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other:</p> <p>Flood Zone 1, with the northern part of the site susceptible to surface water flooding. No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified: The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. Furthermore the site access is not achievable. The site is fairly remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI11</p>	<p>Land to The North Of Craymere Beck Road</p> <p>SA Conclusion</p>

	<p>The site scores as negative. The site scores as mixed for Environmental and Social objectives and negatively for Economic objectives. In particular, the site is located edge of settlement, is within Flood Zone 1 and has a high susceptibility Groundwater Flooding. There is an uncertain biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off Craymere Road which is considered unsuitable by NCC Highways and the junctions are considered to be sub-standard.</p> <p>Environmental:</p> <p>A small agricultural parcel of land</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Limited visibility of the site from Hall Street, the site is located behind existing properties. However development would protrude into the countryside and wider views available along Craymere Road. 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>Other:</p> <p>Flood Risk 1 and has a high susceptibility Groundwater Flooding. No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI12</p>	<p>Land at Craymere Road</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the</p>

	<p>site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1. No utilities issues identified. Historical contamination on the site.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BRI13</p>	<p>Land At Craymere Road (Site 8)</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site</p>

	<p>is over 2km walk to the school. This area of Briston is remote from the village centre and services. The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1. No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI17/1	<p>Land at Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding, where approximately one third of the site susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p>

	<p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. The majority of site is located behind existing properties along Reepham Road. Development would be loosely related to settlement (back-land) and would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1 with high susceptibility to Groundwater Flooding, and approximately one third of the site susceptible to Surface Water Flooding. No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI17/2	<p>Land at Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p>

	<p>Environmental:</p> <p>A small agricultural parcel of land</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI17/3	<p>Land at Reepham Road Scrap Yard</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement, being rural in nature and has a high susceptibility to Groundwater Flooding. There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>A small agricultural parcel of land with trees along southern boundary, potential biodiversity</p>

	<p>impact.</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other: Flood Risk 1, high susceptibility to Groundwater Flooding and part of the site susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI18	<p>Land at Highfield</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental, Economic and Social objectives. In particular, the Environmental objectives score negatively, as the site has a remote location, has moderate to high susceptibility to Groundwater Flooding and the majority of the site is potentially susceptible to Surface Water Flooding (CC).</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land</p>

	<p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be very remote and detached from the built up area. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding and susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be very remote and detached from the built up area. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI20	<p>Land at Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land</p>

	<p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other: Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI23	<p>Land At Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land, trees adjacent to site potential impact on biodiversity.</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and</p>

	<p>mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development in this location would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI25</p>	<p>Land South Of Woodfield (Coal Yard)</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site is loosely related to the settlement. The Lane is semi-rural residential street with development to the north and west. Within 30mph zone. Footway on north side. Within walking distance of shops to the east and school to the north west and playing fields to the south. Close to village services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Considered to be acceptable by NCC Highways.</p> <p>Environmental:</p> <p>Part of a larger arable field. Mixed hedge and trees along northern and southern boundaries. There is a pond in NE corner of the site so there is potential for biodiversity impact.</p> <p>Landscape and Townscape</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development to the north of the site and hedgerow along the southern boundary. Development in this location could have an impact on the landscape by reducing the</p>

	<p>rural character.</p> <p>Other:</p> <p>Part of the site may have historical contamination.</p> <p>Planning permission for 1 dwelling on part of the site which may impact on delivery of further development behind.</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding. Water mains crossing the site.</p> <p>No utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site is loosely related to the settlement. Development in this location could have an impact on the landscape by reducing the rural character and potential for biodiversity impact.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI26</p>	<p>Land At The Loke</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement, where part of south east corner is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, The Loke is a narrow unmade private road with poor visibility onto Mill Road which is also narrow with no footways. The highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off The Loke private road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Mature mixed hedge boundary of The Loke.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development to the north, east and west of the site and hedgerow along the southern boundary. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>No contamination or utilities issues identified.</p> <p>Part of the site may be susceptible to surface water flooding which would require mitigation.</p>

	<p>Conclusion:</p> <p>A number of constraints were identified. The site has poor connectivity, Mill Road has no footways available. Furthermore the site access is not achievable. The site is remote from village services. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI28</p>	<p>Land at West End</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, no footway along West End and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Access would be off via private road off West End which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Garden with boundary hedges and trees.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>The majority of site is located behind existing properties along West End. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.</p> <p>Other:</p> <p>No flooding, contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. The site access is not achievable and pedestrian access to the school would have to cross the Fakenham-Norwich road. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape. For these reasons the site is not</p>

	<p>considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI29</p>	<p>Land East of Holt Road</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact and potential to affect the setting of Glaven Valley Conservation Area. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, the highway network is considered to be sub-standard. The site is segregated from the village by the B1354. There are no footways along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Access would be off Holt Road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Large arable field with tree and hedge boundaries.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside. Potential for development to affect the setting of Glaven Valley Conservation Area.</p> <p>Other:</p> <p>Flood Risk 1.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site has poor connectivity, Holt Road has no footways available and pedestrians would have to cross Norwich Road to get onto the footway into the village. The highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services, segregated from the village by the B1354. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>

Further Comments	
Name	A summary of any further information received
N/A	N/A

Part 3 Overall Site / Settlement Conclusions

The location of site options has been carefully considered in order to avoid significant expansion of the villages beyond its natural boundaries and to avoid adverse impact on the road network and have been subject to detailed review. Together, the Sustainability Appraisal (SA) and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which sites are the preferred option for growth.

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

There is very little previously developed (brownfield) land in Briston and Melton Constable; therefore, a new greenfield allocation is necessary in order to deliver the required growth. The proximity to local services, the relationship between Briston and Melton Constable, transport impacts associated with school traffic, the impact of any development on the landscape and the impact on the local road network are key considerations for where new development should be located.

Three sites have been identified as suitable. BRI01, BRI02 and BRI02/A. However the extension and potential increase in numbers offered through the development of BRI02/A substantially increase the numbers as required and set out in the spatial strategy and as such is not recommended to be taken forward at this stage. Access to the site should however be preserved.

Two sites, BRI01 and BRI02 have been identified. These are intended to deliver, collectively, a minimum of 80 dwellings over the Plan period, including affordable homes, on site open spaces, contributions towards road, drainage and other necessary infrastructure.

These two sites are considered to be the most suitable sites available for Briston and Melton Constable 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 villages, they are reasonably contained within the landscape and are located on the better quality road network.

Discounted sites were not chosen for a number of reasons including the impact development could have on the Conservation Area, impact on heritage assets and the unsuitability of the surrounding highway network to accommodate the numbers and or access as well as more generally the potential to impact on the wider landscape.

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

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 identified as the preferred sites, and meet the requirements for Briston and Melton Constable:

BRI01: Land East of Astley School is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities. The site will allow for development of approximately 40 dwellings. This site could deliver 6 affordable homes in addition to market housing, public

open space and associated on and off site infrastructure. There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

BRI02 Land West of Astley School is adjacent to the primary school, will allow for development of up to 40 dwellings. The site is well connected to the villages. This site could deliver 6 affordable homes in addition to market housing, public open space and associated on and off site infrastructure. There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BRI01	Land East of Astley Primary School	1.43	40
BRI02	Land West of Astley Primary School	2	40

Emerging Policy wording for Regulation 19 – (05.06.20)

BRI01 Land East of Astley Primary School

Land amounting to 1.4 hectares is proposed to be allocated for residential development of Approximately 40 dwellings.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

- consideration of the landscaping and site setting on the Fakenham Road;
- provision of an off-road car parking area for the school (pick up and drop off);
- Development should preserve the significance of the grade II listed Manor Farmhouse and its setting;
- the provision of pedestrian and cycle access through the site;
- provision of green infrastructure corridors to support biodiversity;
- retention and enhancement of the mature hedge and pond; and
- a water main crosses the site and enhancement to the foul sewerage network capacity will be required.

BRI02 Land West of Astley Primary School

Land amounting to approximately 2 hectares is proposed to be allocated for residential development for approximately 40 dwellings. Development proposals would need to comply with policies including those relating to affordable housing, open space, supporting infrastructure, elsewhere in this plan and the following site specific requirements

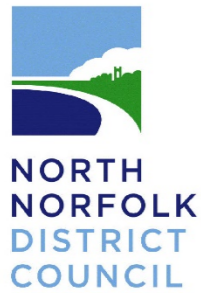
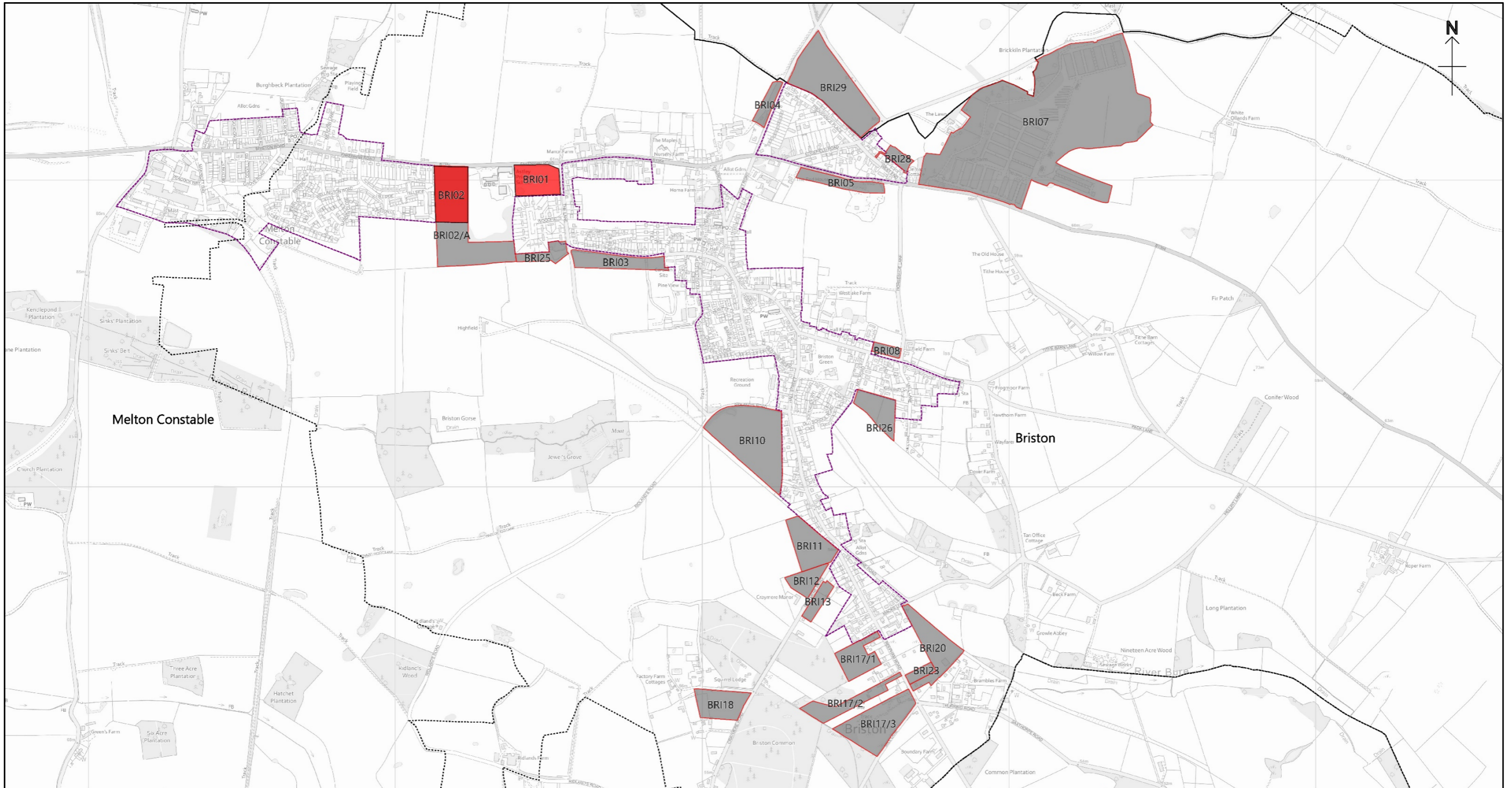
- consideration of the landscaping and setting on the Fakenham Road;
- vehicular access to Fakenham Road;
- provision of a car parking area for the school (pick up and drop off);
- Development should preserve the significance of the grade II listed Manor Farmhouse and its setting;
- provision of green infrastructure corridors to support biodiversity;
- development layout that does not prejudice the potential development/redevelopment of land to the south and west;
- provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;
- enhancement to the foul sewerage network capacity will be required.
- retention of suitable vehicle access to adjacent site BRI02/A

Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Bakery Close/ Chequers Close	AGS/BRI01	OSP159	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and function of the estate.
Briston Green	AGS/BRI02	OSP160	Open Land Area	The land is publically accessible currently used for informal recreation and open space, contributes to the layout and character of the settlement.
Old School Road	AGS/BRI03	OSP161	Open Land Area	The land is publically accessible currently used for informal recreation and open space, enhances the immediate setting of the residential area. Upper reaches of River Bure runs through the site.
Additional Sites				
Church Street	AGS/BRI04	OSP162	Open Land Area	The land forms part of the Church and cemetery.
Playing Field, Stone Beck Lane	AGS/BRI05 REC/BRI01	OSP163	Open Land Area Formal Education / Recreation	Provides recreation and play area as well as formal sports facilities.
Allotment Land at Holt Road/ Norwich Road / Church Street	AGS/BRI06	OSP164	Open Land Area	Formal allotments within the built up area.
Local Green Space Review				
Play Area (1), Land North of Hastings Close / Melton Mews, Melton Constable	LGS/MLT01 AGS/MLT01	OSP165	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Play Area (2), Land South of Grove Road, Melton Constable	LGS/MLT02 AGS/MLT02	OSP166	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space

				functions as a recreation area and contributes to the open space.
Land Adjacent Marriott Way, Melton Constable	LGS/MLT03	N/A	No Designation	The site does not meet the tests for LGS or AGS.
Recreation Ground, North of Meadow Lane, Melton Constable	LGS/MLT04 AGS/MLT03	OSP167	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Allotment (1), Land West of Burgh Beck Road, Melton Constable	LGS/MLT05 AGS/MLT04	OSP168	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area
Allotment (2), Land East of Burgh Beck Road, Melton Constable	LGS/MLT06 AGS/MLT05	OSP169	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area

DRAFT



Briston & Melton Constable - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

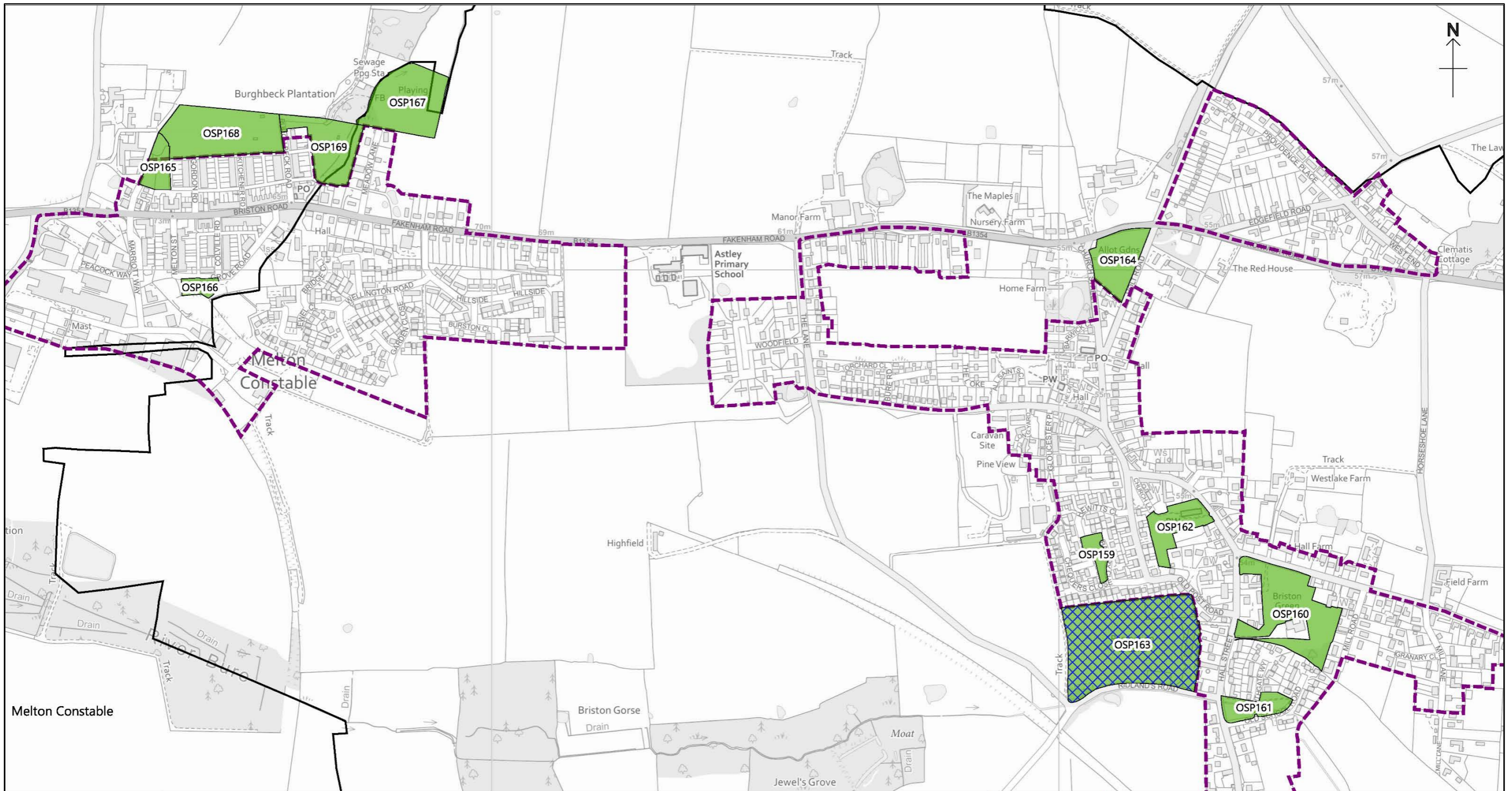
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08/04/2020

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Briston & Melton Constable - 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: Blakeney

Draft - Planning Policy & Built Heritage Working Party
01/07/2020

Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & highway comments	N/A
19/03/20	CB	Reg 18 Summary Consultation Comments	N/A
01/04/20 12/05/20	CD	SA Reg 19 details SA conclusions added to sites	Complete – need reviewing with IW Complete
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	<ul style="list-style-type: none"> - Intro context - Coastal section WIP 26.6.20 - Site assessment template updated with headings - Draft watermark added 	Intro completed 26.6.20 Coastal section completed 29.6.20
10/05/20	CB	- Site Maps added	Review if meets eds.
30/06/20	SH	- Site Assessment sections	1 st draft complete

Site Assessment (Blakeney)

This booklet provides a high-level overview of Blakeney as a growth location in the Local Plan and looks in detail at the promoted sites identifying which are the most suitable to contribute towards the housing allocation requirements for the settlement and the protection of 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 Blakeney 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:

Blakeney - Large Growth Village

Plan Requirements:

Blakeney 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 to be delivered over the plan period via a combination of small scale ‘infill’ developments, new allocations and existing commitments. New allocated sites, to supplement those already consented and under construction, suitable for in the region of 30 dwellings are necessary to achieve the housing requirement

Settlement Description:

Blakeney is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means that it has been identified as one of four villages, the others being Briston & Melton Constable, Ludham and Mundesley, where a lesser scale of growth will be focused.

Blakeney is a small settlement with a resident population of 775 which increases throughout the year due to its popularity as a visitor destination. Located on the North Norfolk Coast and the main coastal highway the settlement has a good range of services including a primary school, spar convenience shop, delicatessen comparison goods shopping and holiday letting outlets, GP surgery, post office, petrol

filling station, vehicle repair, two public houses and two hotels and restaurants as well as community facilities including but not limited to public open space and green infrastructure network (Norfolk Coastal path and Pedders Way), play areas , sailing club, large village Hall, parish council office, Church , social club and function rooms, car parking including quayside car parking and further extensive parking in association with community car parks and the community / village hall. Set on the North Norfolk coast Blakeney has an historic quayside and is situated within the Norfolk Coast Area of Outstanding Natural Beauty. The coast, surrounding countryside, quality built heritage and the proximity of a number of international wildlife designations make Blakeney a desirable, but constrained, location for growth. The opportunities for growth within the settlement of Blakeney are limited as there are few sites within the existing development boundary, much of which is designated as a Conservation Area. Many areas within the settlement that are undeveloped provide important green spaces / recreational areas and as such along with the built heritage are considered to contribute to the character of the village. New greenfield allocations are therefore necessary in order to deliver the required growth.

Employment (To update with findings of the employment study)

There is limited, traditional (B1, B2 and B8) employment offering within the village itself. The only Employment Area within the village is land of Norwich Road. No further employment allocations are proposed through the Local Plan as there is little evidence of market demand for further traditional employment land. Blakeney does, however, have a thriving tourism industry that supports the economic vitality of the village.

Designated Sites

Blakeney is located next to the Internationally designated North Norfolk Coast Special Area of Conservation (SAC) and Special Protection Area (SPA) which is also designated as a Site of Special Scientific Interest (SSSI), Ramsar site and a National Nature Reserve. Designated sites are those areas which are particularly important for their features, flora or fauna. Some are designated under the terms of international or European agreements such as the Ramsar convention and the EC Habitats Directive.

The North Norfolk Coast Ramsar Site is a wetland of international importance and is designated under the Ramsar Convention. The SAC is strictly protected under the EC Habitats Directive, forming part of a European network (Natura 2000) the site makes a significant contribution to conserving those habitats and species considered most in need of protection at a European level. The SPA forms the other part of the Natura 2000 network and is designated due to its importance for birds, in accordance with the EC Birds Directive. The site is protected by UK law as a SSSI and National Nature Reserve.

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.

Blakeney is a busy tourist destination which does place pressure on the local highway network at peak times. The coastal hopper provides regular bus services along the coast and connects the village to Wells on the Sea to the north and Sheringham and Cromer and beyond to the east throughout the year. Other less frequent services connect the village to the inland town of Holt.

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 on some sites.

Main infrastructure considerations are:

- Seasonal traffic and parking issues;
- Lack of public transport options.
- Localised surface water flooding

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

The Blakeney CE VA Primary School feeds into Alderman Peel High School in Wells-next-the-sea. 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 support education provision.

