

Planning Policy & Built Heritage Working Party



Please contact: Linda Yarham

Please email: linda.yarham@north-norfolk.gov.uk

Please Direct Dial on: 01263 516019

6 August 2020

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 17 August 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

Chief Executive: Steve Blatch

Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005

Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

A G E N D A

1. APOLOGIES FOR ABSENCE

2. PUBLIC QUESTIONS

3. MINUTES

(Pages 1 - 10)

To approve as a correct record the Minutes of a meeting of the Working Party held on 13 July 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. JOINT COASTAL ADAPTATION SUPPLEMENTARY PLANNING DOCUMENT (SPD): INITIAL CONSULTATION DOCUMENT

(Pages 11 - 26)

Summary: To inform the Planning Policy and Built Heritage Working Party of the Initial Consultation Document with regards to the production of a Joint Coastal Adaptation SPD

Conclusions: This report sets out the background to and content of the Initial Consultation Document with the eventual objective of producing a Joint Coastal Adaptation SPD.

Recommendations: This report is for information purposes.

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email: Caroline Dodden, Senior Planning Officer – Planning Policy Team. Caroline.dodden@north-norfolk.gov.uk 01263 516310	

8. LOCAL PLAN SITE ALLOCATIONS : WELLS NEXT THE SEA AND FAKENHAM (Pages 27 - 150)

Summary: To identify the final suite of allocations for Wells and Fakenham 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>	

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

This page is intentionally left blank

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 13 July 2020 remotely via Zoom at 10.00 am

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

Members also attending: Mr H Blathway Mrs S Bütikofer
Mrs A Fitch-Tillett Mr V FitzPatrick
Mrs W Fredericks Mr R Kershaw
Ms K Ward Mrs L Withington

Officers in Attendance: Mr M Ashwell - Planning Policy Manager
Mrs E Denny - Democratic Services Manager
Miss L Yarham - Democratic Services & Governance Officer (Regulatory)

9 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor N Dixon. There were no substitute Members in attendance.

10 PUBLIC QUESTIONS

Two members of the public presented statements (summarised below) to the Working Party.

Clive Albany presented his objection to recommended site BLA04 and support for BLA01/A as an alternative allocation on the following grounds:

1. External Landscape Consultancy reports which had been commissioned and submitted post publication of the Draft Local Plan to support the objections to BLA04/A. No balanced consideration seems to have been given to the reports and conclusions. The Council has not undertaken an independent landscape review to justify the preferred site allocation. Factual inaccuracies have been identified within the Draft Plan in the site description and appraisals of BLA04/A, which brought into question the soundness of the plan and selection of the site. The commissioned reports concurred that BLA01/A would be less conspicuous and have less visual impact in the landscape.
2. The current Local Plan recommended BLA01/A as the preferred site and specifically discarded BLA04/A, quoting that BLA04 would be “highly visible” and have a “higher landscape impact than BLA01. The previous plan also stated that development on BLA01/A was “well contained and any development would not sprawl into the wider landscape”. Recommending BLA04/A is not consistent with previous site allocations for Blakeney and brings into question the soundness of the Plan.
3. The composition of the Working Party has changed significantly since it undertook a site visit to Blakeney. The Policy Officer has indicated that the

selection of the preferred site is finely balanced and Councillors should not endorse the recommendation without fully considering the landscape impact of BLA04/A.

4. BLA01/A is the strategic logical choice for when the next Local Plan is being worked through. The site would be able to take many more houses using the road infrastructure that would be established without adversely impacting on the landscape. This is not the case with BLA04/A as ribbon development on BLA04 will be extremely noticeable when entering Blakeney from the south or south east. It will have significant impacts on the view of Grade I listed St Nicholas Church.

Rob Snowling presented a supporting statement in respect of C10/1.

1. In response to feedback from the Regulation 18 consultation and further information from the Education Authority that a new primary school would not be required, the scheme had been revised to provide a high quality landscape led scheme comprising extensive areas of enhanced public open space and green infrastructure, extra care accommodation and approximately 55 new homes (including 35% affordable homes and bungalows).
2. A thorough assessment of the site's landscape context and response to feedback had informed the revised scheme, which included a large area of open space along the site frontage to provide a green gateway on the western edge of Cromer whilst maintaining clear separation between Cromer and East Runton.
3. A lower density scheme with significant reduction in the number of homes meant that additional planting could be provided throughout.
4. The revised scheme provides for a network of interconnected green spaces, incorporating existing public rights of way and new footpath links.
5. There would be net biodiversity gain through retention of existing habitat and provision of new green infrastructure, extensive tree planting and enhancement of existing landscape features to benefit wildlife.
6. Approximately 5 ha. of enhanced public open space and green infrastructure (over 60% of the site) will be provided, including provision of allotments.
7. Extra care accommodation will help meet the identified needs for specialist accommodation in Cromer and the surrounding area. It will be highly accessible with good existing links between the site and town centre.
8. The environmental assessment had confirmed that the proximity of the Cromer Water Recycling Centre (WRC) and railway line do not present a constraint to delivery of the scheme. Anglian Water has subsequently confirmed that the environmental assessment provided sufficient information in relation to odour from the WRC and further investigation is not required.

Written questions had been received from Teresa Cole regarding Cromer C10/1 which would be addressed under that item.

11 MINUTES

Subject to the addition of the words "On the advice of the Planning Policy Manager" to the Chairman's recommendation to remove site HO4 from the Local Plan under Minute 7, the Minutes of the meeting of the Working Party held on 15 June 2020 were approved as a correct record and signed by the Chairman.

12 ITEMS OF URGENT BUSINESS

None.

13 DECLARATIONS OF INTEREST

Councillor D Baker stated that he had been contacted by constituents in respect of the preferred sites at Blakeney.

Councillor P Heinrich stated that emails had been sent to all Working Party Members by a number of people in the Blakeney and Langham area.

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

The Chairman reported that a meeting had been arranged with Mundesley Parish Council on 17 July 2020 to discuss the allocation of a site which was deferred at the previous meeting.

15 FIVE YEAR LAND SUPPLY STATEMENT 2020

The Planning Policy Manager presented the report, and recommended that the Council publish the Five Year Land Supply Statement 2020. He explained that the Council could currently demonstrate a five year supply of housing land, but the position was marginal.

Councillor P Heinrich asked if the Government was likely to penalise the Council if it did not deliver the required number of dwellings due to the Covid-19 situation, which was beyond its control.

The Planning Policy Manager explained that the Five Year Land Supply and Housing Delivery Test was not concerned with the reason for under-delivery. The underlying need had not changed and the Government could either relax the requirements for a while to allow authorities to respond, or put more pressure on authorities to make up the shortfall. It was considered likely that a major overhaul of the planning system would take place.

Councillor Ms V Gay stated that she was pleased to see that the 2016 projections were being used rather than the 2014 projections.

Councillor Mrs P Grove-Jones asked if Councillor D Baker knew how the Government was likely to respond to the situation.

Councillor Baker stated that he did not know what the Government's thinking was on the matter and suggested that the Chairman write to him in his capacity as MP and he would approach the MHCLG on this matter.

RECOMMENDED unanimously

That the Five Year Land Supply Statement 2020 is published.

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

The Planning Policy Manager presented the report and site assessment booklets relating to proposed allocations for Briston/Melton Constable, Cromer and Blakeney. 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.

Briston/Melton Constable

Councillor A Brown stated that the relief of traffic congestion which would arise from the development of the preferred sites would be of considerable benefit to Briston. He was not aware of any objections from either Briston or Melton Constable Parish Councils.

Councillor J Punchard asked if there would be a comment in the document regarding work being done by the Norfolk Orbital Railway Group which was trying to link the railway from Holt to Fakenham and back to Dereham. Land to the north of Briston would be required for the railway line.

The Planning Policy Manager stated that it was not appropriate to include it as a caveat to the site allocations, but reference could be made in the Local Plan document that development should not prejudice the railway line.

Councillor Mrs P Grove-Jones asked if site 102/A was liable to come forward in the future as it would accommodate a large number of dwellings.

The Planning Policy Manager stated that a decision on site 102/A was for the next plan. The recommended sites would provide enough growth for the next 15 to 20 years.

RECOMMENDED unanimously

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

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

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

Blakeney

The Planning Policy Manager addressed the issues raised by Mr Albany in respect of BLA04/A and his suggested alternative BLA01. He stated that the recommended site would have a landscape impact, but BLA01 was also visible from Langham Road. Both sites contributed positively to the landscape and development on either site would have a landscape impact. With regard to BLA01, the Highway Authority had indicated that vehicular access onto Morston Road could not be achieved, nor would it deliver the necessary visibility splays and BLA05 would have to be crossed to provide access to Langham Road. The lower part of BLA01 was relatively unobtrusive in the landscape, but development on the upper part of the site would be highly visible, although the impact could be mitigated if it were given over to landscaping. On balance, BLA04/A was preferred due to the access requirements.

At the invitation of the Chairman, Mr Albany explained how he considered that the development of BLA01 would provide safe connections to the village and how it could

enable small scale development going forward into the next Local Plan. He considered that the development would sit well in the landscape if suitably designed.

Councillor Ms K Ward, the local Member, stated that the highway issue had been raised when BLA01 had been considered previously and she recalled that there had also been an issue regarding deliverability.

The Planning Policy Manager explained that BLA01 had been a strong contender in the early stages but it had been concluded that it was undeliverable due to access issues. Access onto Morston Road could not be achieved without third party land. It was also unlikely that the provision of a roadway would be financially viable for a developer given the modest amount of development.

Councillor Ms Ward stated that the Parish Council was supportive of both BLA01 and BLA04/A. It recognised that both had challenges in terms of landscape. However, the primary concern of the Parish Council and Blakeney Neighbourhood Housing was the provision of social housing, for which there was a desperate need. It was essential that the allocated site would be deliverable, not just in terms of access but also its availability and the willingness of the landowner to bring it forward.

Councillor D Baker considered that Mr Albany had made a sensible point. The situation was finely balanced. He considered that a site which could provide connections to the village was the right site, and that the landscape assessment was key to making a decision. There was an opportunity to put a site in the right place for the long term, provided that it was deliverable, appropriate in the landscape and the access was correct.

The Chairman stated that there was concern that the access issue had not been fully explored with the Highway Authority.

The Planning Policy Manager advised the Working Party that if Members wanted further investigation of the access issues in relation to BLA01 and considered that landscape issues had not been fully addressed, it might be appropriate to defer consideration, although he was reluctant to recommend it.

The Chairman proposed the Officer's recommendation to include site BLA/04 in the Local Plan.

On being put to the vote, the proposal was declared lost with 2 Members voting in favour and 7 against.

It was proposed, seconded and

RECOMMENDED by 7 votes to 2

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

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BLA01/A	Land South of Morston Road	2.90	85

2. That site BLA/04 is removed from the Local Plan.

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

Cromer

The Planning Policy Manager displayed on screen an email that had been received from Teresa Cole raising a number of questions, summarised below, to which he responded briefly and undertook to provide a full response to Mrs Cole following the meeting.

1. How is the extra care facility of 50-60 units, plus 55 dwellings, seen as a reduced number from the original 90 and will it impact on the proposed 'enhanced public space' areas?

This relates to the change referred to by Mr Snowling. The scheme for 90 dwellings plus a primary school has been reduced to 55 dwellings plus an elderly persons' scheme, with the school deleted as the Education Authority does not have evidence of the need for a new school.

2. Members of the public have had no response to the comments raised last year. The minutes of a meeting of the Working Party in December 2019 advised that a newsletter would be sent out but nothing has been received.

There is a need to respond to representations and publish responses. This is happening now. The Working Party is making decisions and recommendations need to be reflected in responses to Regulation 18 and will form the basis of the next stage of the Plan.

3. What information was provided by Pigeon Investment Limited to Anglian Water that led to the withdrawal of its holding objection?

Anglian Water has withdrawn its previous holding objection.

4. Is there documentation that confirms that this land is in Cromer as the current Clifton Park development is known to be the borderline between Cromer and East Runton? If it is in East Runton the land falls within a small growth village for development purposes.

The proposals for Cromer do not fall inside the Cromer town boundary. There are very few sites available within the town boundary itself and in order for the town to grow it has to encroach on surrounding parish boundaries.

5. Page 161 states 'potential' negative biodiversity impact. This is misleading as there will be a negative impact and it should also be noted that views will (not could) be adversely impacted.

The field has been left unused and is now overgrown scrub which may be rich in wildlife. It is a national requirement that all development sites in the Plan must show net biodiversity gain. The proposal for this site suggests that 60% of the site would be enhanced in terms of biodiversity value to compensate for the area to be developed. A plan of the proposal will be provided to Mrs Cole.

The Planning Policy Manager then gave an overview of the preferred sites.

Councillor Mrs A Fitch-Tillett, stated that C07/2 and C22/1 were within her Ward. In respect of C07/2, some residents had concerns regarding traffic management onto Norwich Road and she considered that the site could be difficult to deliver, although she had no objection. With regard to C22/1, she was aware of difficulties with the Highway Authority. Speaking as Vice-Chairman of the AONB Partnership, the site was within the AONB but it was very well screened and she did not consider that it would be intrusive. Northrepps had a dark skies policy, and residents of Stevens Road had raised concerns regarding noise and light pollution from the proposed football ground. Part of C16 was also within her Ward and any further development which would pave the way to joining Overstrand and Cromer would be resisted.

Councillor T Adams considered that none of the preferred sites were ideal. Site C07/2 sat behind industrial development. There were issues with site C22/1 with regard to the loss of a mature oak tree and access over the rail infrastructure, in addition to the points raised by Councillor Mrs Fitch-Tillett. He had concerns regarding the deliverability of site C16 due to drainage issues. Site C10/1 was the least popular of any site in the Local Plan. He referred to the Landscape Character Assessment, the importance of the undefined open space to local residents, and biodiversity issues. He referred to the Council's declaration of climate emergency and considered that allocation of this site could cause reputational damage to the Council. Noise from the railway line could be heard. Odour from the Water Recycling Centre had been a source of complaint since he had become a Councillor and it affected even the most northerly part of Clifton Park.

The Working Party discussed and voted on each preferred allocation individually.

The Planning Policy Manager stated that site C07 had been rolled forward from the previous plan.

RECOMMENDED unanimously

That the following site is included in the Local Plan:

Site Ref	Description		Indicative Dwellings
C07/2	Land at Cromer High Station	0.8	22

The Planning Policy Manager recommended the inclusion of site C16 in the Local Plan, with an additional caveat requiring the submission of a comprehensive drainage strategy to address the drainage issues on the site.

RECOMMENDED unanimously

That the following site is included in the Local Plan, subject to a caveat to require the submission of a comprehensive drainage strategy:

Site Ref	Description		Indicative Dwellings
C16	Former Golf Practice Ground	6.35	180

The Planning Policy Manager recommended the inclusion of site C22/1 in the Local Plan subject to the resolution of the access issues.

Councillor N Pearce expressed his deep concern regarding this site because of its location and access, and he did not want to promote a site that was potentially unsafe.

Councillor P Heinrich asked if there were any indications from the Highway Authority as to how the access issues could be overcome.

The Planning Policy Manager explained that the recommendation was caveated to require evidence that safe access could be provided before the site could proceed to Regulation 19 consultation. There were issues as to the extent to which the applicant controlled the necessary land to provide safe access into the site, and the provision of a safe pedestrian crossing over the railway bridge which required the agreement of Network Rail. These were matters for the applicants to resolve, both for the current planning application and for Plan preparation. The Working Party was being asked to agree in principle and the matter would need to be revisited if the necessary agreements could not be secured.

Councillor Pearce asked if the lack of a five year land supply could lead to sites such as this being developed.

The Planning Policy Manager stated that if the Council fell below its 5 year land supply it would put pressure on to release development sites, which could be sites that had been discounted or sites which had not yet been promoted.

RECOMMENDED unanimously

That the following site is included in the Local Plan, subject to resolution of the access issues:

Site Ref	Description		Indicative Dwellings
C22/1	Land West of Pine Tree Farm	18.1	300

The Planning Policy Manager stated that the recommendation to include C10/1 in the Local Plan was based on the amended proposals submitted by Pigeon. The submitted material was promotional at this stage. He explained that developers were at liberty to submit promotional information to persuade the Working Party that their sites were deliverable, but the proposals were taken into account they had to be incorporated into the policy obligations.

Councillor Mrs S Bütikofer stated that residents of The Runtons felt strongly that they did not want to be subsumed into Cromer. The site was already publicly accessible and available for informal recreation, and incredibly rich in biodiversity. She did not consider that the proposals would help to improve open space provision and access to the countryside. She considered that the proposals failed to meet the stated considerations of balancing growth with the protection of the nationally important landscape setting. She stated that lower growth was being promoted in Cromer than in other Growth Towns due to the landscape constraints and the AONB. This site was crucial in the wider landscape and it provided a spatial break between The Runtons and Cromer. She considered that the amendments, whilst leaving land for a school for which there was no evidence of need, intensified the proposal. She stated that local residents had long been concerned about building on the site for a number of reasons, but a major reason was noise and odour from the Water Recycling

Centre. She requested that the Working Party reject C10/1 and consider C18 and C42 as alternatives.

At the invitation of the Chairman, Mr Snowling responded to the issues that had been raised and explained how he considered that his proposals addressed the concerns.

Councillor Adams stated that the northern part of the site was scrub, and whilst he was not saying that the site would not improve, he disputed that important ecological features would be retained. He considered that there would be access issues with C18 and C42.

Councillor Mrs Bütikofer considered that there were highway safety issues with the proposed access into the site as there were several accesses very close by and a change in speed limit would be required.

Councillor Mrs P Grove-Jones stated that she understood that planning and planning policy did not support ribbon development that linked distinct areas. She supported the suggestion by Councillor Mrs Bütikofer to reconsider site C18 and C42, which was a continuation of C22.

Councillor P Heinrich considered there was no logic in C10/1 as there were access issues, it filled a strategic gap and he did not wish to see a continuous strip of development along the coast. He also supported the consideration of C18 and C42 provided the issues could be addressed.

Councillor N Pearce considered that all three sites were undesirable and that C18 and C42 would be controversial as they would also link Cromer to adjacent settlements.

The Planning Policy Manager explained that there would be a need to establish whether C18 and C42 were deliverable. Both had been dismissed due to highway concerns. He advised that the Working Party should defer consideration of C10/1 until deliverability of the alternative sites had been investigated.

It was proposed by Councillor A Brown, seconded by Councillor Ms V Gay and

RECOMMENDED unanimously

That consideration of site C10/1 (Land at Runton Road/Clifton Park) is deferred pending an opportunity to consider the deliverability of sites C18 (Land south of Burnt Hills) and C42 (Roughton Road South).

In respect of all sites recommended for allocation in the Local Plan, it was

RECOMMENDED

The final policy wording is delegated to the Planning Policy Manager.

The meeting ended at 1.02 pm.

Chairman

Joint Coastal Adaptation Supplementary Planning Document (SPD): Initial Consultation Document

Summary: To inform the Planning Policy and Built Heritage Working Party of the Initial Consultation Document with regards to the production of a Joint Coastal Adaptation SPD

Conclusions: This report sets out the background to and content of the Initial Consultation Document with the eventual objective of producing a Joint Coastal Adaptation SPD.

Recommendations: This report is for information purposes.

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email:	
Caroline Dodden, Senior Planning Officer – Planning Policy Team. Caroline.dodden@north-norfolk.gov.uk 01263 516310	

1. Background

1.1 Coastal Partnership East (CPE) is a working partnership of the shared coastal management teams of North Norfolk District Council, Great Yarmouth Borough Council and East Suffolk Council. The Partnership was set up in 2016 to manage the coast between Holkham and Landguard Point, in Felixstowe. The key responsibilities include:

- (a) Working strategically to develop a full understanding of how and why the Norfolk and Suffolk coast changes, enabling better decisions to be made about its future and delivering more co-ordinated coastal management outcomes for our communities and environment;
- (b) To provide the most up to date knowledge and information to support and work with others including partnership agencies, local communities, planners and economic regeneration professional; with their work on our coast, maximising opportunities and minimising risk.

1.2 In 2018 the CPE authorities, along with the addition of the Broads Authority and Kings Lynn and West Norfolk Borough Council, signed up to a 'Statement of Common Ground' on Coastal Zone Planning - see Appendix 2. The statement sought to establish a set of principles to inform local planning policies to ensure a consistent and aligned approach to planning for coastal management. The agreements helped the signatories discharge their responsibilities under the 'Duty-to-Cooperate' in plan-making as set out in the Planning and Compulsory Purchase Act 2004. Agreements within the statement include sharing best practice and alignment of approaches with regard to planning policies.

- 1.3 As a result, all the local authorities have prepared or are preparing Local Plans with similar policies on managing the coast. These policies cover what developments are appropriate within areas at risk of coastal change, how we will determine applications for coastal defences and how we will facilitate roll-back and relocation of development at risk of coastal change.
- 1.4 Given the agreements in the Statement of Common Ground and the partnership approach through CPE, it is considered valuable to now prepare a joint SPD for the CPE area. As such, a working group made up of planners from the relevant authorities, the Broads Authority (who cover a small area of coast near Horsey), together with officers from CPE, has been set up. This joint approach allows for a pooling of resources, sharing of best practice and an aligned approach to correspond with the partnership area. The end result will be an SPD which can provide valuable guidance to officers, developers, communities and other stakeholders on how local planning policies for coastal management should be implemented. SPDs are capable of being a material consideration in planning decisions but are not part of the Development Plan.

2. Coastal Adaptation Supplementary Planning Document

- 2.1 The purpose of the initial consultation is to inform the content and scope of the draft Coastal Adaptation SPD. The SPD will seek to give guidance on the aligned policy approaches in the respective Local Plans. It is envisaged that it will include best practice, case-studies and guidance on how the policies can be interpreted and implemented. However, the document will not seek to create or amend existing planning policies or replace the role of the Shoreline Management Plans.
- 2.2 The Town and Country Planning (Local Planning) Regulations 2012 require two stages of consultation during the preparation of a Supplementary Planning Document. Firstly, consultation is required during the initial preparation of the document to inform a draft Supplementary Planning Document. Once a draft Supplementary Planning Document has been prepared this must then be subject to further consultation prior to adoption. This report informs Members of the first stage of consultation on the SPD.
- 2.3 The draft consultation document attached at Appendix 1 to this report for reference. Minor changes in content and format are delegated to Coastal East Partnership in order to finalise the consultation document. In essence the consultation document seeks to establish views of what the content and scope of the SPD should be. It also asks questions to inspire responses on the specific topic areas of the SPD to help inform the future draft of the document and understand if the outlined topic areas are sufficient and what guidance would be most useful to include in the SPD.
- 2.4 The production of the SPD is being led by Coastal Partnership East and the consultation is expected to commence from late August 2020 and will last for a period of 6 weeks. East Suffolk Council has agreed to run the consultation on behalf of all the authorities involved.
- 2.5 The consultation document will be sent to statutory and general consultees and to consultees on each of the authority's consultation databases. Coastal groups will also be invited to participate in the consultation.