Affordable Housing Zone & Policy Percentage

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

Connectivity

Blakeney is located on the A149 coast road. The coastal hopper provides regular bus services along the coast and connects the village to Wells on the Sea to the north and Sheringham and Cromer and beyond to the east throughout the year. Other less frequent services connect the village to the inland town of Holt. The Norfolk Coastal Path and Peddars Way running along the Norfolk coast runs through the village and connects the settlement immediately to Cley- next –the –Sea to the east and Morston to the west and then the larger towns of Sheringham and Wells – on – the Sea. A network of paths and lanes contribute to the local green infrastructure and increase permeability throughout the village. The local road network also connects the village to the surrounding countryside settlements of Wiveton and Langham and onwards to the larger settlements inland Holt and Fakenham

Sports Pitch Strategy

Retain and protect the existing tennis provision at Blakeney Playing Field.

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 Blakeney has a surplus of Amenity Greenspace and Parks and Recreation Grounds, but has a requirement for all other types of open space, particularly Allotments.

Constraints & Opportunities

There is very little previously developed land in and around Blakeney which inevitably means that new locations for development are on the edge of 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 limited 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 Blakeney including significant environmental constraints and landscape considerations, where there is a need to for the scale and location of development to balance the need for growth with the protection of the designated sites and the nationally important landscape setting of the village. A number of existing green spaces are an integral part of the character of the settlement and these are designated in the existing Plan as Open Land Areas. They are not considered suitable locations for development and the new Plan proposes carrying forward these protections (See Map at end of Booklet)

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

- The need to minimise the impacts of development proposals on the landscape and in particular the European and internationally designated sites
- Important views over the wider landscape
- Impacts on the AONB
- Impacts on the conservation area
- Flood risk areas
- Retention of open spaces

Demographics:

Population in Blakeney: 775

	Number	%
Aged 0 to 15	94	12.1
Aged 16 to 29	43	5.6
Aged 30 to 44	83	10.7
Aged 45 to 64	203	26.2
Aged 65+	352	45.4

Housing Stock

	Number	%
Detached house or bungalow	310	43.0
Semi-detached house or bungalow	183	25.4
Terraced house or bungalow	180	25.0
Flat, maisonette or apartment - Purpose-built block of flats	12	1.7
Flat, maisonette or apartment - Part of a converted or shared house	21	2.9
Flat, maisonette or apartment - In a commercial building	14	1.9
Caravan or other mobile or temporary structure	1	0.1

Affordability

Glaven Valley Ward	15.14
North Norfolk	8.72

Parish Boundaries:

All sites are within Blakeney Parish.

Services:

Blakeney offers a wide range of shops and services which serve residents of the town and the surrounding area and visitors including, but not limited to: two hotels, 2 public houses, restaurants and comparison shopping, mainly art and gifts, convenience shopping through small scale Spar shop and delicatessens, ice cream shop and coffee shops, garage facilities. The village also has various seasonal outlets both offering takeaway menus, fresh produce (fish) and gifts. Other tourist activities are sailing club, and gateway for seal trips to Blakeney point.

Services & Facilities		
Key Services	Primary School	Blakeney CE VA Primary School
	Convenience Shopping	SPAR Blakeney
	GP surgery	Blakeney Surgery
Secondary Services	Main Road	A149
	Post Office	Blakeney Post Office
	Other Shopping	
	Public Houses	Kings Arms White Horse
	Meeting Place (e.g. Village Hall)	Blakeney Village Hall
Desirable Services	Petrol Filling Station	Blakeney Garage
	Vehicle Repair Shop	Blakeney Garage
	Place of Worship	St. Nicholas' Church
	Employment Land	Land off North Road

Constraints

Built Environment:

Blakeney Conservation Area is concentrated on the historic core of the village to the north east of the A149; this area is also included within the expansive Glaven Valley Conservation Area.

There are a total of 101 Listed Buildings in Blakeney, one of which is Grade I (Church of St Nicholas) and five Grade II*. In addition, there are two Scheduled Ancient Monuments. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Blakeney is naturally constrained to the north of the village by salt marshes, shingle, sand dunes and tidal mudflats, and by the North Sea beyond. The area to the north of the village is subject to the following designations: Special Area of Conservation (SAC); Special Protection Area (SPA); Sites of Specific Scientific Interest (SSSIs); RAMSAR; and a National Nature Reserve. Blakeney is also designated as an Area of Outstanding Natural Beauty (AONB).

Blakeney is naturally constrained by salt marshes, shingle, sand dunes and tidal mudflats to the north and by the North Sea beyond. These form part of the Greater Wash Special Area of Protection (SPA), the Wash Norfolk Coast Special Area of Conservation (SAC) and the North Norfolk Coast Ramsar. The area is also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve.

The Wiveton Downs, designated as a SSSI, run from the east of Blakeney to the south.

The entirety of the town of Blakeney is situated within an Area of Outstanding Natural Beauty (AONB).

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Rolling Heath and Arable character area. The landscape to the north east of the village is defined as the Drained Coastal Marshes character area, while the area to the north west is defined as the Open Coastal Marshes character area.

The **Rolling Heath and Arable** character area is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salthouse.

The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains a rural character with dark night skies and, in many locations, a strong sense of tranquillity and remoteness.

The **Open Coastal Marshes** character area is characterised by an open, low-lying and naturally dynamic coastal barrier beach system with one of the largest single areas of undrained saltmarsh in Europe. Extensive areas of saltmarsh, with characteristic creek patterns, have formed behind a protective barrier of sand and shingle bars, which in some areas have led to the formation of significant areas of dune habitat. The marine and coastal habitats form a complex mosaic of shallow seas, intertidal sand and mud flats, coastal vegetated shingle, saline lagoons, salt marsh and creeks, largely devoid of any settlement and dominated by natural dynamic processes. All of this landscape carries the highest designations in relation to its landscape and ecological value.

The vision for this landscape character area is a naturally dynamic landscape comprising a mosaic of saltmarsh, mud and sandflats, shingle and dunes, which is shaped by the tides where natural forces predominate. An area which prioritises the conservation and enhancement of the highly valued coastal ecosystem and its wilderness qualities, including dark skies at night and scenic unspoilt views, and with sensitively managed recreational access.

The **Drained Coastal Marshes** character area is part of the former Open Coastal Marsh (inter-tidal marsh) that have been drained and enclosed, forming a flat open landscape comprising some important grazing marsh habitat as well as sand dunes, pine woodland and arable farmland. All parts of the Type fall within the Norfolk Coast AONB.

The vision for this landscape character area is an expansive, transitional coastal landscape, which is undergoing a gradual long-term transition from farmland to inter-tidal environment with natural wilderness qualities. Key features of geomorphological and habitat value are conserved within an increasingly natural, shifting mosaic of marsh and wetland habitats fringed by pasture and visitor numbers are managed to ensure the remote and naturalistic character of the landscape predominates

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 north by the functional floodplain, which, as shown by the Tidal Climate Change layers, is encroaching on the village. The quay area and seaward side of the village and coastal marshes are subject to tidal flooding. The village itself is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the settlement, which is on higher ground and away from the quay areas is situated within Flood Zone 1 (low risk).

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 Blakeney is included within SMP5 and Super Frontage 3 – Stiffkey to Kelling Hard. Much of the coastline is identified as subject to coastal flooding. Quaysides classed as hard

defences while much of the surrounding defences consist of both natural defences either sand dunes or shingle ridges and or earth embankments know as sea banks. Blakeney Spit provides shelter to the settlements of Morston, Blakeney and Cley-next-the-Sea. The shoreline of the spit to the east is fronted by a shingle ridge and backed by grazing marshland. Also there are saline lagoons behind the shingle ridge that are of high environmental value and are actively managed to keep them in good condition. All of this area is part of the North Norfolk Ramsar site, North Norfolk SPA, North Norfolk SAC and North Norfolk SSSI and it has several classes of UKBAP habitat. The inland boundary of this area roughly coincides with the tidal flood zone.

The 2010 SMP states that the overall Plan *“for the frontage from Stiffkey to Kelling Hard is to increase natural processes gradually while continuing to provide flood defence where this is technically possible and economically viable. Where there is currently no active management, the plan is to allow natural development to continue. The plan is to hold the defences where they are now at Morston and the outfalls of the rivers Stiffkey and Glaven. The intent is to move the defences further inland at Blakeney Freshes and possibly at Cley west bank. These realignments are expected to sustain the role of Blakeney Spit as a control for Stiffkey bay to its west (in super-frontage 2), which will reduce pressure on the intertidal area. The plan will improve navigability of the channels behind Blakeney Spit, create more intertidal habitat and move defences to more sustainable sheltered positions”*, ref 4.4 SMP main report,p138.

The SLM policy is to maintain flood defence to all houses and Infrastructure. Gradually increase tidal exchange by realigning the reclaimed area at Blakeney Freshes in the medium term, and possibly also at Cley Marshes in the long term if confirmed during epochs1 and 2. The aim is that the medium-term realignment of Blakeney Freshes will increase tidal exchange and enhance the outer estuary at Blakeney Point, strengthening its role as a control point and the realignments will move the defences to more sustainable sheltered positions, which will not only reduce the potential for flooding to the people of Blakeney but reduce the human intervention required.

Many of the earth embankments were re profiled following the tidal floods of Dec 2013

Summary of SLM policies

Policy PDZSA.3	To 2025	2025-2055	2055 - 2105	What this means
National SMP policy	Hold the line	Managed realignment (MR2)	Hold the line	Sustain flood defence to all houses and infrastructure. Move the sea bank at Blakeney Freshes further inland in epoch 2 to create new intertidal habitat and sustain Blakeney harbour.
Local management policy	Maintain the defences where they are now. Carry out the work needed to implement realignment in the medium term.	Build new defences to protect properties and Infrastructure. Then partly remove existing defences.	Hold the new line of defence.	

Policy SD11 of the emerging plan includes a wider requirement for coastal communities and new development in a coastal location. Proposals outside the Coastal Change management Area, will need to demonstrate that the long-term implications of coastal change on the development have been addressed

No Coastal Change Management Areas, CCMA are identified in or adjacent to the settlement as CCMA's represent erosion zones and the area suffers from tidal flooding rather than erosion.

Statutory Consultees Regulation 18

Highways:

BLA04/A

Policy DS24: Land East of Langham Road

Sustainability

The catchment Primary School is at Wiveton Road, Blakeney and is within acceptable distance for walking. High School is at Wells, an existing school bus service is available from the A149. A 2.0m footway should be provided at the site frontage, extending within highway to link with the existing facility at Kingsway. This would enable access to the bus service at the A149 New Road and to the village facilities. Improvements are required to the existing PROW at the northern boundary of the site.

Safety

The carriageway should be widened at the site frontage to a minimum width of 5.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site.

Mitigation

The walking route from the site to Blakeney School would be via Langham Road, New Road and Wiveton Road. A continuous off-carriageway route is available from the Kingsway junction with Langham Road but improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.

Cumulative Comments for Settlement

None received.

Minerals & Waste:

BLA04/A

Policy DS24: Land East of Langham 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. 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

Utilities Capacity

Anglian Water

No comments received.

Environment Agency

No comments received.

Education

Norfolk County Council

Adequate Primary School capacity is available to serve the needs of the proposed development.

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.

BLA04/A

Policy DS24: Land East of Langham Road

There are no designated heritage assets on this site. The Glaven Valley Conservation Area lies to the east of the site but is a considerable distance away from the site and so development in this location should have limited impact upon the Conservation Area and its setting.

Statement of Common Ground

None current

DRAFT

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
BLA01	N/A	H0018	Land South of Morston Road	2.90	85
BLA02	N/A	H0760	Land Adjacent Blakeney Downs House, Morston Road	0.73	22
BLA04	N/A	H0019	Land East of Langham Road	4.40	60
BLA04/A	DS24	H0019 (Part)	Land East of Langham Road	1.50	30
BLA05	N/A	H0763	Land West Of Saxlingham Road	0.88	26
BLA06	N/A	H0764	Land East Of Saxlingham Road	0.63	16
BLA07	N/A	H0020	Land off Langham Road	0.87	30
BLA08	N/A	H0021	Land North of Morston Road	1.23	37
BLA09	N/A	H0022	Land West of Langham Road	2.90	85
BLA11	N/A	H1417 (Part)	Land at 39 New Road	0.49	2

Additional sites promoted through Reg 18

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
BLA01/A	N/A	N/A	Land South of Morston Road	3.05	91
BLA09/A	N/A	N/A	Land West Of Langham Road	2.95	88

Other

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
BLA10	N/A	No HELAA Ref	Land at The Pastures	0.24	7

Summary Consultation Comments Regulation 18 June 2019

BLA04/A

Policy DS24: Land East of Langham Road

Individuals	Number Received	Summary of Responses (Site Policy DS24)
<p>Summary of Objections</p>	<p>18</p>	<p>Objections to development on basis of the environmental impact; no development on greenfield sites as agricultural land will be needed in the future due to global warming and population increase. Other concerns; impact on the approach into Blakeney, views of the church and Conservation Area, which is in conflict with the Conservation Area appraisal that states that these views of Blakeney will be preserved. Lying on higher ground development would be visible, prominent and have a detrimental impact on the distinctive character of the area. Not considered to be enclosed in the landscape. And impact on the amenity of existing properties views and be overbearing. Impact on wildlife including protected species, and on European Marine Site, SAC, SPA from additional residents using the coast that will not be offset by provision of open space. Constitute major development in the AONB, undermining national policy and doesn't set out exceptional circumstances or demonstrate this would be in the public interest. Would have the same impact as other sites within the AONB that are considered as having an adverse impact on the AONB in site assessment. Development would cause light and noise pollution impacting on the Dark Skies. Impact on the existing natural footpath adjacent to the site and the existing trees, sections of the footpath would need improving. Nearby residents told they cannot remove their boundary trees as they provide an important feature which is contradictory to this policy which states that this site is less sensitive landscape than others. Concerns that development would extra pressure on the roads, water supply, and sewage capacity. Suggests that further development should be located within existing built up areas or provided on a number of smaller sites which would have less impact. If developed then ensure that adequate screening is provided, no street or outside lighting and houses are lower than 1.5 storey in height. Market housing will merely increase second home ownership, any development should be 100% affordable. A number are proposing alternative sites and consider BLA01 and BLA09 as more suitable sites than the preferred site, perceived that the alternatives would have less impact on the landscape, less detrimental visual impact and less impact on existing residents. A number objecting neighbour onto the preferred site. Consider that BLA01 would provide better/safer access to facilities. Questions whether the most suitable site has been chosen, whether this is demonstrated in the SA and if the statutory consultees including Natural England and Historic England agree. An alternative new site has been proposed, the landowner confirms that the site is deliverable and available and could make important contribution to housing delivery. The proposal would be designed to minimise the visual impact and enhance the setting of landscape. Housing design will reflect their setting and landscaping will integrate site into environment.</p>
<p>Summary of Support</p>	<p>2</p>	<p>Would be well suited to affordable housing, the site offers access, via the existing footpath to the primary school, the Pastures, recreation ground, village hall and shop amenities as well as medical facilities. A smooth line of demarcation with the existing Avocet View development with the planned boundary of BLA04/A across the Langham Road would balance the size of the village and would be confined within the 30mph speed limit. Access onto Langham Road doesn't cause much difficulty compared to Morston Road. One supports DS24 rather than the alternative sites BLA01 and BLA09, considers them to be unsuitable due to road access and being located further from facilities in Blakeney village.</p>

Summary of General Comments	1	One general comment received. Concerns over school and doctor's capacity and employment opportunities. Langham road unsuitable for more cars. Development would impact on views coming into the village and Outstanding view coming into village via Langham Road.
Overall Summary		A number of concerns raised, with many comments raising generalised objections around the potential impact on the environment and the AONB. Concerns that development would be prominent, have detrimental impact on views and on the approach into Blakeney and the character of the town and Conservation Areas. In conflict with Conservation Area appraisal. Damage dark skies from light and noise pollution and impact on wildlife. Potential adverse impact on designated sites from new residents, unable to be mitigated by open space. Constitute major development in the AONB, undermining national policy. Considered to have similar impact on the AONB as other non-preferred sites. Other concerns; pressure on the schools, doctors, roads, water supply, and sewage capacity. Limited employment opportunities. Concerns over the impact on the adjacent footpath and loss of greenspace / agricultural land which will be needed in the future. Concerns with the site access, consider Langham Road to be unsuitable for more cars. Suggest that development should be within the existing built up area or on a number of smaller sites. If developed adequate screening should be provided, no street or outside lighting, houses should be lower than 1.5 storey in height. Should be for affordable homes for local people, not available for second homes. Comment of support states that the site offers access to primary school and other services within village.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS24)
Objection	0	Cley PC commented that the sewage capacity should be assessed and better provision provided and some thought should be given to appropriate screening of new development.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS24)
Objection	2	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. Some objections were based around the preference for an alternative site and raised concerns regarding the potential impact on the landscape and environment. Support expressed from promoter for an alternative site.
Support	1	
General Comments	2	

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
BLA04/A	Land East of Langham Road	1.50	Housing	30												
BLA01	Land South of Morston Road	2.90	Housing	85	See BLA01/A for detail											
BLA02	Land Adjacent Blakeney Downs House, Morston Road	0.73	Housing	22												
BLA04	Land East of Langham Road	4.40	Housing	60												
BLA05	Land West Of Saxlingham Road	0.88	Housing	26												
BLA06	Land East Of Saxlingham Road	0.63	Housing	16												
BLA07	Land off Langham Road	0.87	Housing	30												
BLA08	Land North of Morston Road	1.23	Housing	37												
BLA09	Land West of Langham Road	2.90	Housing	85	See BLA09/A for detail											
BLA11	Land at 39 New Road	0.49	Housing	2												
BLA01/A	Land South of Morston Road	3.05	Housing	91												
BLA09/A	Land West Of Langham Road	2.95	Housing	88												

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
BLA01	<p>Overall the site scores as neutral</p> <p>It is considered that the consultation comments received do not alter any of the scoring for the site's SA.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA01/A	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to effect Scheduled Ancient Monument (two bowl barrows on Blakeney Downs). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA02	<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 to affect setting of Ancient Monument (2 bowl barrows). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), mostly green field land (boat storage), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services. Likely to rely on car.</p>
BLA04	<p>Overall the site scores as neutral</p> <p>Reviewing the consultation objections in relation to the SA scoring and in particular the Environmental objectives, it is considered that they do not alter the overall neutral result.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not</p>

	<p>considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA04/A	<p>Overall the site scores as neutral</p> <p>Reviewing the consultation objections in relation to the SA scoring and in particular the Environmental objectives, it is considered that they do not alter the overall neutral result.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA05	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA. Biodiversity impact uncertain; arable land, close proximity woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA06	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase light pollution (woodland currently acts as buffer to edge of settlement), likely significant detrimental impact on landscape. Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA's. Potential negative biodiversity impact; woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA07	<p>Overall the site scores as neutral</p> <p>Review of the Environmental objectives scoring is considered to result in a mixed score. When set alongside a mixed Social objectives score and neutral Economic objectives score, the overall SA objectives score is neutral.</p>

	<p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; playing field, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA08	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1 (close to coastal defences & FZ3a), low susceptibility GWF, not considered at risk of SWF (CC). Exposed position, potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity to SSSIs (North Norfolk Coast, Wiveton Downs), SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), 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 local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA09	<p>Overall the site scores as neutral</p> <p>Review of the SA objectives in light of the consultation comments/objections received, does not alter any of the Environment, Social or Economic objectives as assessed. As such, it is considered that the overall score is neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA09/A	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to effect Scheduled Ancient Monument (two bowl barrows on Blakeney Downs). Potential negative biodiversity impact; adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, limited public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA11	<p>Overall the site scores as negative</p>

	<p>Reviewing the overall scoring for the three separate objectives, it is considered that the overall SA objectives for the site scores negatively.</p> <p>Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Likely significant detrimental impact on townscape. Potential to significantly affect setting of historic village core, CA and open land area. Biodiversity impact uncertain; mostly mown grass, hedgerow (mature and recent) / trees around and within the site. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
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Site Reference	Reg 19 SA Conclusion - Employment
	No sites assessed

Site Reference	Reg 19 SA Conclusion - Mixed Use
	No sites assessed

Planning History:

BLA02: Land Adjacent Blakeney Downs House, Morston Road. The site has had a number of planning applications on the land, all of which are associated with the storage of boats on the land (there have been no applications for residential development). Most recent application; **PF/17/0282** was for the erection of a two storey workshop with ancillary office and staff facilities by the marine services company that operates on the site. This application was Approved.

BLA05: Land East Of Saxlingham Road. In the early 1980's three planning applications were received; **HR/80/2067** was an application for residential development and this application was refused. **HR/81/1034** was an application for the construction of a Golf Course and associated infrastructure. This application was initially approved, but was quashed on Judicial Review (March 1983). A subsequent application, **HR/83/0029**, for a Golf Course was also Refused.

BLA06: Land East Of Saxlingham Road. **PF/93/0464** was an application for the erection of two pairs of cottages (4 dwellings) on the site. This application was refused by NNDC and an Appeal dismissed by the Planning Inspectorate.

BLA07: Land off Langham Road (Former School Field). **PF/17/0270** was an application for a proposed 200 space overflow car park for use up to 60 days per year. Application by Blakeney Parish Council which was subsequently withdrawn.

BLA11: Land at 39 New Road. There have been a number of applications on the land for development dating back to 1975. In 1989 (**PF/89/0757**) there was an application for 22 sheltered homes and this application was refused. Most recently there were 2 applications for residential

development; **PF/15/1898** was an application for the erection of two-storey dwelling and detached garage on the southern part of the site. This application was refused; **PF/15/0483** was an application for the erection of detached two-storey dwelling on the northern part of the site. This application was refused.

Sites Assessment:

Site Ref	Assessment
BLA04/A	<p>Land East of Langham Road</p> <p>SA Conclusion: The site scores as neutral. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to have a negative biodiversity impact; close proximity to SSSI & local geodiversity site (Wiveton Downs).</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.</p> <p>Highways: Suitable highway access can be achieved from Langham Road. NCC Highways state that the carriageway should be widened at the site frontage to a minimum width of 5.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site.</p> <p>The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson’s Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.</p> <p>Environmental: The site forms part of an arable field on the southern edge of the village with a sparse hedge boundary along the Langham Road. On the west side of Langham Road is a recently completed residential development ‘Harbour Way’ (previously allocated in the Core Strategy).</p>

There is a mature tree belt on the northern boundary of the site that separates the site from the residential development at Kingsway. Arable farmland is found to the south and east of the site. There are no other environmental features on the site; however, the site is less than 150m from the Blakeney/Wiveton Downs Site of Scientific Interest (site of geological interest).

HRA (where relevant)

Within 1000m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 1000m of the Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The existing character of the land does contribute to the landscape character type, however, with little or no landscape elements or features - the value of the site itself, in landscape terms, is considered low to moderate.

The existing Kingsway bungalows provide the current urban edge on the east side of Langham Road. The properties are partially screened by a tree belt along the southern boundary, however, a large proportion of these trees are reasonably mature Firs with canopies almost above roof level which offer moderate screening to the properties. The Kingsway properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national bungalow design of the time and do not reflect or incorporate features that would typify the North Norfolk or Blakeney vernacular.

Residential development on the site would have a medium level of impact on the character of the Langham Road approach and would have a low to medium impact on the wider character of the southern part of Blakeney. If the site was developed for residential development, the resulting character of the landscape would, effectively, be similar to existing: i.e. the new residential development would replace the existing 1960/70's urban edge of the village.

A public Footpath runs along the northern edge of the site adjacent to the gardens of the Kingsway properties. Development on the site would result in an adverse impact on the nature of the view from the Kingsway properties and the public footpath. What

	<p>is currently a rural outlook, with open views, would change the character to a view of an urbanised view of the development. Development on the site would result in an adverse impact on the visual amenity from the Kingsway properties and the public footpath.</p> <p>Development of the site would be visible in the landscape when viewed from the Langham Road and the public footpath to the south. The view into the site immediately adjacent to the site from the Langham Road is reasonably open and development could obscure long distance views of Blakeney Church along the sites Langham Road frontage.</p> <p>Residential development on the site would have a neutral to adverse impact on medium distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is initially open and then the view of the site is predominantly a distance view - glimpsed through a hedge line. The character and amenity value of the view would, effectively, be similar to existing: i.e. the new residential development on the edge of this part of Blakeney would replace the existing view of the urban edge of the village.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: This single site that can accommodate all of the housing that is required for Blakeney. The site is well connected to the village, school and services. Public transport options available close to the site. Although the site is located within the Area of Outstanding Natural Beauty it is not considered that residential development would be excessively prominent in the wider landscape and therefore would not have a significant detrimental impact on the special qualities of the AONB. The site scores positively in the Sustainability Appraisal. 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. This site is considered the most suitable for allocation in Blakeney.</p> <p>Recommendation: That this site is identified as a Proposed Allocation subject to the detailed policy requirements and that no new substantive issues being identified in the HRA and/or Heritage Impact Assessment</p>
<p>BLA01</p>	<p>Land South of Morston Road</p> <p>Site renumbered BLA01/A</p>

	<p>This area was considered as an 'Alternative Site Option' for the Regulation 18 consultation plan and was ruled out as a preferred option. This site received a number of representations at Regulation 18, including a representation from the landowner. The site area has been clarified by the owner with minor changes to the site area to show a more accurate mapping of the site to reflect the actual boundaries on the ground. The revised site has been numbered BLA01/A and the detailed assessment can be seen below. Regulation 18 consultation representations to this site will be considered as part of the BLA01/A site assessment review.</p> <p>No further assessment has been undertaken at this stage regarding this iteration of the site.</p> <p>Recommendation: That the site is not considered further at this stage.</p>
BLA01/A	<p>Land South of Morston Road</p> <p>SA Conclusion: The site scores as neutral. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores are mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential to effect a Scheduled Ancient Monument (two bowl barrows on Blakeney Downs). There is also a potential negative biodiversity impact being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs),</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school although footway improvements would be required on the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149</p> <p>Highways: Suitable highway access from Langham Road can be achieved, with pedestrian only access to the A149. The Highway Authority has concerns over the ability to form a satisfactory, safe access at the A149. Access at the A149 should provide visibility spays in accordance with DMRB but that does not appear to be achievable within the land proposed for allocation and represents a safety concern. The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. New footway would be required from the site access, eastwards to Pintail Drive along with improvements to the footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way</p> <p>Environmental: The site is the northern part of an arable field. To the north and east of the site is</p>

existing residential development and running along the western boundary is a hedge lined boundary with Blakeney/Wiveton Downs (Site of Special Scientific Interest) adjacent. There are no other known or obvious environmental features on the site.

HRA (where relevant)

Within 250m North Norfolk Coast SAC/SPA/Ramsar site. Within 250m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.

The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.

The site rises by approximately 11.5m from the low lying properties to the north towards the southern edge of the site where it has a boundary with the Blakeney Downs.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.

Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and development would be prominent and overbearing in the foreground. Even though part of the site is low lying, development along the southern edge of the site is on higher ground and would limit the views across.

Other:

	<p>The site is within 200m of a Scheduled Ancient Monument (2 Bowl Barrows on Blakeney Downs).</p> <p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BLA02</p>	<p>Land Adjacent Blakeney Downs House, Morston Road</p> <p>SA Conclusion: The site scores as negative. The site scores negatively for Environmental objectives and mixed for Social and Economic objectives. In particular, the Environmental objectives scores negatively, being loosely related to the settlement and rural in nature, where there is potential to affect the setting of an Ancient Monument (2 bowl barrows) and potential negative biodiversity impact, being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity: The site has moderate connectivity to the village services and is within walking distance to the local shop and primary school although there are no footways along the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149.</p> <p>Highways: Highway access can be achieved from the A149 Morston Road, however such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental: This is a small site that is predominantly grass with small clumps of tree/scrub cover, hard standing and access tracks. There are a couple of small buildings on the site. The site is used for small boast storage and repairs. The site has a hedge lined boundary and is abutted on the western and southern boundaries by Blakeney/Wiveton Downs (Site of Special Scientific Interest). There are no other known or obvious environmental features on the site.</p>

	<p>HRA (where relevant) Within 150m North Norfolk Coast SAC/SPA/Ramsar site. Within 150m The Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.</p> <p>The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.</p> <p>Other: Site is within 50m of a Scheduled Ancient Monument (2 Bowl Barrows on Blakeney Downs). The site is in Flood Risk 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. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA04	<p>Land East of Langham Road</p> <p>SA Conclusion: The site scores as neutral. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to have a negative biodiversity impact being adjacent to a SSSI & local geodiversity site (Wiveton Downs),</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public</p>

transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.

Highways:

Suitable highway access can be achieved from Langham Road. NCC Highways state that the carriageway should be widened at the site frontage to a minimum width of 2.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site.

The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.

Environmental:

The site is a medium sized arable field on the southern edge of the village with a sparse hedge boundary along the Langham Road. On the west side of Langham Road is a recently completed residential development 'Harbour Way' (previously allocated in the Core Strategy).

There is a mature tree belt on the northern boundary of the site that separates the site from the residential development at Kingsway. Arable farmland is found to the south and east of the site. There are no other environmental features on the site; however, the site is less than 50m from the Blakeney/Wiveton Downs Site of Scientific Interest (site of geological interest).

HRA (where relevant)

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The existing character of the land does reflect the landscape character type.

	<p>The existing Kingsway bungalows provide the current urban edge on the east side of Langham Road. The properties are partially screened by a tree belt along the southern boundary, however, a large proportion of these trees are reasonably mature Firs with canopies almost above roof level which offer moderate screening to the properties. The Kingsway properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national bungalow design of the time and do not reflect or incorporate features that would typify the North Norfolk or Blakeney vernacular.</p> <p>Residential development on the whole site would extend the urban edge of the village considerably into open countryside and would have an adverse impact on the landscape character and the wider setting of the village.</p> <p>A public Footpath runs along the northern edge of the site adjacent to the gardens of the Kingsway properties. Development on the site would result in an adverse impact on the nature of the view from the Kingsway properties and the public footpath. What is currently a rural outlook, with open views, would change the character to a view of an urbanised view of the development. Development on the site would result in an adverse impact on the visual amenity from the Kingsway properties and the public footpath.</p> <p>Development of the site would be visible in the landscape when viewed from the Langham Road and the public footpath to the south. The view into the site immediately adjacent to the site from the Langham Road is reasonably open and development could obscure long distance views of Blakeney Church along the sites Langham Road frontage.</p> <p>Residential development on the whole site would have an adverse impact on medium distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is initially open and then the view of the site is predominantly a distance view - glimpsed through a hedge line. The character and amenity value of the view would be adversely impacted if residential development was brought to the southern edge of the field.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is well located to the village and services. Highways access off Langham Road is considered acceptable. Development of the whole site would extend into open countryside and may have an adverse impact on the landscape and Area of Outstanding Natural Beauty.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA05	Land West Of Saxlingham Road

SA Conclusion:

The site scores as **neutral**. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to affect the settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and Blakeney Conservation Area. In addition, the biodiversity impact is uncertain.

Connectivity:

The site has reasonable connectivity to the village services and is within walking distance to the local shop and primary school, however, there are no footways along Saxlingham Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 300m from the site.

Highways:

Highway access can be achieved from Saxlingham Road, however access off this road is considered to be unacceptable by NCC Highways. Furthermore, the site is considered unsuitable for residential development due to a lack of pedestrian footways and the unsatisfactory local road network.

Environmental:

The site is the north eastern corner of a large arable field to the south of Blakeney. There is a hedge along the frontage on Saxlingham Road. Directly to the north of the site is a single, detached, property.

HRA (where relevant)

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.

Residential development on the whole site would extend the urban edge of the village considerably into open countryside and would have an adverse impact on the landscape character and the wider setting of the village.

	<p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>The site is adjacent to the Glaven Valley Conservation Area and development on the site and development has the potential to adversely impact upon the setting of the Conservation Area.</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. Development on the site may have a detrimental impact on the Conservation Area. The site is considered to have unsuitable highway access and network connections. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA06	<p>Land East Of Saxlingham Road</p> <p>SA Conclusion: The site scores as negative. The site scores negatively for Environmental objectives and neutral for Social and Economic objectives. In particular, the Environmental objectives scores negatively, having the potential to increase light pollution (woodland currently acts as buffer to edge of settlement), there being a likely significant detrimental impact on landscape. In addition, there is the potential to affect the settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and Conservation Areas and have a potential negative biodiversity impact in terms of the woodland.</p> <p>Connectivity: The site has reasonable connectivity to the village services and is within walking distance to the local shop and primary school however, there are no footways along Saxlingham Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 300m from the site.</p> <p>Highways: Highway access can be achieved from Saxlingham Road, however access off this road is considered to be unacceptable by NCC Highways. Furthermore, the site is considered unsuitable for residential development due to a lack of pedestrian footways and the unsatisfactory local road network.</p> <p>Environmental: The whole site is covered by a mixed species mature woodland and is approximately half of a larger wood that extends towards the 'Old Rectory'.</p>

	<p>HRA (where relevant) Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.</p> <p>The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.</p> <p>The site is within the Glaven Valley Conservation Area.</p> <p>Other: The site is within the Glaven Valley Conservation Area and less than 100m from the Blakeney Conservation Area and less than 100m from the Grade II and Grade II* Listed Buildings at 'The Rectory'. Any development of the site 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: The site would result in the loss of a significant amount of woodland and would be 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. Development on the site may have a detrimental impact on the Conservation Area and the setting of a Listed Building. The site is considered to have unsuitable highways access and network connections. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BLA07</p>	<p>Land off Langham Road</p> <p>SA Conclusion: The site scores as neutral. The Environment and Social objectives score as mixed with a neutral Economic objectives score. In particular, the Environmental objectives scores mixed, being within the settlement, within Flood Zone 1 but having an uncertain</p>

biodiversity impact being a playing field.

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 250m from the site.

Highways:

Suitable highway access can be achieved from Langham Road. Access should be provided in line with DRMB. The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.

Environmental:

The site is within the settlement boundary and is currently designated as 'Open Land Area' and is proposed to be designated as 'Amenity Green Space'. The site is a grass field that was once used as a school playing field. There is a hedged boundary along the Langham Road frontage. To the south, west and north are existing residential properties. The north east corner of the site abuts the large village playing field and public open space.

HRA (where relevant)

Within 500m North Norfolk Coast SAC/SPA/Ramsar site. Within 500m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.

The site is designated as an 'Open land Area' and is proposed to be designated as 'Amenity Green Space'.

Other:

	<p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. The preferred site can deliver sufficient housing for Blakeney.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BLA08</p>	<p>Land North of Morston Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The site scores negatively for the Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores negatively in that the site is edge of settlement, within Flood Zone 1, but close to coastal defences & Flood Zone 3a. The site is located in an exposed position, where there is a likely significant detrimental impact on landscape and potential for a negative biodiversity impact, being in close proximity to SSSIs (North Norfolk Coast, Wiveton Downs), SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity:</p> <p>The site has good connectivity to the village services and is within walking distance to the local shop and primary school although footway improvements would be required on the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149.</p> <p>Highways:</p> <p>Highway access can be achieved from the A149 Morston Road, however such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>The site forms the southern portion of a large arable field which abuts the coastal marshes to the north. The eastern, southern and western boundaries are hedge lined and there is a small dilapidated agricultural building in the south western corner. The North Norfolk coastal marshes to the north are nationally and international recognised important bio-diversity sites and have numerous designations including: Site of Special Scientific Interest, Special Protection Area, Special Area of Conservation and as a Ramsar site.</p> <p>HRA (where relevant)</p> <p>Within 150m North Norfolk Coast SAC/SPA/Ramsar site. Within 150m The Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.</p> <p>Landscape and Townscape:</p>

	<p>The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.</p> <p>The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.</p> <p>Other: Site is within 150m of a Scheduled Ancient Monument (2 Bowl Barrows on Blakeney Downs).</p> <p>The site is in Flood Risk 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 highway access. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BLA09</p>	<p>Land West of Langham Road</p> <p>Site renumbered BLA09/A</p> <p>This area was considered as an 'Alternative Site Option' for the Regulation 18 consultation plan and was ruled out as a preferred option. This site received a number of representations at Regulation 18, including a representation from the landowner. The site area has been clarified by the owner with minor changes to the site area to show a more accurate mapping of the site to reflect the actual boundaries on the ground. The revised site has been numbered BLA09/A and the detailed assessment can be seen below. Regulation 18 consultation representations to this site will be considered as part of the BLA09/A site assessment review.</p> <p>No further assessment has been undertaken at this stage regarding this iteration of the site.</p> <p>Recommendation: That the site is not considered further at this stage.</p>
<p>BLA09/A</p>	<p>Land West Of Langham Road</p>

SA Conclusion:

The site scores as **neutral**. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives score is mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential of a negative biodiversity impact, being adjacent to SSSI & local geodiversity site (Wiveton Downs) and a potential impact on the GI network.

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.

Highways:

Vehicular access should be from Langham Road only and in accordance with the requirements of DMRB. A 2.0m wide footway should be provided for the whole frontage from PROW FP17, extending north eastwards to join with the existing facility at Kingsway. This would facilitate safe & sustainable access to the village. The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. Improvements are required to footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way.

Environmental:

The site is the southern part of an arable field. To the north of the site is existing residential development and running along the western and southern boundary is a hedge lined boundary with Blakeney/Wiveton Downs adjacent. There are no other known or obvious environmental features on the site.

HRA (where relevant)

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. The vision for this landscape character is of a well-managed and

	<p>actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area.</p> <p>The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.</p> <p>The site rises by approximately 6m from the properties to the north towards the southern edge of the site where it has a boundary with Blakeney Downs.</p> <p>Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.</p> <p>Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and, as the site is on higher ground than the village behind, development would be prominent in the landscape.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BLA11</p>	<p>Land at 39 New Road</p> <p>SA Conclusion: The site scores as negative. The site scores negatively for the Environmental objectives, neutral for Economic objectives and mixed for Social objectives. In particular, the Environmental objectives scores negatively in that the site is likely to have a significant detrimental impact on the townscape with the potential to significantly affect the setting of historic village core, Conservation Area and the potential for impact on the GI network.</p>

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 100m from the site.

Highways:

Suitable highway access can be achieved from the A149 New Road. NCC state that there can be no access to the site via Little Lane. The new access which would require the complete removal of the hedge along the A149 frontage and provision of a new footway

Environmental:

The site is designated as an 'Open Land Area' and is to be designated as an 'Amenity Greenspace'. The site consists of three small grass paddock fields with one forming the large front garden of a residential property. The site has a hedge frontage along the A149 and Little Lane and has a footpath running along its SW edge. A new bank and hedge has been planted on its SW boundary adjacent to the footpath.

HRA (where relevant)

Within 500m North Norfolk Coast SAC/SPA/Ramsar site. Within 500m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The site is within both the Glaven Valley and Blakeney Conservation Areas. Any development of the site has the potential to affect these heritage assets and their settings.

The site is currently designated as an 'Open Land Area'.

Other:

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

Conclusion:

Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. Development on the site would have a detrimental impact on the Conservation Area. The preferred site can deliver sufficient housing for Blakeney.

Recommendation:

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

Further Comments (Post Reg. 18)

N/A

Part 3 Overall Site / Settlement Conclusions

There are no straightforward or obvious options for development in Blakeney. The village is subject to a high number of environment designations and there is no previously developed (brownfield) land within Blakeney. Undeveloped areas within the village largely comprise of attractive or functionally important green spaces which have been assessed as important to the character of the village and should hence be protected from future development. This means that in order to address future housing need it is necessary to identify one or more development sites in the countryside which surrounds the settlement.

The suggested scale and location of development has sought to balance the need for growth whilst protecting the setting and the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty. All of the sites in the Blakeney parish are within the AONB so no non-AONB alternatives are available. A single site has been identified. This will deliver, collectively, approximately 30 dwellings over the Plan period, including affordable homes, open space and contributions towards road, drainage and other necessary infrastructure.

The site assessment concludes that the preferred site is the best option for growth in the AONB as it is reasonably contained within the landscape and will have less of an impact on special qualities of the AONB than the alternatives. Even so, development will be prominent so a relatively low density of development is proposed (30 dwellings on 1.5 hectares) to allow for comprehensive landscaping and open space.

The preferred site is considered to be the most suitable site available for Blakeney and subject to the detailed policy requirements is considered to be the most appropriate option to meet the housing requirement. It is well located to services within the village.

Discounted sites were not chosen for a number of reasons including the impact development could have on loss of public open space, impact on heritage assets and on 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 village by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid sites which are detached from the village and not well related to the existing built up areas.

The Sustainability Appraisal (SA) for Blakeney concludes that the preferred site scored neutrally in the overall assessment. The site scored as neutral in the Economic and Environmental factors and positive in the Social. None of the options scored positively overall.

The following site has been chosen as the preferred site, and meets the requirements for Blakeney.

BLA04/A: Land East of Langham Road is located on the Langham Road on the south of Blakeney and will allow for the development of approximately 30 dwellings. The site is well connected to the village centre, local services and the primary school. This site could deliver 11 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as overall neutral in the Sustainability Appraisal.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BLA04/A	Land East of Langham Road	1.51	30

Emerging Policy wording for Regulation 19

BLA04/A: Land East of Langham Road

Land amounting to approximately 1.51 hectares is proposed to be allocated for development comprising approximately 30 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

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

1. careful attention to site layout, building heights and materials in order to minimise the impact of the development on the AONB;
2. the existing footway on the Langham Road being improved and extended into the site together with improvements to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way;
3. provision of landscaping along the northern boundary including the integration of the footpath, in a green corridor, into the development to facilitate access and protect residential amenity;
4. provision of a scheme to deliver off site improvements to FP6 to provide a safer route to the primary school;
5. provision of landscaping along the boundary to the south & east including the provision of a new public footpath along the southern boundary;
6. 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;
7. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
8. provision of **XX** ha of enhanced 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 **(this will be updated in line with open space study and green infrastructure strategy requirements when available)**
9. A Habitat Regulation Assessment will be required.

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.