3. Recommendations

- 3.1 **This report is for information purposes.**

4. Legal Implications and Risks

- 4.1 The risks in producing the SPD are limited. The document will be produced jointly between the authorities, but adopted individually by the authorities. The powers to prepare an SPD are outlined within the Planning and Compulsory Purchase Act 2004 and the Town and County Planning (Local Planning) Regulations 2012. Consultation is a necessity in the preparation of any SPD and if it is carried out incorrectly, could lead to scope for challenge.

5. Financial Implications and Risks

- 5.1 Failure to undertake plan preparation in accordance with the regulations is likely to render the SPD to challenge and additional costs.

This page is intentionally left blank

Appendix 1

Coastal partnership East (DRAFT)

Draft Coastal Adaptation SPD Initial consultation document

Consultation dates ... August 2020 – ... October 2020





1. Introduction

Coastal Change is an inevitable part of a dynamic coastline. Therefore, this presents a challenge in planning for the appropriate management of our coastlines.

The risk of coastal flooding and vulnerability to erosion along the coast does not respect local planning authority boundaries, and therefore coastal change needs to be considered across a wide geography. There are significant potential benefits to joint working across administrative and professional disciplines in addressing the issues of coastal management and planning.

The Draft Coastal Adaptation Supplementary Planning Document (SPD) is at the first stage of consultation, the aim of which is to gather feedback on what you think the SPD should address. Your time in providing comments is greatly appreciated. Please respond to this consultation by 5pm on ... October 2020.

Please respond by one of the following routes:

- Complete the [online questionnaire](#),
- Email your response to planningpolicy@eastsoffolk.gov.uk, or
- Post your response to Planning Policy & Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

2. About the SPD

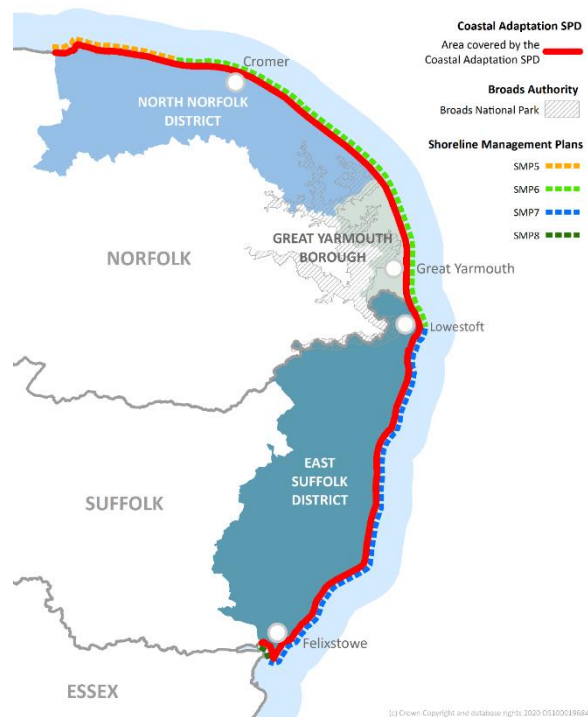
A partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, The Broads Authority, and the shared Coastal Partnership East team¹ is at an early stage in preparing

¹ Coastal Partnership East is the shared coastal management team of North Norfolk District Council, Great Yarmouth Borough Council and East Suffolk Council.

a Coastal Adaptation SPD. The purpose of this SPD is to provide guidance on aligned policy approaches along the coast and to take a holistic (whole coast) approach, which follows from the [Statement of Common Ground on Coastal Zone Planning](#) agreed between the partnership authorities in September 2018. In doing so, this SPD will ensure planning guidance is up to date, aid the interpretation and delivery of planning policy, and provide case study examples of coastal adaptation best practice.

The objectives of producing the SPD are:

- Ensuring Coastal Communities continue to prosper and can adapt to coastal change; and
- To provide detailed guidance to developers, landowners, and development management teams on the interpretation of policies with a whole coast approach.



An SPD cannot create new or amend existing planning policies nor can it prescribe that particular areas of land be developed for particular uses; this is the role of the Development Plan. The purpose of SPDs therefore is to provide guidance on the correct interpretation of planning policy and aid the implementation of relevant policies. When adopted the SPD will be a material consideration in determining planning applications.

The SPD will provide guidance relating to the following adopted and emerging Local Plans:

- Waveney Local Plan (2019)
- The Broads Local Plan (2019)
- Emerging Suffolk Coastal Local Plan

- Emerging Great Yarmouth Borough Council Local Plan
- Emerging North Norfolk District Council Local Plan

This SPD will replace the following existing planning guidance:

- [‘Coastal Erosion and Development Control Guidance’ \(2009\)²](#) covering North Norfolk District Council, and
- [‘Development and Coastal Change SPD’ \(2013\)³](#) covering the former Waveney area which now forms part of East Suffolk Council.

3. Links to Shoreline Management Plans (SMPs)

Shoreline Management Plans (SMPs) provide coastal authorities with an opportunity to assess the risks associated with coastal processes⁴ and long-term implications⁵ for protecting the coast. The eastern half of [SMP5 'Hunstanton to Kelling Hard'](#), [SMP6 'Kelling Hard to Lowestoft Ness'](#), [SMP7 'Lowestoft Ness to Felixstowe Landguard Point'](#) and the northern most point of [SMP8 'Landguard Point to Two Tree Island'](#) cover the coastal area to which this SPD relates. As key sources of evidence SMPs are integral to the formulation of Local Plan policy in respect of the coast, and as such reference will be made to relevant SMPs within this SPD.

4. Proposed Content of the SPD

Drawing on case studies of coastal adaptation best practice this SPD is proposed to be structured around the following topic areas:

1. Context: Homes, Businesses, and Communities Affected by Coastal Change

The opening section will set out the purpose for the preparation of the SPD, which is to aid those affected by coastal change, including through natural processes to and management of the coast. It should be noted that reference to coastal change is inclusive of the effects of climate change on the coast.

2. Coastal Management Measures and Policies

This section will set out the powers bestowed upon coastal authorities and our partners that can be used to manage the coast, and coastal management policies and guidance established in Local Plans and national policy.

² URL: <https://www.north-norfolk.gov.uk/info/planning-policy/current-local-plan/coastal-erosion-development-control-guidance/>

³ URL: <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/waveney-local-plan/supplementary-planning-documents/development-and-coastal-change/>

⁴ Natural coastal processes driven by geology, tides, weather and climate change.

⁵ Implications include coastal erosion including beach and cliff losses and tidal flooding.

3. Development in the Coastal Change Management Area

- a. Permanent and Temporary Development on the Coast
- b. Public Realm Infrastructure
- c. Coastal Erosion Vulnerability Assessment Guidance

The Coastal Change Management Area (CCMA) is an area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion. Development within and adjacent to the CCMA is managed to minimise risk to life and property, to avoid increasing the pressure for new or improved coastal defences, and to guard against development which could have adverse impacts on coastal erosion, coastal processes and vulnerability elsewhere. This SPD will provide clear guidance as to what development may be appropriate in such areas and in what circumstances.

4. Roll-back and Relocation Options

Roll-back and relocation involves the movement of assets currently or soon to be at risk from coastal change to less vulnerable locations. This section shall provide guidance on appropriate roll-back and relocation options.

5. Delivery and Enabling Development

This final section will focus on the implementation of planning policies, with attention paid to the circumstances whereby enabling development may be supported. Enabling development is development that would ordinarily be contrary to policy but would secure a particular public benefit which may outweigh the disbenefits of departing from policy.

The SPD will not:

- Create new or amend existing planning policies as this is the role of the Development Plan and National Policy, or
- Alter the approach to the management of the coast as this is the role of SMPs.

5. Questions

We welcome comments on any part of this document; however, you may find the following questions helpful in structuring your comments.

- Do you consider the scope and proposed content of the SPD to be appropriate?
Yes/No

If no, please suggest how the scope and content of the SPD should be amended.

- Are there any elements of National or Local Planning Policy which should be particularly emphasised/explained in the SPD?
- What guidance for development in the CCMA should be identified in the SPD? Are the categories identified in section 3 appropriate and comprehensive or should others be identified?
- What guidance on temporary development within the CCMA should be included?
- What elements should be included within a Coastal Erosion Vulnerability assessment?
- What guidance on Roll-back and relocation options should be included?
- What guidance on enabling development should be included?
- What case studies should be used in this SPD to demonstrate coastal adaptation best practice?
- Do you have any other comments which could help the partnership prepare the SPD?

6. Next steps

The scope of the SPD will be informed by consultation responses and agreed between the partnership authorities, after which a full draft of the SPD will be prepared and then consulted on. The draft SPD will be supported by Strategic Environmental Assessment, Habitats Regulations Assessment and Equality Impact Assessment screening opinions and where necessary full assessments.

7. About this consultation

Please respond to this consultation by 5pm on ... October 2020.

This consultation is being undertaken in accordance with each partnership authority's Statement of Community Involvement (SCI):

- East Suffolk Council SCI ([former Suffolk Coastal area SCI \(2014\)](#)⁶ and [former Waveney area SCI \(2014\)](#)⁷),

⁶ Former Suffolk Coastal area SCI (2014): <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/SCDC-Statement-of-Community-Involvement.pdf>

⁷ Former Waveney area SCI (2014): <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Statement-of-Community-Involvement/1Statement-of-Community-Involvement-September-2014.pdf>

- [Great Yarmouth Borough Council SCI \(2020\)](#)⁸,
- [North Norfolk District Council SCI \(2016\)](#)⁹, and
- [The Broads Authority SCI \(2020\)](#)¹⁰.

By responding to this consultation you are accepting that your name and response will be available for public inspection and published online in accordance with the Town and County Planning (Local Planning) (England) Regulations (2012). View the [data protection statement](#).

⁸ Great Yarmouth Borough Council SCI (2020): https://www.great-yarmouth.gov.uk/media/1224/Statement-of-Community-Involvement/pdf/Statement_of_Community_Involvement_Mar_2019.pdf

⁹ North Norfolk District Council SCI (2016): <https://www.north-norfolk.gov.uk/media/2823/statement-of-community-involvement-january-2016.pdf>

¹⁰ The Broads Authority SCI (2020): https://www.broads-authority.gov.uk/_data/assets/pdf_file/0024/209337/Final-2020-SCI-31-Jan-2020.pdf

This page is intentionally left blank

Norfolk and Suffolk Coastal Authorities
Statement of Common Ground
Coastal Zone Planning

This statement of common ground is between:

- Borough Council of King's Lynn & West Norfolk
- North Norfolk District Council
- Great Yarmouth Borough Council
- Suffolk Coastal District Council
- Waveney District Council
- The Broads Authority

The purpose of this statement is to set out an agreed approach to coastal planning in relation to:

- Demonstrating compliance with the "Duty to Cooperate";
- Agreeing shared aims for the management of the coast;
- Maintaining and develop a shared evidence base; and
- Recognising the importance of cross-boundary issues in relation to coastal management.

Background

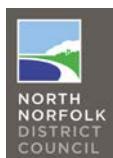
The risk of coastal flooding and vulnerability to erosion along the coast does not respect local planning authority boundaries, and therefore coastal change needs to be considered across a wide geography. There are significant potential benefits to joint working across administrative and professional disciplines in addressing the issues of coastal planning.

A strategic approach to coastal land use and marine planning can benefit from the sharing of both issues and solutions, and inform planning practice. This is particularly the case in light of the similarity and commonality of coastal issues across the signatory planning authorities, the planning duty to cooperate, and the opportunity to build on the benefits of the existing joint Coastal Authority approach such as Coastal Partnership East.

The National Planning Policy Framework (NPPF) states that in coastal areas, local planning authorities should apply Integrated Coastal Zone Management (ICZM) across Local Authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.

ICZM is a process which requires the adoption of a joined-up and participative approach towards the planning and management of the many different elements in coastal areas (land and marine). The recognised key principles which should guide all partners in implementing an integrated approach to the management of coastal areas are:

- A long term view
- A broad holistic approach
- Adaptive management
- Working with natural processes
- Supporting and involving all relevant administrative bodies
- Using a combination of instruments
- Participatory planning
- Reflecting local characteristics



Within the development planning system, local planning authorities should reduce risk from coastal change by; avoiding inappropriate development in vulnerable areas or adding to the impact of physical changes to the coast, as set out in the NPPF. Any area likely to be affected by physical changes to the coast should be identified as a Coastal Change Management Area.

The Flood and Coastal Change Planning Practice Guidance also identifies that land can be formally allocated through local plans for the relocation of both development and habitat affected by coastal change.

Note: Physical change to the coast can be (but is not limited to) erosion, coastal land slip, permanent inundation or coastal accretion.

Shared Aims

- A holistic and “whole coast” approach will be taken, recognising **coastal change** is an inevitable part of a dynamic coast. A naturally functioning coastline is desirable in principle, but may not be appropriate in every location.
- The signatory Authorities will consider the value of **aligning policy approaches**.
- To have regard to the well-being of **communities** affected by coastal change and minimise blight.
- To **protect** the coastal environment, including nature conservation designations and biodiversity.
- To work with local businesses and the wider economy to maximise productive use of properties and facilities for as long as they can be safely and practicably utilised to promote **investment, viability and vitality** of the area.
- Adopt a balanced **risk-based approach** towards new development in Coastal Change Management Areas, in order to not increase risk, while at the same time to facilitate affected communities’ adaptation to coastal change.
- To promote **innovative approaches** such as techniques that enable anticipatory coastal adaptation, removal of affected structures and property roll-back or relocation.

Agreed Approach

The signatory authorities agree to work together on coastal planning issues to:

- a) Implement the principles of Integrated Coastal Zone Management;
- b) Develop shared **understanding** of coastal processes and the development planning implications of these;
- c) Share experience, **best practice** (including planning policies) and ideas for innovation;
- d) Use the adopted **Shoreline Management Plans** as a basis for development planning, recognising that defined areas may change in future and giving appropriate regard to emerging replacement Shoreline Management Plans, updated predictions of the impact of climate change or other relevant evidence;
- e) Acknowledge the importance of **coastal communities and their economies**, and foster their resilience, innovation and vitality;
- f) Recognise the need to **relocate or protect infrastructure** likely to be adversely affected by coastal change;
- g) Note the need for strategic policies on coastal change, in order to guide **neighbourhood planning**.
- h) Encourage development which is consistent with anticipated coastal change and its management, and facilitates **adaptation** by affected communities and industries.



- i) Consider adopting policies to facilitate **rollback and/or relocation**, potentially including local plan site allocations or facilitating 'enabling' development;
- j) Consider adopting policies which require the use of **risk assessments** to demonstrate that a development on the coast will be safe for its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; and
- k) Consider adopting policies that seek to ensure that new or replacement **coast protection schemes** are consistent with the relevant Shoreline Management Plan and minimise adverse impact on the environment or elsewhere on the coast.

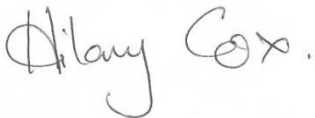
This Statement of Common Ground has been endorsed by the following:



Cllr. Ian Devereux
 Cabinet member for Environment
 Borough Council of Kings Lynn and West Norfolk



Cllr. Richard Blunt
 Cabinet member for Development
 Borough Council of Kings Lynn and West Norfolk



Cllr. Hilary Cox
 Cabinet member for Coastal Management
 North Norfolk District Council



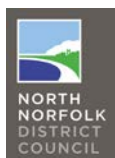
Cllr. Susan Arnold
 Cabinet member for Planning
 North Norfolk District Council



Cllr. Carl Smith
 Chairman, Environment Committee
 Great Yarmouth Borough Council



Cllr. Graham Plant
 Leader and Chair, Policy & Resource Committee
 Great Yarmouth Borough Council





Cllr. Andy Smith
Cabinet member for Coastal Management
Suffolk Coastal District Council



Cllr. Tony Fryatt
Cabinet member for Planning
Suffolk Coastal District Council



Cllr. David Ritchie
Cabinet member for Planning and Coastal Management
Waveney District Council



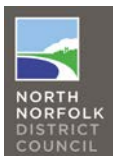
Melanie Vigo di Gallidoro
Chairman, Planning Committee
Broads Authority



Haydn Thirtle
Chair, Broads Authority



Endorsed by the Environment Agency
Mark Johnson, Regional Coastal Manager



LOCAL PLAN SITE ALLOCATIONS : Wells next the Sea and Fakenham

Summary: To identify the final suite of allocations for Wells and Fakenham 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	

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 potential development sites in Wells and Fakenham. 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 the previous 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 included in the next draft of the Plan.

- 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 included in the Draft Plan 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 managing the location of new development to reduce the need to travel.
- 2.2 The allocations seek to address the objectively assessed need across the District and aim to boost the supply of identified deliverable sites that will support growth in the Plan period. By allocating specific sites the Plan can demonstrate that it has been positively prepared and there is a high degree of certainty that it will deliver the required growth. 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** of the Draft Plan.
- 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 In Part 3 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 **Fakenham** is included in **Appendix 2**.

4.5 Detailed site assessment for **Wells** is included in **Appendix 3**.

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.

• Fakenham

List of proposed residential allocations

Site Ref	Proposal No.	Description	Gross Area (ha)	Indicative Dwellings
F01/B	DS 6	Land North of Rudham Stile Lane	26.54	560
F02	-----	Land adjacent Shell petrol station	2.4	72
F03	DS 7	Land at Junction of A148 & B1146	2.16	65
F10	DS 8	Land South of Barons Close	4.11	35-55

• Wells

Proposed allocations

Site Ref	Description	Gross Area (ha)	Indicative Dwellings	Affordable dwellings
W01/1	Land at Market Lane	0.78	20	7
W07/1	Land Adjacent Holkham Road	2.69	60	21

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 Fakenham

Appendix 3 –Site Assessment Booklet Wells

This page is intentionally left blank

Local Plan: Approach to Site Assessment

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

Recommendations: The report is for information and advice only.

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

1. Introduction

1.1 The emerging North Norfolk Local Plan has been subject to public consultation at regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.

1.2 This report focusses on the site selection methodology used, outlining the approach taken to date and explains how selection has utilised public feedback and further statutory comments in order to identify a final suit of sites for the emerging Draft Plan over the coming months. Although the site selection methodology has been reported to previous working parties and subsequently consulted on, membership of the working party has fluctuated not least following the local elections held last year. Ahead of future work it is considered prudent to update members of the process undertaken to date and the further work that

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

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

2. Site Selection Methodology

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

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

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

2.3 Sustainability Appraisal

2.4 Sustainability Appraisal (SA) is a tool that is used to inform decision making by identifying at an early stage and iteratively throughout the process the potential social, economic and environmental impacts of proposed allocations, plans and strategies. This allows the potential environmental, economic and social impacts of the proposals to be systematically taken into account, and should play a key role throughout the plan-making process. It provides a tool for assessing the relative merits of alternative options to help inform decisions. The SA uses a detailed assessment framework that assesses sites as having likely positive or adverse Impacts against the identified SA indices.

2.5 A RAG rating system identifies those sites with most dark green (++) contributing significantly towards the Sustainability Objectives and considered the most suitable, and those sites pink (--) which are considered to contribute least. An element of planning judgement is required to assess the sites in terms of their sustainability. Different weight may be given to each of the indices reflecting the characteristics of the sites being assessed. The SA is a statutory document in its own right. The interim report was consulted on at Regulation 18 stage and the final SA will form part of the considerations in finalising the Draft Plan and will be published at the next stage of Plan making.

Table 1: Sustainability Appraisal framework

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

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

Table 2: Site Assessment framework

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

2.7 Selected sites are subject to allocations policies which detail what the Council would expect to be delivered when the site is developed. Where there are specific development considerations arising from the findings of the site assessment or evidence base studies, these are included within the text of the policy. Initial policy wording/requirements for the preferred sites at regulation 18 stage were based on our understanding of key issues that have emerged through technical assessment at that time.

2.8 The site policy also identifies an approximate range for the proposed number of dwellings on the site. The final allocated number of dwellings will be informed by further information, evidence such as emerging open space requirements and requirements of onsite infrastructure along with the considerations of the remaining local plan policies.

2.9 Following the Regulation 18 consultation the SA has been reviewed and each site assessment has been updated in order to consider the feedback received, take account of more detailed technical considerations received and any further updated and or relevant evidence.

2.10 In particular officers are undertaking a more detailed Historic Impact assessment in line with feedback given from Historic England. Further site access comments and technical considerations have been received from County Highways. Further technical studies have been received, some site promoters others from statutory bodies such as the Network Improvement Strategies recently finalised by Norfolk County Council. Infrastructure requirements have been reviewed with statutory providers such as the Education Authority and United Utilities. The sites have been

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

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

3 Conclusion / Recommendations

- 3.1 This report is for information and advice only

4 Legal Implications and Risks

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

5 Financial Implications and Risks

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

End

This page is intentionally left blank

North Norfolk District Council

Site Assessment Regulation 19 : Fakenham

Draft for Planning Policy & Built Heritage Working Party
06.08.20

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 18	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.
28.5.20	lw	- Introduction updated	
19.06.20	CD	- Reg 19 SA Conclusions	Complete for PPBHWP
29.6.20	IW	- Reviewed and updated part 1 wording re background and contextual info	Complete for PPBHWP
06.08.20	MA	Site Assessment updates, conclusions and edit for WP	Complete

Site Assessment Booklet (Fakenham)

This booklet provides a high-level overview of Fakenham 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 Fakenham 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:

Fakenham - Large Growth Town

Plan Requirements:

Fakenham 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 Draft Local Plan sets a housing target of approximately 1,972 dwellings to be delivered over the plan period (20 years) 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 680 dwellings are necessary to achieve the housing requirement.

The current adopted Local Plan contains a strategic allocation to the north of the town between the current built up area and the A148 by-pass. Currently partly consented, the development of this allocation is expected to deliver a further 950 dwellings, employment land, a new Primary School, district centre, substantial areas of public open space and supporting infrastructure over the period covered by the emerging Plan.

Whilst the emerging Plan identifies sites for a further 680 dwellings the current plan indicates that additional releases of sites within the already allocated growth area will depend upon a clear demonstration that supporting infrastructure is available. (principally highway, drainage and supporting services).