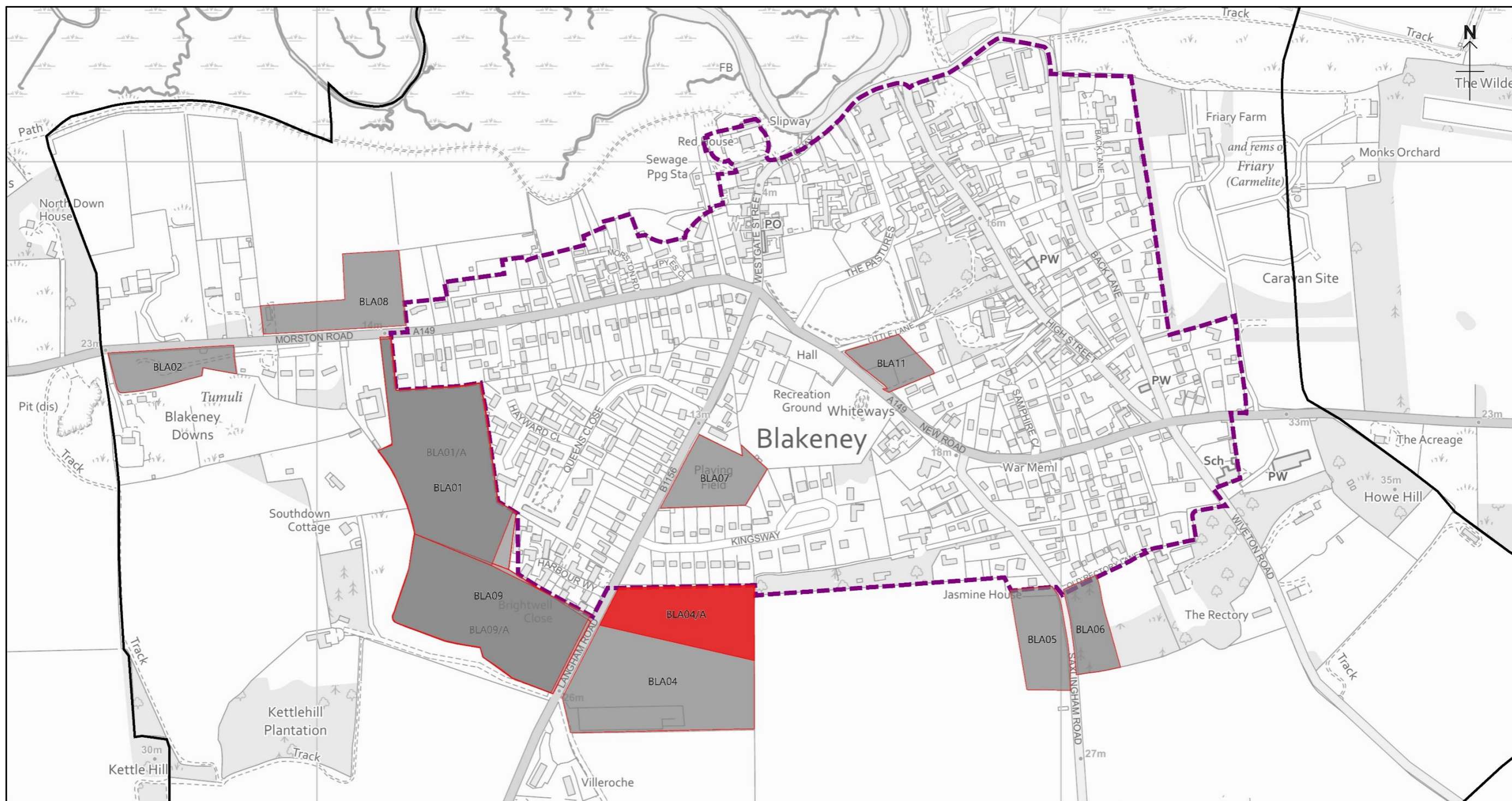
Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Blakeney Pastures	AGS/BLA01	OSP154	Open Land Area	Accessible and highly valued amenity green space centrally located within the settlement. Forms a defining edge and green setting to the historic village core and gives a degree of separation from the later development to the south. Highly significant being one of the few areas of open space within the Conservation Area. There is a significant visual quality to the site and also in its visual connection with the two sites to the south. Long range contextual views from the site to the coast are noteworthy. Collectively forms an important part of the notable composite green space within the settlement.
Blakeney Village Hall Playing Field, New Road	AGS/BLA02 REC/BLA01	OSP155	Open Land Area Formal Education / Recreation	Forms an important part of the notable composite green space within the settlement. Forms an effective setting to the Conservation area to the North. High recreational value due to multiple facilities. A large green space offering tranquillity and distance from vehicular traffic. Biodiversity value in its linkage with adjoining green spaces, B1 and B3
Field off Langham Road	AGS/BLA03	OSP156	Open Land Area	Functions as naturalistic green space within the built form of the village. The open character and elevated position affords views across the village to the church and the interlinking green spaces. The visual quality is significant. An important piece of green space within the settlement that links with other notable areas of amenity green space.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Thistleton Court	AGS/BLA04	OSP157	Open Land Area	Highly valued green space associated with surrounding Victory housing.
Local Green Space Review				
Blakeney Conservation Duckpond, The Quay	LGS/BLA01	OSP158	Local Green Space	The site is a local conservation project and does form an important amenity and conservation function. Has been demonstrated to be special to the local community in terms of tranquillity, richness in wildlife and recreational value. The site has defined boundaries and is in easy walking distance to the village
Land at the Pastures	LGS/BLA02	OSP154	Open Land Area	The site does not meet the tests for LGS. This site already benefits from open land area designation. Part of the wider site has been put forward by the land owner as a potential housing site. Although no site assessment has been carried out at the time (for residential) of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site.
Playing Field, New Road	LGS/BLA03	OSP155	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Former School Field, Langham Road	LGS/BLA04	OSP156	Open Land Area	The site does not meet the tests for LGS. This site already benefits from open land area designation. Part of the site has been put forward by the land owner as a potential housing site. Although no site allocation site assessment has been carried out at the time of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site. Considered no additional

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				local benefit would be gained from LGS designation.
Thistleton Court	LGS/BLA05	OSP157	Open Land Area	This site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Land at 39 New Road	LGS/BLA06	OSP154	Open Land Area	The site does not meet the tests for LGS. The site is part of the Pastures, see above detailed comment. Considered no additional local benefit would be gained from LGS designation
Field on Morston Road (Opposite 'Bliss')	LGS/BLA07	N/A	No Designation	The site does not meet the tests for LGS or AGS The site is a large agricultural field on the edge of the settlement boundary. In addition, part of the site has been put forward by the land owner as a potential housing site for consideration through the Local Plan. Although no site allocation site assessment has been carried out at the time of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site.
Mariners Hill	LGS/BLA08	N/A	No Designation (Registered Village Green)	The site does not meet the tests for LGS. The site is a registered Village Green and already benefits from a designation, guidance states that It will rarely be appropriate to designate spaces that are the subject to existing designations.
Green Area at Kingsway	LGS/BLA09	N/A	No Designation	The site does not meet the tests for LGS, Has not been demonstrated to be particularly special to the local community. The site does not have the characteristics of AGS
Land at Queens Close	LGS/BLA10	N/A	No Designation	The site does not meet the tests for LGS, Has not been demonstrated to be particularly special to the local community. The site does not have the characteristics of AGS

DRAFT



Blakeney - 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

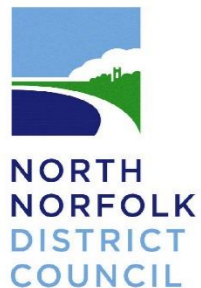
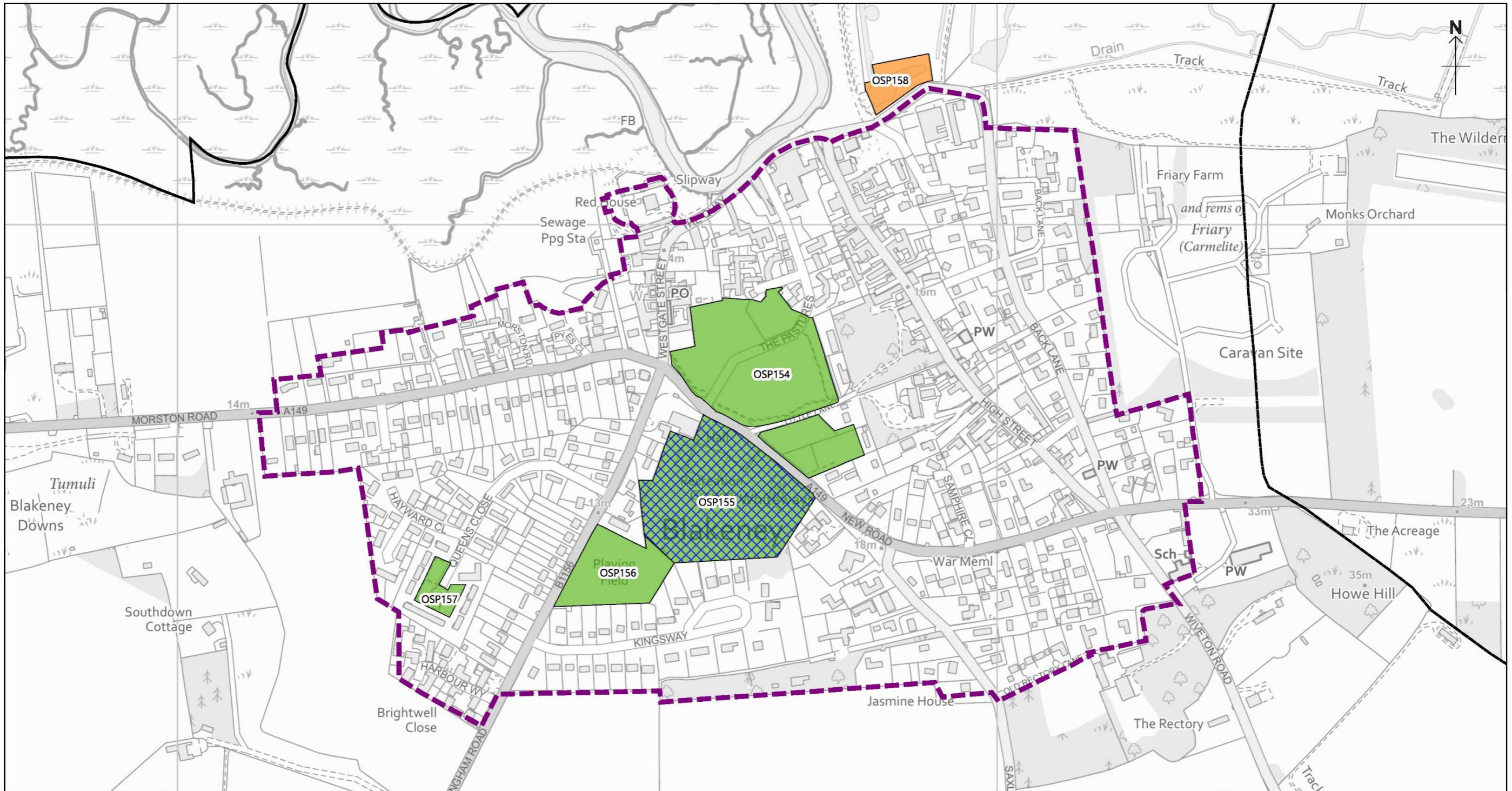
08/04/2020

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Blakeney - 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 Regulation19: Cromer

Draft for Planning Policy & Built Heritage Working Party
01.07.2020

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
10/05/20	CB	- Site Maps added	Review if meets needs.
15/06/29	SH	- Site Assessment section started	1st draft complete 30.6.20
19/06/20	CD	- Reg 19 SA conclusions added	Complete
30.6.20	IW	- Section 1 updated	Complete
	MA	- Site assessment review	Complete 01.07.2020

Site Assessment Booklet (Cromer)

This booklet provides a high-level overview of Cromer as a growth location in the 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.

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 Cromer 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:

Cromer - Large Growth Town

Plan Requirements:

Cromer is one of three identified Large Growth Towns in the settlement hierarchy and acts as a district centre where relatively large-scale growth can be accommodated. The Local Plan sets a housing target of approximately 909 dwellings to be delivered over the Plan period via a combination of small scale ‘infill’ developments, new allocations and existing commitments. New sites, to supplement those already consented and under construction, suitable for in the region of 592 dwellings are necessary to achieve the housing requirement. The level of growth being promoted is lower than the remaining two identified large growth towns (North Walsham and Fakenham), mainly due to the landscape surrounding landscape constraints and AONB.

Settlement Description:

Cromer is identified as a Large Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of three towns, the others being North Walsham and Fakenham, where large scale growth is promoted. The town has a population of 7, 683, however development extends outside of the town boundaries into the surrounding Parishes of Felbrigg, Northrepps, Overstrand, Roughton and Runton. The town functions as the District's main administrative centre, is a popular tourist destination

on the Norfolk Coast, and is centrally located in the District on the principal road network and railway line to Norwich.

Characteristics

Cromer hosts the district hospital, Council offices and provides an extensive range of shops, leisure and cultural facilities for the surrounding central part of the District. It is an appealing seaside town and a popular tourist destination throughout the year which helps support the local economy. It functions as one of a cluster of three towns, together with Holt and Sheringham which are identified in the Plan as performing complementary roles in respect of housing, employment and retail functions in the central part of North Norfolk.

Cromer has significant landscape constraints which surround the town and limit the potential to accommodate growth. To the north is the North Sea, most of the surrounding landscape falls within the designated Norfolk Coast Area of Outstanding Natural Beauty (AONB) which in the main provides the landscape setting of the town. Within the AONB the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing scenic beauty and that major developments should be avoided other than in exceptional circumstances, and where it can be demonstrated that development is in the wider public interest.

Employment (To update with findings of the employment study)

The town is a net importer of employees, and it draws its workforce from a relatively large catchment area including the towns of Holt and Sheringham and the surrounding rural area. For employment opportunities it is not dependent on industrial development with a comparatively large and diverse range of jobs in retail, tourism, health and the public administration sectors. The majority of the designated employment land on Cromer Industrial Estate is developed and the town has very little in the way of available industrial land, most new industrial developments have taken place via either the re-use or redevelopment of existing sites. For employment purposes Cromer, Sheringham and Holt function as a cluster with employees travelling between the towns to access employment opportunities. Due to the environmental constraints and lack of suitable sites in the town for new industrial land this Plan proposes that additional employment land is not located in Cromer but instead located at Holt to meet the combined needs of the Sheringham, Holt and Cromer area.

Town Centre & Retail

Cromer has the second largest retail provision in terms of sales floorspace in the District and in this Plan is classed as having a Large Town Centre in the proposed retail hierarchy. The designated town centre has 180 Class A retail/service units. The town centre offers a choice of shops and services that serve residents, tourists and a relatively large rural catchment area. It has a reasonably high proportion of comparison goods shops, including a small selection of national multiples. Shop vacancy rates are typically below national averages, vacancy periods tend to be relatively short and despite national pressures there remains a good mix of uses providing for most day to day needs. A small Retail Park adds to the range of goods available. The towns of Cromer, Holt, & Sheringham have overlapping retail catchment areas and function in a complementary way with shoppers travelling between the towns to access the range of shops and services provided. There is an identified need for comparison goods shopping and to a lesser extent food/beverage floorspace. 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.

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 information and has informed the **Infrastructure Deliver Plan**.

- Anglian Water identified that off-site mains water supply reinforcement will be required in certain locations and that for new development of over 10 dwellings some enhancement to the foul sewerage network capacity will be required.
- Cromer is not identified in the Strategic Flood Risk Assessment as being at risk from fluvial or tidal flooding due to the presence of the cliffs. There are some risks of surface water flooding predominantly due to pockets of water ponding on roads, and open spaces.
- The Health Authority indicates that there is likely to be sufficient capacity in health services to support the proposed growth.
- The Highway Authority indicates that localised highway network improvements associated with each of the proposals will be required.
- There is a general need to improve open space provision including new allotments together with improved access to the countryside.
- By the end of the Plan period there is likely to be limited capacity at the electricity sub-station which may require some upgrades.

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

There are a total of two schools within Cromer: Cromer Academy Secondary School, which has a wide catchment and provides secondary education for Northrepps, Roughton, Overstrand, Gresham and Suffield; and Cromer Junior School. Sidestrand Hall School, situated to the east of Sidestrand, is a state funded special school.

Norfolk County Council Education Authority has indicated the potential need for a new primary school site as residential development in the Town is likely to put pressure on existing local schools. A 2ha site would be required. The Education authority's preference is for a site on the west side of town as the catchment area could then serve East and West Runton and bring related benefits to the wider town.

Affordable Housing Zone & Policy Percentage

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

Sports Pitch Strategy

Provision of centralised football facilities in Cromer with a priority project being a new site for Cromer Town FC and Cromer Youth FC and a resolution to Cabell Park.

New Clubhouse and changing facilities for the Norton Warnes Ground, home to Cromer Cricket Club.

Lack of Rugby facilities within the Town.

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 Cromer has a surplus of Amenity Greenspace, but has a requirement for all other types of open space, particularly allotments and Parks and Recreation Grounds.

Connectivity

Cromer lies central to the District on the Norfolk Coast and is connected through the main road network of the A140 to Norwich, A149 to North Walsham, Stalham and onwards to Great Yarmouth and the A148 to the west to Holt, Fakenham, and Kings Lynn further afield. The one way system through the town

results in some road congestion in the town at peak periods. The town is served by the Bittern line railway which links Sheringham, Cromer, North Walsham, Hoveton and Worstead to Norwich and associated main line services through hourly services. There are regular bus services between Cromer, Sheringham, Holt and Fakenham and the Coasthopper service also provides an hourly service along the coast road to Kings Lynne and connects into services to North Walsham.

The England Coast Path passes through Cromer following the cliff top paths and along the esplanade, whilst the section towards Overstrand continues along the beach. The Weavers Way runs from Cromer Pier, south past Cromer Hall and onwards towards Felbrigg Hall. The majority of the route, through the town and on the outskirts, is along pavements. The south east of the town is poorly served by rights of way routes and there is a general lack of east –west rights of way or access connections. Like the highway connections – people have to go through the town in order to access countryside connections

Sustrans Regional Cycle Route Nos 30 & 33 path through the town. Route 33 connects Cromer to Aylsham via Felbrigg Hall and Blickling Hall on quiet rural road.

Constraints & Opportunities

There is very little previously developed (brownfield) land in Cromer. 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 and some of these sites will need to be located outside of the parish boundary of Cromer in the adjacent parishes. There are a range of factors which influence the potential location of development in Cromer including, environmental and landscape considerations and the need to take into account available infrastructure. Overall both the suggested scale and location of development has sought to balance the need for growth with protecting the nationally important landscape setting of 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 designated Area of Outstanding Natural Beauty and the landscape more generally by giving priority, where possible, to those sites which are not designated as AONB and then those sites which can be more visible contained in the wider landscape ;
- locate developments where they are, or can be connected, to key services and the town centre preferably be walking, cycling or public transport or via better quality roads
- retain existing green spaces within the town boundary where they are either functionally or visually important
- provide a large level site suitable for outdoor sport in an area well related to the town which is accessible by walking and public transport;
- avoid locations which 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.

Demographics:

Population in Cromer 7,683

	Number	%
Aged 0 to 15	1,085	12.3
Aged 16 to 29	2,271	25.8
Aged 30 to 44	1,198	13.6

Aged 45 to 64	2,565	29.1
Aged 65+	2,767	31.4

Housing Stock

	Number	%
Detached house or bungalow	1131	25.6
Semi-detached house or bungalow	749	17.0
Terraced house or bungalow	828	18.8
Flat, maisonette or apartment - Purpose-built block of flats	1009	22.9
Flat, maisonette or apartment - Part of a converted or shared house	565	12.8
Flat, maisonette or apartment - In a commercial building	107	2.4
Caravan or other mobile or temporary structure	24	0.5

Affordability

Cromer	7.02
North Norfolk	8.72

Parish Boundaries:

Many of the site options are partially or entirely outside of the Cromer parish boundary and fall into the adjacent parishes of Felbrigg, Northrepps, Overstrand, Roughton and Runton.

Services:

Cromer 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"> Suffield Park Infant & Nursery School Cromer Junior School Cromer Academy 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> Cromer GP Cromer and District Hospital Corner House Dental Practice Enslin Limited Dental Surgery 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community.
Retail	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town

		centre.
Public transport	Regular bus services to Holt, Sheringham, North Walsham and Norwich. Regular train service to Sheringham, North Walsham, Hoveton and Norwich.	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.	It is considered that there are extensive employment opportunities within the town.

Constraints

Built Environment:

Cromer Conservation Area is concentrated on the historic core of the town extending both east and west and northwards taking in the pier.

There are a total of 89 Listed Buildings in Cromer, one of which is Grade I (Church of St Peter and St Paul) and one Grade II*. In addition, there is one Ungraded Historic Park and Garden and 38 buildings have been included on the Local List as important buildings

Natural Environment

Environmental Designations

Cromer is naturally constrained to the north by the North Sea to the north of the town. The beach itself is designated as a County Wildlife Site (CWS). The land surrounding Cromer Hall, which is a Historic Park and Garden, is also designated as a CWS. This stretches between the A148 and Weaver's Way.

The Area of Outstanding Natural Beauty (AONB) surrounds the town of Cromer, to the south east and west (with the exception of the north west, which runs along the coastline). The beaches to the east and west of the town, within the AONB, are also designated as Sites of Specific Scientific Interest (SSSIs) and form part of the Greater Wash Special Area of Protection (SPA). The cliffs to the west of the town are also designated under European legislation as a Special Area of Conservation (SAC).

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the town itself is situated within the Coastal Shelf landscape character area, the area to the south of the town is defined as the Tributary Farmland character area and the area to the south west of the town is defined by the

Wooded Glacial Ridge 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 **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. The character area stretch over a wide area of North Norfolk and away from Cromer also forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

To the south west of the town the landscape is categorised by the **Wooded Glacial Ridge** character area. This 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.

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 tidal flooding along the promenade. The town is also subject to surface water flooding, predominantly along the roads through the town. The majority of the town is located away from the coast and on higher ground and remains in 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 Cromer is included within SMP6. Cromer falls under SMP policies 6.03 – 6.05 as outlined below

Policy Unit	Name	To 2025	2025-2055	2055-2105
6.03	Sheringham to Cromer	Managed Realignment	No Active Intervention	No Active Intervention
6.04	Cromer	Hold the line	Hold the line	Hold the Line
6.05	Cromer to Overstrand	Managed realignment	No Active Intervention	No Active Intervention

To the coast on the west of town the approach is one of shoreline retreat through managed realignment. Other than maintaining access points and making safe defunct defences there will be no active intervention to stop natural process in the short term. Once these defences reach the end of their effective life in the medium term and the expected outflanking of the cliff due to erosion it is expected that the natural functioning of the coast with no active intervention will take precedent. In the longer term the Shore line management Plan predicts that it is unlikely that development on the outskirts of Cromer will become threatened by erosion until beyond the next 100 years, although isolated properties may be lost where they are close to the cliff line along with the potential for existing open land, coastal caravan sites and cliff top car where these are identified in the indicative 100 year epoch of the Coastal Change Management Area.

The short to medium term plan for the town is to continue to hold the existing line beyond the short term and protect the town frontage through maintain and if necessary replacing existing defences. In the medium terms this could constitute groyne replacements while in the longer term it is likely that the sea wall will need to be replaced and upgraded. The SMP predicts that over time that the beach is unlikely to exist along the town frontage due to the significant promontory of the frontage at this location.

To the east the cliffs along the shoreline provide vital sediment source for much of the SMP frontage and the aim of the SHP is to maintain this sediment input for the region and coastline as a whole. Coupled with this is the European designation of the cliffs for their conservation importance which is partly maintained by the progressive erosion which exposes areas if the cliff and then allows successional cycles of plan communities, the long term plan is to allow retreat. Works to defend the coast to the east of the town are seen as unlikely to be justified and the SMP recommends that measures are identified in the medium- term to help minimise the impact of lives and communities in the longer term in this area.

The 100 yr epoch of the Coastal Change Management Area stretches inland to the east of Cromer, mainly affecting open land areas such as the cliff top golf course. It is however predicted that the longer term between 50 and 100 properties at the far eastern end of Cromer and western extent of Overstrand might become at risk.

Policy SD11 of the emerging plan includes a wider requirement for coastal communities and new development in a coastal location. Proposals outside the Coastal Change management Area, will need

to demonstrate that the long-term implications of coastal change on the development have been addressed.

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Highways:

C07/2

Policy DS2: Land at Cromer High Station

Sustainability

Whilst the site is within walking distance of Cromer Infant and Junior schools, the catchment primary school is at Northrepps. There is not a safe walking/cycling route to the catchment primary school which could result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. The site is well located to enable access to public transport and sustainable travel to employment within Cromer along with local facilities. There are bus stops at the A149, for both north and southbound travel in vicinity of the site. The northbound stop should be improved with the addition of a shelter.