Settlement Description:

Fakenham is identified as a Large Growth Town in the settlement hierarchy. This means it has been identified as one of three towns, the others being Cromer and North Walsham where relatively large scale growth is directed. The town functions as one of the Districts main centres and offers a broad range of services and employment.

Fakenham is an historic market town on the upper reaches of the River Wensum with a population at the time of the census of 7,743. The town acts as a local and district centre for employment, retailing, health, higher education and other services meeting the needs of the residents of the town and a large rural hinterland. It has an attractive central market place and square, medieval church, weekly market and shopping precinct, Millers Walk. The town centre benefits from a number of national retail chains as well as a mixture of local independent stores and office based employment, with the Primary shopping area containing 130 class A retail/service units. A further three larger scale supermarkets serve the town, 2 of which are located in the town centre, with a third located out of centre. The racecourse to the south of the town lies in the wildlife rich Wensum valley.

Employment (To update with findings of the employment study)

Over recent years Fakenham has seen one of the strongest take-up rates of employment land within the District. The town has the highest levels of self-containment in respect of travel to work journeys of all towns in North Norfolk. In part, this is due to the town's location some distance from both Kings Lynn and Norwich, but it is mainly due to the high number and range of jobs that are locally available. A high proportion, approximately 65% of those working within the Town, also live within the District. Fakenham employs approximately 4,573 employees, with around 1,400 of these within the manufacturing sector. The town occupies one of the most accessible locations in the District in terms of access to the national road network and, as a result, has a strong manufacturing base and presence of distribution companies. It is seen as an attractive location for investment. In recent years the town has seen some change in its manufacturing base, with the loss of some jobs in the food processing sector, although this remains the single largest employment sector in Fakenham.

The largest Employment Areas within the town, Fakenham Commerce Park and Fakenham Industrial Estate, provide the opportunity for recycling of employment land with pockets of undeveloped land. Part of the previously allocated site, F01 - Land to the North of Rudham Stile Lane, has a further 6 hectares of land designated as Employment Land which will be available for development over the Plan period.

Town Centre & Retail

Fakenham has one of the larger town centres in the District which is focused around the historic core of the Market Place and Corn Exchange. It is classed as a Large Town Centre in the proposed retail hierarchy where new retail and town centre investment should be directed. The Town centre retains a high percentage of retail expenditure and has a good mix of convenience shops, national multiples and Class A2 services, such as banking, estate agents and solicitors. In terms of scale of future retail development, the town would be vulnerable to impacts from large out-of-town retail growth and a locally derived impact threshold of 1,000sqm is set for retail and leisure development in Fakenham though policies in the emerging Local Plan (ECN4 @Regulation 18). There is an identified need for comparison goods shopping and to a lesser extent food/beverage floorspace. Recent re-development has seen some additional growth accommodated in former vacant units. Future small scale growth can be accommodated through the take up of further vacant units and the development of vacant land within the town centre, existing car parking (subject to replacement), redevelopment opportunities

around the auction building, bowling alley and the adjacent vacant land on the edge of the town centre. The policies of this Plan would require these town centre opportunities to be comprehensively explored before considering out-of-centre developments.

Designated Sites

To the south of Fakenham is the River Wensum, the internationally designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The Wensum has been recognised as one of a national series of rivers of special interest as an example of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species. 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. Large areas of land that abut the River Wensum SAC are designated as County Wildlife Sites - such as Night Common, Hempton Common, Sculthorpe Moor & Meadows and the water meadows to the south west of Oak Street.

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**.

- The County Council has published a Fakenham Network Improvement Strategy, April 2020 which identifies local improvements which are desirable/necessary to support the growth of the town including improvements to the A148/A1065 Roundabout (Shell PFS Roundabout). Contributions towards these will be required from future development proposals as appropriate.
- 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. In some cases enhancement will be required to the Water Recycling Centre treatment capacity.
- The Highway Authority indicate that localised highway network improvements will be required to support each of the development proposals. An access strategy for large scale growth to the north of the town should minimise cross town traffic and will require junction improvements on the A148.
- The Strategic Flood Risk Assessment identifies the south of Fakenham as being at fluvial flood risk stemming from the River Wensum, along with the risk of surface water flooding. The rest of Fakenham has some risk of surface water flooding, predominantly from pockets of water ponding on roads.
- The Health Authority indicate that there is likely to be sufficient capacity in health services to support the proposed growth.
- There is a general need to improve open space provision to support the planned growth.
- A new Primary School is planned within the existing strategic allocation.

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

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

There are three schools within Fakenham: Fakenham Academy provides secondary education, which serves a wide catchment area including Little Snoring, Blenheim Park, Briston, West Raynham, Sculthorpe and Stibbard; and Fakenham Junior and Fakenham Infant & Nursery School which provide primary provision.

Norfolk County Council as the Education Authority state that:

In recent years, the Transforming Education in Norfolk (TEN) group (a multi-academy trust) has rationalised the Fakenham Academy on one site with a new £750,000 6th form facility. The adopted Site Specific Proposals DPD allocated land north of Rudham Stile Lane for 950 dwellings and this includes proposals for a new 2 Form Entry Primary School, including the transfer of 2ha of land. As part of the current planning application on the site (PO/17/0680), Norfolk County Council consider that a site of 2.5ha needs to be safeguarded in the event that any future school needs expanding to a three form entry school.

There is sufficient capacity at the high school for development in the existing Core Strategy and future planned growth.

Affordable Housing Zone & Policy Percentage

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

Sports Pitch Strategy

Football

There is pressure on Clipbush Park and Fakenham FC who have a lack of training facilities. Provision of 3G FTP at Clipbush park would reduce the pressure on youth training and matchplay.

Rugby

The provision of a 3G FTP at Clipbush Park should also include a rugby shockpad.

If possible re-instatement of playing facilities at Trap Lane

Depending on the potential of improvements at Clipbush Park and the re-instatement at Trap Lane an additional pitch may be required.

Cricket

Access to an additional pitch with the preferred site being the former Fakenham Grammar School site.
Upgrade non turf wicket at Trap Lane

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 Fakenham has a requirement for all types of open space, particularly Amenity Greenspace and Parks and Recreation Grounds.

Connectivity

Located approximately 19 miles north east of King's Lynn, 19 miles south west of Cromer, and 25 miles north west of Norwich Fakenham has relatively high levels of self-containment compared to other towns in the District meaning that a high proportion of people access jobs and services locally. There are regular bus services to other nearby settlements and beyond. Fakenham is around 10 miles from the coast at Wells. Fakenham is one of the most accessible location in the district in terms of access to the national road network via the A148, however, there are no rail connections.

Sustrans National Cycle Route No 1 passes through west side Fakenham providing a cycle route to Sculthorpe to the north and Great Ryburgh to the south and is part of a long distance route that

provides a route to Wells, Walsingham, Hunstanton, Dereham. This route is not a segregated route and is on main roads and cycle links from the town onto the National Route are poor and essentially entail cycling on the town's road network. In terms of public rights of way Fakenham is relatively poorly served by its public rights of way network. There are no significant routes to the north of the town, whilst there is one path to the south running along the attractive, but sensitive, River Wensum corridor. Many of the public rights way within the town have been subsumed into the urban road network and provide little connectivity to the wider countryside. There is through further development the opportunity to introduce new linkages and to improve wider countryside access. A number of green infrastructure opportunities have been identified in Background paper 5 (Regulation 18 stage)

Constraints & Opportunities

There is very little previously developed (brownfield) land in Fakenham. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide for a further 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 Fakenham in the adjacent parish of Sculthorpe. There are a range of factors which influence the potential location of development in Fakenham including, environmental and landscape considerations and the need to take into account available infrastructure and infrastructure improvements. Growth in Fakenham will be dependent on further investment in infrastructure, and a large majority of the growth will be dependent on the timely provision of infrastructure improvements associated with the current strategic allocation to the north of the town (Core strategy reference F01A). A planning application for the remainder of the site and associated infrastructure remains live and is expected to be determined in 2020.

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

- growth of the town to the south and west is constrained by the River Wensum, its flood plain and sensitive wetland habitats;
- the need to minimise the impact of development proposals on the designated and protected sites, setting of the town and on the wider landscape;
- locating 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;
- delivery of key infrastructure improvements such as road network improvements and ability to ensure enhancement to foul sewage network capacity;
- retaining existing green spaces within the town boundary where they are either functionally or visually important;
- protect employment land for that purpose;
- avoiding locations which are detached from the town and not well related to existing built up areas;
- Opportunities to improve green infrastructure and the wider connectivity of the town with the surrounding countryside.

Demographics:

Population in Fakenham: 7,725

	Number	%
Aged 0 to 15	1265	15.3
Aged 16 to 29	2544	30.7
Aged 30 to 44	1335	16.1

Aged 45 to 64	2194	26.5
Aged 65+	2212	26.7

Housing Stock

	Number	%
Detached house or bungalow	1308	35.5
Semi-detached house or bungalow	1329	36.1
Terraced house or bungalow	727	19.7
Flat, maisonette or apartment - Purpose-built block of flats	211	5.7
Flat, maisonette or apartment - Part of a converted or shared house	44	1.2
Flat, maisonette or apartment - In a commercial building	55	1.5
Caravan or other mobile or temporary structure	8	

Affordability

Lancaster North Ward	8.06
Lancaster South Ward	8.97
North Norfolk	8.72

Parish Boundaries:

Two of the site options (F02, F03) are situated within the adjacent parish of Sculthorpe.

Services:

Fakenham 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"> Fakenham Infant & Nursery School Fakenham Junior School Fakenham Academy Norfolk 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> Fakenham Medical Practice: NHS GP Surgery Bridge Street Dental Surgery Brooklyn House Dental Surgery Wensum Dental Practice 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	39 comparison retail units and 13 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 Wells, Kings Lynn, Holt & Norwich	Good public transport to a number of other towns and good connectivity to Norwich & Kings Lynn, both considered to be 'higher order' settlements.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Manufacturing; human health and social work activities; construction; and education.	It is considered that there are extensive employment opportunities within the town.

Constraints

Built Environment:

Fakenham has one large Conservation Area which is concentrated on the town centre and is in relatively close proximity to Hempton Conservation Area which lies to the south west of the town, separated by the River Wensum.

There are a total of 96 Listed Buildings in Fakenham, one of which is Grade I (Church of St Peter and St Paul) and two Grade II*. In addition, there is one Scheduled Ancient Monument and 30 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Fakenham is constrained to the south by the River Wensum, which is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC). This includes wetlands to the south west of the town.

In addition to this a number of County Wildlife Sites (CWSs) are located to the south and south west of the town.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the northern part of the town is situated within the Rolling Open Farmland Character Area and the southern part of the town is situated within the River Valleys (Wensum and Tributaries) Character Area.

The **Rolling Open Farmland** is characterised by high level open, gently rolling arable farmland with relatively large, geometric fields enclosed by hedgerows. With the exception of the Holkham estate there is limited woodland cover and relatively few field/hedgerow trees. Flatter plateau areas are associated with former airfield sites. Settlement is focused principally on river valleys that pass through and alongside the Rolling Open Farmland – the Stiffkey Valley to the east and the Wensum Valley which cuts through the southern part of the area – which are assessed as a separate Landscape Character area. There is little habitation within the Character area other than farmsteads, small hamlets, development associated with airfields and the two towns: Wells-next-the-Sea and Fakenham.

The vision for this landscape character area is of a sustainably managed and actively farmed rural landscape that makes the most of field margins for biodiversity to provide a network of semi-natural features, and where increasing visitor numbers are managed in a sensitive and co-ordinated manner. New development within the existing settlements will reinforce traditional character and incorporate green infrastructure to provide visual screening and integration, improved habitat connectivity and recreational links to the countryside and neighbouring settlements via pedestrian and cycle routes. A wild coastal edge with semi-natural habitats with opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night.

The **River Valleys (Wensum and Tributaries)** provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, being 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 Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides. The town of Fakenham and the extended village of Hempton effectively meet at the valley floor and there is a complex interplay of settlement, riverine, industrial and surprisingly high quality ecological land types within a very small and discrete area.

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) identifies that the much of the land to the south of the town and adjacent to the river Wensum falls into flood zone 2 with areas within, further identified as functional floodplain. When assessing the potential effects of climate change in line with Environment Agency expectation for residential use (1% AEP with 65% CC i.e 1 in 100 chance) this is predicted to increase. The town is also subject to surface water flooding, with the SFRA identifying areas predominantly adjacent to the river Wensum and along some of the road network, predominantly to the south when climate change is taken into account.

Coastal Change Management Area:

N/A

Statutory Consultees Regulation 18

This section summarises the responses which were received as part of the Regulation 18 consultation. The reference numbers referred to are the site references given to the site in the Regulation 18 consultation document and their associated draft policies.

Highways:

F01/B

Policy DS6: Land North of Rudham Stile Lane

Sustainability

The site is well located to make sustainable travel a realistic choice for local journeys including to the catchment schools. It is a requirement that only pedestrians, cycles and public transport may access the development from the south. All other vehicular access should be via the A148 to the north. Allocation F01 (2011 Local Plan) seeks to deliver a primary school along with employment and those would contribute to sustainability of this proposed allocation. Highway improvements will be required to facilitate sustainable travel, particularly between the site and the town centre.

Safety

Improvements would be required to the A148 crossing at Trap Lane. All new infrastructure at the A148 should accord with the requirements of DMRB.

Mitigation

A comprehensive assessment of access strategy will be required. Key to the site being acceptable in highway terms is the ability to deliver capacity improvements at the A148/A1065 roundabout. The roundabout improvement will require 3rd party land, including from site DS 7 and the site south east of the roundabout, should that come forward. The A148/B1105 Wells Road junction is considered to be at capacity and an improvement scheme is required. 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. The TA should pay particular attention to the A148/A1067 Fakenham Bypass, including all junctions over its length. Site accesses should be via a roundabout junction at the A148, and via site F01/A to the east. It may be most appropriate for the new access roundabout to be at the junction with the B1105 in order to minimise the number of locations where vehicle turning movements occur at the A148 and provide the required capacity improvement.

The network comprising Barsham Road, Trap Lane and Wells Road should be reviewed and consideration given to improvements to aid road safety and better support sustainable travel north of the site. This may alter the required capacity improvement scheme at the B1105 and should be considered integral to the access strategy for the site.

F03

Policy DS7: Land at Junction of A148 & B1146

Sustainability

Whilst the site is approximately 1 mile from Fakenham infant school and the junior school is closer, the catchment primary school is at Sculthorpe. There is not a safe walking/cycling route to the catchment primary school which is likely to result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. Improvements are required to the pedestrian route between the site and Fakenham High School via the PROW that connects Toll Bar/Old Wells Road with Rudham Stile Lane. They would assist students with safe and sustainable journeys to school. The site is well located to enable access to public transport and sustainable travel to employment within Fakenham along with local facilities.

Safety

It appears feasible to form a safe access to Toll Bar/Old Wells Road, but vegetation will need to be removed to enable provision satisfactory vision splays. Existing development is set back and does not create a sense of place, visibility should be provided in accordance with DMRB. Carriageway widening and footway will be required at Toll Bar/Old Wells Road.

Mitigation

- Vehicular trips from the site would compound the long-standing capacity concern at the A148/A1065 roundabout. It is considered that a larger roundabout would resolve the concern. Whilst it is recognised that a development of this scale could not fund works of the magnitude required, land should be reserved and made available to facilitate a capacity improvement scheme at the roundabout.
- Toll Bar/Old Wells Road should be widened to a minimum of 5.5m between the site access and C590 Creake Road.
- Footway should be provided at the site frontage, connecting directly with the existing facility at the south side of Creake Road and to the existing footway at Toll Bar.
- Improvements are also required to enable a safe pedestrian route between the site and Fakenham High School via Toll Bar/Old Wells Road and Rudham Stile Lane PROW.

F10

Policy DS8: Land South of Barons Close

Sustainability

Well located to provide sustainable access to Fakenham Town Centre. Walking / cycling routes are available to the catchment schools.

Safety

The development would be serviced an upgraded restricted byway that connects to Norwich Road via Barron's Hall Lane. The promotor would need to demonstrate the availability of land to satisfactorily upgrade the byway.

Mitigation

Improvements should be provided to the restricted byway to the west of the site, between the site and Fakenham Town Centre

Cumulative Comments for Settlement

Site refs DS 7 and DS 8 are of a scale that will predominantly have only a localised impact, although the focus of the DS 7 impact will be at the already stressed A148/A1065 roundabout. The cost of a mitigation scheme at the roundabout would be disproportionate to the impact of DS 7 but it could make available land required to deliver a scheme.

The strategy for DS 6 will be for all general traffic to access the site via the A148 Fakenham Bypass, with only buses and non-motorised traffic being able to head south to travel direct to the town centre. The cumulative impact will manifest north of Fakenham, at the A148 and A1067 and mitigation is likely to be required. The Transport Assessment to support DS 6 will need to analyse the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Minerals & Waste:

F01/B

Policy DS6: Land North of Rudham Stile Lane

No comments received.

F03

Policy DS7: Land at Junction of A148 & B1146

LP739 - Many of the draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. Many of the

draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. 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

F10

Policy DS8: Land South of Barons Close

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

F01/B

Policy DS6: Land North of Rudham Stile Lane

LP389 - Policy DS6 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. Query reference to sewage treatment for this site only as would apply more generally to sites within catchment. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network' Also reference is made to demonstrating that there is capacity at the receiving Water Recycling Centre (formerly sewage treatment works). This requirement is not specific to this allocation site and would apply to all sites which come forward within a specific catchment.

F03

Policy DS7: Land at Junction of A148 & B1146

LP391: Policy DS7 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'

F10

Policy DS8: Land South of Barons Close

LP394 - Policy DS8 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

F10**Policy DS8: Land South of Barons Close**

LP480 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 13.35 It is imperative that SuDS are designed into developments around Fakenham to protect the River Wensum from poor water quality. A buffer between the proposed development and river is essential to keep ecological connectivity, minimise disturbance to sensitive habitats and avoid

Education

This appears to be considered as the part closest to the river is proposed to

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 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

Statement of Common Ground

N/A

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
F03	DS7	H0215	Land at Junction of A148 and B1146	2.16	65
F10	DS8	Part of H0485	Land South of Barons Close	2.13	35-55
F01/2	N/A	Part of H0054	Land North of Rudham Stile Lane	14.32	430
F01/4	N/A	Part of H0054	Land North of Fakenham High School	1.55	46
F02	N/A	H0056	Land Rear of Shell Garage, Creake Road	2.40	72
F04	N/A	H0841	Land To South Of Whitehorse Street	0.93	28
F05	N/A	H0057	Land Between Holt Road & Greenway Lane	0.71	21
F06/1	N/A	H0842	Great Eastern Way Railway Cutting	0.37	11
F11	N/A	H0701	Distribution Centre, Corner Of Drift Road & Norwich Road	1.35	41
F12	N/A	H0061	Land off Parker Drive	1.27	38
F15	N/A	H0846	Land Adjacent To Baron's Hall Farm / Meadow	1.01	30
F16	N/A	H1134	Land Adjacent Football Ground	1.31	39
F17	N/A	H1169	Land Adjacent 72, Holt Road	0.72	22
SCU16	N/A	H0218	Land North of Creake Road	12.77	250
SCU17	N/A	H0219	Land South of Creake Road	20.77	400
H0702	N/A	H0702	Land at Barber's Lane	0.74	22
H0705	N/A	H0705	Fakenham College	3.37	101

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
F01/B	DS6	H0055 & H0054 (Part)	Land North of Rudham Stile Lane	26.45	560
F01/A	N/A	H0054	Land North of Rudham Stile Lane	46.28	560
F01/3	N/A	H0055	Land North of Fakenham High School	3.39	102
F07	N/A	H0058	Land East of Clipbush Lane	67.97	850
F08	N/A	No Ref	Land rear of 41 Hayes Lane	0.31	2
F18	N/A	H0063	Land at Thorpland Road	2.61	78
F19	N/A	H0062	Land Abutting Short Stay Travellers Site	1.04	31
HEMP03	N/A	H0085	Land East of Dereham Road	0.70	21
HEMP04	N/A	No Ref	Land NorthEast of Back Street	0.25	8
SCU15	N/A	H0217	Land off Creake Road	2.45	73

Additional sites promoted through Reg 18

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
----------	--------	-----------	-----------	----------------	---------------------------

F01/5	N/A	N/A	Land at Cherry Corner, Thorpeland Road	2.64	79
F11/A	N/A	N/A	Aldiss Distribution Centre, 125 Norwich Road	1.31	39

DRAFT

Summary Consultation Comments Regulation 18 June 2019

F01/B

Policy DS6: Land North of Rudham Stile Lane

Individuals	Number Received	Summary of Responses (Site Policy DS6)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS6)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS6)
Objection	3	Feedback was supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure are not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.
Support	2	
General Comments	0	

F03

Policy DS7: Land at Junction of A148 & B1146

Individuals	Number Received	Summary of Responses (Site Policy DS7)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS7)
Objection	0	None received

Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS7)
Objection	2	Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

F10

Policy DS8: Land South of Barons Close

Individuals	Number Received	Summary of Responses (Site Policy DS8)
Summary of Objections	12	The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.
Summary of Support	1	One supports this proposal, on the basis of providing better access to the river and improving the town's amenities.
Summary of General Comments	2	Comment received stating that the land is not in one ownership and includes land that is unavailable for development. Raises concern that proposed development would be lower than the existing properties and therefore would be at a risk of flooding. Developing on the flood plain puts existing properties further along river at risk. No shortage of alternative land available in Fakenham.
Overall Summary		The responses primarily focused on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and the potential adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services. One comments that the land is not in one ownership and includes land that is unavailable for development. One supports this proposal, providing better access to the river and improving the town's amenities.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS8)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS8)
Objection	2	The Fakenham Area Conservation Team raised concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. Would support more sustainable locations for housing elsewhere. Anglian Water advised that SUDS would need to be designed into the development to protect the River Wensum from poor water quality and a buffer provided to minimise impact on biodiversity. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording. Historic England sought consistency in approach to heritage assets.
Support	1	
General Comments	2	