Safety

Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured.

Mitigation

With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access, highway safety improvements.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

Sustainability

A footway runs across the site frontage and is continuous to Cromer and West Runton, both of which are within walking distance. The site is well located to enable access to public transport and sustainable travel to employment within Cromer along with local facilities. The site is on a bus route and stops are within approximately 150m. Cromer Infant and Junior schools are not within walking distance, but the site is located on a school bus route that services both. Clearly delivery of a primary school at the site would remove the requirement for travel. Pedestrian and cycle access should be provided via Clifton Park if feasible. Pedestrian and cycle access shall be provided via PROW BR22 to Clifton Park. PROW BR22 shall be upgraded to an asphalt (or equivalent) surface between the site and Clifton Park. Pedestrian and cycle access to Mill Lane via BR22 shall be retained. Access shall be provided between the site and FP16. Improvements are required to FP16 to ensure that it remains accessible between Howard's Hill West and Sandy Lane.

Safety

Mill Lane is a narrow country lane and not of a sufficient standard to support development traffic. Access should be direct to A149 Cromer Road, visibility to be provided in accordance with DMRB. School traffic should have the ability to circulate. The estate layout should incorporate an internal loop road including school frontage and suitable layby/parking provision.

Mitigation

BR22 required to be surfaced between the site and Clifton Park. Improvements required to FP16 between Howard's Hill West and Sandy Lane. Implementation of a Travel Plan is required at the school to reduce traffic impact.

C16

Policy DS4: Former Golf Practice Ground

Sustainability

The site is located within walking distance of the catchment schools, is on a bus route and well located to enable wider access to public transport and sustainable travel to employment within Cromer along

with local facilities. A footway is present at the Overstrand Road frontage.

Safety

Access should be provided at two locations, visibility is required to DMRB at Overstrand Road and MfS at Northrepps Road. Tree removal would be required to form a safe access at Northrepps Road. Northrepps Road should be realigned to provide a squarer approach to Overstrand Road. Carriageway widening to a minimum of 5.5m and provision of a 2.0m wide frontage footway may be required at Northrepps Road. These requirements would require removal of existing trees.

Mitigation

A transport assessment is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes. It should assess walking routes to school along with the impact of development traffic at the surrounding network. The traffic analysis should as a minimum include Overstrand Road junctions with Northrepps Road, Station Road, Mill Road/Cromwell Road, along with the A149 junctions with Overstrand Road, Cromwell Road, and Station Road.

C22/1

Policy DS5: Land West of Pine Tree Farm

The Highway Authority is of the view that the required highway improvements to enable safe and sustainable development of site reference C22/1 are not deliverable and would therefore wish to object to allocation.

Sustainability

The site is located within the catchment area for Northrepps Primary School there is not an available safe walking/cycling route to the school which is likely to result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. A bus route passes the site, existing stops are located towards the southern end of the site and also north of the railway line, near Station Road. A footway passes the site but is located at the opposite side of the A149, the footway is variable in width and has very limited opportunity for improvement as it is constrained by available highway, particularly when passing the existing railway bridge located north of the site.

Safety

Visibility required for crossing the road to access existing footway is limited by the horizontal layout of the road and is a safety concern. The development would require two points of access at the A149, one in the form of a roundabout, both junctions should accord with DMRB.

Mitigation

A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land. Should the bridge be provided at the east side of A149 Norwich Road, off-site footway improvements will be required along with a signal-controlled crossing to enable safe access. The A149 at this location is a Corridor of Movement and as such the existing carriageway width must be maintained. Facilities are required to enable the bus stops at the east side of Norwich road to be safely accessed. A transport assessment (TA) is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Cumulative Comments for Settlement

Cromer has two east/west routes namely the gyratory at the town centre and Carr Lane/Old Mill Road/Felbrigg Road to the south. The gyratory becomes stressed at times of peak traffic, particularly during the tourist season and festivals at the town.

The corridor comprising Carr Lane/Old Mill Road/Felbrigg Road includes roads that are constrained both in width and alignment with little scope for improvement. Felbrigg Road is defined in the Norfolk Route Hierarchy as a main distributor road. Additional traffic at Carr Lane/Old Mill Road would represent a road safety concern.

Sites DS 3 and DS 4 will contribute to cross-town trips via the gyratory but volumes are unlikely to be significant.

Although Sites DS 2 and DS 5 are located south of the town, they have good access to the A149, strategic road and it is unlikely that trips to the west of Cromer would deviate to Felbrigg Road, it is therefore probable that they also would contribute to trips via the town centre gyratory. Whilst the combined developments will have a cumulative impact at the town centre, it is unlikely that will be evident in the operation of the highway.

Minerals & Waste:

C07/2

Policy DS2: Land at Cromer High Station

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.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

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.

C16

Policy DS4: Former Golf Practice Ground

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.

C22/1

Policy DS5: Land West of Pine Tree 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.

Utilities Capacity

Anglian Water

C07/2

Policy DS2: Land at Cromer High Station

LP380 - Policy DS2 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network'.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

LP383 - Policy DS3 refers to applicants being required to provide an appropriate site layout which minimises the odour and site disturbance from Cromer Water Recycling Centre. There is a risk that odour and amenity issues could arise leading to restrictions on the continued use of Anglian Water's existing water recycling infrastructure. From the information that we have relating to this site it appears that a significant part of the site is at risk from odour from the normal operation of Cromer Water Recycling Centre. As such we would recommend a detailed odour risk assessment be undertaken for this site before it is allocated for housing as proposed. Policy DS3 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network'
See Email 12.12.19 IW - Satisfied with Phase 1 Environment Report (June 2019) and removed holding objection.

C16

Policy DS4: Former Golf Practice Ground

LP386 - Policy DS4 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage should be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

C22/1

Policy DS5: Land West of Pine Tree Farm

LP429 - Policy DS5 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'.

Environment Agency

All Preferred Sites

LP478 - 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 12.9 We have no concerns for West Runton Water Recycling Centre (WRC). We welcome that the plan acknowledges the need for upgrades to waste water infrastructure where required.

Education

Norfolk County Council

C10/1

Policy DS3: Land at Runton Road / Clifton Park

In order to accommodate expected children from new proposed housing in Cromer of around 900 dwellings (total growth 2016 – 2036), Children’s Services using its pupil multiplier have calculated that up to an additional 1 form of entry may be required within the primary sector of the Town over the Plan period (up to 2036). The proposed development at Clifton Park/Runton Road with the “offer” of a 2ha site gives Children’s Services the opportunity to consider its policy preference of all-through primary school provision for the Town of Cromer. The serviced site will need to have provision for pre-school facilities if required for the local area. A future strategy for Cromer could be 2 x 2FE primary schools to enable families in Cromer to have a choice either to the north or south of the Town. At this stage it is beneficial to secure a site early in the Local Plan process to enable Children’s Services to assess/review primary education delivery in Cromer. Notwithstanding the above comments, there are uncertainties as to how in practice the offer of a primary school could be delivered both in terms of:

- Securing adequate finance through developer contributions for the school site and its build; and
- Planned in a timely i.e. site is available / could be released at the appropriate time.

These issues will need to be resolved ahead of the County Council being able to fully commit to supporting the above site. County Council Officers will be progressing these issues with North Norfolk DC through the Local Plan process. Therefore while the County Council can support the safeguarding of a potential school site they cannot as yet commit to building a new school for the above reasons.

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.

- 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.
- 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
- 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.

C22/1

Policy DS5: Land West of Pine Tree Farm

LP705 - Whilst there are no designated heritage assets on site, this site surrounds 3 sides of the grade II listed Pine Tree Farmhouse. Part of the house probably dates from the 17th century, with the roof having been raised and additions made in the late C18. The house is of painted flint and brick with a Belgian tile roof. Broadly rectangular in plan, the farmhouse has extensions to rear under catslide roofs. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

We would suggest that built development is confined to the northern half of the site with the southern portion of land being used for sports facilities, allotments and public open space to retain a sense of openness and connection between the farm and the wider agricultural landscape beyond. We welcome the reference to the listed building at paragraph 12.36 and in criterion 1 of policy DS5. However, we suggest that the wording of policy DS5 is strengthened to read,

'Preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. The southern half of the site should be left open and used for allotments, public open space and sports facilities and the eastern boundary of the site, adjoining the farmhouse should be carefully landscaped.'

We also recommend the inclusion of a diagram within the Plan to indicate these (and any other) broad principles for the site.

Natural England

C22/1

Policy DS5: Land West of Pine Tree Farm

LP726 - NE is very concerned about allocation C22/1 and recently objected to this proposal (note site is subject to a separate planning application, NNDC added) (our ref: 279055, dated 22nd May 2019) on the following grounds: · The proposed development will significantly impact the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) · The proposal is contrary to local Plan policy, fails to pass the exceptional circumstances text of the NPPF (para 172) and does not support the objectives set out in the AONB Management Plan Natural England have strong reservations about the sustainability of the proposal and creeping urbanisation into a protected landscape.

Statement of Common Ground

None agreed.

DRAFT

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
C07/2	DS2	H2075 (Part)	Land at Cromer High Station	0.8	22
C16	DS4	H0711	Former Golf Practice Ground	6.4	180
C22/1	DS5	H0049 (Part)	Land West of Pine Tree Farm	18.1	300
C07/1	N/A	H2075 (Part)	Land Gurney's Wood, Norwich Road.	1.27	51
C26/1	N/A	H0044	Cricket Ground, Overstrand Road	1	30
C09	N/A	H0822	Land at Burnt Hills	0.47	14
C11	N/A	H0823	Land at Sandy Lane	0.31	9
C15/1	N/A	H0827 (Part)	Land At Harbord House, Overstrand Road	1.6	64
C18	N/A	H0201	Land South of Burnt Hills	8.74	200
C19/1	N/A	H0202 (Part)	Land at Compitt Hills (Larners Plantation)	5.33	157
C23	N/A	H0834	Old Zoo site, land at Howards Hill	1.21	10-20
C24	N/A	H0835	Land Adjacent To Holt Road Industrial Estate	2.81	84
C25	N/A	H0836	Adjacent Pine Tree Farm, Norwich Road	0.4	12
C27	N/A	H0826	Land West Of Holt Road Industrial Estate	6.74	270
C28	N/A	H0203	Land between Roughton Road and Metton Road	4.62	200
C30/1	N/A	H0837 (Part)	Football Ground, Mill Road	1.19	14
C32	N/A	No HELAA Ref	Land at Furze Hill	0.22	6
C33	N/A	H0178	Land Adjacent 69 Northrepps Road	1.11	10
C35	N/A	No HELAA Ref	Land at Northrepps Road	0.09	3
C36	N/A	H0048	Land at Pine Tree Farm	4.18	50
C39	N/A	H1027	Land At Hall Road, Cromer	6.29	229
C40	N/A	H1890 (Part)	The Meadow Car Park, Meadow Road	1.04	42
C41	N/A	No HELAA Ref	Land south of Cromer	47.2	800
C42	N/A	No HELAA Ref	Roughton Road South	15.1	340
C42/1	N/A	No HELAA Ref	Land West of Roughton Road	10.5	340 over 2 sites
C42/2	N/A	No HELAA Ref	Land East of Roughton Road	4.59	340 over 2 sites
C43	N/A	No HELAA Ref	Norwich Road	17.1	315
C43/1	N/A	No HELAA Ref	Land West of Norwich Road	3.2	315 over 2 sites
C43/2	N/A	No HELAA Ref	Land East of Norwich Road	13.9	315 over 2 sites
NOR08	N/A	No HELAA Ref	Land North of Pine Tree Barns	0.29	2
RUN07	N/A	H0051	Land at Mill Lane	1.04	31
C07/2	DS2	H2075 (Part)	Land at Cromer High Station	0.8	22

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
C10/1	DS3	H0043	Land at Runton Road/ Clifton Park	8.01	90
C19	N/A	H0202	Land at Compitt Hills (Larners Plantation)	5.25	157
C31	N/A	H0045	Land at Stonehill Way	0.87	26
C34	N/A	H0047	Land South of Runton Road	1.03	31
C44	N/A	No HELAA Ref	Norwich Road	14.1	187 (+60 bed care home)

Employment Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
HE0012	N/A	No HELAA Ref	Land at Stonehill Way, Cromer (1)	4.57	N/A
HE0013	N/A	H0710	Land South of Holt Road	2.64	N/A

Additional sites promoted through Reg 18

None received.

Summary Consultation Comments Regulation 18 June 2019

C07/2

Policy DS2: Land at Cromer High Station

Individuals	Number Received	Summary of Responses (Site Policy DS2)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS2)
Objection	1	Both raised concerns re access while one objected to the principle that the site and Cromer accommodate growth due to the existing infrastructure constraints of the town.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	1	General support expressed. Support received from the landowner. Historic England sought consistency in approach to heritage assets. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	3	
General Comments	1	

C10/1

Policy DS3: Land at Runton Road / Clifton Park

Individuals	Number Received	Summary of Responses (Site Policy DS3)
Summary of Objections	91	Feedback focussed on concerns over development on land which is considered to be a crucial gap between East Runton and Cromer and the wish to retain the existing town and village boundaries. Several other reasons including concerns over the smells from the AW plant and noise from railway line as well as flood risk should there be heavy rainfall were also cited. A149 is very busy all year, and more so in Summer. Concern that Clifton Park, Howards Hill and Central Rd would become rat runs. Capacity concern at WRC and potential impact on services and the lack of employment opportunities in the area were also raised. A number claimed that a school is not required and that the 90 dwellings are unnecessary. Many are concerned with the impact development would have on wildlife and biodiversity including some endangered species, while also highlighting that the site is used for recreation. Some objected with regards to potential impact on amenity for the surrounding area. Safety concerns raised for children next to railway line and treatment works. Suggestions that brownfield sites should be given priority over this site including Former

		Structure Flex. One raises inconsistency with the assessment with sites R07 and C24 being rejected as they spoil surrounding countryside.
Summary of Support	0	None received
Summary of General Comments	3	Comments recognise that houses and jobs are needed, but should not be at expense of local communities' way of life. Need to protect and enhance Cromer's unique natural environment and protect green space, woodland and historic areas which enhances people's wellbeing and is important to tourism. Improved infrastructure for transport is needed, but this should not be at the expense of current local communities' environmental health, such as increased emissions which has negative effects on the natural environment, such as Cromer's coastal area and cliffs – resulting in negative climate change effects such as coastal erosion.
Overall Summary		Feedback focus on concerns over development on land which is considered to be a critical gap between East Runton and Cromer and wish to retain town and village boundaries. Several other reasons including concerns over the smells from AW plant and noise from railway line and flood risk should there be heavy rainfall. A149 is very busy all year, and more so in Summer. Concern that Clifton Park, Howards Hill and Central Rd would become rat runs. Capacity concern at WRC and potential impact on services and the lack of employment opportunities in the area. A number claim that a school is not required and 90 dwellings are unnecessary. Many are concerned about the loss of green open space which has a range of wildlife and biodiversity (including some endangered species) and is used regularly for recreation use which is important for people's wellbeing. Some object to the potential impact on amenity for the surrounding area. Safety concerns raised for children next to railway line and treatment works. Suggestions that brownfield sites should be given priority over this site including Former Structure Flex. One raises inconsistency with the assessment with sites R07 and C24 being rejected as they spoil surrounding countryside.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	3	Town and adjacent Council's raised issues based around coalescence of settlement, impacts on existing informal use of open space and biodiversity. Concerns raised re impacts on highway network capacity. Education provision was challenged as unnecessary.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	5	Feedback focused on concerns over development on land considered to be an important gap between Cromer and East Runton and the potential adverse impact on important biodiversity. Objection from Norfolk Wildlife Trust and Norfolk & Norwich Naturalists' Society. NCC Children Services have advised that provision for an additional primary school on this site is welcomed but comment that there are uncertainties as to how in practice the offer of a primary school could be delivered, and will need to work with North Norfolk DC going forward. Suffield Park Infant & Nursery School concerned that a new school is not required and would impact on the existing schools in Cromer. Support received from the landowner who has submitted further information including a Delivery Statement and Environment Report. Anglian Water raised concerns over odour and recommended that an odour risk assessment should be undertaken. However EA have raised no concerns. NCC Minerals and Waste provided supporting comments to add appropriate site policies. Historic Environment sought consistency in approach to heritage assets.
Support	3	
General Comments	2	

Policy DS4: Former Golf Practice Ground

Individuals	Number Received	Summary of Responses (Site Policy DS4)
Summary of Objections	3	Limited comments received. Members of the public raise concerns over the potential impact on the natural environment, water supply, air quality, road network and the AONB. The amount of employment opportunities in Cromer and the viability of this site considering rising sea levels and potential for coastal erosion.
Summary of Support	0	None received
Summary of General Comments	1	Support received from the landowner who confirms that the site is available, suitable and achievable and able to deliver housing within the first few years following the plan's adoption. Committed to delivering a range of housing on the site recognising the need within district and Cromer. Further design and technical work is being undertaken. Suggests that the requirement to provide self-build plots should be based on demand at the time of submission of an application.
Overall Summary		Limited response received. Some concerns over the potential impact on the natural environment, water supply, air quality, road network and the AONB. The amount of employment opportunities in Cromer and the viability of this site considering rising sea levels and potential for coastal erosion. Support received from the landowner who confirms that the site is available, suitable and achievable and able to deliver housing within the first few years following the plan's adoption. Committed to delivering a range of housing on the site recognising the need within district and Cromer. Further design and technical work is being undertaken. Suggests that the requirement to provide self-build plots should be based on demand at the time of submission of an application.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	1	One objection on the principle that the site and Cromer accommodate growth due to the existing infrastructure constraints of the town. A further general comment was received raising the attention of Officers to matters of flooding on the site.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	3	Limited response received. Some objections were based around the preference for an alternative site. They raised concerns over the potential impact on the natural environment, the AONB, and the close proximity of the site to the SAC and SSSI. Presence of unstable ground and the distance of the site to train station, and suggest that other alternative sites would be more appropriate. Historic England sought consistency in approach to heritage assets. Anglian Water, 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	

Individuals	Number Received	Summary of Responses (Site Policy DS4)
Summary of Objections	6	Concerns are expressed over this development; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife. Development would not improve quality of life, health and well-being of its residents and impact on trade and business, stating that it would go against the NPPF. Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. Issues with school, healthcare, water, gas, sewage, broadband capacity. Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd. Request a survey of water pressure, demand and infrastructure. One is supportive of the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land. One questions why the preferred site includes sports pitches and facilities but the site has been assessed for housing. Assessment states that the site is considered unsuitable for development. The landowner for alternative site C25 wishes the site to be considered as part of site DS5. Access issues can be addressed. One proposes new alternative site, closer to town and would not use two main road arteries.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Feedback highlighted concerns on; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife and on the health and well-being of its residents and impact on trade and business. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. Request a survey of water pressure, demand and infrastructure. Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd. Issues with school, healthcare, water, gas, sewage, broadband capacity. Limited support for the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS5)
Objection	1	Objected to the principle that the site and Cromer accommodate growth due to the existing infrastructure constraints of the town. A further general comment was received raised general concerns around the pedestrian connectivity and off site highway mitigation along with the potential impact on mature trees.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS5)
Objection	3	Key issues raised including concerns over the potential impact on the AONB (contrary to Paragraph 172 of NPPF) from Natural England and the potential impact on the setting of the adjacent Grade II Listed Building from Historic England. Historic England suggested confining development to the northern half of the site with the southern portion of land being used for sports facilities, allotments and public open space. And strengthening the policy wording and the inclusion of diagram to indicate broad principles of site. General Support expressed for biodiversity net gain, creation of habitats and GI corridors. One objection was based around the preference for an alternative site and raised concerns that site hadn't been assessed for its suitability to provide sports facilities or a Care Home. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	3	

DRAFT

C42/1	Land West of Roughton Road	10.54	Housing	340 over 2 sites													
C42/2	Land East of Roughton Road	4.59	Housing	340 over 2 sites													
C43	Norwich Road	17.11	Housing	315													
C43/1	Land West of Norwich Road	3.20	Housing	315 over 2 sites													
C43/2	Land East of Norwich Road	13.91	Housing	315 over 2 sites													
C44	Norwich Road	14.14	Mixed Use	187 (+60 bed care home)													
FLB02	Land at Metton Road	2.63	Mixed Use	50													
NOR08	Land North of Pine Tree Barns	0.29	Housing	2													
RUN07	Land at Mill Lane	1.04	Housing	31													
HE0012	Land at Stonehill Way, Cromer (1)	4.57	Employment	N/A	Site is unavailable												
HE0013	Land South of Holt Road	2.64	Employment	N/A	Site is unavailable												



Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
C07/1	<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 for remediation of contamination. Potential significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; part within AONB, arable / grazing, woodland. No 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C07/2	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the overall SA objectives scoring.</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; adjacent AONB, arable / grazing, adjacent woodland. No 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C10/1	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for 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 negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. 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, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C11	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWSs (Cromer Old Cemetery, Hall Wood), grass, scrub, mature trees. 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, peak time public transport links, leisure and cultural opportunities, access to education facilities. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C15/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of woodland). Potential to affect setting of Grade II Listed Building (Cromer Lighthouse).</p>

	<p>Potential negative biodiversity impact; part within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), mostly woodland (subject to TPO). No 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C16	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for 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 for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C18	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C19	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C19/1	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>

C22/1	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. In response to a specific SA comment: the remediation of contamination refers to a small area identified as contaminated 'unknown filled ground'. The comments do not alter the overall scoring for any of the SA objectives.</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 (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C23	<p>Overall the site scores as neutral</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood), scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Would utilise mostly non-agricultural grade land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C24	<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 detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C25	<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). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, grazing, part of boundary comprised of 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; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C26/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, majority of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Sutherland House) and CA. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees to majority of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in</p>

	<p>loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C27	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent position, removed from residential development, potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood, Cromer Old Cemetery), arable, 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 positively; edge of settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C28	<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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C30/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, approximately third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees adjacent site. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C32	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF not considered at risk of SWF (CC). Likely significant detrimental impact on townscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, CWS (East Wood), woodland (subject to TPO). No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of open land area (woodland).</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C33	<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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, grass, scrub, within woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p>

	<p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, services / facilities, access to employment. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C34	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for enhancement of townscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, Cromer Old Cemetery), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities.</p> <p>Economic – Scores positively; within settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C36	<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, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, peak time public transport links, education facilities, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
FLB02	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable / grazing, mature hedgerow / trees to boundary, close to woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement / rural location, services in adjacent settlement.</p> <p>Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C39	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and setting of Grade II Listed Building (South Lodge). Potential negative biodiversity impact; adjacent AONB, close proximity CWS (East Wood), arable land, surrounded by mature hedgerow / trees, close to woodland. 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, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C40	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; adjacent CWSs (East Wood, Hall Wood), close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea Front), golf course / skate park with mature woodland to south. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C41	<p>Overall the site scores as negative</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores negatively; parts of site considered edge of settlement and parts loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Scale of site and locations; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential negative biodiversity impact; all of site within AONB, arable mostly surrounded by mature hedgerow / trees, adjacent small woodland. Potential to impact setting of Grade II Listed Building (Pine Tree Farmhouse). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement, access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities within the settlement but beyond walking distance and parts of the site are considered removed from this service. Likely to use car to access services and facilities. Could provide significant public open space.</p> <p>Economic – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement. Likely to rely on car to access employment, educational facilities, transport links, services / facilities and town centre. Access to high speed broadband uncertain. Likely to rely on car.</p>
C42	<p>Overall the site scores as negative</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/1	<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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/2	<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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement, services in adjacent settlement (some within 2km of site).</p>

	<p>Economic – Scores mixed; loosely related to settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C43	<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, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C43/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; remote from settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C43/2	<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, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C44	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
NOR08	<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, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural</p>

	<p>opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
RUN07	<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, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, CWS (Cromer Sea Front), SSSI & local geodiversity site (East Runton Cliffs), grassland, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement, services in adjacent settlement.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>

Site Reference	Reg 19 SA Conclusion - Employment
HE0012	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries. 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>
HE0013	<p>Overall the site scores as negative</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 Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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>
C16	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for 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 for remediation of contamination. Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. 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>
C19	<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). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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>

	Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. Access to high speed broadband uncertain.
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Site Reference	Reg 19 SA Conclusion – Mixed Use
C19	<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). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, potential employees and transport links, access to employment, services / facilities. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Town centre accessible from the site.</p>

DRAFT

Planning History:

C07/2: Outline Planning Application on site PO/19/0281 - Residential Development of up to 24 Dwellings (Outline Application with access only for determination).

C22/1: Outline Planning Application: PO/18/2169. Hybrid application comprising: Outline planning permission (with all matters except for access reserved for future determination) for up to 300 dwellings to include a new roundabout and access onto A149 and associated infrastructure and Full Planning permission for provision of a new football club comprising the creation of football pitches (together with associated fencing and floodlighting), erection of clubhouse, changing facilities, new access road and formation of car park to facilitate the relocation of Cromer Town Football Club.

C16: There have been a number of planning applications on the site with, in the main, relate to the previous use of the site as a Golf Practice Course. The most recent application on the site was PF/11/1224 which related to the re-location of a golf academy building and practice greens. This application was Approved. There was two planning applications in 2004 & 2005 for residential development – both were refused. PO/05/1102 was for residential development to provide 40 affordable, key worker and sheltered dwellings. This application was Refused.

Sites Assessment:

Site Ref	Assessment
C07/2	<p>Land at Cromer High Station</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, as well as leisure and cultural opportunities with easy access to the town centre and peak time public transport links,.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p>Highways: Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured. With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access and detailed highway safety improvements.</p>

	<p>Environmental: The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. To the east of the site is a woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.</p> <p>HRA (where relevant) The site is within 2500m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.</p> <p>Landscape and Townscape: The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Planning History There is an Outline Planning Application on site (PO/19/0281) for residential development of up to 24 Dwellings (Outline Application with access only for determination). This applications is currently (June 2020) being determined.</p> <p>Conclusion: The site is available and if allocated there is no evidence to suggest that development is undeliverable. This site is already allocated for residential development in the current adopted Plan and is subject to an active planning application. The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is not prominent in the landscape due to the varying land levels and is screened from view by existing development. Public transport services and schools nearby, and the town centre is in walking distance. The site scores positively in the Sustainability Appraisal. The Local Plan must seek to address the development needs of the town over a 20 year period. This is considered to be one of the most suitable of the Cromer alternatives.</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>
C10/1	<p>Land at Runton Road / Clifton Park</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB and in close proximity to CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI and local geodiversity site (East Runton Cliffs). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities with easy access to the town centre.</p> <p>Connectivity: The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the</p>

nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 100m (the bus station is 1km) from the site

Highways:

A suitable highway access can be achieved from the A149 Runton Road. The Highway Authority would accept access direct to A149 Runton Road with visibility to be provided in accordance with appropriate standards. Mill Lane is a narrow country lane and not of a sufficient standard to support development traffic.

Pedestrian and cycle access should be provided via Clifton Park if feasible. Pedestrian and cycle access shall be provided via PROW BR22 to Clifton Park. PROW BR22 shall be upgraded to an asphalt (or equivalent) surface between the site and Clifton Park. Pedestrian and cycle access to Mill Lane via BR22 shall be retained. Access shall be provided between the site and FP16. Improvements are required to FP16 to ensure that it remains accessible between Howard's Hill West and Sandy Lane.

Environmental:

The site is an irregular shaped area on the western edge of Cromer. The site is predominately covered in scrub, grassland and areas of tree cover. To the south of the site is the Cromer to Norwich railway line and to the east are residential properties in the Clifton Park area with a number having gardens backing on to the site. The site has a small frontage along the Runton Road and is approximately 200 from the sea – separated by the Wyndham static caravan park. To the northwest of the site is Seacroft caravan site. The site is approximately 50m from the Anglian Water treatment works to the south.

HRA (where relevant)

The site is within 5000m of the Norfolk Fens Special Area for Conservation, within 2500m of the Overstrand Cliffs Special Area for Conservation and within 400m of the Greater Wash Special Protection Area.

Landscape and Townscape:

This is a reasonably large site close to the coast, although, it is outside the AONB. The site gently slopes from the Runton Road up towards the railway to the south (which is in a cutting) and the start of the Cromer Ridge.

The site is within the wider landscape classified as Coastal Shelf landscape character area which is characterised by the dynamic and visually striking cliffs stretching along the coastline of the Type, providing a strong sense of place and elevated long views, as well as internationally important biodiversity and geodiversity (where designated) . The presence of the sea defines views throughout much of the Type, providing a sense of openness and particular quality of coastal light to contrast with the enclosure provided by the backdrop of the mostly wooded Cromer Ridge.

The vision for this landscape type 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.

Residential development on the entire site would have an impact on the character of the Runton Road approach into Cromer but would have a lesser impact on the wider character of the western part of Cromer. Development on the site would change the existing character of the land from an open, scrub covered, field to an urban, edge of settlement residential development. The existing character of the land does contribute to the characteristics of landscape character type.

openness of the edge of town in this location.

The existing Clifton Park properties provide the current urban edge on the south side of Runton Road with a number of 2 storey properties on the Runton Road frontage with bungalows and dormer bungalows further up Clifton Park as the land rises. The Clifton Park properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national house design of the time and do not reflect or incorporate design features that would typify the North Norfolk or Cromer vernacular.

Directly north of the site is the Wyndham static caravan park which is highly visible in the landscape from the Runton Road and from distance views – particularly from the town. Development of this site offers the opportunity to redefine the hard urban edge of Cromer and soften it with appropriately designed and landscape development that complements the distinct characters of the area.

Views into the site are predominantly localised and available from: 1). directly along the Runton Road frontage; 2). from the existing properties on the western edge of Clifton Park, and; 3). from within the site itself. These views could be adversely impacted, particularly if the site were to be developed in its entirety and to a high density. The site is generally screened from long distance views. Development of the site would detrimentally impact on the availability long distance views that are glimpsed towards the Cromer Ridge to the south from the Runton Road.

Regulation 18 Consultation representations:

A number of representations were made to this site at the Regulation 18 consultation in May/June 2019. There were 91 objections and 3 general comments, a number focussed on the potential loss of a green gap between Cromer and East Runton and the potential for the coalescence of settlements. It was felt that development of the site ~~would~~ could result in the loss of an important area of open space and that the number of dwellings proposed were unnecessary. Other objections raised concerns around highway access and safety, the need for a new school, the impact on neighbouring residential amenity and the impact of the water recycling centre on the site. Full summary of the representations can be seen in a previous section, above.

Potential for a new primary school on the site

The Education Authority (as the statutory consultee) indicate that there is the potential need for a new primary school site as residential development in the Town is likely to put pressure on existing local schools. The proposed A 2ha site Allocation at Runton Road / Clifton Park (C10/1) has thus been identified by the NCC as a potential reserve school site for future expansion. The Education Authority has expressed a preference for this site for education provision as the catchment area could then serve East and West Runton and bring related benefits to the wider town.

Further engagement with the Education authority has established that currently there is no certainty that the County Council could fund the delivery of a 2 form entry primary school, and as such the ability to deliver a school is not at this stage established.

Cromer Water Recycling Centre

At the Regulation 18 consultation (May/June 2019) Anglian Water submitted a 'holding objection' to the allocation of the site – pending further information regarding odour emissions and the potential impact on the site. Furthermore, a number of the objections to the site also raised concerns regarding odour from the site.

Cromer Water Recycling Centre is a largely enclosed process with one significant source of odour, which could potentially affect the allocation site dependant upon the site layout proposed. This source is the stack emission from the odour control plant serving much of the process and we would anticipate that any future expansion of the process would continue to be vented via this stack. However, it should also be noted that closer to the WRC boundary a wider range of intermittent, fugitive emissions may be detectable. These originate from occasional activities such as tanker operations and maintenance activities, for which there is no practicable mitigation.

The agents on behalf of the landowner produced a Phase 1 Environment Report and submitted this as part of their Regulation 18 supporting submission. Anglian Water have reviewed this

document and in December 2019 withdrew their 'holding objection' to the site's allocation, stating the following:

*"Having reviewed the Phase 1 (Desk Study) Environment Report dated June 2019 and the current situation at the WRC we are satisfied that this report provides sufficient information for our purposes in relation to potential odour impacts from Cromer Water Recycling Centre for the Local Plan currently being prepared and **we do not require any further information at this stage.***

*As you will be aware we had made a holding objection relating to the above allocation and sought further information relating to odour. On the basis of the information provided by Pigeon Investment Limited we are writing to **withdraw our previous objection.**"*

With Anglian water now satisfied that development could happen in principle without adversely affecting amenity due to odour, the points raised at consultation are considered to be addressed. Any policy wording though would need to include reference to appropriate development in this area.

Landowner Representations

The landowner's agent submitted detailed information at the Regulation 18 consultation and has submitted further information in June 2020 concerning the site. They have submitted information that demonstrates that they have reflected on (and taking into account) the representations and objections made at Regulation 18 stage. They have submitted further information including a draft concept plan, illustrating how the site could deliver a "high quality landscape-led scheme" comprising:

- Extra Care (50-60 units)
- Approximately 55 New Homes
- Enhanced public open space (including allotments).

This draft scheme shows the front portion of the site being provided as open space, a number of bungalows along the eastern edge of the site with Clifton Park and significant areas of public open space to the south of the site.

Other:

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

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

Conclusion:

The site is available.

Development of the site at a lower density and number as proposed in at the Regulation 18 stage could address many of the concerns raised at the time. Appropriate development stepped back from the road would minimise visual impacts. Furthermore there is an opportunity through development to ensure that a high quality open space is provided towards the front of the site. Such provision would improve the visual appearance of the site provide amenity space and connectivity. Development would have a moderate impact on the character of the area, however, the area is not within the AONB and given the scarcity of available land outside the AONB, and in line with the NPPF's requirement the site is identified as suitable. Development of the site should however could be designed in such a way that results in housing being well integrated into the landscape and adopt local vernacular design that would contribute to the Coastal landscape character type. Careful and imaginative design, layout and landscape mitigation could also go towards mitigating the visual impact of the existing Clifton Park properties which currently provide a harsh, unsympathetic, urban edge of Cromer. The landowner's agent has provided indicative details of a scheme in their promotion of the site that demonstrates that the Runton Road frontage could be preserved as open space which would maintaining this open approach into the town.

The further information that has been submitted and reviewed shows that the promoter has reflected on the local sensitivities and provides an example of how the site could bring forward enhanced public open space, and access routes, that would ensure that the land can still be used for the recreational purposes that are currently enjoyed and referenced in the

	<p>numerous objections to the site at the Regulation 18 consultation.</p> <p>The requirement for the provision of a new 2-form entry primary school on the site has evolved from the information that was available at the Regulation 18 stage. Based on the information provided by the Education Authority. No certainty provided that the County council would fund a school if the site was reserved at this time. The landowner has indicated a willingness to make land available for such a new school if required, however, at this stage they have removed the school site from the scheme and are currently promoting the site as providing for extra-care facility that would provide 50-60 units.</p> <p>Many of the Land use issues raised at consultation have been reviewed and addressed in this further assessment. Where necessary additional text is proposed to be included in any allocation policy to ensure that any future detailed proposal includes the relevant detail and will deliver appropriate development.</p> <p>Development of the site would provide a number of benefits: providing housing in Cromer including affordable houses, extra-care housing, and enhanced areas of public open space, recreation, amenity space and enhanced connectivity. The landscape and visual impacts can be mitigated through careful design, landscaping and layout and the policy wording for the site will provide clear wording on how this site is expected to come forward.</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. This is considered to be one of the most suitable of the Cromer sites being promoted through the Local plan.</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>
C16	<p>Former Golf Practice Ground</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and in close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.</p> <p>Highways: A suitable highway access can be achieved from the Overstrand Road and Northrepps Road. The Highway Authority state that access should be provided at two locations, visibility is required to the appropriate standards at Overstrand Road and at Northrepps Road. Tree removal would be required to form a safe access at Northrepps Road. Northrepps Road should be realigned to</p>

provide a squarer approach to Overstrand Road. Carriageway widening to a minimum of 5.5m and provision of a 2.0m wide frontage footway may be required at Northrepps Road.

Mitigation

A transport assessment is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Environmental:

This is a generally triangular site on the eastern side of Cromer that was most recently used as a golf practice ground. All signs of this previous use are gone and the land is now mostly scrub and young tree cover. There has been a degree of earthworks on the site creating trenches and excavations across the site. The southern edge of the site includes mature woodland that is part of a larger woodland (including Cottage Wood) that surrounds the Forest Park holiday site to the south. The Northrepps Road and Overstrand Road frontages are hedge and tree lined. Directly to the west of the site is the Suffield Park residential area of Cromer.

HRA (where relevant)

The site is within 400m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty. The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Coastal Shelf landscape character area which is characterised by the dynamic and visually striking cliffs stretching along the coastline of the Type , providing a strong sense of place and elevated long views, as well as internationally important biodiversity and geodiversity. The presence of the sea defines views throughout much of the Type, providing a sense of openness and particular quality of coastal light to contrast with the enclosure provided by the backdrop of the mostly wooded Cromer Ridge.

The vision for this landscape type 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.

Currently the site has significant screening which limits any views into the site, particularly on the approaches into Cromer along the Overstrand Road. Development on the site should maintain as much of this surrounding hedge and tree screening to ensure the approaches into Cromer maintain, as much as possible, the existing wooded characteristics.

Other:

The site is 250m from Cromer Lighthouse which is a Grade II Listed Building. The Lighthouse is located high on the cliffs and is separated from the site by the Golf Club clubhouse, the 2 storey holiday buildings at Cromer Country Club and an area of woodland. Any development should preserve the significance listed building and its setting, although, any impact, on the Listed Building, of residential development on this site is expected to be negligible.

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

	<p>Conclusion:</p> <p>The site is available and if allocated there is no evidence to suggest that development is undeliverable.</p> <p>The site is well positioned for access to the town centre, school and services. There are public transport options available. Although the site is within the Area of Outstanding Natural Beauty, it is not intrusive in the wider landscape and does not detract from the special qualities of the AONB. The site is large enough to accommodate housing, plenty of open space and landscaping.</p> <p>The site scores positively in the Sustainability Appraisal.</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. This is considered to be one of the most suitable of the Cromer alternatives.</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>
C22/1	<p>Land West of Pine Tree Farm</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is potential to affect the setting of Grade II Listed Building (Pine Tree Farmhouse) and the potential for negative biodiversity impact being within the AONB. The remediation of contamination refers to a small area identified as contaminated 'unknown filled ground.' The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.</p> <p>Connectivity:</p> <p>The site has moderate to good connectivity. The schools in Cromer are within walking distance however the highway Authority maintain that existing railway bridge is not sufficiently wide to and any development would need to provide improvements. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site; however, this site would be expected to provide bus stops within, or closer to the site.</p> <p>Highways:</p> <p>Access into the site can be achieved off the A149 Norwich Road. Highways are content with the principle of access off the Norwich Road; however, the Highways is of the view that the required highway improvements to enable safe and sustainable development of the site are not deliverable and would therefore wish to object to allocation should further land not be found or another solution agreed. Highways have concerns that the visibility required for crossing the road to access existing footway is limited by the layout of the road and is a safety concern. The development would</p>

require two points of access at the A149, one in the form of a roundabout, both junctions should accord with DMRB.

A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

This is a large site that consists of 2 arable fields on the southern edge of Cromer (in the parishes of Cromer, Roughton and, predominately, Northrepps). There is a small mixed woodland on the site called 'Beckett's Plantation' on the western portion of the site. The Cromer to Norwich railway line runs along the northern boundary of the site. Pine Tree Farm with a farmhouse and collection of farm buildings are surrounded by the site on the eastern boundary. A row of 18 residential properties separate the eastern part of the site from the Norwich Road.

HRA (where relevant)

The site is within 2500m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty. The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea.

The site falls within the wider Tributary Farmland Landscape Character Type. The Tributary Farmland Type is generally characterised by open and rolling/undulating rural farmland with some elevated plateau areas and a rich diversity of minor settlement, woodland and historic estates.

The vision for this landscape type is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

The site consists of 2 medium sized arable fields which are, in the main, shielded from view by Pine Tree Farm and the residential properties along the Norwich Road on the east; by the railway line to the north and by the woodland on the western side of the site.

The two fields are arable with no other landscape features on note. However, the woodland and wooded hedge lined boundary through the site are remain local landscape features.

Development of the site could be well contained

There is a public footpath which runs through the site and residential development would change the characteristics of the landscape and impact on the views outwards from this public footpath.

The approach along the Norwich Road into Cromer starts to become urbanised on the western side of Norwich Road with the ribbon development of 18 properties. Development of the site would be behind these properties and would be a continuation of this urban environment and would be well contained in the landscape.

With the already urban environment along the Norwich Road, together with the significant screening offered by the existing woodland, sympathetic residential development of the site would not significantly impact on the special qualities of the AONB.

Other:

There are no designated heritage assets on site, however, the site surrounds 3 sides of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building. [Update following Historic impact assessment and suggested mitigation.](#) The site is in Flood Risk Zone 1 and has a small area in the south of the site that may be susceptible to surface water flooding.

	<p>Conclusion:</p> <p>This is a large site that can help to accommodate a large proportion of the housing that is required for Cromer.</p> <p>The site is adjacent to the current urban extent of the town, within acceptable distance to the town, schools and services. Public transport options available from the site. Although the site is located within the Area of Outstanding Natural Beauty, due to the existing urban development along the Norwich Road and landscape features residential development would not prominent in the wider landscape and would not compromise the wider landscape character type.</p> <p>The site is located close to the Grade II Listed farmhouse and development of the site will have to preserve and enhance the setting of the Grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. Suitable mitigation will need to be incorporated into t any allocation policy. update following conclusion of HIA</p> <p>NCC Highways have raised an objection over the highway access into the site and the provision/availability of a safe walking and cycling route into Cromer. However, there is not an objection to the principle of access off the Norwich Road or the principle of development in this location. The concerns relate, primarily, to the ability to deliver the highways works within the landowners ownership and the requirement for 3rd party land. If this land was made available, it is felt the development could deliver the highways works and improvements to the required standards that would ensure this site could be delivered . The landowner will have to unequivocally demonstrate that the site can deliver the required highways works if this site is to be identified as an allocated site at Regulation 19 stage.</p> <p>The site scores positively in the Sustainability Appraisal.</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. Notwithstanding the highways concerns, this is considered to be one of the most suitable of the Cromer alternatives.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation subject to the landowner providing evidence that the highways works required can be delivered (formal confirmation from the Highway Authority will be required). Furthermore the proposed allocation of the site is subject to the detailed policy requirements and that no new substantive issues being identified in the HRA and/or Heritage Impact Assessment</p>
C07/1	<p>Land at Gurney' s Wood, Norwich Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is negative, being edge of settlement, within Flood Zone 1, where there is potential significant detrimental impact on landscape (loss of woodland) and potential for negative biodiversity impact being partly within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Connectivity:</p> <p>The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, foo d take aways, veterinary surgery, car repairs garage and a hair dressers.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to</p>

	<p>Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p>Highways: Suitable Highways access can be achieved off the A149. Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured. With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access and detailed highway safety improvements.</p> <p>Environmental: The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. The east part of the site is a section of woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Partly within the North Norfolk Coast Area of Outstanding Natural Beauty.</p> <p>The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: Part of the site is considered suitable for allocation and has been identified as preferred option C07/2. Site C07/1 is not considered suitable for development. As it would result in an unacceptable loss of woodland within the Area of Outstanding Natural Beauty, the potential loss of habitats and could have an adverse impact on the landscape.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C09</p>	<p>Land at Burnt Hills</p> <p>Conclusion: The site has Planning Permission and is discounted from further consideration.</p>
<p>C11</p>	<p>Land at Sandy Lane</p> <p>Conclusion: The site is Unavailable and is discounted from further consideration.</p>

C15/1

Land At Harbord House, Overstrand Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being edge of settlement, within Flood Zone 1, where there is potential for a significant detrimental impact on landscape (loss of woodland) along with the potential to affect the setting of a Grade II Listed Building (Cromer Lighthouse) and potential for a negative biodiversity impact being part within the AONB and in close proximity to CWS (Happy Valley), SAC and SSSI (Overstrand Cliffs). The site is mostly woodland (subject to a TPO). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.

Connectivity:

The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

Highways:

Suitable highways access can be achieved off the Overstrand Road.

Environmental:

The site contains a large detached house known as Harbord House. The original house was built in the 19th century, however, it has been significantly altered and extended and is now converted to flats. To the front of the house is car parking, and gardens, and the land to the rear is and extensive wooded area that abuts the golf course on the northern and eastern boundary. The site has a frontage along the Overstrand Road.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is partly within the North Norfolk Coast Area of Outstanding Natural Beauty. The site has an open aspect to the Overstrand Road and the existing house, gardens and woodland contributes to the character of the area. Significant residential development on the site would be visible from the Overstrand Road and be at odds with the immediate surroundings. Development would result in the loss of a number of trees that form part of the wooded character of the area.