DRAFT

Part 2: Assessment of Sites (to be completed) import from assessment matrix

Site Ref	Site Name	Site Size (ha) (gross)	Use	Proposed Number of Dwellings	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 / Adjacent Uses
F01/B	Land North of Rudham Stile Lane	26.45	Mixed Use	560													
F03	Land at Junction of A148 and B1146	2.16	Housing	65													
F10	Land South of Barons Close	2.13	Housing, Open Space	35-55													
F01/A	Land North of Rudham Stile Lane	46.28	Mixed Use	560													
F01/2	Land North of Rudham Stile Lane	14.32	Housing	430													
F01/3	Land North of Fakenham High School	3.39	Mixed Use	102													
F01/4	Land North of Fakenham High School	1.55	Housing	46													
F02	Land Rear of Shell Garage, Creake Road	2.40	Housing	72													
F04	Land To South Of Whitehorse Street	0.93	Housing	28													
F05	Land Between Holt Road & Greenway Lane	0.71	Housing / Retail	21													
F06/1	Great Eastern Way Railway Cutting	0.37	Housing	11													
F07	Land East of Clipbush Lane	67.97	Mixed Use	850													
F08	Land rear of 41 Hayes Lane	0.31	Mixed Use	2													
F11	Distribution Centre, Corner Of Drift Road & Norwich Road	1.35	Housing	41													

F12	Land off Parker Drive	1.27	Housing	38													
F15	Land Adjacent To Baron's Hall Farm / Meadow	1.01	Housing	30													
F16	Land Adjacent Football Ground	1.31	Housing	39													
F17	Land Adjacent 72, Holt Road	0.72	Housing	22													
F18	Land at Thorpland Road	2.61	Mixed Use	78													
F19	Land Abutting Short Stay Travellers Site	1.04	Mixed Use	31													
HEMP03	Land East of Dereham Road	0.70	Mixed Use	21													
HEMP04	Land NorthEast of Back Street	0.25	Mixed Use	8													
SCU15	Land off Creake Road	2.45	Mixed Use	73													
SCU16	Land North of Creake Road	12.77	Housing	250													
SCU17	Land South of Creake Road	20.77	Housing	400													
H0702	Land at Barber's Lane	0.74	Housing	22													
H0705	Fakenham College	3.37	Housing	101													
F01/5	Land at Cherry Corner, Thorpeland Road	2.64	Housing	79													
F11/A	Aldiss Distribution Centre, 125 Norwich Road	1.31	Housing	39													

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
F01/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries, pond. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/B	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. These do not alter the SA objectives scoring.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/2	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/3	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/4	<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, potentially significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores neutral; loosely related to settlement with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities, High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F02	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site 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 but disconnected, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement but disconnected, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F03	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of 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, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F04	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, approximately 3/4 site within FZ2, south boundary adjacent FZ3a & FZ3b, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent SAC and SSSI (River Wensum), close proximity to CWSs (adj. Fakenham Sewage Works & Land West of Oak Street, Fakenham), informal car park, grassed with mature hedgerow and trees to some boundaries. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F05	<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 remediation of contamination (PDL). Potential townscape enhancement. Limited biodiversity impact; PDL mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F06/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low to moderate susceptibility GWF, potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on townscape. Biodiversity impact uncertain; disused railway, mature trees cover 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 (no obvious physical access to site). Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement good access to employment, transport links, services / facilities, access to educational facilities (no obvious physical access to site). No</p>

	access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.
F07	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, PDL, approximately 1/3 within FZ2, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Land West of Oak Street), close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum), existing housing, mature trees to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, leisure and cultural opportunities and access to local healthcare service. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F10	<p>Overall the site scores as positive</p> <p>The consultation comments / objections are noted, particularly with regard to potential flood risk and environmental and biodiversity impacts. It should be noted that the SA scoring differentiated between the part of site proposed for housing and that proposed for open space. As such, the Environmental objectives take account of the matters raised by the comments/ objections. The comments do not alter the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, area of site proposed for housing is part within FZ2 and adjacent to FZ3a & 3b, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Majority of area of site proposed for public open space is within FZ3a & 3b, majority of that area potentially susceptible to SWF (CC). Potential negative biodiversity impact; area of site proposed for housing within close proximity CWS (adj. Fakenham Sewage Works), SAC and SSSI (River Wensum), wider site immediately adjacent SAC and SSSI (River Wensum). Part of area proposed by housing and majority of area proposed for open space is indicated as ‘floodplain grazing marsh’ habitat. Localised potential to contribute to GI network. 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. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Town centre easily accessible from the site.</p>
F11	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, limited mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

F12	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; grass and scrub with mature hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F15	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement but more rural, part within FZ2 (adjacent FZ3a & 3b), low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity SAC and SSSI (River Wensum), arable land, adjacent woodland. No 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, education facilities, leisure and cultural opportunities (no obvious physical access to site).</p> <p>Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities (no obvious physical access to site). Access to high speed broadband uncertain. Town centre accessible from the site.</p>
F16	<p>Overall the site scores as neutral</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; part playing field, mown grass, mature trees to two boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of sports facility.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, transport links, and some services / facilities. Distant from educational facilities. Access to high speed broadband uncertain. Town centre distant, likely to rely on car.</p>
F17	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, mostly PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; PDL with mature trees to one boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.</p>
F18	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F19	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light</p>

	<p>pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, 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 neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, removed from educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
H0702	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to CWS (Starmoor Wood & Plantation), SAC & SSSI (River Wensum), grazing land, mature tress / hedgerow to boundaries. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; within settlement, good access to local healthcare service and peak time public transport links, access to education facilities, 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 and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H0705	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect Grade II Listed Building (Former Grammar School) and setting and setting of CA. Potential negative biodiversity impact; close proximity CWS (Land West of Oak Street, Fakenham), part PDL, playing fields, mature trees / hedgerow within and to parts of boundary. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Loss of part of designated open land / formal recreation area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HEMP03	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment (but loss of undesignated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
HEMP04	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; close proximity CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), agricultural building, some mature trees. No loss of agricultural (1-3) land.</p>

	<p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores positive; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	<p>Overall the site scores as negative and positive</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 CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement (separated by bypass), removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SCU16	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (small village), FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement (small village) / rural location, services in adjacent settlement.</p> <p>Economic – Scores neutral; likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
SCU17	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), SSSI & SAC (River Wensum), arable land, mature hedgerow / trees to parts of boundary. Part loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement (separated by bypass), removed from services.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>

Additional Reg 19 sites:

Site Reference	Reg 19 SA Conclusion - Residential
F01/5	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility to GWF, two very small areas potentially susceptible to SWF (CC). Potential for remediation of contamination as area of site on western side is contaminated (unknown filled ground). Potential for limited detrimental impact on landscape. Biodiversity impact uncertain: grassland with some hedgerows/ trees. Loss of agricultural land (1 – 3).</p> <p>Social – Scores positively; edge of settlement, but removed from existing residential areas. Good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p>

	Economic –Scores positively; edge of settlement, good access to employment, education facilities, services/ facilities, transport links. High speed broadband in vicinity. Town centre accessible from site.
F11/A	Overall the site scores as positive Environmental – Scores mixed; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, some mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Reference	Reg 19 SA Conclusion - Employment
F01/B	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement. 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.
F07	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement. 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.
F19	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement. Economic – Scores mixed; removed from settlement, potential to provide employment opportunity, access to potential employees and transport links. Access to high speed broadband uncertain. Likely to result in reliance on the car.
HEMP03	Overall the site scores as positive Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential enhancement of the street scene. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement (small village).

	Economic – Scores positively; edge of settlement (small village), existing employment use, potential to improve provision, access to potential employees and transport links. High speed broadband in vicinity.
SCU15	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement. Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.

Site Reference	Reg 19 SA Conclusion – Mixed Use
F01/B	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
F03	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land Social – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
F07	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees & transport links, access to educational facilities & services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.

F19	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, 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 neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services. Likely to result in reliance on the car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, potential employees and transport links, removed from educational facilities, services / facilities. Limited potential to accommodate a range of uses. Access to high speed broadband uncertain. Could support local services. Likely to result in reliance on the car.</p>
HEMP03	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, access to educational facilities, potential employees, transport links and services / facilities. Limited potential to accommodate a range of uses. Likely reduction in undesignated employment land. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	<p>Overall the site scores as negative and positive</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 / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, potential employees, access to educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to result in reliance on the car.</p>

Sites Assessment:

Site Ref	Assessment
F01/B,2,3 and 4	<p>Land North of Rudham Stile Lane</p> <p>This group of sites (F01/B,2,3, and 4) all fall within an area identified in the current Core Strategy for long term development so the principle of development is already</p>

approved. They are in a number of ownerships and parts are already in beneficial uses including the Sports Centre and Rugby Club which will need to be retained or replaced if and when development occurs on those parts of the site. The current Core Strategy indicates that the site should only be released for development if infrastructure issues (mainly highways and drainage) are first addressed.

Collectively, and singularly, they all perform comparatively well in the Site Appraisal and Sustainability Appraisal processes reflected their edge of town locations, access to services nearby and moderate landscape impacts.

Piecemeal development in separate parcels is unlikely to be acceptable, although some areas may be capable of development before others, and therefore a single allocation is proposed to encompass all of the potential development area and ensure that comprehensive phased development can be secured via the allocation policy.

A key constraint is site access which is likely to only be acceptable via the large scale development to the east as further direct access to the A148 is unlikely to be acceptable. Development is likely to require further improvements to junctions on the A148 which will potentially involve 3rd party land (Site F03, which is also proposed for allocation). A comprehensive access strategy and phasing agreement will be required to bring this site forward.

All four sites have been appraised as a single proposal and also as separate parcels notwithstanding that piecemeal development is not favoured.

F01/B – Four combined sites

SA Conclusion for whole area (F01/B):

Overall the site scores as **positive**. The Environmental objectives score is mixed, due to its greenfield and part open space status and edge of settlement location. It lies within Flood Zone 1 (low risk) and there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impacts. The Social and Economic objectives of sustainability both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities and it could also provide significant public open space. Its relative sustainability will be further improved as development proceeds on the adjacent site which includes a new primary school and district centre.

Connectivity:

The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance.

Highways:

Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)

Environmental:

The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints.

	<p>Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. It is visible from the A148 but relatively contained in the landscape.</p> <p>Reg 18 Responses</p> <p>Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.</p> <p>Conclusion: The site is suitable, available and deliverable. It provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal.</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>
F03	<p>Land at Junction of A148 and B1146 opposite the Shell PFS</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity:</p> <p>The site enjoys relatively good pedestrian and road connections to a broad range of local facilities and services.</p> <p>Highways:</p>

	<p>The site has a road frontage to Toll Bar from where a suitable site access can be formed. The layout of development on the site should provide land alongside the A148 frontage to allow for potential improvements to the A148/A1065 junction (Shell Roundabout)</p> <p>Environmental: Currently in agricultural use the site is not known to have any specific biodiversity interested.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is well contained within the landscape and subject to careful design development would only have localised visual impacts.</p> <p>Reg 18 Responses Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed as these are adequately addressed elsewhere in the draft Plan. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.</p> <p>Conclusion: The site is suitable, available and deliverable. It is a well contained site within the landscape, and well related to existing development. The site has suitable access and is well connected to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Fakenham 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>
F10	<p>Land South of Barons Close</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, where the area of site proposed for housing is partly within Flood Zone 2 and adjacent to Flood Zone 3a and 3b and there is a potential negative biodiversity impact as the area of the site proposed for housing is adjacent to Fakenham Sewage Works and within close proximity to CWS, SAC and SSSI (River Wensum) and the wider site is immediately adjacent to SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.</p> <p>Connectivity: This area is very close to the town centre which is highly accessible including by walking.</p> <p>Highways:</p>

	<p>There is currently very limited access to the site and significant improvements will be required to deliver vehicular access to the required highway standard. The promotor confirms that this will require third party land and agreements are in place to secure these improvements. Subject to this, acceptable access can be provided from Barons Hall Close.</p> <p>Environmental</p> <p>Parts of the site lie within the functional flood plain of the river Wensum and also have biodiversity value. These areas would not be suitable for development. The remaining (dry) part of the site could accommodate between 35-55 dwellings depending on size and mix of types. The proposal would bring forward substantial areas of public open space on those parts of the site and adjacent land which is not suitable for development (Riverside Park)</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>The site is currently undeveloped and visually attractive and its development would have localised landscape impacts. Development would however be well integrated into the built up area of Fakenham.</p> <p>Reg 18 responses</p> <p>The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.</p> <p>Conclusion:</p> <p>The site is considered suitable, available and deliverable. This site provides an opportunity for new housing along with a large amount (2.6 hectares) of open space and connections to the River Wensum. The site has good connections to the town, school and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable locations of the Fakenham 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> <p>Note: It is recommended that the site area shown on the allocations Map (end of this document) is amended to incorporate the proposed 2.6hectare Open Space Area to ensure this is delivered as part of the residential development via appropriate phasing obligations.</p>
F01/A	<p>Land North of Rudham Stile Lane</p> <p>Recommendation:</p>

	<p>This site is already allocated for development and is expected to secure outline planning permission during 2020. There is no need to allocate the site in the new Plan.</p>
<p>F01/2</p>	<p>Land North of Rudham Stile Lane This is part of site F01/B which is appraised above</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. It is visible from the A148 but relatively contained in the landscape.</p> <p>Reg 18 Responses Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available as this is adequately addressed elsewhere in the Plan. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.</p> <p>Conclusion:</p>

	<p>The site is suitable, available and deliverable it provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal.</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>
<p>F01/3</p>	<p>Land North of Fakenham High School</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land (F01/04 and 02). A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape</p> <p>Conclusion: The site is suitable, available and deliverable but only if brought forward as part of a comprehensive development including adjacent land (F01/2) from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations</p> <p>Recommendation</p>

	Allocate for development as part of comprehensive scheme F01/B
F01/4	<p>Land North of Fakenham High School</p> <p>SA Conclusion: SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land (F01/2). A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises agricultural land. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape</p> <p>Conclusion: The site is suitable, available and deliverable but only if brought forward as part of a comprehensive development including adjacent land (F01/2) from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations.</p> <p>Recommendation: That this site is allocated as part of the larger comprehensive development – F01/B</p>
F01/5	<p>Land at Cherry Corner, Thorpeland Road</p> <p>This site is already allocated for development in the adopted Core Strategy where it is proposed to be reserved for employment development as part of the large scale 'Trinity' proposals. The owner is seeking to promote residential development on the site, arguing that access constraints, ownership and availability of alternative employment sites make employment development on this site unlikely and difficult to deliver.</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, with potential for some impact on landscape and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Although currently somewhat detached from the town, as the adjacent allocated areas are brought forwards for development this area will be well connected to a broad range of services facilities and employment opportunities.</p> <p>Highways: Intensification of use would require access improvements which only appear deliverable across third party land. Development of the site on its own would be subject to a highway objection.</p> <p>Environmental There are no significant environmental constraints</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Development would have no significant landscape or townscape impacts</p> <p>Conclusion This area is already allocated for development as part of the larger Trinity scheme but is shown in the approved Development Brief as employment land. Although currently it would appear difficult to develop the site for its planned purpose due to ownership and access constraints it is important as part of the long term development of Fakenham to ensure sufficient opportunities are retained for employment development. Piecemeal residential development of the site would not relate well to adjacent employment allocations and may lead to further pressure to re-designated further employment land in favour of residential development.</p> <p>Recommendation Retain the site as part of the larger employment area.</p>
F02	<p>Land Rear of Shell Garage, Creake Road</p> <p>This site was not identified as a preferred location for development in the Regulation 18 consultation document as it was thought not to be possible to provide it with safe vehicular access. Further details submitted by the site promoter now demonstrate how safe access can be provided.</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1, where approximately one third of site is susceptible to Surface Water Flooding (CC) and where the biodiversity impact is uncertain. The Social</p>

	<p>objectives score is positive given that there would be access to local health care services, education facilities, peak time public transport links and leisure and cultural opportunities. The Economic objectives score is neutral as whilst the site is edge of settlement, it is disconnected and as such, residents would be likely to rely on the car.</p> <p>Connectivity:</p> <p>Development of the site would be well integrated into the town and would enjoy good access to a broad range of services.</p> <p>Highways</p> <p>Safe access can be provided adjacent to the existing PFS forecourt which would require some layout changes to accommodate revised access arrangements. Such changes are in the control of the site owner.</p> <p>Environmental:</p> <p>The site is not subject to any environmental designations and is not known to have any significant biodiversity value</p> <p>HRA (where relevant)</p> <p>N/A</p> <p>Landscape and Townscape:</p> <p>This area is well related to the built up part of Fakenham and any development would have modest and localised landscape and townscape impacts.</p> <p>Conclusion:</p> <p>The site is considered suitable, available and deliverable.</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>
F04	<p>Land To South Of Whitehorse Street</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is negative, where approximately 3/4 of the site is within Flood Zone 2 and approximately 1/3 of the site is potentially susceptible to Surface Water Flooding (CC). There is potential negative biodiversity impact being immediately adjacent to SAC and SSSI (River Wensum) and in close proximity to CWSs (adj. Fakenham Sewage Works and Land West of Oak Street). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities</p> <p>Connectivity</p> <p>Very central site with good connectivity to broad range of facilities and services</p>

	<p>Highways: Safe access could be provided</p> <p>Environmental: Much of the site lies within the high risk flood zone and is unsuitable for development</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development of the site would have modest localised landscape impacts and the potential to improve the townscape.</p> <p>Conclusion: The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy, an updated Retail Study has been prepared which continues to suggest a modest need for further retail development. The other allocated sites adequately deliver the quantum of residential development required.</p> <p>Recommendation That this site is discounted from further consideration</p>
F05	<p>Land Between Holt Road & Greenway Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1 and where there is potential for remediation of contamination (being Previously Developed Land), the potential for townscape enhancement and limited biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Relatively good connectivity with good facilities readily accessible close to the site</p> <p>Highways: Safe access could be provided</p> <p>Environmental: No specific environmental designations.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development of the site would raise no landscape objections and would have the potential to improve the appearance of the area.</p> <p>Conclusion:</p>

	<p>The site falls within the settlement boundary of Fakenham and is currently designated as residential area. The site could therefore come forward at any time, and does not require being allocated in order for it to be developed.</p> <p>Recommendation That this site is discounted from further consideration</p>
F06/1	<p>Great Eastern Way Railway Cutting</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being former railway land, within the settlement and Flood Zone 1, where there is a potential for significant detrimental impact on the townscape and an uncertain biodiversity impact. 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 is neutral with there being good access to employment, transport links, services / facilities, access to educational facilities.</p> <p>Connectivity: Centrally located site with good connectivity including on foot to a broad range of service, facilities and employment opportunities</p> <p>Highways: Adjacent highway network has limited capacity and is not considered suitable for any significant intensification of use.</p> <p>Environmental: The area is designated as Open Land Area in the current Core Strategy and comprises overgrown railway cutting. It is likely to have some modest biodiversity value but is not subject to any specific environmental designations.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would have localised landscape/townscape impacts resulting from the loss of Open Land Area.</p> <p>Conclusion: This site is not considered to be suitable for development due to the resulting loss of Open Land Area. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation That this site is discounted from further consideration</p>
F07	<p>Land East of Clipbush Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of</p>

	<p>settlement, within Flood Zone 1, with potential to affect the setting of a Grade II listed building (Heath Farmhouse) and with an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.</p> <p>Connectivity:</p> <p>Slightly peripheral location (compared to other options) but nevertheless enjoys good connectivity to services both in the town centre and the towns retail and business parks.</p> <p>Highways:</p> <p>Safe access could be provided</p> <p>Environmental:</p> <p>The site is not subject to any specific environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>Prominent undeveloped area with some rising ground but landscape impacts would be contained within the A148 corridor.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable but development would result in a significant extension of the town into the open countryside. Development of this scale is not proposed in the draft settlement hierarchy and the preferred sites can deliver sufficient housing for Fakenham over the Plan period.</p> <p>Recommendation</p> <p>That this site is discounted from further consideration</p>
F08	<p>Land rear of 41 Hayes Lane</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, approximately 1/3 of the site within Flood Zone 2, with a potential negative biodiversity impact being immediately adjacent to CWS (Land West of Oak Street), in close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity:</p> <p>Relatively well located on the edge of town with good access to town centre services</p> <p>Highways:</p> <p>Access does not appear achievable</p> <p>Environmental:</p> <p>Parts of the site fall within the functional flood plain of the Wensum</p>

	<p>HRA (where relevant)</p> <p>Landscape and Townscape: No significant impacts</p> <p>Conclusion: The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F11 and F11/A</p>	<p>Aldiss Distribution Centre, 125 Norwich Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/3 of the site potentially susceptible to Surface Water Flooding (CC) and a limited biodiversity impact, being Previously Developed Land. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: Very well connected site with good access to broad range of day to day services</p> <p>Highways: Safe access could be provided</p> <p>Environmental: No known environmental constraints</p> <p>HRA (where relevant) N/a</p> <p>Landscape and Townscape: Site is currently occupied by a storage and distribution building of no particular architectural merit. Re development could facilitate localised townscape improvements</p> <p>Conclusion: The site is very well located for residential development but is currently designated in the Core Strategy as part of a larger employment area. This designation gives priority to the retention of the existing employment use but given the small numbers of employees and the sites location on the edge of the designated employment area an alternative residential use could well be acceptable. However, it is important to protect existing employment opportunities and also consider alternative employment uses where possible and only consider residential uses if commercial uses are first ruled out.</p>

	<p>Recommendation That this site is discounted from further consideration</p>
<p>F12</p>	<p>Land off Parker Drive</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/6 of the site potentially susceptible to Surface Water Flooding (CC) and the biodiversity impact is uncertain. The Social and Economic objectives both score positively as the site has good access to employment (but loss of designated employment land), peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Centrally located site with good connectivity to a broad range of services and facilities</p> <p>Highways: Safe access could be provided.</p> <p>Environmental: No environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: The site has no landscape or townscape value</p> <p>Conclusion: Although reasonably close to key services the site is poorly related to the residential area and located amongst existing employment uses. The site is not considered to be suitable for residential development. The site is currently designated as an Employment Area in the Core Strategy. The preferred sites can deliver sufficient housing for Fakenham and it is considered important to retain a long term supply of designated employment land.</p> <p>Recommendation That this site is discounted from further consideration</p>
<p>F15</p>	<p>Land Adjacent To Baron's Hall Farm / Meadow</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, being edge of settlement but more rural, partly within Flood Zone 2 (and adjacent FZ3a & 3b), with the potential for a detrimental impact on landscape and potential negative biodiversity impact, being in close proximity to SAC and SSSI (River Wensum). The Social and</p>

	<p>Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities,</p> <p>Connectivity: Edge of settlement location with comparatively good connectivity</p> <p>Highways: It does not appear that safe access can be provided</p> <p>Environmental: The site is partly within Flood Zone 2 (High Risk)</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would have modest localised landscape impacts</p> <p>Conclusion: The site is not considered to be suitable for development, the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F16</p>	<p>Land Adjacent Football Ground</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is positive being edge of settlement, within Flood Zone 1 and where the biodiversity impact is uncertain, as part of the site is a playing field. The Social and Economic objectives both score neutral with the site having good access to employment, peak time public transport links, local healthcare service, education facilities but its development would result in the loss of a sports facility.</p> <p>Connectivity: Slightly peripheral location but reasonable range of services nearby. Town centre and schools are distant</p> <p>Highways: Unlikely that safe access could be provided</p> <p>Environmental: The site is not subject to any specific designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p>

	<p>Development would comprise a somewhat detached and incongruous location for housing development</p> <p>Conclusion: The site is not considered to be suitable for development, the site is poorly integrated with the town and cannot be satisfactorily accessed for housing development. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
F17	<p>Land Adjacent 72, Holt Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being Previously Developed Land within the settlement and in Flood Zone 1, where the biodiversity impact is uncertain. The Social objectives score is positive as the site has good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities. The Economic objectives score as neutral due to the potential loss of a designated employment land and that there is no access and no current plans for access to high speed broadband in the vicinity.</p> <p>Connectivity: Well connected site in accessible location with good access to range of services.</p> <p>Highways: Safe access could be provided.</p> <p>Environmental: The site is not subject to any specific environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Redevelopment of the site could result in localised townscape enhancements</p> <p>Conclusion: The site is currently occupied by existing businesses and is identified as an Employment Area in the Core Strategy, it is therefore not considered to be suitable for housing. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
F18	<p>Land at Thorpeland Road</p>

	<p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, being loosely related to the settlement in Flood Zone 1, which is rural in nature where there is likely to be a significant detrimental impact on landscape and the biodiversity impact is uncertain. The Social objectives score is mixed and Economic objectives score neutral, as whilst the site has access to employment, peak time public transport, local healthcare services, education facilities, leisure and cultural opportunities, residents would be likely to rely on the private car.</p> <p>Connectivity: Although not far outside of Fakenham and relatively close to some services the site is judged to have poor connectivity due to the need to cross the A148 and the likelihood that most trips would be made by car.</p> <p>Highways: Safe access could be provided</p> <p>Environmental: The site is not subject to any environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would appear detached from the built up area of Fakenham and would have an adverse landscape impact.</p> <p>Conclusion: Development on 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 Fakenham segregated by the bypass with no continuous footway available and is remote from services and facilities in the town. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
F19	<p>Land Abutting Short Stay Travellers Site</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being remote to the settlement, within Flood Zone 1 and where there is a potential detrimental impact on landscape and an uncertain biodiversity impact. The Social objectives score is mixed as there is access to local healthcare service, but removed from educational facilities. The Economic objectives score neutral as there is access to employment, but removed from transport links and services/ facilities and so residents would be likely to rely on the car.</p> <p>Connectivity: The site is comparatively poorly connected to Fakenham and lacks safe walking routes. Trips</p>

	<p>to services and facilities would largely be by private car</p> <p>Highways: It is not clear if safe access could be provided to the A148 where the highway authority would resist multiple accesses to the carriageway.</p> <p>Environmental:</p> <p>No specific environmental designations HRA (where relevant)</p> <p>Landscape and Townscape: Development would appear detached from the town and would have adverse landscape and townscape impacts.</p> <p>Conclusion: The site is not considered to be suitable for residential development, the site is poorly integrated with the town and cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HEMP03	<p>Land East of Dereham Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed being edge of the small village of Hempton, where the eastern edge of the site is within Flood Zone 2. There is potential for enhancement of the settings of the Hempton Conservation Area & Listed Building (Grade II Wensum House) and a potential negative biodiversity impact being immediately adjacent to a CWS (Fakenham Sewage Works) and in close proximity to CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC and SSSI (River Wensum). The Social and Economic objectives both score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site) and there is good access to employment, but would lead to the loss of undesignated employment land.</p> <p>Conclusion: The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HEMP04	<p>Land North East of Back Street</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed being</p>

	<p>edge of the small village of Hempton, within Flood Zone 1 and where there is potential for enhancement of the settings of the Hempton Conservation Area and Listed Building (Grade II Wensum House) and where there is a potential negative biodiversity impact being in close proximity to CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC and SSSI (River Wensum). The Social objectives score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site). The Economic objectives score positively, with good access to employment, educational facilities, transport links and services / facilities and where the adjacent settlement's town centre is easily accessible from the site.</p> <p>Conclusion The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>SCU15/16/17</p>	<p>Land off Creake Road (Three parcels)</p> <p>These three sites all lie to the western side of the Swaffham Road and are located in Sculthorpe Parish. Development in this area would be a prominent incursion into the open countryside which surrounds the town and although not distant from the town centre and its facilities it is highly likely that most trips would be undertaken by private car. Better sites are available to meeting the housing target for the town.</p> <p>SA Conclusion: These sites scores as negative and positive. The Environmental objectives score is negative being loosely related to the settlement of the village of Sculthorpe, within Flood Zone 1 and given the rural nature of the site, there is likely to be a significant detrimental impact on landscape and there is potential for a negative biodiversity impact being in close proximity to CWS (Sculthorpe Moor & Meadows). The Social objectives score is positive and the Economic objectives score neutral as the site is separated from the settlement by the bypass and as such is removed from local facilities and services, but there is good access to employment, access to educational facilities, transport links and services / facilities. The town centre is easily accessible from the site, but residents are likely to rely on the car.</p> <p>Connectivity: Poorly connected and in parts distant from services which although available in Fakenham would require crossing the A1065 if walking. Most trips likely to be by private car.</p> <p>Highways: Not clear how safe access could be provided to service the scale of development envisaged</p> <p>Environmental: Sites are not subject to any specific environmental designations</p> <p>HRA (where relevant)</p>

	<p>Landscape and Townscape: Development would constitute a highly prominent incursion in the open countryside surrounding Fakenham resulting in adverse landscape impacts</p> <p>Conclusion: These sites have a number of constraints. Development would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area is detached from Fakenham segregated by the bypass, distant from services and facilities in the town and cannot be satisfactorily accessed. For these reasons these areas are not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That these sites are discounted from further consideration.</p>
H0702	<p>Land at Barber's Lane</p> <p>This site is not currently being promoted for residential development and is therefore not available. It lies within the adopted town boundary of Fakenham and is currently designated in the Core Strategy as an Open Land Area. An assessment of all Open Land Areas has been undertaken which in relation to this site concludes that it does not meet the qualifying criteria to justify continued designation. The draft Plan therefore proposes that it is designated as part of a residential area, thus allowing for its potential development in the future if proposals are put forward which comply with the development management policies of the Plan.</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is mixed being within the settlement, in Flood Zone 1, where there is potential for a negative biodiversity impact being in close proximity to CWS (Starmoor Wood and Plantation), SAC and SSSI (River Wensum). The Social objectives score neutral as whilst there would be good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities it would result in the loss of a designated open land area. The Economic objectives score positively having good access to employment, educational facilities, transport links and services / facilities and where the town centre is easily accessible.</p> <p>Connectivity: Highly accessible location close to a broad range of facilities and services.</p> <p>Highways: In the event of development safe vehicular access appears achievable to the site itself but the adjacent road network (Barbers Lane) appears unsuitable for any further significant increase in traffic.</p> <p>Environmental: The site currently comprises the garden area of the adjacent property and consequently has some limited biodiversity value, it is not however subject to any specific environmental designations.</p> <p>Conclusion The site is not considered to be suitable for allocation as it is not currently available and</p>

	<p>the capacity of local road network to accommodate additional traffic is considered to be constrained. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>H0705</p>	<p>Fakenham College</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, where there is potential to affect a Grade II Listed Building (Former Grammar School) and its setting and the Fakenham Conservation Area and the potential for a negative biodiversity impact being in close proximity to a CWS (Land West of Oak Street). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site lies in a highly sustainable location with good access to a broad range of facilities and services within a short distance.</p> <p>Highways: In the event of redevelopment it would appear that safe vehicular access could be provided utilising the vehicular accesses which already serve the site (subject to localised improvements).</p> <p>Environmental: The site has a number of mature trees, particularly along its southern frontage and in the event of redevelopment these would need to be retained and protected.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Parts of the former school buildings are listed. Large areas of the site are not currently developed comprising former school grounds and these are designated as Open Land Areas in the current Core Strategy as their openness contributes positively to the character of this part of Fakenham.</p> <p>Other: The site is currently subject to a planning application for a new school on part of the former school grounds.</p> <p>Conclusion: The former Fakenham College was located on this site which is no longer occupied. The site falls within the settlement boundary of Fakenham and part of it is within the designated residential area. The rest of the site is identified as Open Land Area/Formal Education Area in the current Local Plan and this designation is proposed to be rolled</p>

forward into the new Plan.

As the site lies within the adopted development boundary of the town those parts which lie within the area already designated as residential could come forwards for housing development without the need to formally allocate the site in the Local Plan. An application for a new school on parts of the site is currently awaiting determination.

As the site already lies within the town boundary and parts can come forward for policy compliant development (provided this is consistent with the Open Land Area designation) it is considered that the site should not be allocated*.

*Explanatory Note: The term '*allocation*' is used to describe the process of making a site available for a specific type of development which is known to be deliverable over the Plan period. The sites discussed in this document are those which are options for '*Allocation*'.

The term '*designation*' is used to describe the process of applying specific policies to much larger geographical areas with similar characteristics (called Policy Areas) where specified types of development *may* occur if they comply with the general policies of the Plan, eg the *Countryside Policy Area* or the designated *Residential Area*.

Recommendation:

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

Part 3

Overall Site / Settlement Conclusions

Proposed Site Allocations

Four additional sites, together with a large number of green space designations, are proposed for allocation/designation. This is in addition to the large urban extension (Trinity scheme) which is already allocated and much of which remains to be built. Three of these four sites were identified as preferred options at Regulation 18 stage and the 4th (**F02**) is now recommended following the submission of further access details. These additional sites have the potential to deliver around 750 further homes, including affordable housing, and the larger areas will also provide new on site open spaces and opportunities for other uses.

The location of site options has been carefully considered in order to avoid significant expansion of the town beyond the boundary formed by the A148 corridor and to mitigate the potential impacts on designated landscapes and flood plain of the River Wensum. The preferred locations for development to the north of the town are in fact largely identified in the currently adopted Plan.

A number of the sites which were considered at Reg 18 stage are located within the adopted development boundary of the town and their locations result in them performing relatively well in the Site Assessment and Sustainability Appraisal processes. These could be allocated for redevelopment but where these sites are already in beneficial uses such as employment or open space the approach in the draft Plan seeks to retain these beneficial uses. These 'in boundary' sites

(**F04, F05, F06, F11 and F12**) may well be subject to planning applications in future years when the merits of redevelopment proposals can be considered having regard to prevailing circumstances at the time. As a general rule the allocation of in boundary sites has been avoided as possible redevelopment of such areas has already been accounted for separately in the Plans general allowance for windfall developments.

Sites **F15, F16, F17, F18 and F19** all fall beyond the natural boundary of the town formed by the A148. They are also more distant from local services and would to varying degrees have adverse landscape and environmental impacts so do not compare favourably to the preferred sites which can deliver the quantity of development that is required.

Site **F07** performs relative well in the Site Appraisal and Sustainability Appraisal process and would be suitable for development but there are currently preferable sites elsewhere of sufficient size to accommodate the required growth in the town so further large scale growth in Fakenham is not required at this time.

Existing Plans already provide for a substantial urban extension to the north of the town and the larger of the proposed allocations(**F01/B**) is effectively the next phase of planned development and has been signalled for many years.

The addition of three smaller sites (**F02, F03, and F10**) would provide for choice in the local market and assist with maintaining a five-year land supply and local housing delivery particularly in the early years of the Plan period. Given the delays often associated with delivering larger scale growth some smaller opportunities are desirable.

All four of the proposed allocations are edge of settlement greenfield locations but all perform well in relation to the social and economic aspects of sustainability given their respective ability to be successfully incorporated into the fabric of the town and close proximity to key services.

With the exception of Barons Close (**F10**) there were very few public objections, perhaps reflecting the fact that the area between the town and the A148 has been earmarked for development for some years. Site **F02** (Shell Garage) was not identified as a preferred option in the Reg 18 consultation but is now recommended following the resolution of access issues. This site is located in Sculthorpe Parish but is located immediately adjacent to the built up area of Fakenham.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
F01/B	Land North of Rudham Stile Lane	26.54	560
F02	Land adjacent Shell petrol station	2.4	72
F03	Land at Junction of A148 & B1146	2.16	65
F10	Land South of Barons Close	4.11	35-55

Emerging Policy wording for Regulation 19

F01/B Land North of Rudham Stile Lane

Land amounting to approximately 26.5 hectares is proposed to be allocated for development comprising approximately 560 dwellings inclusive of elderly persons' accommodation, affordable homes and self-build plots, public open space, and associated on and off-site infrastructure.

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

1. improvements will be required at Wells Road between the new roundabout and B1105 Barsham Rd;
2. the B1105 road between the A148 and Fakenham Road to be closed to traffic;
3. assistance with the improvements required to the Shell (A148/A1065) roundabout;
4. provision of open space and tree planting within the site and a landscaped buffer along the northern boundary with the A148;
5. off-site mains water reinforcement is required and demonstration that there is adequate capacity in the water recycling centre;
6. enhancements to the foul sewerage network capacity may be required;
7. investigation and remediation of any land contamination;
8. archaeological investigation if required;
10. retention or replacement of existing sporting uses including the rugby club and sports centre.

F0/2 –Land Adjacent to Shell PFS

Land amounting to approximately 2.4 hectares is proposed to be allocated for approximately 70 dwellings. Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Retention and enhancement of landscape buffer to A148 boundary
2. Prior approval of a comprehensive drainage strategy
3. Enhancement to foul sewerage drainage capacity may be required

F03 - Land at Junction of A148 & B1146(opposite Shell PFS)

Land amounting to approximately 2.2 hectares is proposed to be allocated for development comprising approximately 65 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off-site infrastructure.

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

1. landscaping buffers should be provided to soften the boundaries between the development and the A148;
2. provision of highway access on to Toll Bar;
3. improved Public Rights Of Way on Rudham Stile Lane;
4. retention of land to enable improvements of the A148/ A1065 roundabout; and,
5. enhancements to the foul sewerage network capacity may be required.

F10 - Land South of Barons Close

Land amounting to approximately 4.1 hectares is proposed to be allocated for development comprising approximately 1.5 hectares for 35-55 dwellings inclusive of affordable homes and self-build plots, 2.6 hectares of public open space, and associated on and off site infrastructure.

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

1. retention and enhancement of mature hedgerows and trees around the site;
2. landscaped buffer required to the south of the site;
3. development will need to consider the relationship and impact on the environmental designations particularly the SSSI;
4. provision of a safe vehicle and pedestrian access from Baron's Hall Lane;
5. no development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment.
6. The prior approval of a scheme to provide, manage and maintain 2.6 hectares of public open space managed to protect and where possible enhance the wildlife value of the site.

Open Space

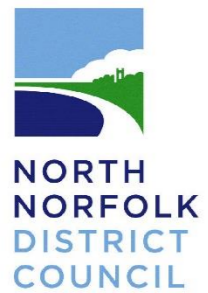
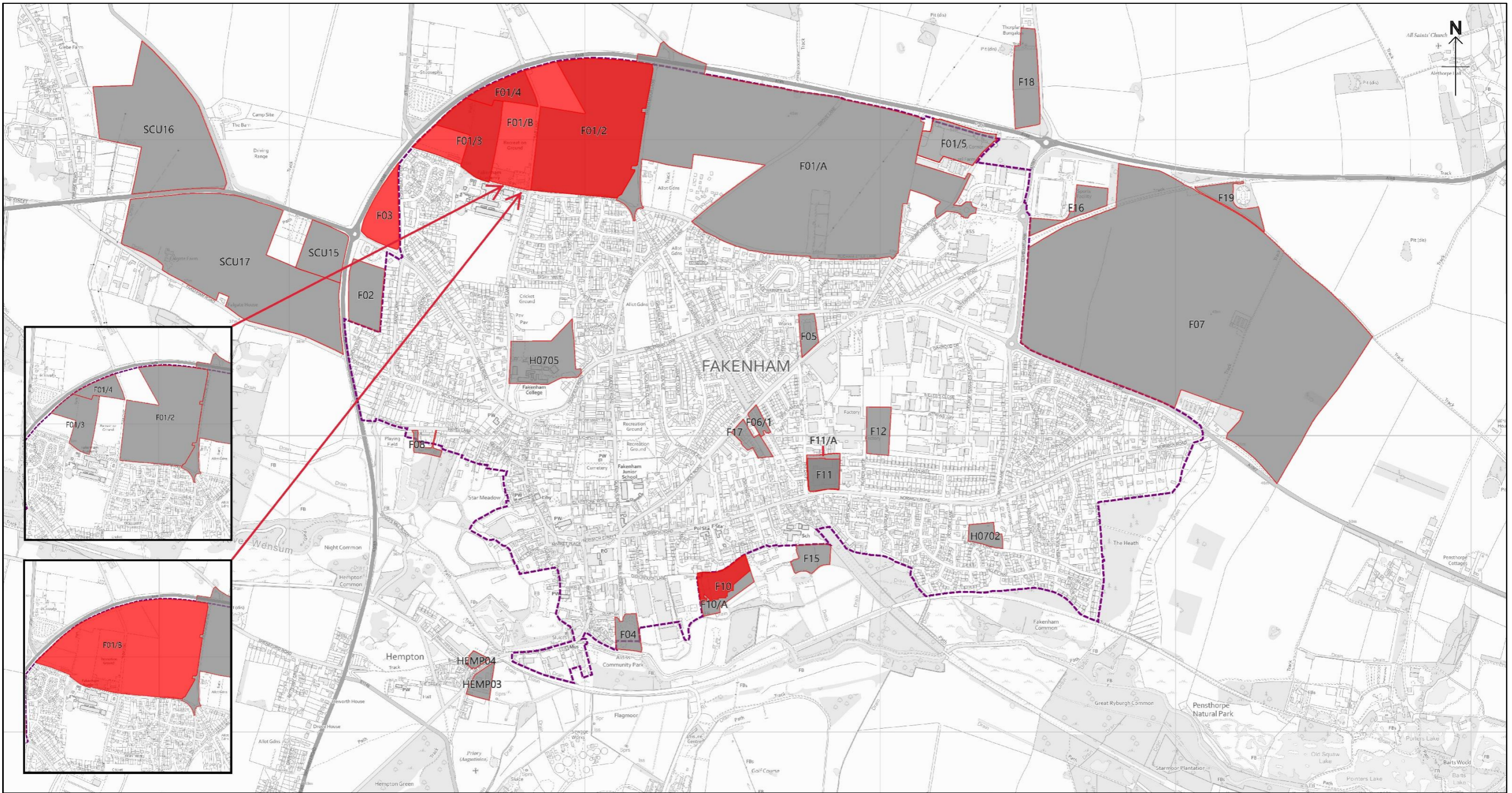
The sites in the following table and shown on the Map below were all considered and appraised as potential green space designations. Details were published alongside the Regulation 18 Plan. Three separate types of space are proposed –Open Land Areas, Formal Recreation and Education Areas, and Green Spaces and all are judged to be either visually or functional important. Under the policies of the Plan these would be protected from inappropriate built developments. Most are already designated in the currently adopted Plan.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Fakenham Academy, Field Lane	AGS/FAK01 REC/FAK01	OSP027	Open Land Area Formal Education / Recreation	School recreational grounds on northern edge of the settlement providing important sporting and recreational facilities.
Cricket Ground, Field lane	AGS/FAK02 REC/FAK02	OSP028	Open Land Area Formal Education / Recreation	Town cricket ground. Important open space within housing surrounded by mature trees and vegetation. Provides important sporting facilities.
Former Fakenham College site, Field Lane/ High Field Rd	AGS/FAK03 REC/FAK03	OSP029	Open Land Area Formal Education / Recreation	Mature designed parkland associated with former College site. Main building Grade II listed. Open mown grass, tennis courts & playing

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				fields. Notable mature trees in south section contribute to settlement character. No public access.
St Anthony's Catholic Church, Wells Road	AGS/FAK04	N/A	No Designation	Driveway with notable mature trees in front of church. Appears as a private garden. Within Conservation Area so trees are protected. No evidence of graves. Access for church goes only. No recreational value.
St Peters & St Pauls Churchyard	AGS/FAK05	OSP030	Open Land Area	Secluded tranquil public green space in the core of the settlement. Within Conservation Area. PROW adjacent. Mature trees add biodiversity value. Contribute to the setting of the church
Queens Road Cemetery	AGS/FAK06	OSP031	Open Land Area	Valued for tranquillity and biodiversity. Adjacent to PROW and within Conservation Area. Public access. Connects to Millennium Park (Site 7)
Millennium Park, Queens Rd Road	AGS/FAK07	OSP032	Open Land Area	A formal public park with installed play facilities and informal green space. Important multi-functional amenity green space.
Fakenham Junior School, Queens Road	REC/FAK04	OSP033	Formal Education / Recreation	School recreational and playing fields.
Lancaster Avenue South	AGS/FAK08	OSP034	Open Land Area	Small area of mown grass within estate housing forming part of the designed layout. Outside Conservation Area. Pedestrian links with Sites 7 (AGS/FAK06) and 9 (AGS/FAK08).
Lancaster Avenue North	AGS/FAK09	OSP035	Open Land Area	Circular area of mown grass with one significant mature plane tree within estate housing forming part of the designed layout. Functions as informal recreation area.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				Area. Links with Site 8 (AGS/FAK07).
Jubilee Avenue	AGS/FAK10	N/A	No Designation	Small area of mown grass within estate housing, partly used for parking.
Allotments: Claypit Lane	AGS/FAK11	OSP036	Open Land Area	Formal Allotments provision in close walking distance to the town and community.
Great Eastern Way (North)	AGS/FAK12	OSP037	Open Land Area	Former railway line, now natural green corridor providing pedestrian access to the town centre. High biodiversity value as an important ecological corridor.
Great Eastern Way (South)	AGS/FAK13	OSP038	Open Land Area	Links with site AGS/FAK11. Former railway line, now natural green corridor providing pedestrian access to the town centre. High biodiversity value as an important ecological corridor. Existing Planning permission for 5 dwellings (PF/14/0386) on southern section, so boundary to be re-drawn.
Barber Lane	AGS/FAK14	N/A	No Designation	Remnant heath now private grazing enclosed by hedges within built up area land adjacent to and visible from PROW. No public access
William Road	AGS/FAK15	N/A	No Designation	Narrow linear grass verge on north east edge of settlement directly adjacent to A1067. Little public benefit and no contribution to settlement character.
Additional Sites				
Allotments, Grove Lane	AGS/FAK16	OSP039	Open Land Area	Formal Allotments provision in close walking distance to the town and community
Wensum Way Park, Thorn Road	AGS/FAK17	OSP040	Open Land Area	Open Space provided as part of the Wensum Way

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				development. Complete with natural play equipment.
Valley Way Open Space	AGS/FAK18	OSP041	Open Land Area	Open Space provided as part of the Valley Way development. Complete with natural play equipment.
Fakenham Infants School Playing Field	AGS/FAK19 REC/FAK05	OSP042	Open Land Area Formal Education / Recreation	Playing Fields Associated with School.
Aldiss Community Park	AGS/FAK20	OSP043	Open Land Area	Large Open Space with access via PROW next to Fakenham Tyres. Owned and maintained by FTC.
Fakenham RUFC	AGS/FAK21 REC/FAK06	OPS044	Formal Education / Recreation	Formal Rugby club ground with pitch and club house.
Fakenham Sports Centre	AGS/FAK22 REC/FAK07	OSP045	Formal Education / Recreation	NNDC owned sports centre with formal pitches and play area.
Rudham Stile Lane Allotments	AGS/FAK23	OSP046	Open Land Area	Established Allotment site.
Fakenham Town FC	AGS/FAK24 REC/FAK08	OSP047	Formal Education / Recreation	Football Club with training pitches and bowls club.
Cemetery, Creak Road, Sculthorpe	AGS/FAK25	OSP048	Open Land Area	Provides cemetery provision.