Other:

The site is 150m from Cromer Lighthouse which is a Grade II Listed Building. The Lighthouse is located high on the cliffs and is separated from the site by the Golf Club clubhouse, the 2 storey holiday buildings at Cromer Country Club and the area of woodland on the site. Any development should preserve the significance of the listed building and its setting.

The site has a small area of the site that may be susceptible to surface water flooding.

Conclusion:

It is in a prominent location on the approach into Cromer, containing a number of valuable

	<p>trees which provide an important wooded character. Development would threaten the existing trees, which are an important part of the local landscape. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C18</p>	<p>Land South of Burnt Hills</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is neutral, due to its greenfield status, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways: A suitable access is not achievable off Roughton Road and is considered sub-standard by Highways. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental: This is a medium sized arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its eastern edge along the Roughton Road. This site has a small frontage along the Roughton Road. To the east of the site is Beckett's Plantation.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other:</p>

	<p>The site is in Flood Risk Zone 1.</p> <p>Conclusion:</p> <p>The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>C19</p>	<p>Land at Compitt Hills (Larners Plantation)</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 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity:</p> <p>The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The site appears to be landlocked for vehicular traffic, however, there is a public footpath that connects with Roughton Road.</p> <p>The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways:</p> <p>Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site.</p> <p>Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental:</p> <p>This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills.</p> <p>HRA (where relevant)</p> <p>N/A</p> <p>Landscape and Townscape:</p> <p>The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an</p>

	<p>open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C19/1	<p>Land South of Burnt Hills</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways: Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental: This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills. The site has a small frontage along the Roughton Road to the south of the residential properties.</p>

	<p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C23	<p>Old Zoo Site, Land at Howards Hill</p> <p>SA Conclusion: The site score is neutral. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1 and where there is potential negative biodiversity impact, being in close proximity to the AONB and CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity: The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 300m (the bus station is 1km) from the site</p> <p>Highways: Suitable highway access can be achieved off Howards Hill.</p> <p>Environmental: The site is a small, scrub covered, field which was apparently part of Cromer Zoo which closed in the early 1980's. To the west of the site are a number of properties at Clifton Park and to the north Howards Hill.</p>

	<p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: This is an elevated parcel of scrubland that is designated as Open Land Area. There is an access path through the site towards Howards Hill and the open nature of the site contributes to the character and setting of the area.</p> <p>Other: The site is in Flood Risk Zone 1 and a small area 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 Cromer and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Cromer.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C24	<p>Land Adjacent to Holt Road Industrial Estate</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, due to its greenfield status, being edge of settlement, within Flood Zone 1, where there is potential for a detrimental impact on landscape, potential detrimental impact on an ungraded Historic Park and Garden (Cromer Hall) and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity: The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.</p> <p>Highways: Suitable highway access is possible, however, owing to the difference in levels between the site and the A148 Holt Road, construction of a suitable access would result in considerable engineering.</p> <p>Environmental: The site consists of parts of 2 larger arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries along the Holt Road and next to the employment area.</p>

	<p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the western side of Cromer and residential development would be highly visible in the landscape on the western approach into Cromer along the Holt Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site is not considered to be suitable for development, it is in a prominent location on the approach into Cromer. Development would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C25	<p>Adjacent Pine Tree Farm, Norwich Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where there is potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. The Social objectives score is mixed as there is limited scope for open space provision. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity: The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.</p> <p>Highways: Suitable highways access is not possible from the Norwich Road.</p> <p>Environmental: This is a small site that appears to be an area of paddock land associated with Pine Tree Farm.</p>

	<p>The buildings of Pine Tree Farm are directly to the north.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty.</p> <p>Other: There are no designated heritage assets on site, however, the site is to the south of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building.</p> <p>The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site, on its own, is not considered to be suitable for development; the site cannot be satisfactorily accessed.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C26/1	<p>Cricket Ground, Overstrand Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being a sports field within the settlement, within Flood Zone 1 and where there is potential to affect the setting of a Grade II Listed Building (Sutherland House) and Cromer Conservation Area. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby, in the Suffield Park area, including local convenience shopping, post office, food take aways and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p>Highways: Suitable highway access can be achieved from Overstrand Road.</p> <p>Environmental: The site is a cricket ground for the town's cricket team. It is mown grass with a small clubhouse and car park. There is a mature tree lined boundary along the Overstrand Road.</p> <p>HRA (where relevant) N/A</p>

	<p>Landscape and Townscape: The site is a cricket ground currently designated as Open Land and Recreation Area. The openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.</p> <p>Other: There are no designated heritage assets on site, however, the site is close to the Grade II listed Sutherland House. Any development of the site therefore has the potential to impact the setting of the grade II listed building.</p> <p>The site is in Flood Risk Zone 1, with some risk of groundwater flooding and the majority of the site is at risk of surface water flooding.</p> <p>Conclusion: The site is within the settlement boundary and is adjacent to residential development and within the built up area of Cromer. The site is important to the local landscape. Development of this site would have a negative effect on the quality of the landscape, resulting in the loss of open space which is important for both its recreational use and contribution to settlement character and appearance. The majority of the site is at risk of surface water flooding.. The preferred sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C27	<p>Land West Of Holt Road Industrial Estate</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being a prominent site with a greenfield status, edge of settlement, within Flood Zone 1, where there is potential impact on landscape and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood, Cromer Old Cemetery). . The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.</p> <p>Connectivity: The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.</p> <p>Highways: The site can only be accessed via Middlebrook Way or via a route through the existing employment area, although, either option may not be suitable for residential development.</p> <p>Environmental: The site is to the west of Cromer. It consists of 2 large undulating arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries</p>

	<p>around all boundaries.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the western side of Cromer and residential development would be highly visible in the landscape on the western approach into Cromer along the Holt Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1 and a small area of the site that may be susceptible to surface water flooding.</p> <p>Conclusion: The site is in a prominent location on the approach into Cromer. Development of this site would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C28	<p>Land between Roughton Road and Metton Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways: Highways are of the opinion that Roughton Road is sub- standard for major development on the site. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this</p>

	<p>would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental: This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C30/1	<p>Football Ground, Mill Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being a sports field within the settlement, in Flood Zone 1 and where there is a potential negative biodiversity impact being in close proximity to the AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI and local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby, in the Suffield Park area, including local convenience shopping, post office, food take aways and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p>

	<p>Highways: Suitable highway access can be achieved off Mill Road.</p> <p>Environmental: The site consists of a full size football pitch with a small car parking area. There is a hedge and tree lined boundary to the south and a mature tree and hedge boundary to the north. The site is adjacent to the Doctors Surgery and Cromer Hospital to the east and the High School and Tennis Club to the west.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is a football ground currently designated as Open Land and Recreation Area. The openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to surface water and ground water flooding.</p> <p>Conclusion: The site is within the settlement boundary and is well related to the town centre and schools. The site is currently occupied by Cromer Town Football Club and is not considered suitable until and unless an alternative facility is provided. The preferred sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C31	<p>Land at Stonehill Way</p> <p>Conclusion: The site is in a designated Employment Area and proposed employment development including B1, B2 and B8 would be acceptable in principle. The site was not assessed for residential development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C32	<p>Land at Furze Hill</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being within the settlement, in Flood Zone 1 and where there is likely to be a significant detrimental impact on townscape due to the loss of woodland (subject to a TPO), where there is a potential negative biodiversity impact being in close proximity to the AONB, CWS (East Wood). The Social objectives score is mixed as development of the site would result in the loss of an open land area (woodland). The Economic objectives score positively, as the site has good access to services /</p>

	<p>facilities, employment and educational facilities.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 250m of the site.</p> <p>Highways: Highways access may be achievable off Furze Hill.</p> <p>Environmental: The site is a small wooded parcel that forms part of the woodland on the slope around High Park View (the former Cromer High Station) that is currently designated as Open land. It is surrounded by properties at Furze Hill, St. Martin's close and High Park View.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site forms part of a larger open space and woodland within the residential area. Residential development would result in the loss of woodland and would impact on the wider character of the open land area and the wider Furze Hill area.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p>Conclusion: This site is not suitable for development due to the loss of open space which is elevated in the landscape. The preferred sites can deliver sufficient housing for Cromer.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C33	<p>Land Adjacent 69 Northrepps Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities.</p> <p>Connectivity: The site has good connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping</p>

	<p>and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 800m of the site. Connectivity could be improved by the introduction of footways along Northrepps Road although this may not be feasible owing to the narrowness of the road.</p> <p>Highways: Suitable highways access cannot be achieved off Northrepps Road due to the narrow carriageway and the lack of footpaths.</p> <p>Environmental: The site is a small paddock surrounded by mixed mature woodland and the eastern edge of Cromer (located in the parish of Northrepps). The site is adjacent to the Forest Park holiday site and has the residential area of Suffield Park to the west.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site is not considered to be suitable for development, the local road network is considered to be unsuitable. The preferred sites can deliver sufficient housing for Cromer.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C34	<p>Land South of Runton Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being Previously Developed Land within the settlement, in Flood Zone 1 and where there is a potential for enhancement of townscape and a potential negative biodiversity impact being in close proximity to the AONB and CWSs (Cromer Sea Front, Cromer Old Cemetery). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Connectivity: The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the</p>

	<p>nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 100m (the bus station is 1km) from the site</p> <p>Highways: A suitable highway access can be achieved from the A149 Runton Road. The Highway Authority would accept access direct to A149 Runton Road with visibility to be provided in accordance with appropriate standards.</p> <p>Environmental: The site is a small site that was previously a commercial/employment site. All structures have been removed from the site and there is now a large area of hard standing. The remainder of the site is grass/scrub.</p> <p>HRA (where relevant) The site is within 5000m of the Norfolk Fens Special Area for Conservation, within 2500m of the Overstrand Cliffs Special Area for Conservation and within 400m of the Greater Wash Special Protection Area.</p> <p>Landscape and Townscape: This is a small site close to the coast, although, it is outside the AONB. The site has residential properties on the east, south and west. Residential development on the site would fill an obvious gap in the residential frontage along Runton Road.</p> <p>Conclusion The site falls within the settlement boundary of Cromer and is within the residential area. The site is on the North Norfolk Brownfield Register. The site could therefore, come forward at any time, and does not require being allocated.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C35</p>	<p>Land at Northrepps Road</p> <p>Conclusion Discounted due to size.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C36</p>	<p>Land at Pine Tree Farm</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely to be a significant detrimental impact on landscape, the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Connectivity:</p>

The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.

Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site; however, this site would be expected to provide bus stops within the site or on the Norwich Road frontage.

Highways:

Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There is currently no development on this (eastern) side of Norwich Road to the south of the railway line. The site is not considered suitable for development.

Recommendation:

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

C39

Land At Hall Road, Cromer

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely detrimental impact on landscape, the potential for detrimental impact on an ungraded Historic Park and Garden (Cromer Hall), the setting of a Grade II Listed Building (South Lodge) and a potential negative biodiversity impact being adjacent to the AONB and in close proximity to a CWS (East Wood). The Social objectives score is mixed and the Economic objectives score is neutral, as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, although there may be a reliance on the car.

Connectivity:

The site has good connectivity with the town centre within a reasonable walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is approximately 900m from the site. The nearest bus stops (which provide the regular services to other towns) and the bus station are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Yes

Environmental:

The site is a large pasture field detached from the southern part of Cromer. The northern part of the site is currently used as a 'Pick Your Own' fruit farm with a collection of poly tunnel type green houses. It has a mature tree and hedge boundary along the Hall Road and is bounded by mature woodland to the east. Further to the south is the Cromer to Norwich railway line.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is an undulating open field detached from any built development. Although the site is outside the AONB it does provide a rural landscape approach into Cromer along the Hall Road. It provides a wider open setting for Cromer Hall. Development on the site would constitute an obvious and prominent urban extension into open countryside.

Other:

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

Conclusion:

The site is not considered to be suitable for development. Development would extend into the open countryside and would have a negative effect on the quality of the landscape by reducing the undeveloped character. There is currently limited development on this section of Hall Road. The site is not considered a suitable site for development.

Recommendation:

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

The Meadow Car Park, Meadow Road**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, being within the settlement, in Flood Zone 1 and where there is potential for detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and potential negative biodiversity impact being adjacent to CWSs (East Wood, Hall Wood) and in close proximity to the AONB and CWSs (Cromer Old Cemetery, Cromer Sea Front). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area (golf course / skate park). The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

Connectivity:

The site has good connectivity. The schools in Cromer are within acceptable walking distance at approximately 1.5km to the primary schools. The site is very close to the town centre which offers a wide range of employment, shopping and leisure opportunities.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus and rail stations are within 500m of the site.

Highways:

No N- junction is substandard with West Street

Environmental:

The site consists of an area of, mainly, grass that forms part of the Meadow public open space. The site has a skate park and a number of holes for a pitch and put site. To the north is the continuation of the Meadow open space and to the south is an area of mature woodland. On the eastern and western sides are existing residential areas.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is open on all aspects and the ground rises from north to south. Development of the site would adversely impact on the open character of the landscape and would detract from the setting of the town.

Other:

the site is within the Cromer Conservation Area and development on the site would have an adverse impact on the conservation area and the setting of the conservation area.

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

Conclusion:

The site has a number of constraints and development could adversely affect the settlement and the conservation area. Development of this site would have a negative effect on the quality of the landscape and would result in the loss of open space which is important to the local landscape and currently provides important recreational value. The site is not considered suitable site for development.

Recommendation:

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

<p>C41</p>	<p>Land South of Cromer This is a large site that comprises of a number of other sites that are considered in this site assessment process: C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44.</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, where parts of the site are edge of settlement and parts loosely related to the settlement, within Flood Zone 1, where there is potential to impact upon the setting of Grade II Listed Building (Pine Tree Farmhouse), the potential for significant detrimental landscape impact (but potential for significant landscaping mitigation) and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score mixed as access to services / facilities and employment but these are largely beyond walking distance. As such, there is likely to be reliance on the car to access services and facilities. The site could provide significant public open space.</p> <p>Conclusion: See the site assessments for C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44 for the individual characteristics for these sites.</p> <p>The site has a number of constraints and development would adversely affect the settlement. Development of this site would result in a very large extension into the open countryside within the Area of Outstanding Natural Beauty. Which would have a negative effect on the quality of the landscape and have an adverse impact on the Area of Outstanding Natural Beauty. The majority of the site is detached from Cromer and has poor access to services and facilities. Furthermore Roughton Road is considered to be unsuitable for further development and the proposed link between the proposed development on Norwich Road (43/1) and Roughton Road (C42/2) has been unproven in its effectiveness and brings no strategic benefits. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C42</p>	<p>Roughton Road South This site is an amalgamation of C42/1 & C42/2</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p>

	<p>Highways: Roughton Road is unsuitable for further development. Highways have considered the TA submitted by the site promoter, however the key issues for us are firstly, the pedestrian provision along Roughton Road and although some improvements were made as a result of previous applications, there is no scope for further improvement. Furthermore Roughton Road to the south of the site is unsuitable for the additional traffic created by the development. A comprehensive approach to development to the south of Cromer could deliver a link road. However such a link has been unproven in its effectiveness to allow suitable pedestrian and vehicular improvements. Furthermore a link could only address local issues associated with the delivery of these sites and will not deliver wider benefits to the town centre. To deliver the link would require a significant amount of growth. As the link brings no strategic benefits to the centre of Cromer it is considered that the delivery of a link is not something the plan should seek to achieve. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental: The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. See sites C42/1 & C42/2 for detailed characteristics.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C42/1	<p>Land West of Roughton Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural</p>

	<p>opportunities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways: Roughton Road is unsuitable for further development. See C42 for further details. Small scale growth on the site may be acceptable, however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further input from highways.</p> <p>Environmental: The site is a large arable field to the south of Cromer. The site has hedge boundaries on all sides and does not contain any other, obvious, environmental features. The site is generally detached from the residential area of Cromer although it does abut the ribbon development of residential properties on Roughton Road.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C42/2	<p>Land East of Roughton Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related</p>

to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social objectives score negatively as services are located in the adjacent settlement (but some within 2km of site). The Economic objectives score mixed with access to educational facilities, but the likely reliance on the car to access employment, services / facilities and town centre (in the adjacent settlement).

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Roughton Road is unsuitable for further development. See C42 for further details.

Small scale growth on the site may be acceptable, however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further input from highways.

Environmental:

The site is a large arable field to the south of Cromer. The site has hedge boundaries on all sides and does not contain any other, obvious, environmental features. The site is generally detached from the residential area of Cromer and is surrounded on all sides by arable farmland.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

	<p>Recommendation: That this site is discounted from further consideration.</p>
<p>C43</p>	<p>Norwich Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.</p> <p>Highways: Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.</p> <p>Environmental: The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other:</p>

	<p>The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character which would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>C43/1</p>	<p>Land West of Norwich Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social objectives score negatively as services are located in the adjacent settlement (but some within 2km of site). The Economic objectives score mixed with access to educational facilities, but the likely reliance on the car to access employment, services / facilities and town centre (in the adjacent settlement).</p> <p>Connectivity:</p> <p>The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.</p> <p>The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.</p> <p>Highways:</p> <p>Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.</p> <p>Environmental:</p> <p>The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. This site also includes part of another arable field on the west of Norwich Road. The site has mature tree and hedge boundaries</p>

	<p>around all sides. There are no other, obvious, environmental features on the site.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C43/2	<p>Land East of Norwich Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.</p> <p>Highways: Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery</p>

	<p>of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.</p> <p>Environmental: The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
C44	<p>Land at Compitt Hills & South of Burnt Hills <i>(Previously incorrectly named 'Norwich Road' at Regulation 18)</i> This site is an amalgamation of C18 & C19</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1, where there is potential for a negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.</p> <p>Connectivity: The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.</p>

	<p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.</p> <p>Highways: See comments for C18</p> <p>Environmental: The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. See sites C18 & C19 for detailed characteristics.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>FLB02</p>	<p>Land at Metton Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being remote from the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score negatively and mixed as the site has poor access to services / facilities, employment and educational facilities. The site is remote from settlement, likely to rely on car to access.</p> <p>Connectivity: The site has connectivity with the town centre not within an acceptable walking and cycling distance. The site is remote from the catchment schools and public transport opportunities..</p>

	<p>Highways: Highways are of the opinion that development in this location on the Metton Road is not acceptable due to the narrow nature of the carriageway and the lack of footpaths..</p> <p>Environmental: This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road. There is a collection of farm buildings on the Metton Road</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poor access to services and facilities in Cromer and Metton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>NOR08</p>	<p>Land North of Pine Tree Barns</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social objectives core as mixed and Economic objectives score positively, with good access to services / facilities, employment and educational facilities, but limited scope for open space provision.</p> <p>Connectivity: The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.</p>

	<p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.</p> <p>Highways: Suitable highways access is not possible from the Norwich Road</p> <p>Environmental: This is a small site that appears to be an area of garden land associated with Pine Tree Farm. The buildings of Pine Tree Farm are directly to the south. There is a small pond in the SE corner of the site</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Within the North Norfolk Coast Area of Outstanding Natural Beauty.</p> <p>Other: There are no designated heritage assets on site, however, the site is to the north of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building.</p> <p>The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site on its own is not considered suitable for development; the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Cromer.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>RUN07</p>	<p>Land at Mill Lane</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and potential negative biodiversity impact being in close proximity to the AONB, CWS (Cromer Sea Front), SSSI and local geodiversity site (East Runton Cliffs). The Social objectives score negatively as services are located in the adjacent settlement. The Economic objectives score neutral with access to educational facilities, but the likely reliance on the car to access employment, services and facilities.</p> <p>Connectivity: The site has poor to moderate connectivity to the town centre and the wider services. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. However, this walking route is currently along un-made public rights of way and would not be a suitable all year route alternative.</p> <p>Cromer provides nursery, primary and secondary schools; however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 3km away.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to</p>

	<p>Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus station is 1.3km from the site and the rail station is 1.2km from the site</p> <p>Highways: Highways access cannot be achieved to the site as Mill Lane is considered unsuitable.</p> <p>Environmental: The site is a small paddock field enclosed on all sides by mature trees and hedges. The site is detached from the main residential areas of Cromer and East Runton. To the north and east is a caravan and holiday park. To the west are a number of detached properties on large plots.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: This is a small site that is surrounded by high hedges and trees on all sides. The site is well contained in the wider landscape and is generally screened from view.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p>Conclusion: The site has a number of constraints and 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. The site is detached from Cromer and from footways along Cromer Road and has poor access to services and facilities. The site is not considered suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HE0012	<p>Land at Stonehill Way, Cromer (1) Employment site</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, being edge of settlement, in Flood Zone 1 where there is potential for detrimental impact on landscape, potential to affect the setting of an Ungraded Historic Park and Garden (Cromer Hall) and potential for a negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has the potential to provide a range of employment opportunities, with good access to potential employees and transport links.</p> <p>Conclusion: The availability of the site is unknown despite numerous enquiries. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is not considered available or suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HE0013	<p>Land South of Holt Road</p>

	<p>Conclusion:</p> <p>The site is no longer available.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
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Further Comments (Post Reg. 18)	
Anglian Water	Email clarifying position and confirming the withdrawing of ‘holding objection. Email stated: <i>“Having reviewed the Phase 1 (Desk Study) Environment Report dated June 2019 and the current situation at the WRC we are satisfied that this report provides sufficient information for our purposes in relation to potential odour impacts from Cromer Water Recycling Centre for the Local Plan currently being prepared and we do not require any further information at this stage. As you will be aware we had made a holding objection relating to the above allocation and sought further information relating to odour. On the basis of the information provided by Pigeon Investment Limited we are writing to withdraw our previous objection.”</i>
Education Authority	Further information on the need for a 2 form entry primary school and the lack of delivery mechanism in place to deliver the school.
Landowner	Submission of further details on dwelling numbers and site layout

Part 3 Overall Site / Settlement Conclusions

There is very little previously developed (brownfield) land within the built up area of Cromer. 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.