Fakenham - 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

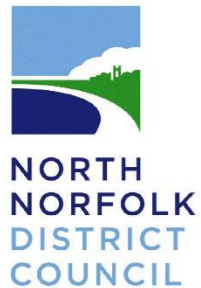
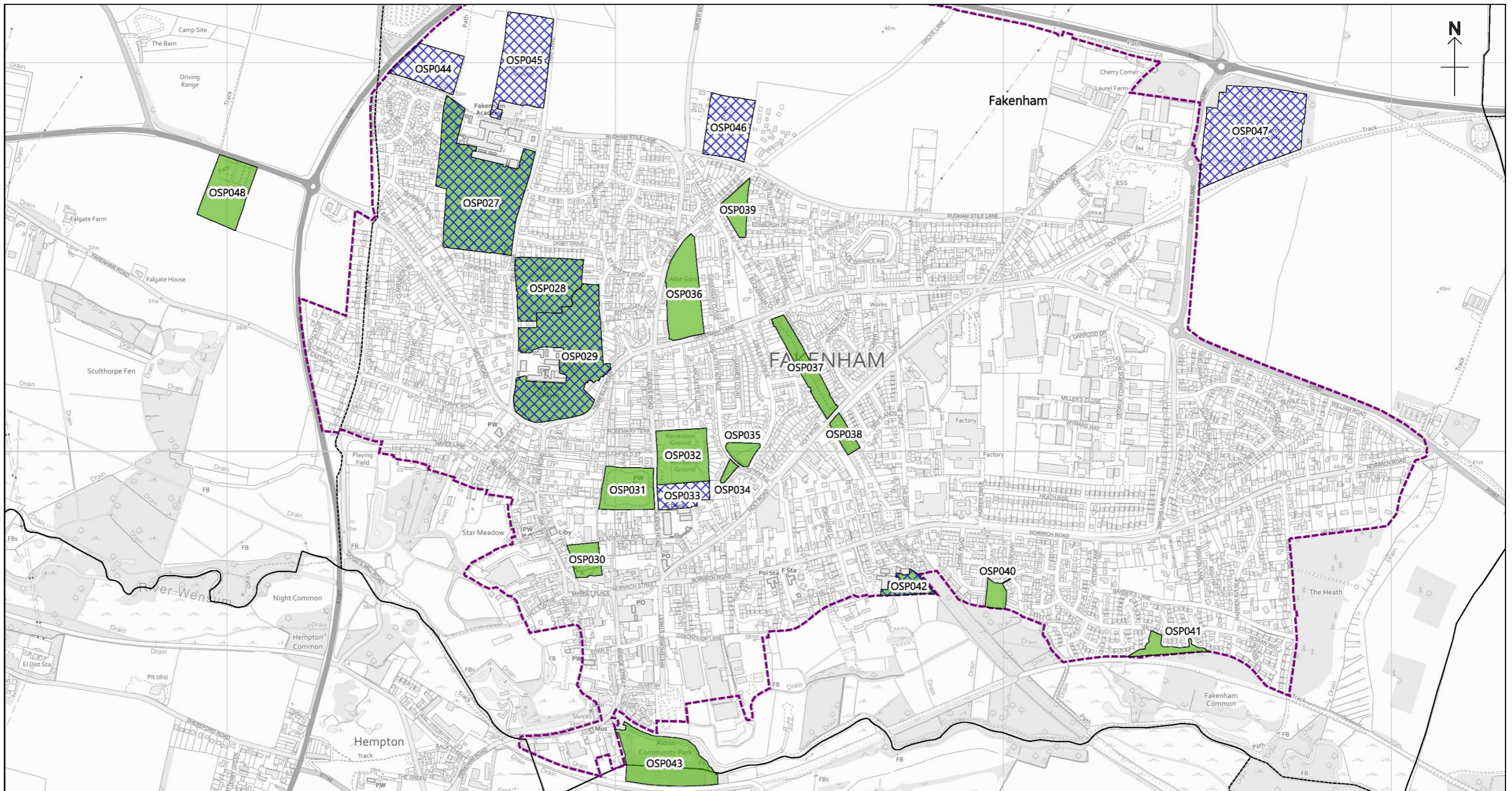
08/04/2020

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

© Crown Copyright
 and database right
 2020

Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc



Fakenham - 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 CB

08/04/2020

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

© Crown Copyright
 and database right
 2020

Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc

This page is intentionally left blank

North Norfolk District Council

Site Assessment Regulation 19: Wells-next-the-Sea

Draft - Planning Policy & Built Heritage Working Party
30/07/2020

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
29.4.20	iw	- Site assessment headings template imported	
10/05/20	CB	- Site Maps added	Review if meets needs.
28.5.20	iw	- Introduction, floodrisk, CCMA information updated	Complete
17.06.20	CD	- SA reg 19 conclusions	Complete
30/07/20	SH	- Site Assessment started	1 st draft complete

Site Assessment Booklet (Wells-next-the-Sea)

This booklet provides a high-level overview of Wells-next-the-Sea 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 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 Holt together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.

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

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

Part 1: Background Information

Settlement: Wells-next-the-Sea - Small Growth Town

Plan Requirements:

Wells-next -the-Sea is one of five identified Small Growth Towns in the settlement hierarchy and acts as a district centre where some growth can be accommodated. The Local Plan sets a modest housing target of approximately 80 dwellings.

Settlement Description:

Wells-next-the-Sea is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of four towns, together with Holt, Sheringham and Stalham and the village of Hoveton, where a relatively modest scale of growth is promoted compared to the Districts three Larger Growth Towns which are North Walsham, Cromer and Fakenham. With a resident population in the region of 2,200 the town is a local centre for retail, leisure and other services but is also a thriving and popular tourist destination, which supports the economic vitality of the town and provides extensive employment.

Characteristics

The town is situated within the Norfolk Coast Area of Outstanding Natural Beauty, with the attractive surrounding countryside and coastline, quality built heritage reflected in the Conservation Area that covers the historic heart of the town and the proximity of a number of international wildlife

designations making Wells-next –the Sea an attractive but heavily constrained location which limits the potential to accommodate larger scale growth. Located on the North Norfolk Coast and the main coastal highway the settlement is an appealing seaside town and a popular tourist destination throughout the year which helps support the local economy. The town however is relatively remote from the key and principle settlements of the District, Fakenham, the nearest Large Town is approximately 10 miles and 20 minutes' drive away along the B110. The town has a good range of shops and services including a community hospital which provides a wide range of flexible and integrated health & wellbeing services for the community, GP Surgery, convenience and comparison shopping as well as a thriving harbor front and the recently built state-of-the-art Maltings Theatre, Cinema and community hub.

Employment (To update with findings of the employment study)

Wells- next –the Sea has a thriving tourism industry that supports the economic vitality of the town. Due to the remote rural location and the limited public transport available many visitors arrive by car. Wells has only one specific employment area, the Great Eastern Way site, representing limited opportunities for recycling of employment land over the Plan period. Due to the environmental constraints and the local road network there are limited opportunities for the expansion of employment land within the town. However, Egmere Enterprise Zone, situated 4 miles to the south of Wells, provides opportunities for further economic development and the prospect of additional job creation over the Plan period.

Town Centre & Retail

The town centre plays an important role as a service centre for residents and tourists. A good range of shops and services along with community facilities are provided, however residents rely heavily on convenience goods shopping in the adjacent and higher order settlement of Fakenham. Expenditure rates on retail are low, which underlines the reliance and importance of the tourist spend in the town.

The town centre has a dual role in serving residents and tourists and is classified as a medium tier centre within the retail hierarchy. Given the smaller traditional units and the low expenditure retention rates a small locally derived impact threshold of 250 sqm is set for retail and leisure development in the town through policies in the emerging Local Plan (ECN4@Regulation 18). Growth in retail expenditure is expected to remain low in the Plan period and it is expected that future development should be through small infill opportunities and shop extension including expansion onto upper floors. Permitted Development rights that allow for the change of use from shop (A1) or financial and professional services (A2) to residential (C3) without the requirement to obtain planning permission are a local concern and may impact on the range and quantity of services and choice available in the future,

Designated Sites

Wells- next the –Sea 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 and are among the most important sites nationally.

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) and 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 further protected by UK law as an 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.

The highway network in and around the town centre is constrained with the road network following the historic street pattern. Some streets adjacent to, and leading to, the town centre are narrow and are used for on street car parking. In busy periods these and some major junctions into the town can become congested and can result in conflict with pedestrians and other road users. As a busy tourist destination there is seasonal pressure on the highway network and on parking. However, public transport is available and for the visitors that arrive by car, there are permanent and additional seasonal public car parks.

Wells-next –the –Sea is identified in the Strategic Flood Risk Assessment as being at risk of flooding primarily driven by tidal/coastal influences and residual risk should defences fail. Tidal locking has potential to increase levels upstream not draining effectively during high tide. Surface water flood risks, however, are generally restricted to roadways and gardens.

The main infrastructure considerations are:
Constrained road network;
Seasonal traffic and parking issues.

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

There are two schools in Wells-next-the-sea: Wells-next-the-sea Primary and Nursery School provides the primary provision while Alderman Peel High School provides secondary education. Alderman Peel High School has a wide catchment and also provides for secondary education from Langham, Walsingham, Hindringham and Blakeney.

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

Wells-next-the-Sea 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

Tennis

Wells LTC and Alderman Peel High School are priority site for floodlighting

Cricket

Limited or no cricket provision in Wells

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 Wells-next-the-sea has a surplus of Allotments, but has a requirement for all other types of open space, particularly Parks and Recreation Grounds.

Connectivity

Wells-next-the-Sea is located on the A149 coast road. The coastal hopper provides regular bus services along the coast and connects the Town to Sheringham to the east and Hunstanton - Kings Lynn to the west. The closest large town is Fakenham approximately 10 miles inland on the B1105. The Norfolk Coastal Path and Peddars Way running along the Norfolk coast connects the town to other villages along the coast. A network of paths and lanes contribute to the local green infrastructure and increase permeability throughout the town. The local road network also connects the village to the surrounding countryside settlements of Holkam, Burnham Overy Stithe, Burnham Market, Warham, Little Walsingham and Egmere to name but a few. Beach Road and associated embankment path connects the town to Wells and Holkham beach as well as Pinwoods caravan park and a number of wooded trails along the coast towards Holkham and wider afield.

Constraints & Opportunities

There is very little previously developed land in and around the town which inevitably means that new locations for development are on the edge of town in countryside locations. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified strategic 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 the town 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:

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

- Location on the coast, with coastal marshes and beach;
- European and Internationally designated wetland sites;
- very high landscape quality, including nationally protected landscapes as part of the North Norfolk Coast AONB and Heritage Coast;
- Conservation Area;
- constrained land supply; and
- Flood Risk areas.

Demographics:

Population in Wells-next-the-Sea: 2155

	Number	%
Aged 0 to 15	250	11.5
Aged 16 to 29	502	23.2
Aged 30 to 44	258	11.9
Aged 45 to 64	615	28.4
Aged 65+	790	36.5

Housing Stock

	Number	%
Detached house or bungalow	484	30.2
Semi-detached house or bungalow	542	33.9
Terraced house or bungalow	387	24.2
Flat, maisonette or apartment - Purpose-built block of flats	102	6.4
Flat, maisonette or apartment - Part of a converted or shared house	40	2.5
Flat, maisonette or apartment - In a commercial building	43	2.7
Caravan or other mobile or temporary structure	3	0.2

Affordability

Priority Ward	16.57
North Norfolk	8.72

Parish Boundaries:

All sites are within Wells-next-the-Sea parish.

Services:

Wells-next-the-Sea 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"> Wells-next-the-sea Primary & Nursery School Alderman Peel High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> Wells Health Centre Compass Dental Clinic Clark P M Dental Clinic 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	37 comparison retail units and 12 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 Fakenham and Holt.	Good public transport to a number of other town

Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities; Construction; Education; and Accommodation and food service activities.	It is considered that there is a broad range of employment opportunities within the town.
--------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

DRAFT

Constraints

Built Environment:

Wells-next-the-Sea has the largest urban Conservation Area in the District, with the designation covering over 34 hectares from south of the A149 extending north to the harbour front and stretching west along Freeman Street.

There are a total of 182 Listed Buildings in Wells-next-the-Sea, four of which are Grade II*. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Wells-Next-the-Sea is naturally constrained by marsh land to the north and by the North Sea beyond. These Marshes 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 marshes are also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve.

To the south East of the town Wells Chalk Pit is also designated as a SSSI with the Wells to Walsingham Railway line running to the south designated as a County Wildlife Site. To the north of the town Wells Meadow is also designated a SSSI.

The entirety of the town of Wells-Next-the-Sea is situated within an Area of Outstanding Natural Beauty (AONB).

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The area to the east of the town is defined as being within the River Valleys (River Stiffkey and Tributaries) character area, the area to the north east is defined as being within the Coastal Marshes character area while the area to the north west is defined as being within the Drained Coastal Marshes character area.

The **Rolling Open Farmland** is characterised by high level open, gently rolling arable farmland with relatively large, geometric fields enclosed by hedgerows. With the exception of the Holkham estate there is limited woodland cover and relatively few field/hedgerow trees. Flatter plateau areas are associated with former airfield sites. Settlement is focused principally on river valleys that pass through and alongside the Rolling Open Farmland – the Stiffkey Valley to the east and the Wensum Valley which cuts through the southern part of the area – which are assessed as a separate Landscape Character area. There is little habitation within the Character area other than farmsteads, small hamlets, development associated with airfields and the two towns: Wells-next-the-Sea and Fakenham.

The vision for this landscape character area is of a sustainably managed and actively farmed rural landscape that makes the most of field margins for biodiversity to provide a network of semi-natural features, and where increasing visitor numbers are managed in a sensitive and co-ordinated manner. New development within the existing settlements will reinforce traditional character and incorporate green infrastructure to provide visual screening and integration, improved habitat connectivity and recreational links to the countryside and neighbouring settlements via pedestrian and cycle routes. A

wild coastal edge with semi-natural habitats with opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night.

The **River Valley** (Stiffkey and tributaries) character area is characterised by steep sided and canalised lower reaches, with a scenic coastal character. The natural beauty of the river valley landscape downstream of Wighton is recognised by its inclusion within the Norfolk Coast AONB, and, where the river meets the coastal marshes, the North Norfolk Heritage Coast.

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, largescale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent, and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands.

The **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 town is constrained to the north by the functional floodplain, which, as shown by the Tidal Climate Change layers, is encroaching on the town. The quay area and seaward side of the town and coastal marshes are subject to tidal flooding along with low lying land to the east of the town adjacent to Northfield Crescent and Great Eastern Way. These parts of the town and adjacent land including Marsh lane and western end of Burnt Street are also identified as falling into Flood Zone 2. Wells east bank defences provide flood defended coast line for approximately 150 properties and surrounding low lying land, infrastructure and historic assets (ref SLM Plan page 127) . The town itself is subject to pockets of surface water flooding, predominantly along

the roads through the town in the area of Burnt Street / A149. The majority of the settlement and site options are on higher ground and away from the quay area and as such are 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 Wells-next-the-sea is included within SMP5 and super frontage 2- Thornham to Stiffkey. The wider landscape is dominated by intertidal saltmarsh and mudflats. There are long stretches of sand dunes at Holkham and Brancaster. With the exception of Deepdale and Holkham marshes, the entire super frontage is part of the North Norfolk Ramsar site, SPA, SAC and SSSI. Apart from the low lying defended area east of Wells –next –the –Sea the inland boundary of the designated areas roughly coincides with the tidal flood zone boundary.

The 2010 SMP states that for the overall Plan *“is to investigate the possibility of gradually increasing natural processes while continuing to provide flood defence where this is technically possible and economically viable. Where there is no active management now, the plan is to allow natural development to continue. In the medium to long term, the plan is to investigate ways to sustain or increase the role of natural process in providing flood defence. Ref 4.3 sMP main report p95*

The SMP intends to hold current defences where they are now at the River Burn outfall, Burnham Overy Staithe, Wells flood West embankment, Wells quay and Wells East bank.

Summary of SLM Policies

Wells Flood Embankment

Policy PDZ 2J	To 2025	2025-2055	2055 - 2105	What this means
National SMP policy	Hold the line	Hold the line	Hold the line	Maintain all the defences where they are now to sustain current land use (tourism, beach access, agricultural, freshwater habitats and lifeboat station).
Local management policy	Maintain the defences where they are now			

Wells Quay

Policy PDZ 2k	To 2025	2025-2055	2055 - 2105	What this means
National SMP policy	Hold the line	Hold the line	Hold the line	Maintain all the defences where they are now to sustain current land use of the quayside and associated features in Wells-next-the-Sea
Local management policy	Maintain the defences where they are now			

Wells East Bank

Policy PDZ 2L	To 2025	2025-2055	2055 - 2105	What this means
National SMP policy	Hold the line	Hold the line	Hold the line	

Local management policy	Maintain the defences where they are now	Maintain all the defences where they are now to sustain the community of Wells-next-the-sea and current land use in Warham marshes
-------------------------	------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------

Source SLM main document pages 123-128

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.

DRAFT

Statutory Consultees Regulation 18

Highways:

W01/1

Policy DS22: Land To Rear of Market Lane

Sustainability

Schools are within acceptable walking distance. Wells provides shopping and leisure opportunities along with some employment. Bus services are accessible from the town.

Safety

Vehicular access to be via Home Piece Road and Market Lane only. Pedestrian and cycle access to also be provided via Ashburton Close. Junction(s) to accord with MfS.

Mitigation

PROW BR23 at southern boundary of site to be upgraded for use by cycles and pedestrians with access provided via site to Ashburton Close. No vehicular access via Ashburton Close.

W01/7

Policy DS23: Land Adjacent Holkham Road

Sustainability

Schools are within acceptable walking distance. Wells provides shopping and leisure opportunities along with some employment. Bus services are accessible from the town. Cycle and step-free pedestrian access should be provided to Bases Lane and Holkham Road. The footway is required to be improved to a minimum width of 2.0m between the Holkham Road pedestrian/cycle access and the boundary of 4 Laylands Yard.

Safety

Vehicular access required at Mill Road only. Visibility is required in accordance with DMRB and shall be 90m x 4.5m x 90m.

Mitigation

Footway improvement required at Holkham Road.

W11

Land at Warham Road

The Highway Authority has concerns associated with highway safety and would wish to object to allocation.

Sustainability

It does not appear feasible to deliver a footway at the south side of Warham Road between the site and the A149 due to difference in levels between the carriageway and adjacent land. The same seems to apply at the south side of the A149.

Safety

The Warham Road junction with the A149 is skewed and would require improvement to accommodate development traffic but the highway is constrained and would limit the ability to deliver a meaningful improvement. Access to the site would need to accord with DMRB. Frontage footway would also be required along with a crossing to the north side of Warham Road. The required highway infrastructure would result in the requirement for wholesale removal of trees at the frontage. Pedestrian access to Wells and most significantly, all walking/cycling journeys to school would require crossing the A149, at least once.

Mitigation

Improvement to Warham Road junction with A149, along with comprehensive review of walk to school routes and delivery of any identified measures.

Cumulative Comments for Settlement

None received.

Minerals & Waste:

W01/1

Policy DS22: Land To Rear of Market Lane

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

W01/7

Policy DS23: Land Adjacent Holkham Road

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

Utilities Capacity

Anglian Water

W01/1

Policy DS22: Land To Rear of Market Lane

Anglian Water: LP418 - Policy DS22 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’

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.

W01/1

Policy DS22: Land To Rear of Market Lane

There are no designated heritage assets on the site. Holkham Hall Registered Park and Garden (grade I) lies to the south and west of the site. Careful landscaping should ensure that the site is well screened from the registered park and garden. To that end we welcome bullet point 2.

W01/7

Policy DS23: Land Adjacent Holkham Road

There are no designated heritage assets within this site. However the Wells Conservation Area lies to the north east of the site and Holkham Hall grade I registered park and garden lies to the south west of the site. The site is reasonably prominent in the landscape. There is currently no mention of the proximity of the Conservation Area and Registered Park and Garden Paragraph 19.24 should be amended to reflect this. The policy should also make reference to these assets. However, with careful design, some limited development should be possible on this site. We welcome bullet point 1 of the policy that addresses design issues.

Suggested Change: Amend policy to reference the Conservation Area and Holkham Hall Registered Park and Garden.

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
W01/1	DS22	H0700	Land To Rear of Market Lane	0.78	20
W05	N/A	H1015	Land North Of Field View Adjacent Stiffkey Road	0.37	15
W07	N/A	H0699	Land Adjacent Holkham Road	5.34	214
W08	N/A	H1011	Land Adjacent 106 Mill Road	0.64	19
W09	N/A	No Ref	Land at Cadamy's Yard	0.13	4
W10	N/A	No Ref	Land West of Polka Road	0.61	6

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
W07/1	DS23	H0699	Land Adjacent Holkham Road	2.60	50-60
W06/1	N/A	H0285	The Old Coal Yard, East Quay	0.25	10
W11	N/A	H0288	Land at Warham Road	14.37	430

Additional sites promoted through Reg 18

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
W11/A	N/A	N/A	Land South of Grove Road	2.19	65
W12	N/A	N/A	Former Allotments, South of Mill Road	0.96	29
W13	N/A	N/A	Land South of Former Railway, Two Furlong Hill	2.00	60

Additional sites promoted following Reg 18

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
W11/B	N/A	N/A	Land at Warham Road and Stiffkey Road	5.91	120-150

Summary Consultation Comments Regulation 18 June 2019

W01/1

Policy DS22: Land at Market lane

Individuals	Number Received	Summary of Responses (Site Policy DS22)
Summary of Objections	3	Three objections received. Majority consider this to be a suitable site but affordable housing issue still applies. Concerns over the potential impact of development on the AONB, key to the future growth of the local economy. Linear development could comprise the valuable marsh environment and heritage of this settlement. Also potential impact on protected birds.
Summary of Support	2	Two comments of support, understands the need for housing especially affordable housing. Consider that this site would have the least adverse impact on the town. Raises concerns over significant housing developments due to the pressure on existing infrastructure and if there is sufficient amenities. Development should be sensitive to local environment and provide basic infrastructure. Disappointed that site would no longer be for solely affordable housing.
Summary of General Comments	0	None received
Overall Summary		Limited responses received. Majority consider this to be a suitable site for housing but expressed a preference for affordable housing. Some concerns over the potential impact of development on the AONB, key to the future growth of the local economy. Linear development could comprise the valuable marsh environment and heritage of this settlement. Potential impact on protected birds. Development should be sensitive to local environment and provide basic infrastructure.
Council's Response		Noted: Consider comments in the finalisation of the policy. Addressing ALL housing needs, including both market and affordable is an important consideration in meeting all identified housing needs across the district (both Local and District wide) and contributing to a balanced and sustainable community. The location of development in Wells has been informed by proximity to the designated sites on the marshes to the north of the town, the high quality of the landscape around the town and the potential impact on the AONB. Landscape and settlement considerations including environmental constraints and designations, the potential impact of development on landscape and views, along with a site specific SA have all informed site selections. Background paper no6 published with this consultation provides full detail on the methodology used and the results of each site assessment. The proposed allocation is subject to a specific policy which identifies requirements that development proposals would need to address in order to secure planning permission. This includes a requirement for the retention and enhancement of mature hedgerows and trees around the site. The Council will take into account consultation feedback from bodies such as Norfolk County Council, Norfolk Wildlife Trust and Natural England to inform decisions regarding the likely impact of developing a site for biodiversity and geodiversity and continue to work with site promoters to take into account biodiversity and geodiversity features. Mitigation measures will be a requirement to offset any potential adverse impact. The Parish Council is also developing its own neighbourhood plan and is currently understood to be assessing the level of additional local need to inform its own NP policies on additional growth to address local needs.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS22)
Objection	0	One comment of support received.
Support	1	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS22)
Objection	1	General support for site allocation, considered suitable site for housing but expressed a preference for affordable housing. Historic England sought consistency in approach to heritage assets and requested consistent wording. Anglian Water and Minerals and Waste recommended consideration be given to the use of additional phrases in the policy wording.
Support	4	
General Comments	2	

W07/1

Policy DS23: Land Adjacent Holkham Road

Individuals	Number Received	Summary of Responses (Site Policy DS22)
Summary of Objections	8	<p>Eight objections received. A number of concerns raised, mainly the potential impact on the environment and the AONB (alignment with paragraph 172 of NPPF). Concerns that development would be prominent, have detrimental impact on views, the countryside and coastal paths and could impact on character of the town. Insufficient space for landscaping. Potential adverse impact on designated sites from new residents, unable to be mitigated by open space. Western boundary is arbitrary and hard to resist further development. Damage dark skies and impact on wildlife. Other concerns; impact on the capacity of local services, the amenity of existing residents, the loss of a beneficial use and access concerns. Traffic impact, especially in summer. Suggest that a safer access route could be onto Mill Rd or Holkham Rd. Part of the land is in different ownership with the right of way. Affordable homes should be for local people and market housing should not be available for second homes. Concerns over the design of the development.</p> <p>Suggestions that a number of smaller sites would be more beneficial or this site should be for 40 dwellings rather than 60. Development should form a coherent extension to the existing settlement and be sensitive to the existing townscape. Would require large amount of landscaping and restrict housing to maximum height of 1.5 stories. Add 'landscaping' to criterion 1. Specify satisfactory vehicular access to the site within criterion 3. Amend criterion 5 to: retention and enhancement of mature hedgerows and trees around the site including provision of generous landscaping within the site and landscaping along the northern boundary of the housing.</p>
Summary of Support	2	<p>Two comments of support received. Understands the need for housing especially affordable housing. Consider that this site would have the least adverse impact on the town. Raises concerns over significant housing developments due to the pressure on existing infrastructure and suitability of the access road and the likelihood of the remaining section of the site being built once site is developed. Also whether there are sufficient amenities. Suggests that a safer access route would be onto Mill Rd or Holkham Rd. Development should be sensitive to local environment and provide basic infrastructure.</p>

Summary of General Comments	0	None received
Overall Summary		<p>A number of concerns raised, mainly the potential impact on the environment and the AONB (alignment with paragraph 172 of NPPF). Concerns that development would be prominent, have detrimental impact on views, the countryside and coastal paths and could impact on character of the town. Insufficient space for landscaping. Potential adverse impact on designated sites from new residents, unable to be mitigated by open space. Western boundary is arbitrary and hard to resist further development. Damage dark skies and impact on wildlife. Other concerns; impact on the capacity of local services, the amenity of existing residents, the loss of a beneficial use and access concerns. Traffic impact, especially in summer. Suggest that a safer access route could be onto Mill Rd or Holkham Rd. Part of the land is in different ownership with the right of way. Affordable homes should be for local people and market housing should not be available for second homes. Concerns over the design of the development. Suggestions that a number of smaller sites would be more beneficial or this site should be for 40 dwellings rather than 60. Development should form a coherent extension to the existing settlement and be sensitive to the existing townscape. Would require large amount of landscaping and restrict housing to maximum height of 1.5 stories. Add 'landscaping' to criterion 1. Specify satisfactory vehicular access to the site within criterion 3. Amend criterion 5 to: retention and enhancement of mature hedgerows and trees around the site including provision of generous landscaping within the site and landscaping along the northern boundary of the housing.</p>
Council's Response		<p>Noted: Consider comments in the development of the policy. The Local Plan is informed by a sustainability appraisal which reviews the key environmental, social and economic considerations that affect the District. Landscape and settlement considerations including environmental constraints and designations, the potential impact of development on landscape, views, the scale of development relative to the settlement size and whether the site preserves the separate identity of a settlement and the importance of natural and built features have been taken into account. Background paper no6 published with this consultation provides full detail on the methodology used and the results of each site assessment. A density of approximately 30 dwellings per hectare has been applied but it is considered that sites may not be suitable e.g. due to local character considerations, we have adjusted our assessment accordingly and this allows space for landscaping. The location of development in Wells has been informed by proximity to the designated sites on the marshes to the north of the town, the high quality of the landscape around the town and the potential impact on the AONB. The proposed allocation is subject to a specific policy which identifies requirements that development proposals would need to address in order to secure planning permission. This includes a requirement for the careful attention to site layout, building heights and materials in order to minimise the visual impact of development. And the retention and enhancement of mature hedgerows and trees around the site including provision of landscaping along the northern boundary of the housing. Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure and design) elsewhere in the plan. Dark skies will be considered in line with Policy SD13 Pollution & Hazard Prevention & Minimisation, comments will be considered in the finalisation of this policy. The Council will take into account consultation feedback from bodies such as Norfolk County Council, Norfolk Wildlife Trust and Natural England to inform decisions regarding the likely impact of developing a site for biodiversity and continue to work with site promoters to take into account biodiversity features. Mitigation measures will be a requirement to offset any potential adverse impact. The draft Plan has been subject to an Interim Habitat Regulation Assessment (HRA) with the purpose</p>

		to assess the potential impacts on Natura 2000 or European Sites and if necessary specify any mitigation measures. The results can be found within the published HRA. A further Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy (RAMS) is currently being commissioned collectively by the Norfolk Authorities and Natural England. Both of these studies will inform the next stages of plan making. The Council has engaged with the County Highways Authority to ensure that highways impacts are manageable in terms of site access, road network considerations including suitability in relation to scale and potential cumulative impacts and potential mitigation measures. The Parish council is also developing its own neighbourhood plan and is currently understood to be assessing the level of additional local need to inform its own NP policies on additional growth to address local needs.
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS22)
Objection	1	Given the prominent position limited access and existing use.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS22)
Objection	2	General support for site allocation, but though some raised a preference for alternative sites and the need to address high levels of affordable housing. 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.
Support	2	
General Comments	2	

Part 2: Assessment of Sites

Site Ref	Site Name	Site Size (ha) (gross)	Use	Proposed 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	Loss of other beneficial use	Compatibility with Neighbouring / Adjoining Uses
W01/1	Land To Rear of Market Lane	0.78	Housing	20												
W07/1	Land Adjacent Holkham Road	2.60	Mixed Use	50-60												
W05	Land North Of Field View Adjacent Stiffkey Road	0.37	Housing	15												
W06/1	The Old Coal Yard, East Quay	0.25	Mixed Use	10												
W07	Land Adjacent Holkham Road	5.34	Housing	214												
W08	Land Adjacent 106 Mill Road	0.64	Housing	19												
W09	Land at Cadamy's Yard	0.13	Housing	4	The site is discounted due to size											
W10	Land West of Polka Road	0.61	Housing / Open Space	6												
W11	Land at Warham Road	14.37	Mixed Use	430												
W11/A	Land South of Grove Road	2.19	Housing	65												
W11/B	Land at Warham Road and Stiffkey Road	5.91	Housing	120-150												
W12	Former Allotments, South of Mill Road	0.96	Housing	29												
W13	Land South of Former Railway, Two Furlong Hill	2.00	Housing	60												

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
W01/1	<p>Overall the site scores as positive</p> <p>Reviewing the SA in light of the consultation comments/ objections it is concluded that the SA objectives scoring is unaltered.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W05	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low to moderate & moderate to high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), grass field, mature trees / hedgerow surrounding. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to the settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision.</p> <p>Economic – Scores neutral; loosely related to the settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.</p>
W06/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, part PDL (boatyard), within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), boat yard, some 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 local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment (but loss of undesigned employment land – small boat yard). High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W07	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, north boundary just within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity of SAC (The Wash & North Norfolk Coast), arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p>

	<p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W07/1	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring of any of the SA objectives.</p> <p>Environmental – Scores mixed; Holkham Road and edge of north boundary (area proposed for open space) within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, arable / grazing 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 local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W08	<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 negative biodiversity impact; within AONB, grazing 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 local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W10	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; within settlement, within FZ2, FZ3a, low to moderate susceptibility GWF, whole of site considered potentially at risk of SWF (CC). Potential to affect settings of Grade II* Listed Buildings (Marsh House & Church of St Nicholas) and CA. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), grazing land. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; within settlement, good access local healthcare service, education facilities, 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 positively; within settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W11	<p>Overall the site scores as negative</p> <p>The consultation comments are noted. They do not alter the overall SA objectives scoring.</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 significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), arable, mature trees / hedgerow 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 positively; loosely related to settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.</p>

Additional Reg 19 sites:

Site Reference	Reg 19 SA Conclusion - Residential
W11/A (north western section of W11)	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), arable, mature trees / hedgerow 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 positively; loosely related to settlement, good access to local healthcare service, education facilities, leisure and cultural opportunities. Limited public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, services / facilities and some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.</p>
W11/B (inc. part W11)	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity to Heritage Coast, CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), arable, paddocks & mature trees / hedgerow 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 positively; loosely related to settlement, good access to local healthcare service, education facilities, leisure and cultural opportunities. Limited public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.</p>
W12	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB and adjacent to undesignated woodland plus limited trees and hedging on site. Potential for limited detrimental impact to landscape. Loss of agricultural land (1-3)</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, leisure and cultural opportunities. Limited public transport links, mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
W13	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable with hedgerows to two boundaries. BR W57/2 runs along north side of site so potential to impact or enhance. Potential for significant detrimental impact to landscape as remote from settlement in landscape terms. Loss of agricultural land (1-3)</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, leisure and cultural opportunities. Limited public transport links, mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>

Site Reference	Reg 19 SA Conclusion - Employment
HE0121	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, part PDL, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; within SSSI and Local Geodiversity Site (Wells Chalk Pit), within AONB, close proximity CWS (Wells to Walsingham Railway), part PDL, scrub, mature hedgerows / trees to boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
HE0122	<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 / noise / odour pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & Local Geodiversity Site (Wells Chalk Pit), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>

Site Reference	Reg 19 SA Conclusion – Mixed Use
W06/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, part PDL (boatyard), within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), boat yard, some 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 local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Limited scope to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to potential employees, educational facilities, services / facilities, some access to employment (but loss of undesignated employment land – small boat yard). Limited potential to accommodate a range of uses. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>

Planning History:

None

Sites Assessment:

Overall site / settlement conclusions

Site Ref	Assessment
W01/1	<p>Land To Rear of Market Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed due to its greenfield status, being edge of settlement, within Flood Zone 1 and having a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.</p> <p>Connectivity: The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all readily accessible from the site. The site is within 50m of the High School and less than 1km from the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.</p> <p>Highways: Suitable highway access can be achieved from the existing estate road, Home Piece Close, and Market Lane. This access is acceptable to the Highway Authority who would also like to see PROW BR23 upgraded for use by cycles and pedestrians.</p> <p>Environmental: This is a small field located on the southern edge of the town. It is the remnant of an arable field that was developed to the north. To the north of the site is a recent residential development. To the south is a mature hedge and tree boundary.</p> <p>HRA (where relevant) The site is within 2500m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m of The Wash and North Norfolk Coast SAC. Within 5000m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. This small site is located to the south of a recent residential development and is very well contained in the landscape being screened behind existing houses and a mature hedge and tree boundary. Residential development on the site would be a natural continuation of the urban development to the north. Development in this location would have</p> <p>Other: None</p>

	<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. The site has acceptable highway access off the development to the north. Although the site is within the Area of Outstanding Natural Beauty, it is well-contained in the landscape. The site scores positively in the Sustainability Appraisal.</p> <p>The site is considered to be one of the most suitable of the Wells alternatives.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation for approximately 20 dwellings subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
<p>W07/1</p>	<p>Land Adjacent Holkham Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is mixed due to its greenfield status, being edge of settlement where there is a potential to affect the setting of Wells CA 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 educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.</p> <p>Connectivity:</p> <p>The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is around 1.3km walking distance from both schools.</p> <p>Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Mill Road. NCC Highways require that the access should be constructed to the appropriate DRMB standards. Cycle and step-free pedestrian access should be provided to Bases Lane and Holkham Road. The footway is required to be improved to a minimum width of 2.0m between the Holkham Road pedestrian/cycle access and the boundary of 4 Laylands Yard.</p> <p>Environmental:</p> <p>The site forms part of a large grass field, partly used for paddocks and for seasonal CL camping. To the east and south is existing residential development. The site slopes from north to south with the frontage along the Holkham Road at sea level with southern portion approximately 20m higher. There are mature hedge and trees on the eastern and northern boundary. There are no other obvious environmental features on the site.</p> <p>HRA (where relevant)</p> <p>The site is within 2500m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m of The Wash and North Norfolk Coast SAC. Within 5000m of the Greater Wash SPA.</p>

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

Development on the site would change the existing character of the land from a pasture field to an urban, edge of settlement, residential development with public open space. The existing character of the land does contribute to the landscape character type. There is a mix of existing housing types and land uses in the area with detached properties to the south on large plots with gardens abutting the site. To the east the residential development is denser with a number of terraced and semi-detached properties and to the west is a farm with farmhouse and associated buildings. The majority of the residential properties to the east reflect typical and unsympathetic national building design of the time and do not reflect or incorporate features that would typify the North Norfolk or Wells vernacular.

Residential development on the site would have a medium level of impact on the character of the Holkham Road approach and would have a 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 provides an opportunity to enhance the build environment and provide a cohesive design to sympathetically.

Development of the site would be visible in the landscape when viewed from the Holkham Road. The view into the site immediately adjacent to the site from the Holkham Road is reasonably open and development would be on the elevated portion of the site although in the rear portion of the site and nestled in with the other residential properties in the area.

Residential development on the site would have a moderate adverse impact on medium and long distance views from the Beach Road and footpath. The view into the site is predominantly a long distance view. 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 Wells would replace the existing view of the urban edge of the village. With landscaping to the north of the site the impact on short and long distance views into the site would be significantly mitigated.

Other:

There are no designated heritage assets within this site. However the Wells Conservation Area lies to the north east of the site and Holkham Hall grade I registered park and garden lies approximately 650 to the south west of the site. However, between the site and the Registered Park and Garden there is existing residential development, Mill Road, the former railway line (now heavily wooded) and Wells Cottage Hospital.

The site abuts Flood Zone 2 & 3a

Conclusion:

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

The site is well positioned for access to the town centre, school and services. Highway access can be achieved off Mill Road. Although the site is within the Area of Outstanding Natural Beauty, considerate landscaping to the north of the site, design and layout, together with the on-site open space, will mitigate the impact on the landscape. 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

	<p>allocation in Wells. The site is considered to be one of the more suitable of the Wells alternatives</p> <p>Recommendation: That this site is identified as a Proposed Allocation for approximately 60 dwellings and an area of public open space subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
<p>W05</p>	<p>Land North Of Field View Adjacent Stiffkey Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative due to its greenfield status, being loosely related to the settlement, within Flood Zone 1 and a potential negative biodiversity impact being within the AONB and in close proximity to CWS (Wells to Walsingham Railway), SSSI and a local geodiversity site (Wells Chalk Pit). The social objectives score positively, having good access local healthcare service, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and there being limited transport links.</p> <p>Connectivity: The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools; however, it would require a crossing of the main road in order to access the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.</p> <p>Highways: Suitable highways access is possible from the Stiffkey Road, however, highways do have concerns regarding the impact on traffic on the coast road.</p> <p>Environmental: The site is a small grass and scrub field with hedge boundaries. To the south are the detached properties along Warham Road and to the east is an arable field.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The site is reasonably well contained in the landscape, however, residential development would detrimentally alter the character of this edge of settlement parcel of land. The approach into Wells is predominately rural until the Warham Road and residential development on the site would be an obvious urban extension into open countryside on the edge of town.</p> <p>Other: None</p> <p>Conclusion:</p>

	<p>The site is remote and detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
W06/1	<p>The Old Coal Yard, East Quay</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative due to it being edge of settlement, within Flood Zone 2, Flood Zone 3a, 0.5% & 0.1 % AEP Tidal (CC) and having moderate to high susceptibility to Groundwater Flooding. In addition, there is a potential negative biodiversity impact, being within the AONB and in close proximity to NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast). The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities and some access to employment, with the town centre being easily accessible from the site.</p> <p>Connectivity: The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways: Suitable access to the site cannot be achieved.</p> <p>Environmental: This site is a small enclosed boat yard with an access track located adjacent to the harbour. The site has hedge boundaries to the south and east.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The site is a boat yard within the harbour area. There is little residential development in the area and, as such, development in the area would be out of character to the area which is as a working harbour and associated boat yard.</p> <p>Other: Majority of the site is in Flood Zone 2 and 3b</p> <p>Conclusion:</p>

	<p>The development would be an extension into the countryside and the port area. The site is in a Flood Risk Zone. The site is considered to have unsuitable highways access and network connections. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>W07</p>	<p>Land Adjacent Holkham Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative due to being edge of settlement where there is a potential to affect the setting of Wells CA and a potential negative biodiversity impact, being within the AONB and in close proximity of a SAC (The Wash & North Norfolk Coast). The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site. Would result in loss of designated open land area.</p> <p>Connectivity: The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is around 1.3km walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways: Suitable highway access can be achieved from Mill Road. NCC Highways require that the access should be constructed to the appropriate DRMB standards. Cycle and step-free pedestrian access should be provided to Bases Lane and Holkham Road. The footway is required to be improved to a minimum width of 2.0m between the Holkham Road pedestrian/cycle access and the boundary of 4 Laylands Yard.</p> <p>Environmental: The site is a large grass field, partly used for paddocks and for seasonal CL camping. To the east and south is existing residential development. The site slopes from north to south with the frontage along the Holkham Road at sea level with southern portion approximately 20m higher. There are no other obvious environmental features on the site.</p> <p>HRA (where relevant) The site is within 2500m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m of The Wash and North Norfolk Coast SAC. Within 5000m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. Residential development on the whole site would have an adverse impact on localised and medium distance views from Holkham Road. The character and amenity value of the view would be adversely impacted if residential development was brought to the northern edge of the field along the Holkham Road.</p> <p>Other: The site abuts Flood Zone 2 & 3a.</p>

	<p>Conclusion:</p> <p>This site is on the western edge of town and is well located to the town and services. Development of the whole site may have an adverse impact on landscape and the Area of Outstanding Natural Beauty. However, part of the site is considered suitable to be identified for residential development and the site will be reduced in order to reduce the impact on the landscape.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>W08</p>	<p>Land Adjacent 106 Mill Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is neutral due to being edge of settlement, within Flood Zone 1 and having a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.</p> <p>Connectivity:</p> <p>The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is around 1.5km walking distance from both schools.</p> <p>Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways:</p> <p>Suitable highway access can be achieved off Mill Road.</p> <p>Environmental:</p> <p>The site is part of a small grass field adjacent to residential properties on Mill Road. To the north is the continuation of the field and the farm house and buildings beyond. To the east is the former railway line.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.</p> <p>The site is an open field which fronts Mill Road. There are residential properties to the east, however, the site forms part of the green, open aspect, edge to the town and residential development on the site would detrimentally change the character of this part of town and have an adverse impact on the landscape.</p> <p>Other:</p> <p>None</p>

	<p>Conclusion:</p> <p>On balance, the site is not considered to be in a suitable location for development. The site would be a pronounced and obvious extension into the countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
W09	<p>Land at Cadamy's Yard</p> <p>Recommendation:</p> <p>The site is discounted due to size.</p>
W10	<p>Land West of Polka Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative as whilst the site is within the settlement, it falls within Flood Zone 2 and Flood Zone 3a and where the whole of the site is potentially at risk of Surface Water Flooding (CC). In addition, there is potential to affect the settings of Grade II* Listed Buildings (Marsh House & Church of St Nicholas) and Wells Conservation Area, as well as a potential negative biodiversity impact, being within the AONB and being in close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast). The Social objectives score neutral, as development of the site would result in loss of a designated open land area. The Economic objective scores positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site</p> <p>Connectivity:</p> <p>The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools.</p> <p>Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.</p> <p>Highways:</p> <p>Suitable highway access can be achieved off Polka Road.</p> <p>Environmental:</p> <p>The site is a small grass field currently used as paddocks. To the south east is the church yard and to the west and north are detached residential properties. The site fronts Polka Road with an employment site opposite.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.</p>