The suggested scale and location of development has sought to balance the need for growth whilst protecting the setting and the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty. The majority of sites in the Cromer area are within the AONB. The only large site not within the AONB is Runton Road/Clifton Park – which has been chosen as a preferred option. The preferred options: Land West of Pine Tree Farm and The Former Golf Practice Ground are in the AONB. The site assessment concludes that the preferred sites are the best options for growth in the AONB as they are reasonably contained within the landscape and will have less of an impact on special qualities of the AONB than the alternatives. They are also better located to the town and services and score positively in the Sustainability Appraisal.

Four new sites have been identified. These are intended to deliver, collectively, approximately 557 dwellings over the Plan period, including affordable homes, extra-care homes, a new sports pitch facility, significant new areas of open space and contributions towards road, drainage and other necessary infrastructure.

One site in Cromer, Land at Runton Road/Clifton Park, did attract a number of objections at the Regulation 18 Consultation. Furthermore, the requirement for the provision of a new primary school on the site has changed since the consultation. Reflecting on the Regulation 18 representations and the further information submitted by the landowner, the recommended

proposal for the site has changed. It is proposed that any allocation of this site is for a reduced number of dwellings and enhanced public open space. In taking the site forward it is proposed that the housing requirement on the site is reduced from 90 dwellings to 55 and the provision for the school is removed. This site is well related to the existing residential area and to the town centre. Through the delivery of a well considered landscape scheme, careful site layout and building design, the site will provide a new sympathetic urban edge to Cromer.

These four sites are considered to be the most suitable sites available for Cromer 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 3 local schools.

Discounted sites were not chosen for a number of reasons including the impact development could have on loss of public open space, impact on heritage assets and on 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 avoid sites which are detached from the town and not well related to the existing built up areas.

Land West of Pine Tree Farm will have to demonstrate that it can deliver the highway works that are required in relation to providing a safe pedestrian/cycle route along the Norwich Road into Cromer and the required 2 vehicular access points into the site to the appropriate highway standards.

The three larger sites which are preferred (Clifton Park, Former Golf Practice Ground and Land West of Pine Tree Farm) are sufficient in size to deliver mixed use developments: including new care home/extra-care provision, significant areas of new public open space, and in the case of Land West of Pine Tree Farm - land for a new sports pitch facility for the town.

The Sustainability Appraisal (SA) for Cromer concludes that all of the preferred sites scored positive in the overall assessment.

Together, the Sustainability Appraisal, the Regulation 18 consultation representations and the Site Assessment have informed the selection of those sites which are suitable or unsuitable and which sites are the preferred options for growth.

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

C07/2: Land at Cromer High Station: is a small site on the southern edge of Cromer and will allow for the development of approximately 22 dwellings. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 7 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as positive in the Sustainability Appraisal.

C10/: Land at Runtun Road / Clifton Park is on the western edge of Cromer and will provide a new landscape led, sympathetic urban edge to Cromer. The site will deliver significant areas of public open space, allow for the development of approximately 55 dwellings and a site for a care/extra care home. The site is well connected to the town centre and public transport. This site could deliver 20 affordable homes in addition to market housing and self-build plots. This site scores as positive in the Sustainability Appraisal.

C16: Former Golf Practice Ground is the eastern side of Cromer and will allow for the development of approximately 180 dwellings and a site for a care/extra care home. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 63 affordable

homes in addition to market housing, self-build plots, and public open space. This site scores as positive in the Sustainability Appraisal.

C22/1: Land West of Pine Tree Farm is to the south of Cromer and will allow for the development of approximately 300 dwellings, a site for a care/extra care home, significant areas of public open space and a new sports pitch facility for the town. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 105 affordable homes in addition to market housing and self-build plots. This site scores as positive in the Sustainability Appraisal.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
C07/2	Land at Cromer High Station	0.8	22
C10/1	Land at Runton Road / Clifton Park	8.01	55
C16	Former Golf Practice Ground	6.35	180
C22/1*	Land West of Pine Tree Farm	18.1	300

*Subject to the satisfactory demonstration of highway access and heritage impact

Emerging Policy wording for Regulation 19

C07/2: Land at Cromer High Station

Land amounting to approximately 0.8 hectares is proposed to be allocated for development comprising approximately 22 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

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

1. provision of acceptable vehicular access to Norwich Road;
2. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site;
3. 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;
4. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
1. the provision of XX ha of enhanced 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 (this will be updated in line with open space study and green infrastructure strategy requirements when available)
5. A Habitat Regulation Assessment will be required.

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.

C10/1: Land at Runton Road / Clifton Park

Land amounting to approximately 8 hectares is proposed to be allocated for mixed use

development comprising residential development up to 55 dwellings inclusive of affordable homes and self-build plots.

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.

It will provide 5 hectares of enhanced public open space and green infrastructure.

Development proposals must 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 cohesive character area;
2. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
3. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
4. retention of an open frontage to the site along Runton Road
5. the provision of 5 ha of enhanced open space and additional green infrastructure, including allotments, 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
6. a layout that provides green corridors for the public rights of way and access routes running through the site;
7. a layout of development which minimises the potential for noise and odour nuisance originating from the adjacent railway line and Water Recycling Centre;
8. 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;
9. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
10. A Habitat Regulation Assessment will be required.

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.

C16: Former Golf Practice Ground

Land amounting to approximately 6.4 hectares is proposed to be allocated for development comprising approximately 150 dwellings inclusive of, affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

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.

It will provide 5 hectares of enhanced public open space and green infrastructure.

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

2. to deliver a carefully designed residential development that will integrate the surrounding built forms into a cohesive character area;
3. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;

4. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
5. the provision of XX ha of enhanced 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 (this will be updated in line with open space study and green infrastructure strategy requirements when available)
6. retention and enhancement of hedgerows and trees (access permitting) around the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the northern and western boundaries;
7. 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;
8. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
9. A Habitat Regulation Assessment will be required.

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.

C22/1: Land West of Pine Tree Farm

Land amounting to approximately 18.1 hectares is proposed to be allocated for development comprising approximately 300 dwellings inclusive of affordable homes and self-build plots, and associated on and off site infrastructure.

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.

The site will provide 10 hectares of new public open space and green infrastructure including a new outdoor sports facility and allotments and/or community orchard.

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

1. Provision of a new segregated cycle/pedestrian footway along the Norwich Road including a dedicated footbridge (or suitable alternative) crossing over the railway;
2. provision of two vehicle access points onto the A149 including the provision of a roundabout at the southern access;
3. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;
4. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
5. the provision of 10 ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Biodiversity improvements and access should be provided to Beckett's Plantation Open spaces should provide a distinct character and create a sense of place.
6. retention and enhancement of hedgerows and trees around and within the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the southern boundaries;
7. the existing public footpath through the site should be retained and upgraded to a surfaced route within in a green corridor and a new route should be provided from the

- site to connect with Roughton Road;
8. 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;
 9. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
 10. A Habitat Regulation Assessment will be required.

This site is within the Norfolk Coast AONB and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area.

Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. The southern half of the site should be left open and used for public open space and green infrastructure and the eastern boundary of the site, adjoining the farmhouse should be carefully landscaped. **Update in line with findings of the Heritage impact assessment**

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.

Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Runton Road Car Park	AGS/CRM01	OSP001	Open Land Area	The land is publically accessible, currently used as a car park and for recreational purposes and seasonal events. The site contributes to the open form and character of the town and provides important views of Cromer and the seafront.
Bowling & Putting Greens + Sunken Gardens. Runton Road	AGS/CRM02	OSP002	Open Land Area	The space contains a formal bowling green (see separate assessment C2b) and land providing an important recreational space and walking route into Cromer which is publically accessible. The site contributes to the open form and character of the town and provides important views of Cromer and the seafront.
Bowling Green. Runton Road	REC/CRM01	OSP003	Formal Education / Recreation	The land contains a bowling green and is used for formal recreational purposes.
Evington Lawns and Boating Lake. Runton Road	AGS/CRM03	OSP004	Open Land Area	The land is publically accessible, currently used for informal recreation and open space, providing space for seasonal events. The land contributes to the form and character of Cromer.
Howards Hill	AGS/CRM04	OSP005	Open Land Area	The land is publically accessible, currently used for informal recreation and contributing to the character of the settlement.
Cemetery, Holt Road	AGS/CRM05	OSP006	Open Land Area	The land is for cemetery provision which includes a listed building. The site contributes to the character of the area and to the setting of the listed building.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
The Meadow, Hall Road	AGS/CRM06	OSP007	Open Land Area	The land is publically accessible, currently used for a range of recreation including golf, skate park and play area. The land also provides open space and contributes to the layout and character of the area.
St Peter & St Pauls Church	AGS/CRM07	OSP008	Open Land Area	The land is publically accessible, which includes the Grade 1 listed St Peter and St Pauls Church. The space is currently used extensively for informal recreation and contributes greatly to the form and character of the area and to the setting of the listed building.
North Lodge Park, Overstrand Road	AGS/CRM08	OSP009	Open Land Area	The land is publically accessible, currently used extensively for informal recreation and most of the space contributes to the layout and character of the settlement.
Cromer Cricket Club, Overstrand Road	AGS/CRM09 REC/CRM02	OSP0010	Formal Education / Recreation	The land is accessible and used by the cricket club, and contributes to the form and character of the area. Provides important sporting facilities.
Cromer Tennis Courts, Norwich Road	AGS/CRM10 REC/CRM03	N/A	Amenity Green Space + Education / Formal Recreation Area.	The land is accessible, currently used for recreation providing tennis facilities. Provides important sporting facilities, shared school and public use.
Cabbell Park Football Ground, Mill Road	AGS/CRM11 REC/CRM04	OSP011	Open Land Area Formal Education / Recreation	The land is accessible, currently used for recreation providing football facilities.
Cromer Junior and High School, Norwich Road	AGS/CRM12 REC/CRM05	OSP012	Open Land Area Formal Education / Recreation	The land is used for recreational and educational purposes in connection with Cromer High School and Cromer Junior School. Shared

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				public use of facilities
Suffield Park Infant School, Norwich Road	AGS/CRM13 REC/CRM06	OSP013	Open Land Area Formal Education / Recreation	Provides recreational and educational purposes in connection with Suffield Park Infant School.
Brown's Hill, Norwich Road	AGS/CRM14	OSP014	Open Land Area	Woodland area publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Furze Hill & Mill Road	AGS/CRM15	OSP015	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Fearns Park Play Area, Station Road	AGS/CRM16	OSP016	Open Land Area	The land is publically accessible, provides a range of recreation including football and a play area. The land also provides open space and contributes to the layout and character of the area.
Fearns Park Bowling Green, Station Road	REC/CRM07	OSP017	Formal Education / Recreation	The land contains a bowling green and offers a recreation function.
Lynewood Close	AGS/CRM17	OSP018	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Roughton Road	AGS/CRM18	OSP019	Open Land Area	The land is publically accessible forming part of the open space for a former allocation and contributes to the form and character of the area. Once finished the site will also provide a play area.
Local Green Space Review				
School Playing Fields, Norwich Road	LGS/CRM01	OSP012	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & education and formal recreation area designations. The site

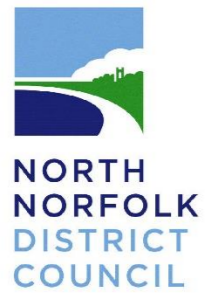
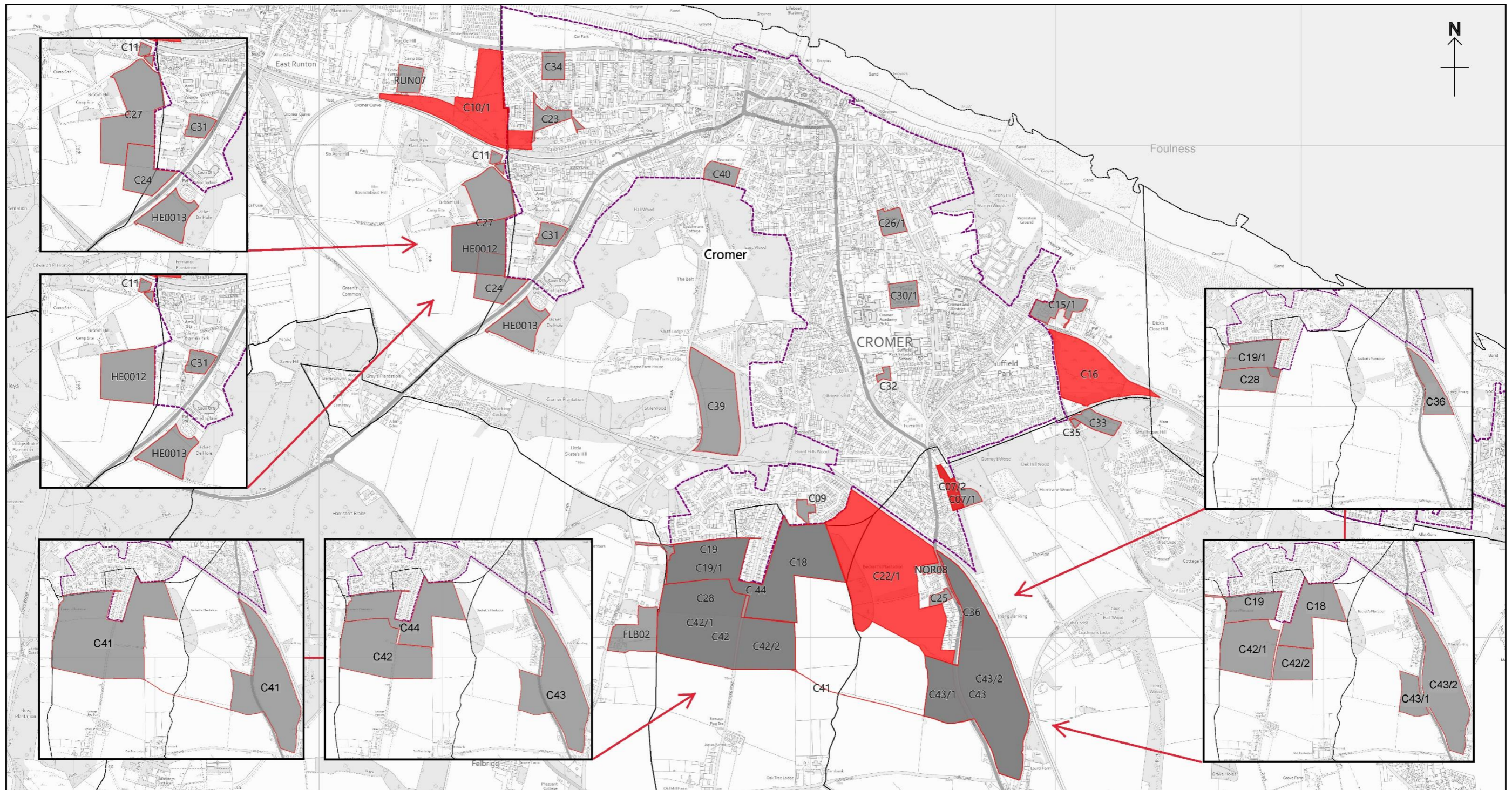
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				does not meet the criterion of being able to endure beyond the plan period (because a school must be able to reconfigure if necessary)
The Meadow, Meadow Road	LGS/CRM02	OSP007	Open Land Area	The site does not meet the tests for LGS. The site already benefits from Open Land Area designation. Considered no additional local benefit would be gained from LGS designation.
Fearns Park / Field, Station Road	LGS/CRM03	OSP016	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & (in part) education and formal recreation area designations. Planning permission 17/0785 for erection of single storey building for use as tea room granted 2017. Considered no additional local benefit would be gained from LGS designation.
Nelson Heights Play Area, Nelson Heights	LGS/CRM04 AGS/CRM20	OSP021	Open Land Area	The Site does not meet the tests for LGS. The site is in close proximity to the community it serves and is surrounded by development. It provides green space to the nearby residents
Browns Hill Park, Norwich Road	LGS/CRM05	OSP014	Open Land Area	The Site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Play Park (Howards Hill West), Howards Hill Close	LGS/CRM06 AGS/CRM21	OSP022	Open Land Area	The site does not meet the tests for LGS. The site is in close proximity to the community, provides a small green space to the

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				nearby residents.
Happy Valley, Overstrand Road	LGS/CRM07 AGS/CRM22	OSP023	Open Land Area	The site does not meet the tests for LGS. Provides recreational area of value to town residents and visitors.
Evington Lawns, Runton Road	LGS/CRM08	OSP004	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation
North Lodge Park, Overstrand Road	LGS/CRM09	OSP009	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Runton Road Sunken Gardens & Recreational Ground (carnival field), Runton Road	LGS/CRM10	OSP002	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and in part education & formal recreation area designation. Considered no additional local benefit would be gained from LGS designation.
Burnt Hills Wood, Roughton Road	LGS/CRM11 AGS/CRM19	OSP020	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for informal recreation and contributes to the character of the area.
Howards Hill, Howards Hill West	LGS/CRM12	OSP005	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Royal Cromer Golf Club, Overstrand Road	LGS/CRM13	N/A	No Designation	The site does not meet the tests for LGS or AGS. This site is within the

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				Norfolk Coast AONB, and partly within the coastal erosion constraint area. It is an extensive tract of land and does not meet the criteria for designation as Local Green Space
Cemetery No.1, Holt Road	LGS/CRM14	OSP006	Open Land Area	The site does not meet the tests of LGS. The site is within a Conservation Area and is designated as a County Wildlife Site and open land area. Considered no additional benefit would be gained from LGS designation.
Cemetery No.2, Holt Road	LGS/CRM15	OSP026	Open Land Area	The site does not meet the tests of LGS. Large Historical cemetery and allotments located 800mk Settlement boundary. Has been a recent crematorium development that enveloped original extent of allotments.
St Peter & St Paul's Churchyard, Church Street	LGS/CRM16	OSP008	Open Land Area	The site does not meet the test of LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Woodlands & Beef Meadow, South of The Meadow, Hall Road	LGS/CRM17	N/A	No Designation	The site does not meet the test of LGS. The site is in part designated as a County Wildlife Site and in part a Historic park & Garden (ungraded). The rest of the site appears as an agricultural field which has not been shown to be demonstrably special. It is an extensive tract of land
Land at Meadow Close, Hall Road	LGS/CRM18 AGS/CRM24	OSP025	Amenity Green Open Land Area	The site does not meet the test of LGS. Small parcel of amenity greenspace providing open space and setting

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				along Hall Road
Warren Woods, Overstrand Road	LGS/CRM19 AGS/CRM23	OSP024	Open Land Area	The site does not meet the test of LGS. Area is in close proximity to community, is well used for recreation and provides biodiversity benefits.

DRAFT



Cromer - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

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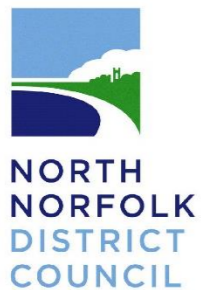
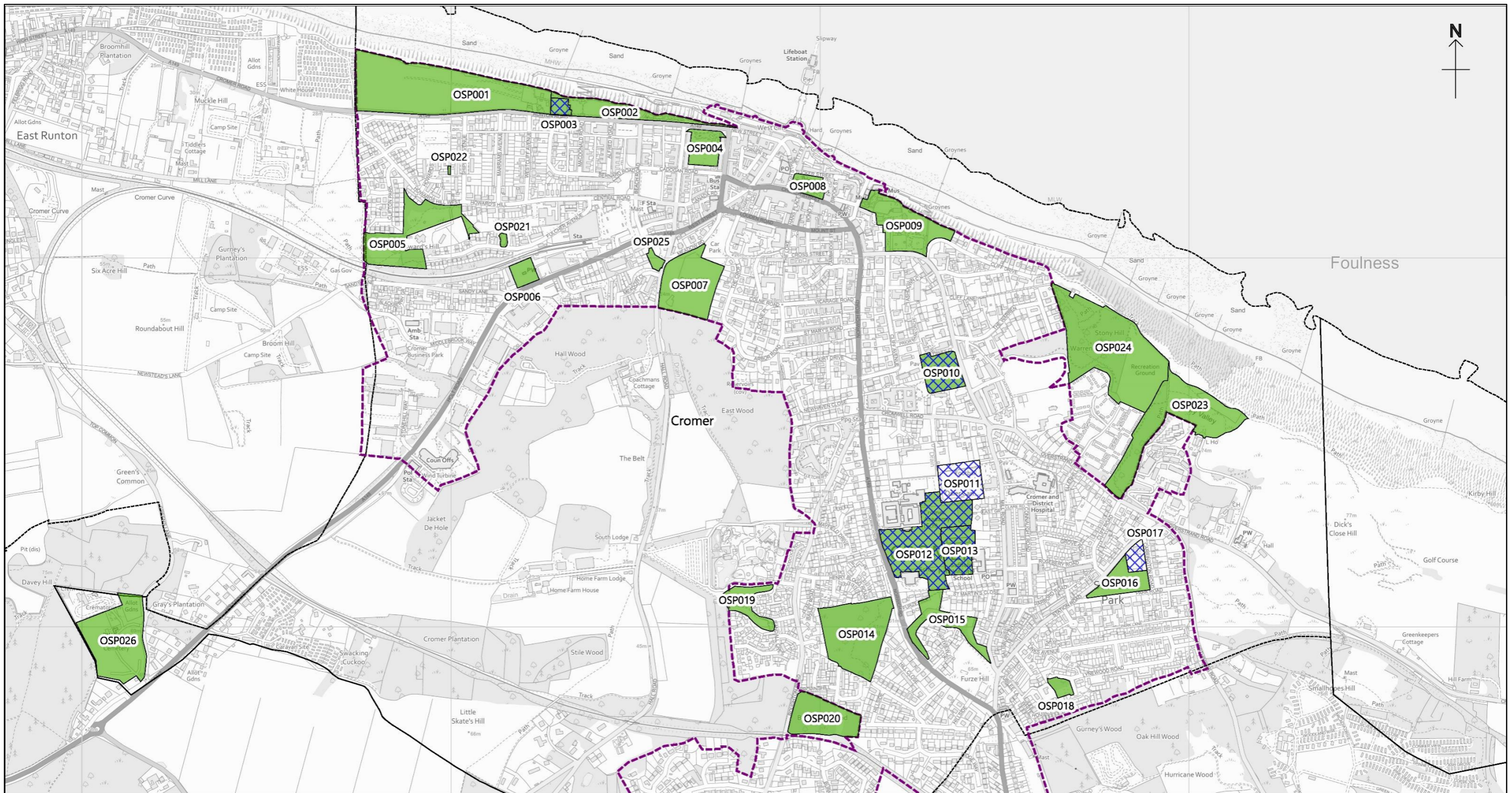
08/04/2020

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Cromer - 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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