	<p>The site is an open area within the residential area. It is formally designated at an 'Open Land Area' as its open nature contributes to the setting of the town and residential development would have a detrimental impact on the character of the area, on the landscape and would impact on views across to the church.</p> <p>Other: The site is within the Conservation Area and development on the site would have a detrimental impact on the character of the conservation area.</p> <p>Whole site is in Flood Zone 2 and 3b. Whole site is at risk of surface water flooding.</p> <p>Conclusion: The site is an important designated open space in the heart of the village and development would impact on the openness and setting of the St. Nicholas' Church and have a detrimental impact on the conservation area. Development would result in a loss of beneficial use. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Wells without requiring the loss of open space. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
W11	<p>Land at Warham Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative due to its greenfield status, being loosely related to the settlement within Flood Zone 1 and having a potential significant detrimental impact on landscape, as well as a potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit). The Social objectives score positively, having good access to local healthcare services, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and the likely to reliance on the car.</p> <p>Connectivity: The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools, however, it would require a crossing of the main road in order to access the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.</p> <p>Highways: The Highway Authority has concerns associated with highway safety. The Warham Road junction with the A149 is skewed and would require improvement to accommodate development traffic but the highway is constrained and would limit the ability to deliver a meaningful improvement. Frontage footway would also be required along with a crossing to the north side of Warham Road. The required highway infrastructure would result in the requirement for wholesale removal of trees at the frontage. Pedestrian access to Wells and most significantly, all walking/cycling journeys to school would require crossing the A149, at least once.</p> <p>Environmental: The site consists of 2 large arable fields with a track running through the centre. To the south of the</p>

	<p>site are a collection of agricultural buildings and a telecommunications mast. To the north west of the site is the former railway line cutting. To the north is a farm house and farm buildings and the site has a small frontage along the Warham Road opposite residential buildings.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.</p> <p>The site is reasonably well contained in the landscape behind the Warham Road and existing properties and the (now wooded) former railway embankment. However, a public footpath runs through the site and views into the site are open and the character of the area would change from a rural, arable landscape with medium distance views in all directions to an urban enclosed environment. Development of the whole site would constitute a significant urban expansion into open countryside.</p> <p>Other: None</p> <p>Conclusion: The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. Highway access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
W11/A	<p>Land South of Grove Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative due to it being loosely related to the settlement and where there is potential detrimental impact on landscape, as well as a potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit). The Social objectives score positively, having good access to local healthcare services, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and the likely reliance on the car.</p> <p>Connectivity: The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools, however, it would require a crossing of the main road in order to access the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways: The Highway Authority has concerns associated with highway safety. The Warham Road junction</p>

	<p>with the A149 is skewed and would require improvement to accommodate development traffic but the highway is constrained and would limit the ability to deliver a meaningful improvement. Frontage footway would also be required along with a crossing to the north side of Warham Road. The required highway infrastructure would result in the requirement for wholesale removal of trees at the frontage. Pedestrian access to Wells and most significantly, all walking/cycling journeys to school would require crossing the A149, at least once.</p> <p>Environmental: The site forms the northern portion of a larger arable field. It is bounded to the north by the former railway cutting. To the west is the playing field of the High School and to the north east are 3 detached 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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.</p> <p>The site is reasonably well contained in the landscape behind the Warham Road and existing properties and the (now wooded) former railway embankment. However, a public footpath runs through the site and views into the site are open and the character of the area would change from a rural, arable landscape with medium distance views in all directions to an urban enclosed environment for a portion, however, this could be mitigated with careful design and layout.</p> <p>Other: None</p> <p>Conclusion: The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty without significant landscaping mitigation. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
W11/B	<p>Land at Warham Road and Stiffkey Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative due to the site being loosely related to the settlement, where there is a potential detrimental impact on the landscape, as well as a potential negative biodiversity impact being within the AONB, in close proximity to the Heritage Coast, a CWS (Wells to Walsingham Railway) and a SSSI & local geodiversity site (Wells Chalk Pit). The Social objectives score positively, having good access to local healthcare services, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and the likely reliance on the car.</p> <p>Connectivity: The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a</p>

primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools, however, it would require a crossing of the main road in order to access the primary school.

Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

This site option proposes constructing a new road that would link the Warham Road with the A149 Stiffkey Road and stop up the existing Warham Road/Stiffkey Road junction. The scheme would reroute Warham Road traffic to a potentially more suitable junction with the A149. A turning head should be provided at the west end of Warham Road that is to be closed to motor vehicles. The 30mph speed limit ends approximately 100m east of the proposed new junction and may need to be reviewed. A single access plus emergency access should be appropriate for the quantum of development proposed. The pedestrian desire line will not divert from the existing line of Warham Road, necessitating crossing of the A149 at the former junction. Some form of crossing facility will be required.

Environmental:

This site consists on the northern portion of two large arable fields with a track running through the centre. To the north west of the site is the former railway line cutting. To the north is a farm house and farm buildings and the site has a small frontage along the Warham Road opposite residential buildings.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is reasonably well contained in the landscape behind the Warham Road and existing properties and the (now wooded) former railway embankment. However, a public footpath runs through the site and views into the site are open and the character of the area would change from a rural, arable landscape with medium distance views in all directions to an urban enclosed environment for a portion, however, this could be mitigated with careful design and layout.

The new road extension between Warham Road and the Stiffkey Road would constitute the creation of a significant element of urban engineering in this edge of settlement, rural setting. This area is reasonable well contained; however, it would have a detrimental impact on the character of the area and on the landscape setting.

Other:

None

Conclusion:

The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty without significant landscaping mitigation. Highways access and the local network are considered to be suitable. The site is not considered to be suitable for development.

Recommendation:

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

W12	<p>Former Allotments, South of Mill Road</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 and having a potential negative biodiversity impact being within the AONB and adjacent to undesignated woodland. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.</p> <p>Connectivity: The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways: Suitable Highways access can be achieved off Mill Road. However, access layout and visibility to be as required by the Highway Authority. The site is located on an A road that is subject to seasonal traffic peaks and as such is separated from the Wells settlement. Mill Road is subject to a 30mph speed limit in vicinity of the site but compliance is a concern. The Highway Authority would request that the site has an active frontage along Mill Road. A 2.0m wide footway is required for full extent of site frontage. Provision of a pedestrian crossing required at Mill Lane required.</p> <p>Environmental: This is a small triangular site that is currently used as small paddocks. There is a small area of trees and scrub and to the south is the former railway line which is now mostly tree and scrub covered. To the north are properties on Mill Road and to the east are allotments.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The site forms part of a large open area on the south west of the town. This large triangular area which is open to the Mill Road contributes to the open character on the approach into town with development concentrated on the northern side of Mill Road. Residential development on the site would significantly and adversely impact on the character of the area and on the landscape.</p> <p>Other: None.</p> <p>Conclusion: Development on the site would have an adverse impact on the landscape, the character of the area and on 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>
<p>W13</p>	<p>Land South of Former Railway, Two Furlong Hill</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 and having a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.</p> <p>Connectivity: The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service</p> <p>Highways: Suitable highway access can be achieved from B1105. Access to be provided to satisfaction of Highway Authority; it will need to provide sufficient stagger from Home Piece Road to the east and the ability to provide acceptable visibility splays within the proposed allocation/highway is a concern. 2.0m wide footway required for full extent of site frontage and to provide connection with existing facility at Burnt Street.</p> <p>Environmental: The site is a corner portion of a large arable field. To the north of the site is the former railway line that is now tree and scrub covered. To the east is the B1105 with new residential development on the opposite side.</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 (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The site is the north eastern corner of a large arable field. On this (western) side of the road there is no residential development, however, there is the recent Market Lane residential development adjacent. Views across this area would be significantly impacted and would detrimentally impact on the special qualities of the AONB. However, residential development in this location would constitute a development in open countryside and would have an adverse impact on the character of the area and on the landscape.</p> <p>Other: Small area in the centre of site is at risk of surface water flooding.</p> <p>Conclusion:</p>

	<p>Development on the site would have an adverse impact on the landscape, the character of the area and on 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>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Further Comments	
Agent for Landowner of Site W11 (including W11/A & W11/B)	Information was provided in June 2020 regarding a potential new access arrangement for W11 which would aim to allay the concerns raised by the Highway Authority. The Highway Authority was consulted on these proposals. New proposals put forward are considered in the site assessment for site W11/B.

Part 3 Overall Site / Settlement Conclusions

There are few straightforward options for development in Wells. The town is subject to a high number of environment designations and there is no previously developed (brownfield) land within Wells. Undeveloped areas within the town largely comprise of attractive or functionally important green spaces which have been assessed as important to the character of the settlement 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 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 Wells parish are within the AONB so no non-AONB alternatives are available. Two sites have been identified. These will deliver, collectively, approximately 80 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 sites are the best option 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. Even so, development on site W07/1 will be prominent so a relatively low density of development is proposed (60 dwellings on 2.7hectares) to allow for comprehensive landscaping and open space.

The preferred sites are considered to be the most suitable site available for Wells and subject to the detailed policy requirements they are considered to be the most appropriate options to meet the housing requirement.

Discounted sites were not chosen for a number of reasons including: their location in Flood risk areas, the impact development could have on loss of public open space and on the landscape impacts 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 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.

The Sustainability Appraisal (SA) for Wells concludes that both the preferred sites score positively in the overall assessment.

The following sites have been chosen as preferred sites, and meet the requirements for Wells-next-the-Sea:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings	Affordable dwellings
W01/1	Land at Market Lane	0.78	20	7
W07/1	Land Adjacent Holkham Road	2.69	60	21

Emerging Policy wording for Regulation 19

W01/1: Land at Market Lane

Land amounting to approximately 0.8 hectares is proposed to be allocated for residential development of approximately 20 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

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

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. Access from existing estate road to the north;
3. retention and enhancement of mature hedgerows and trees around the site;
4. connection and enhancement to the public bridleway.
5. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
6. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
7. provision of **XX ha** 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)
8. A Habitat Regulation Assessment will be required.
9. Holkham Hall Registered Park and Garden (grade I) lies to the south and west of the site. Careful landscaping should ensure that the site is well screened from the registered park and garden.
10. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

W07/1: Land Adjacent Holkham Road

Land amounting to approximately 2 hectares is proposed to be allocated for residential development of approximately 60 dwellings (inclusive of affordable homes) and land amounting to 0.6 hectares is to be provided as public open space.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area. The Wells Conservation Area lies to the north east of the site and Holkham Hall grade I registered park and garden lies to the south west of the site.

1. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
2. provision of 0.6 ha of high quality public open space, including facilities for play & informal recreation, 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 (the quantum of the individual open space types to be provided on the site will be updated in line with open space study and green infrastructure strategy requirements when available)
3. satisfactory vehicular access to the site from Mill Road;
4. delivery of pedestrian access from Mill Road through the open space to Holkham Road;
5. retention and enhancement of mature hedgerows and trees around the site including provision of landscaping along the northern boundary of the housing;
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. A Habitat Regulation Assessment will be required.
9. Holkham Hall Registered Park and Garden (grade I) lies to the south and west of the site and the site is adjacent to the Wells Conservation Area. The development through careful landscaping and design should take into account these heritage assets.
10. 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

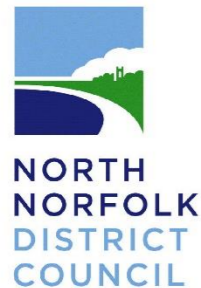
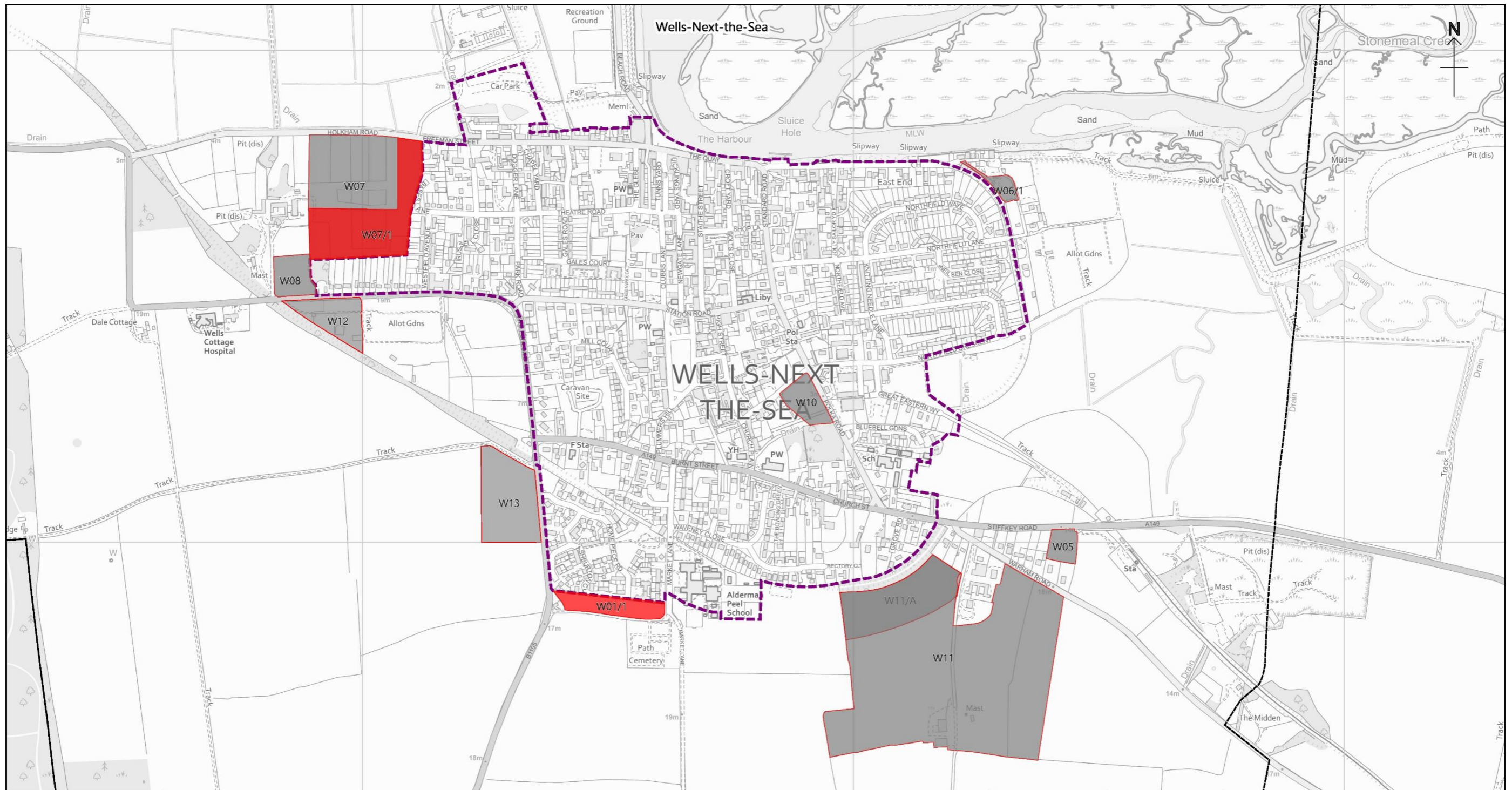
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Alderman Peel School Playing Fields, Market Lane	AGS/WEL01 REC/WEL01	OSP135	Open Land Area Formal Education / Recreation	Provides important sporting facilities for the school and Amenity Green Space
Former Railway Embankment, west of B1105	AGS/WEL02	N/A	De-designated	No public access. Does not contribute to setting of settlement or immediate area. The former railway embankment is not safeguarded under core strategy policy CT7 – which seeks to save guard suitable tracks of land for sustainable transport use. Limited justifications for special protection should be afforded to this parcel of former railway land – especially now the W01 site has been built out.
St Nicholas Church, Cemetery, Church Street/ Polka Road	AGS/WEL03	OSP136	Open Land Area	Public access is available via a surfaced path called ‘Old Staithe Walk’ which runs to the cemetery and south of the paddock. Provides an open oasis in the heart of the town and provides a setting for the church.
Land at Marsh Lane, Polka Road	AGS/WEL04	OSP137	Open Land Area	Public access is available via a surfaced path called ‘Old Staithe Walk’ which runs to the south of the paddock. Provides an open oasis in the heart of the town and provides a setting for the church.
The Buttlands, Plummers Hill	AGS/WEL05	OSP138	Open Land Area	Historic neighbourhood type park surrounded by local roads and houses. Recreational benefits and forms an integral part of the character of the area.
Wells Town Bowls Club, Mill Road	REC/WEL02	OSP139	Formal Education / Recreation	Offers a recreational function
Wells Tennis Club & Elsmith Bowls Club, Gales Court	REC/WEL03	OSP140	Formal Education / Recreation	Offers a recreational function.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
East Quay	AGS/WEL06	OSP141	Open Land Area	Heavily used and important amenity function. Preserves the openness of the quayside.
Land at Northfield Lane	AGS/WEL07	N/A	No Designation	The site appears to be the remnants of part of a large garden of one of the historic houses. There is no public access to the site or views into it. The site is enclosed by neighbouring properties and a high fence on Northfield Lane. The site does not function as open space.
Land at Market Lane (North)	AGS/WEL08	OSP142	Open Land Area	Site is the Open Space for the W01 allocation and completed and provides residential amenity space.
Land at Market Lane (South)	AGS/WEL09	OSP143	Open Land Area	Site is Open Space for the W01 allocation and completed. See approved site layout plans and provides residential amenity space.
Additional Sites				
Market Lane Cemetery	AGS/WEL10	OSP144	Open Land Area	Wells Cemetery located end of Market lane and adjacent to W01 allocation and Alderman Peel Playing fields.
Local Green Space Review				
Wells Town FC, Beach Road	LGS/WEL01 AGS/WEL11 REC/WEL04	OSP145	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. The location has been a football field and place of public recreation for at least the last 50 years. It is also part of a strip of open land alongside the Beach Road that functions as AGS/ recreational area.
Beach Road Playground, Eliza Adams Memorial & Public Toilets	LGS/WEL01 AGS/WEL12	OSP146	Open Land Area	The site does not meet the tests for LGS. Provides large play area (owned by WTC) and immediately abuts the settlement boundary.
Tennis, Bowls and Croquet Club, Gales Road	LGS/WEL01	OSP140	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

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Mill Road Allotments	LGS/WEL04 AGS/WEL13	OSP147	Open Land Area	The site does not meet the tests for LGS. Provides allotments to the south of Mill Road adjacent to settlement to boundary.
Northfield Lane Allotments	LGS/WEL05 AGS/WEL14	OSP148	Open Land Area	The site does not meet the tests for LGS. Provides allotments to the east of Northfield Road adjacent to settlement to boundary
Town Green, The Buttlands	LGS/WEL06	OSP138	Open Land Area	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.
Congregational Church / Hall Grounds, Clubbs Lane	LGS/WEL07 AGS/WEL15	OSP149	Open Land Area	The site does not meet the tests for LGS. The green space around the Congregational Hall is regularly used for public recreation, particularly during carnival and other town events & functions as AGS
Marsh Field, Polka Road	LGS/WEL08	OSP137	Open Land Area	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.
Parish Churchyard, Church Plain	LGS/WEL09	OSP136	Open Land Area	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
Polka Cemetery (Churchyard Extension), Polka Road	LGS/WEL10	OSP136	Open Land Area	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
Tug Boat Yard, East End	LGS/WEL11	Add ref	Open Land Area	The site does not meet the tests for LGS. This site already benefits from open land area designation. Considered no

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				additional local benefit would be gained from LGS designation
Eliza Adams Lifeboat Memorial Site, Beach Road	LGS/WEL12	OSP146	Open Land Area	The site does not meet the tests for LGS. Has characteristics of AGS. Has not been demonstrated to be particularly special to the local community. Should be including in wider play area designation - WEL02.
Old Railway Cutting (1), Northfield Lane	LGS/WEL13	N/A	No Designation	The site does not meet the tests for LGS. This site is protected under other legislation as a public right of way and therefore it is considered that no additional local benefit would be gained from LGS. Has not been demonstrated to be particularly special to the local community.
Old Railway Cutting (2), Mill Road	LGS/WEL14	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.
Northfield Crescent Green Space 1	LGS/WEL15 AGS/WEL16	OSP150	Open Land Area	The site does not meet the tests for LGS. This important space provides residents with amenity areas and open vistas.
Northfield Crescent Green Space 2	LGS/WEL16 AGS/WEL17	OSP151	Open Land Area	The site does not meet the tests for LGS. This important space provides residents with amenity areas and open vistas.
Wells Primary School	LGS/WEL17 AGS/WEL18 REC/WEL05	OSP152	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. Provides AGS and formal playing fields as School Playing fields.
High School Field, Market Lane	LGS/WEL18	OSP135	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from education and formal recreation area designation. Considered no additional local benefit would be gained from LGS designation.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Neilsen Close Play Area	LGS/WEL19 AGS/WEL19	OSP153	Open Land Area	The site does not meet the tests for LGS. A small children's playground providing AGS /play area on the Northfield Estate.
Grazing Land, Northfield Lane	LGS/WEL20	N/A	No Designation	The site does not meet the tests for LGS or AGS. Extensive tract of land. Has not been demonstrated to be particularly special. To be designated LGS, "particular" significance is expected, going beyond the everyday reverence which is paid to such places.
Field Behind Sea Wall & Boat Store, Off Northfield Lane	LGS/WEL21	N/A	No Designation	The site does not meet the tests for LGS or AGS. Extensive tract of land. Has not been demonstrated to be particularly special. To be designated LGS, "particular" significance is expected, going beyond the everyday reverence which is paid to such places.
Land off Beach Road	LGS/WEL22	N/A	No Designation	The site does not meet the tests for LGS or AGS. Extensive tract of land. Has not been demonstrated to be particularly special. To be designated LGS, "particular" significance is expected, going beyond the everyday reverence which is paid to such places.



Wells-next-the-Sea - 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

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

© Crown Copyright
 and database right
 2020

Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc



Wells-Next-The-Sea - Open Spaces (Reg 19)

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

NOT TO SCALE CB

08/04/2020

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

© Crown Copyright
 and database right
 2020

Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc