

# Planning Policy & Built Heritage Working Party



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Friday, 1 October 2021

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 11 October 2021 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 no later than 5pm 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](mailto:democraticservices@north-norfolk.gov.uk)

The 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 N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr R Kershaw, Mr G Mancini-Boyle, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

**Substitutes:** Mrs A Fitch-Tillett, Mrs W Fredericks, Dr V Holliday, Mr E Vardy and 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

## A G E N D A

**1. APOLOGIES FOR ABSENCE**

**2. PUBLIC QUESTIONS**

**3. MINUTES**

(Pages 1 - 14)

To approve as a correct record the Minutes of a meeting of the Working Party held on 16 August and 13 September 2021.

**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**

(Pages 15 - 16)

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. Members are requested to refer to the attached guidance and flowchart.

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

**7. LOCAL PLAN STRATEGIC POLICIES**

(Pages 17 - 28)

Summary: Following due consideration of the representations made at Regulation 18 stage of Local Plan preparation this report seeks Member endorsement to move to the next stages of Plan production incorporating Regulation 19 - 22. (In relation to strategic policies).

Recommendations: **1. That Working Party agree the strategic policies section of the Local Plan as the basis for undertaking the consultation and submission in line with Regulation 19 - 22.**  
**2. To delegate minor amendments in the finalisation of the proposed submission version to the Planning Policy Manager and Team Leader.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All Wards
Contact Officer, telephone number and email: Iain Withington, Planning Policy Team Leader, 01263 516034	

[Iain.Withington@north-norfolk.gov.uk](mailto:Iain.Withington@north-norfolk.gov.uk)

**8. FIVE YEAR LAND SUPPLY STATEMENT 2021 AND HOUSING DELIVERY TEST RESULT** (Pages 29 - 32)

Summary: This report seeks authority to publish North Norfolk District Councils 2021 Five Year Land Supply position.

Recommendation: That the Statement of Five Year Land Supply 2021-2026 is published.

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Rakesh Dholiwar, <a href="mailto:rakesh.dholiwar@north-norfolk.gov.uk">rakesh.dholiwar@north-norfolk.gov.uk</a> . 01263 516161	

**9. LOCAL PLAN SITE ALLOCATIONS - CROMER** (Pages 33 - 146)

Summary: To consider a potential additional Local Plan Site Allocation in Cromer

Recommendations: **1. That land of Roughton Road (site references C19 and C19/1 are not included as a proposed allocation in the Regulation 19 version of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Mark Ashwell, Planning Policy Manager, <a href="mailto:mark.ashwell@north-norfolk.gov.uk">mark.ashwell@north-norfolk.gov.uk</a> Tel. 0263 516325	

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

**11. 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.”

12. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA
13. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

## PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 16 August 2021 remotely via Zoom at 10.00 am

**Committee** Mr A Brown (Chairman) Mrs P Grove-Jones (Vice-Chairman)  
**Members Present:** Mr N Dixon Mr P Fisher  
Ms V Gay Mr P Heinrich  
Mr R Kershaw Mr N Pearce  
Mr J Punchard Mr J Toye

Dr V Holliday (in place of Mr G Mancini-Boyle)

**Members also attending:** Mr H Blathwayt

**Officers in Attendance:** Planning Policy Manager, Planning Policy Team Leader, Democratic Services & Governance Officer (Regulatory), Assistant Director for Planning and Democratic Services and Governance Officer - Scrutiny

### 10 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G Mancini-Boyle. One substitute Member attended as shown above.

### 11 PUBLIC QUESTIONS

None.

### 12 MINUTES

The Minutes of a meeting of the Working Party held on 19 July were approved as a correct record.

### 13 ITEMS OF URGENT BUSINESS

None.

### 14 DECLARATIONS OF INTEREST

None.

### 15 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

None.

### 16 PUBLICATION OF NEW NATIONAL PLANNING POLICY FRAMEWORK

The Planning Policy Manager presented a report that summarised the provisions of the new National Planning Policy Framework and its implications for Plan Making and Development Management. The changes were already incorporated into the draft Local Plan, having been widely publicised previously by the Government.

The Chairman considered that it was encouraging that a number of the measures in the new NPPF had been taken into account in the draft Local Plan. He referred to local concerns with regard to the potential threat to the AONB from the extension of 'pop-up' campsites from 28 to 56 days and noted that some Local Authorities had imposed Article 4 directions on a wide geographical area. He asked if Article 4 directions related to the built environment only or if they would cover campsites.

The Planning Policy Manager explained that Article 4 directions were very targeted and should not be used to re-impose blanket controls over a wide geographical area to negate permitted development in that area. The Government had introduced the 56 day allowance for campsites in response to the economic impacts of the pandemic and had chosen not to exclude AONBs and other designations. It would be necessary to demonstrate that the harmful impact of campsites on the AONB justified the use of Article 4 directions.

Councillor J Toye asked if it would be possible to write a local guide to what would be acceptable to this Authority under Paragraph 80 of the NPPF relating to isolated dwellings.

The Planning Policy Manager explained that there were a number of options, from a guidance note for officers to supplementary planning guidance, but all carried less weight than a specific policy in the Local Plan. Whether a development was 'truly outstanding' was a subjective matter and he considered that it would be appropriate for the Development Committee to consider the merits of such proposals on a case by case basis. Whilst it was an issue that could be debated, he questioned whether the use of time and resources in producing a guide could be justified given the small number of applications that were received under that provision.

The Chairman suggested that an amendment could be made to the Design Guide to cover this issue.

Councillor Ms V Gay stated that the Council had an excellent Design Guide that had recently been rewritten and the important issue was how it was interpreted and understood. She suggested that a further presentation be given on the Design Guide for all Members, as newer Members would not be familiar with it.

The Planning Policy Manager explained that the Design Guide was still a working draft and had not yet been finalised. The Local Plan had to take priority but he was happy to add this suggestion to the work programme if required. The Chairman agreed that it would be useful to consider this at the end of the Local Plan process.

Councillor P Heinrich referred to the sustainable development section and asked if it could be strengthened by further guidance on the requirements, such as Passivhaus standards, heat pumps and electric charging points.

The Planning Policy Manager explained that it was inappropriate to specify particular house types as there were a number of techniques that the developer could use to meet the requirement in the new Local Plan to deliver 31% improvement over current Building Regulation standards. It was anticipated that they would be included as a construction standard in the Building Regulations in the near future. Local Plans would be continuously reviewed and this policy area would evolve as technology and climate change issues moved forward. The Planning Policy Manager stated that he was confident that the issues were being pushed as hard as possible.

Councillor N Pearce considered that much more clarity was needed with regard to the requirements for trees in developments.

The Planning Policy Manager stated that the NPPF referred to street trees, whereas previously it had not. He considered that this section would be tested fairly early on through the appeal process and the Courts. He referred to very good developments that did not include trees, where the form of development contributed positively to the character of the area. He stated that trees took up a large amount of land and there would be a significant implications in terms of land values, density, viability and delivery of affordable dwellings. He considered that there would be wide ranging, unforeseen circumstances that would be challenged through the development management process. There was no definition of street in the NPPF, which could allow for some leeway.

Councillor Mrs P Grove-Jones stated that there were two large developments in her Ward that did not have trees in the street scene as the streets and pavements were too narrow. She had always understood that trees lined avenues. Trees caused problems such as raised pavements and other issues that often led to complaints, so it would not be possible to introduce them in certain areas.

Councillor Mrs Grove-Jones commented that terms such as 'outstanding' and 'beautiful' were subjective and people had differing views and tastes.

Councillor Mrs Grove-Jones referred to the Government's proposal to remove gas boilers by 2035 and replace them with hydrogen energy or heat pumps. She stated that heat pumps were very expensive and could not be used in buildings that were not insulated to modern environmental standards. She considered that the requirements would raise the price of market and affordable housing.

Councillor N Dixon stated that the report had not referred to habitat and that there was too much emphasis on trees, which were only one part of the habitat mix. He stated that there was no consideration of the biodiversity value of different tree species, nor the types of trees that would be suitable for the environment in which they would be planted. He considered that work could be done to expand the advice on their use, and that the emphasis should be on habitat and biodiversity and the need to connect up areas of habitat enhancement to prevent them from becoming small islands of limited value.

The Planning Policy Manager stated that the Government had introduced a requirement for biodiversity net gain. Measurement tools and a matrix were being developed to establish the current biodiversity value of a site, to which a 10% uplift would be applied with the resulting biodiversity net gain requirement being delivered firstly on site, or replaced elsewhere if it could not be provided on site. Previously, only the visual impacts of trees and landscape had been considered, whereas the wider benefits were now being embodied into the guidance. He considered that it was a positive move but would take some time to filter through the planning system. The requirement for 10% biodiversity net gain would be included in the Local Plan policies.

Councillor J Toye stated that the new Environment Bill included a great deal in it regarding biodiversity and local networks that could feed into the Local Plan. The 10% biodiversity net gain requirement had come from the Bill.

The Working Party noted the report.

## 17 LOCAL PLAN - SMALL GROWTH VILLAGES POLICY

The Chairman stated that there was a need to be mindful that the Local Plan had to progress to the next stage as soon as possible.

The Planning Policy Manager presented an update report and recommended changes to the Small Growth Villages policy. He explained that Happisburgh no longer met the qualifying criteria as a Small Growth Village due to the closure of its shop and post office and was therefore recommended for removal from the list.

The Chairman requested that the size threshold be clarified as paragraph 3(f) did not give an upper limit, whereas the report referred to sites up to 1 hectare, and that 'small scale incremental growth' in paragraph 3(c) be given consideration as it was open to interpretation. He asked if it should also be made clear in the policy and text that neighbourhood plans took precedence in cases where they were in conflict with the proposed policy.

The Planning Policy Manager agreed that reference to a 1 hectare upper limit would be a useful addition to the policy.

With regard to neighbourhood plans, the Planning Policy Manager stated that potential areas of conflict with many of the policies could emerge as neighbourhood plans were drafted and a decision would need to be made as to which strands of policy took precedence. In practice, priority would be given to neighbourhood plans that had gone through due process and to which the Authority had not raised an objection, and he suggested that explanatory text should be added at the front of the Local Plan to explain the relationship between the Local Plan and neighbourhood planning, rather than modify each policy.

The Chairman agreed that a general policy elsewhere in the Plan would be acceptable but considered that a footnote should be inserted in this particular policy to refer the reader to the general remarks. The Planning Policy Manager stated that he would take this matter on board.

Councillor N Pearce stated that there was a desperate need to build social housing for local people who could not afford market housing and that protection should be built into the Local Plan as it was not possible to legislate against second homes. He considered that time limits should be placed on sites between .25 ha. and 1 ha. in order to prevent land banking by landowners and to assist Housing Associations who wanted to build on them.

Councillor P Heinrich suggested that the addition of the words '...the site abuts the development boundary and does not exceed 1 ha. in size' to paragraph 3a would address the size threshold issue in the policy.

Councillor N Dixon considered that there was potential for Hoveton and Wroxham to take a disproportionate share of growth if they were both seen as growth towns by their respective authorities, and it was important that they were treated appropriately. There was a confusion of terms with Hoveton being described as a Small Growth Town in some places, whereas elsewhere it was described as a Large Village and he considered that there was scope for further clarification.

The Planning Policy Manager explained that Hoveton was not a Small Growth Village and did not sit within this policy. Land beyond the development boundary of Hoveton would be within the Countryside policy area and would only be available for



rural exceptions development. The terminology could be clarified within the plan. Phrases that had a policy function, rather than a descriptive function, such as Small Growth Town, would be highlighted within the policy document and described in the glossary. Wording could be added to the preamble to make it clear that Hoveton was a village, although it was described as a Small Growth Town for policy purposes.

Councillor V Holliday expressed concern that an increase of 6% of the existing dwellings in Weybourne could result in 24 dwellings being built some distance from the limited local services, with residents driving to the local shop as the road was not safe to walk along. It would be difficult to provide safe and convenient access in some of the villages. She asked how many dwellings would be available for primary residence or local occupancy, and whether affordable housing would be included in these sites. She stated that second homes would not be of benefit to the sustainability of these villages. She asked why these small areas of land would be developed in the countryside rather than in towns where development would be less intrusive.

The Planning Policy Manager explained the criteria for Small Growth Villages. The methodology had been agreed some time ago. These villages were expected to deliver 350-400 dwellings over the entire Plan period. Affordable housing would be required within developments of 5 or more dwellings. The upper threshold of 1 ha. was a limit and not an entitlement and he considered that there would be merit in explaining this in the preamble to the policy. It would be challenging to deliver a 1 ha. site on the edge of Weybourne and the policy wording 'small scale incremental growth' would enable the Development Committee to determine that development of that scale was unacceptable. 6% was a diminishing allowance that would be used up over time through small scale schemes. The proposals were designed to deliver small amounts of market and affordable housing in this tier of settlements. The second homes issue had been debated on several occasions and it had been decided not to impose restrictions as this would deflect demand elsewhere and would not be an effective control tool.

The Chairman stated that he had initially been concerned that the policy could be perceived as a fast track to offering sites for market development in instances where registered social landlords were overwhelmed with offers of land, but these concerns had been allayed as the numbers would be modest. He considered that it should be borne in mind that the major developments such as those in Fakenham and North Walsham would take many years to be built out and this policy would give flexibility to deliver towards the Council's housing target.

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

## **RECOMMENDED**

- 1. That Happisburgh is removed from the list of Small Growth Villages.**
- 2. That additional policy criteria are added to ensure that rural exceptions affordable housing schemes are prioritised in Small Growth Villages, and additional amendments**
  - to explain how Neighbourhood Plans are impacted by the policy;**
  - to clarify that the policy criteria applies to sites between .25 hectares and 1 hectare in size;**

- **to provide clarification of the status of Hoveton as a Large Growth Village within the Local Plan.**

## **18 POSSIBLE WORKSHOP/MEETING ON AFFORDABLE HOUSING**

The Chairman agreed that Councillor N Pearce could raise the following matter.

Councillor Pearce considered that it would be helpful for Members to consider the Council's social housing policy from the developer's perspective. There was a high level of housing need in the District and needs were constantly changing. He requested that a meeting be arranged or an item placed on a future agenda to look at these issues.

The Planning Policy Manager stated that joint workshops with housing colleagues took place on a fairly regular basis, and housing associations had been involved in developing housing strategies. He considered that a session could be arranged for Members to look at the practical issues around delivery of affordable housing if they wished to do so.

The Chairman suggested that a statement of common ground could be drawn up so that developers were aware of the Council's requirements when submitting planning applications.

The Planning Policy Manager stated that he was aware of a request to consider issues around the first homes provision in the NPPF and the implications for affordable housing generally. He was happy to discuss with the Housing Strategy and Delivery Manager regarding a general update and to pick up some of the more targeted issues at a specific meeting. There could be an opportunity to invite housing providers to give their perspective on the Council's policies at a workshop session.

Councillor J Toye stated that he was concerned that affordable housing was lost when additional costs impacted on viability, with no adverse impact on the developer's profit. He considered that it would be beneficial for developers and the Council to understand each other's situation and to look at how the burden could be shared.

The Chairman considered that an update on viability issues would be useful in conjunction with the issues raised by Councillor Pearce.

The meeting ended at 11.53 am.

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Chairman

## **PLANNING POLICY & BUILT HERITAGE WORKING PARTY**

**Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 13 September 2021 remotely via Zoom at 10.00 am**

**Committee** Mr A Brown (Chairman) Mrs P Grove-Jones (Vice-Chairman)  
**Members Present:** Mr N Dixon Mr P Fisher  
Ms V Gay Mr P Heinrich  
Mr R Kershaw Mr G Mancini-Boyle  
Mr N Pearce Mr J Toye

Mrs A Fitch-Tillett (in place of Mr J Punchard)  
Mrs W Fredericks (in place of Dr C Stockton)

**Members also attending:** Mr T Adams (Cromer Town Ward)  
Mrs S Bütikofer (The Runtons Ward)  
Dr V Holliday  
Mr N Lloyd

**Officers in Attendance:** Planning Policy Manager, Democratic Services Manager and Democratic Services & Governance Officer (Regulatory)

### **19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Punchard and C Stockton. Two substitute Members attended the meeting.

### **20 PUBLIC QUESTIONS**

The Chairman stated that he would invite the public to speak under item 7 of the agenda.

### **21 MINUTES**

The Minutes of the previous meeting had been omitted from the agenda and had been circulated by email shortly before this meeting. As some Members had not read them it was agreed to defer consideration of the Minutes until the next meeting.

### **22 ITEMS OF URGENT BUSINESS**

None.

### **23 DECLARATIONS OF INTEREST**

All Working Party Members had been lobbied extensively by residents and a developer in respect of item 7 on the agenda.

Councillor Mrs A Fitch-Tillett declared that the landowner of land behind Pine Tree Farm was a friend. She had had discussions in the past and attended a site visit to consider some issues but did not consider herself to have been lobbied and was clear in her conscience that she was able to proceed.

## 24 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

The Planning Policy Manager referred to Minute 17 of the previous meeting in relation to the categorisation of Happisburgh as a Small Growth Village in the Local Plan. He had stated that the shop and post office in the village had closed and as a consequence Happisburgh no longer met the criteria for designation. Subsequent to that meeting he had found out that the shop and post office were still open, although the premises were for sale and a planning application had been submitted, but not yet determined, for change of use of the premises to a dwelling. He understood that there was local interest in purchasing the property as a going concern and there was a reasonable prospect that the shop and post office would continue to operate. He recommended that the Working Party reverse its decision to remove Happisburgh from the list of Small Growth Villages and give delegated powers to the Planning Policy Manager in consultation with the Chair of the Working Party and local Member to make the final decision as late in the Plan preparation process as possible having regard to the circumstances at the time.

### RECOMMENDED

**That the decision to remove Happisburgh from the list of Small Growth Villages be reversed and that the Planning Policy Manager in consultation with the Chair of the Working Party and local Member be authorised to make the final decision on the status of Happisburgh as late in the Plan preparation process as possible having regard to the circumstances at the time.**

## 25 LOCAL PLAN SITE ALLOCATIONS - CROMER

The Planning Policy Manager presented a report that sought agreement on the final selection of sites for allocation at Cromer. He gave an overview of the enlarged Gurney/Cabbell Manners site at Norwich Road and the site at Clifton Park, and the main issues relating to those sites. Although the enlarged Norwich Road site would provide the quantum of development required, it was recommended that the Clifton Park site be retained to allow flexibility.

The Planning Policy Manager presented in full a statement objecting to the allocation of the Clifton Park site that had been received from Mrs Teresa Cole, a local resident, who was unable to attend the meeting. The following is a précis of this statement. Mrs Cole considered that given the agreement of the landowners of the combined site to work together, it would be a tragedy to jeopardise land at Clifton Park for just 55 homes, which could become holiday lets given their location on the coast road, and result in the loss of what was historically considered the Runton Gap. She referred to the Council's previous refusal to permit development of the land and considered that the reasons for that refusal still applied. She considered that the unspoilt open area should be viewed as a valuable asset because of the wildlife/nature reserve opportunities it could provide, especially as the Wildlife Trust had shown an interest in the area and had advised that the site was likely to meet the criteria for a County Wildlife Site as a mosaic of native scrub and acid grassland. This site had an important role to play for biodiversity as an area of undeveloped land that provided important connectivity between the coast and inland habitats. She considered that it was tragic to destroy an area of such wildlife significance for the sake of 55 homes when alternatives were in the pipeline, bearing in mind the national concern about the decline of wildlife areas and destruction of land at an unprecedented rate. Mrs Cole had also raised issues regarding the future consultation process to which the Planning Policy Manager would respond directly.

The Planning Policy Manager stated that the positive recommendation for the allocation of the Clifton Park site was based on the acknowledgment that it had a great deal of wildlife potential but was not currently designated as a County Wildlife Site or other form of designation. In the light of Mrs Cole's comments he added a caveat to the recommendation to include the site subject to confirmation from County Wildlife Services that the site did not meet the qualifying criteria to be designated as a County Wildlife Site. If the criteria were met the site would not be recommended for inclusion in the Plan. The agreement between the parties for the Gurney and Cabbell Manners proposals would mean that the Norwich Road site could be enlarged to accommodate at least 400 dwellings, which would ease the pressure on finding sites elsewhere.

The Chairman invited Mr Rob Snowling to present his statement to the Working Party (precised). Mr Snowling stated that he was Associate Director within Pigeon's Planning and Design Team with responsibility for land at Clifton Park. He outlined the revised scheme and the reasons for its revision. He explained that the revised scheme had been informed by thorough assessment of the site's landscape context and that it now included a large area of open space on the site frontage to create a green gateway and maintain clear separation between Cromer and the settlement edge of East Runton. The lower density scheme would allow additional planting throughout to create an attractive landscaped scheme that was integrated with on-site open space and surrounding footpath connections. He explained how the revised scheme would provide 5 hectares of enhanced public open space and green infrastructure/ecological enhancements and deliver an overall net biodiversity gain. The scheme would provide an Elderly Care facility to help meet identified needs for specialist housing in Cromer and the surrounding area, which was supported by the County Council's Living Well Homes for Norfolk Team. He stated that the proximity of the Water Recycling Centre and railway line would not present a constraint to the delivery of the scheme and that Anglian Water had confirmed that no further investigations were required. He considered that the benefits package provided by the revised scheme would make a long lasting and positive contribution to the town.

Councillor J Toye asked how the biodiversity net gain would be measured and sought confirmation that it would be provided on site.

Mr Snowling explained that biodiversity would be assessed using the metric being designed by DEFRA. This would be used to establish the baseline for the site against which the scheme biodiversity would be measured. The areas of mosaic scrub and acid grassland were relatively newly formed and would be retained, with additional areas of this habitat type being proposed for the green infrastructure and enhanced open space on the site, and public access would be secured. He confirmed that all biodiversity net gain would be delivered on site.

Councillor Mrs W Fredericks asked how many placements would be provided in the elderly care facility and whether or not affordable housing would be provided.

Mr Snowling stated that the concept scheme was based on a site that could accommodate a 60 bed extra care facility. It was proposed to provide a policy compliant scheme that would deliver 35% affordable housing based on the emerging Local Plan, both within the general needs housing and the extra care facility. The number of affordable units would depend on the precise number of dwellings sought under a future planning application.

Councillor T Adams drew attention to a petition that had been forwarded to the Working Party, which called on the Council to reject the Clifton Park site, objecting to

the loss of irreplaceable natural space, the loss of physical separation between the Runtons and Cromer, impact of the development from locations such as the footpath and requesting that other sites be considered for the 55 houses. It also called upon the Council to consider the designation of the site as either local green space or a County Wildlife Site. The petition had been signed by 122 residents of Clifton Park and the surrounding area. Biodiversity was a major concern and he considered that the site was worthy of further appraisal and, in his opinion, was more valuable than low to moderate quality farmland that had been considered for allocation elsewhere. Whilst the site was not within the AONB, it was a unique and irreplaceable landscape within the Cromer locality and East Runton. The site was clearly in East Runton and there would not be an appreciable gap between the built up areas of land west of Clifton Park, on the Parish boundary and at Wyndham Park. The site was also in the vicinity of the Cromer Water Treatment Works, which would inevitably produce strong odour at certain times and lead to additional complaints to the Environmental Health Department. He considered that the deficit of houses could be provided on a slightly enlarged site south of Cromer without considerably greater impact on the landscape. He requested that the Working Party consider the landscape value of the Clifton Park site above all other considerations.

Councillor Mrs S Bütikofer stated that she was addressing the Working Party as local Member for The Runtons Ward. She requested Members to be clear that the land was in The Runtons Ward and not Cromer. She stated that one of the unique features of the North Norfolk coastline was the way in which the towns and villages were divided with spaces between them. The gap between Cromer and East Runton was small but very significant. She quoted from the Landscape Character Assessment, which emphasised the importance of these small gaps between settlements to the character of the area and specifically referenced the gap between East Runton and Cromer. She referred to the proximity of the site to other areas of importance around The Wash and Overstrand. She stated that the area needed to be protected and that this unique separation was also important for the wildlife in the area. The land to the front of the site that was proposed for landscaping had been developed in the past, but the most important part of the site was the area proposed for development at the rear, which had been left undisturbed for a long time and was inhabited by a wide range of creatures, including those that were important for birdlife. She referred to the number of representations that had been received, which showed that people cared passionately about the area. It had been clearly explained by officers that there was no pressure on the 55 dwellings and that they could be provided elsewhere. She urged the Working Party to reject the Clifton Park proposal.

Councillor Mrs A Fitch-Tillett supported the objectors and did not wish to see the communities along the coast joined up. She asked if Cabbell Park would be available for the additional 55 houses if alternative football facilities were to be provided. She added that there had been significant cliff slumps between Cromer and East Runton and she would resist any further hard surfacing within a few metres of the coastal erosion zone.

The Planning Policy Manager explained that the existing Cabbell Park site was already designated as an Open Land Area and considered to be important to the town as green space. There would be a significant policy issue to be addressed in respect of the loss of designated Open Land Area if a proposal came forward to develop that site. He did not consider that the loss of 55 dwellings would make the Plan unsound or the strategy for Cromer difficult to defend in the event that the enlarged proposals at Norwich Road were supported but not the Clifton Park proposal, nor would it be necessary to find an alternative site for them.

Councillor P Heinrich agreed with the comments regarding Clifton Park and could not support the proposal. Despite the Norwich Road site being located in the AONB, he considered that it was broadly acceptable and would provide the necessary housing.

Councillor N Dixon asked if the Council had produced any guidance in the development of policy that dealt with the maintenance of gaps between settlements, and also if there was any guidance on how to assess habitat or biodiversity value of sites that were not formally classified.

The Planning Policy Manager referred to comments by Councillor Mrs Bütikofer regarding the Landscape Character Assessment (LCA). He explained that the LCA had replaced the Area of High Landscape Value (AHLV) referred to by Mrs Cole in citing the reasons for refusal of a previous planning application for the Clifton Park site. AHLVs had been local designations within the gift of local authorities. They had been abolished by the Government and replaced by LCAs which established the character of the landscape and its sensitivity to development. The paragraphs read by Councillor Mrs Bütikofer had specifically referenced the Clifton Park site. The Local Plan included policies that required account to be taken of the LCA, which was a supplementary planning guide document used to inform the application of policy. The biodiversity issue was the subject of emerging guidance and the Environment Bill would introduce a legal requirement for developers to demonstrate 10% biodiversity gain, which would be assessed using a national matrix which was currently being developed. The Clifton Park site would offer 5 hectares specifically for biodiversity improvements. The Planning Policy Manager stated that in the absence of a specific scheme he could not have confidence that the 10% requirement would be delivered, and any future planning application on the site would be required to demonstrate compliance with the policy requirement.

In response to further questions by Councillor Dixon regarding the policy position in association with the LCA document, the Planning Policy Manager explained that new LCAs had been approved and adopted since 2008, and he was unsure as to whether the reference quoted had been taken from the 2008 document or the more recent ones. However, there was little chance that the landscape had changed sufficiently to be described in a different way. He confirmed that the LCA documents would support resisting the Clifton Park proposal on grounds related to landscape and the coalescence of settlements.

Councillor N Pearce stated that the concerns regarding coalescence of settlements also applied to Roughton. Whilst there would be grudging acceptance of development on Norwich Road because of the need for housing and future growth, Roughton Road was not ideal for a large increase of traffic. He acknowledged that any site around Cromer would be controversial. The Norwich Road site was located in the AONB and he was concerned that there was future potential to develop the other side of the Roughton Road and fill the gap between Roughton and Cromer. He considered that points made in respect of East Runton were also applicable to Roughton. There would be a great deal of work required to improve access to Norwich Road. He sought clarification as to what could happen in the future.

The Planning Policy Manager stated that there were no comfortable options in Cromer. He considered that the arguments regarding the coalescence of settlements were not the same for the Norwich Road proposal as the site was screened behind bungalow development on the main road and was only visible through a relatively narrow gap on the street frontage. However, any large site on

the edge of town would have a visual impact on the character of the approach into Cromer as there was likely to be a roundabout junction serving a very large housing estate and therefore the inclusion of the site would attract significant local objection. Whilst large scale development on that side of the town had been resisted in the past, he considered that a change of position would be defensible as careful consideration had been given to alternatives. With regard to growth in the longer term, it was necessary to look at the Plan that was being produced at the current time and any further growth beyond the new Plan period would be a matter for future consideration.

Councillor R Kershaw stated that all the developments were contentious but he considered that the Norwich Road site made more sense in the wider public interest. It was clear that the initial development would go to Norwich Road and not Roughton Road. He stated that it was important to note that local residents had had the opportunity to comment on these proposals and it was possible that the right to do so could be taken away in a future White Paper.

Councillor Mrs W Fredericks asked if there would be a commitment to 35% affordable housing on the enlarged site, and whether there would be another care home or elderly facility. She thanked the members of the public who had written in regarding these proposals and having considered the community's needs and wishes, she supported the enlargement of the Norwich Road site and welcomed the comfort and assurance that all traffic would be directed onto Norwich Road.

For clarity, the Planning Policy Manager explained that the allocation was not a planning application and Members should be aware that there could be a difference between the allocation and any subsequent planning applications. He could not give any guarantees as to what would be proposed as part of a planning application, but the allocation would include policy requirements including an upper limit of 400 dwellings, replacement of football club facilities, provision of an elderly care facility and a standard requirement for 35% affordable housing. The delivery of the site would require significant infrastructure investment in highway improvements, as well as a footbridge over the railway line. The policy would specify that the site would have no boundary to Roughton Road so there would be no prospect of vehicular access onto that road.

The Chairman asked how long it would take to receive confirmation as to whether or not the Clifton Park site met the criteria for designation as a County Wildlife Site.

The Planning Policy Manager referred to comments by Mrs Cole and anticipated that the position could be established quickly without delaying the Plan. If there was a prospect that the site would be designated and the process had been put in hand it would reinforce the Council's position at examination in the event of a decision not to allocate the site. The support of wildlife bodies such as the Norfolk Wildlife Trust would be a prerequisite for defending a wildlife argument through the Inquiry.

The Chairman stated that Clifton Park was very contentious and on behalf of the Working Party thanked members of the public who had contacted Members with their views, and thanked Members for considering the submissions. He was grateful to Councillor Mrs Bütikofer for bringing forward the consideration of the LCA.

Councillor N Pearce expressed concerns regarding the delivery of the access roads into the Norwich Road site, and asked if the Council was in a position to stipulate that roadworks and other rectifications to allow access from Norwich Road must be carried out before commencement of development of the dwellings.



The Democratic Services Manager sought clarification as to whether Councillor Pearce had declared an interest in the Norwich Road site due to his place of residence.

Councillor Pearce stated that he did not have any pecuniary interests to declare or any financial interests in Mr Cabbell Manners' operation or his land. He had said in the past that he had been approached by Mr Cabbell Manners and had not entertained any discussion with him regarding his future projects. He could not help where he lived and had always tried to be objective in his thoughts and 100% honest.

The Democratic Services Manager stated that she was satisfied to some extent, but property counted as a pecuniary interest and the allocation of the site could impact on the value of Councillor Pearce's property. However it was a decision for Councillor Pearce as to whether he was comfortable with voting on this matter.

Councillor Pearce confirmed he had no arrangements with Mr Cabbell Manners or the Gurney proposal. The recommendations would be taken forward to Cabinet and he could not influence the final decision.

In answer to the question raised regarding the phasing of infrastructure works, the Planning Policy Manager explained that the scale of the development would require as a minimum two points of access from Norwich Road, with one of the junctions likely to be a roundabout. Discussions had taken place regarding the location of the roundabout. The Highway Authority's preferred location had previously been undeliverable but was now a possibility following agreement between the landowners on a joint scheme. There would be a trigger point associated with the planning application that would require the phased delivery of the roadworks. This would be determined by the Highway Authority to ensure that the development was built out in a sensible way and served by the necessary infrastructure. He assured the Working Party that the infrastructure works would happen when required in terms of highway safety and convenience and the trigger points would be based on the occupation of a certain number of dwellings.

**RECOMMENDED** by 10 votes to 0 with 2 abstentions

**That land west of Cromer adjacent to Norwich Road is included in the Reg19 Local Plan as an allocation for approximately 400 dwellings, sports pitches, elderly persons' accommodation, open space and supporting infrastructure and that development of the site accords with a single comprehensive master plan and phasing agreement.**

The Working Party voted **unanimously against** the recommendation that land at Clifton Park is allocated in the Reg19 Plan for approx. 55 dwellings, elderly care accommodation and public open space, subject to confirmation that it does not constitute a County Wildlife Site designation and does not meet the criteria for such a designation.

The meeting ended at 11.54 am.

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Chairman

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## Declarations of Interest at Meetings

When declaring an interest at a meeting, Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate to any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

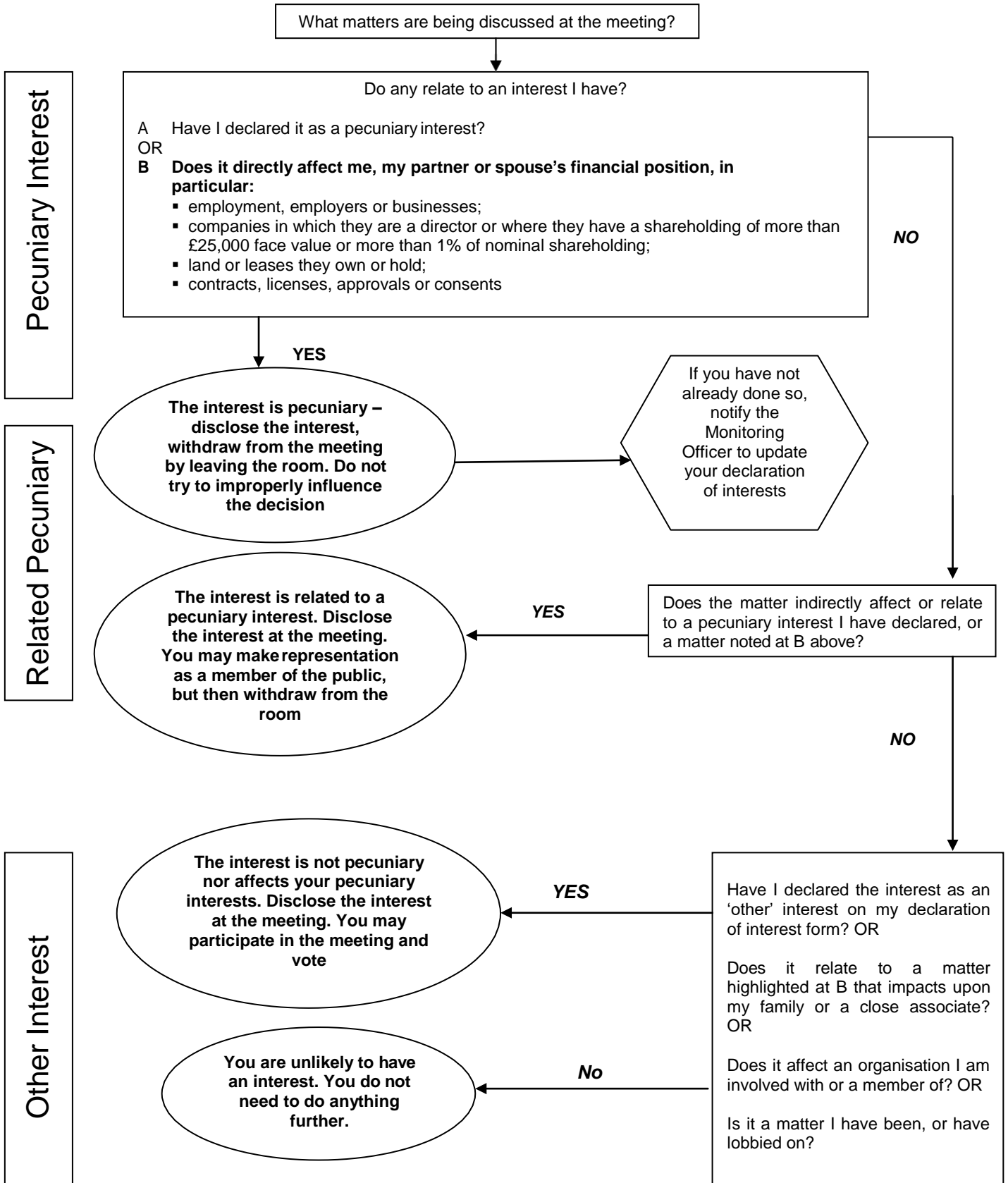
**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF**

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**

**DEVELOPMENT COMMITTEE MEMBERS SHOULD ALSO REFER TO THE PLANNING PROTOCOL**

# Declarations of Interest at Meetings

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



## Local Plan Strategic Policies

**Summary:** Following due consideration of the representations made at Regulation 18 stage of Local Plan preparation this report seeks Member endorsement to move to the next stages of Plan production incorporating Regulation 19 - 22. (In relation to strategic policies).

**Recommendations:**

- 1. That Working Party agree the strategic policies section of the Local Plan as the basis for undertaking the consultation and submission in line with Regulation 19 - 22.**
- 2. To delegate minor amendments in the finalisation of the proposed submission version to the Planning Policy Manager and Team Leader.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All Wards
Contact Officer, telephone number and email:	
Iain Withington, Planning Policy Team Leader, 01263 516034 <a href="mailto:Iain.Withington@north-norfolk.gov.uk">Iain.Withington@north-norfolk.gov.uk</a>	

### 1. Introduction

- 1.1 The emerging North Norfolk Local Plan has been subject to public consultation at Regulation 18 stage of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), (the Regulations) during May and June 2019 and each policy section has since undergone review and detailed scrutiny through working party discussions with the aim of producing a revised Draft Local Plan incorporating justified modifications in order for the authority to consult at Regulation 19 Draft Plan publication stage, ahead of subsequent submission for examination. Policy approaches agreed at working party have, at each stage, been endorsed by subsequent Cabinet meetings. This report is the final report bringing together the strategic policies and contextual front end of the emerging Local Plan into one consolidated document, ahead of public consultation under regulations 19-22 of the Regulations.
- 1.2 Regulation 19 of the Regulations represents the Publication Stage of the Draft Local Plan and is also known as the Proposed Submission Version. It is the stage of Plan production following which, the LPA can give "weight" to the emerging policies as a material consideration in the determination of planning applications, in line with para 48 of the NPPF. Weight is determined around the degree of unresolved objections, the degree of consistency with the NPPF and the stage of preparation.
- 1.3 Regulation 19 consultation offers a further opportunity for statutory and general consultees to make representation to the Local Planning Authority, LPA on the proposed emerging submission version of the Plan. Under regulation 22 copies

of all representations received at this stage, along with a summary of the key issues and relevant supporting documents, are required to be forwarded to the Secretary of State as part of any future 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.

- 1.4 **The purpose** of this report follows on from the detailed scrutiny of Regulation 18 consultation feedback, changes to national policy and updated evidence and the subsequent refinement of the policy approaches, in order to seek working party endorsement of the front end of the Plan, which incorporates the Plans contextual information and strategic policies for the purposes of Regulation 19 – 22 of the Regulations. The remaining section of the Plan covering the town and village profiles which incorporate the final site allocations will be subject to a further and separate report. Both sections are currently envisaged to be required prior to Regulation 19 consultation.

## **2. The Plan**

- 2.1 The draft document as [Appendix 1](#) represents the Councils approach to delivering climate resilient sustainable growth through land use planning. Once adopted, it will form the basis of the strategic policies for the determination of planning applications up to 2036. The document includes all the refinements, policy choices and alignments to the wider climate change ambitions as have discussed at working party and through further delegated discussions as appropriate. The language in the policies and text is specific and deliberate to ensure appropriate linkages between policies, alignment to national policy and ensure consideration of the Plan as a whole along with the intended interpretation. The Plan itself is linked to the Sustainability Appraisal, Consultation Statement and other supporting documents, through the specific wording used and as such, sit behind and provide the support and justification of its production. The Consultation Statement details specifically how the authority has taken the feedback from regulation 18 into account, as previously presented and discussed at working parties between March 2020 and August 2021.
- 2.2 In response to the wide ranging comments relating to the need to address climate resilience through sustainable development, Members desire to ensure the principles of climate change, environmental considerations and the inclusion of revised corporate priorities and the Environmental Charter, the Plan has been amended to enable upfront considerations of climate change principles, rather than the previous layout which embedded the approach throughout the document. Consequently, the document has been restructured with policies from across the Plan being consolidated in a new section focusing on delivering climate resilient sustainable growth. However, action and consideration of matters relating to climate change remain integral parts of many policies and as such, the Plan needs to be taken as a whole. Local Plan Figure 4, reproduced in **Appendix 2** of this report, outlines the most relevant policies and how they relate to the climate change principles, as set out in the Local Plan and the guiding principles of delivering climate resilient sustainable growth through Policy CC1. A number of policies or aspects of policies have been merged in order to provide clarity and reduce repetition and in some

cases, additional policies have been added where necessary. How the structure has changed from Regulation 18 to Regulation 19 is detailed in **Appendix 3**.

- 2.3 The front end of the plan which, includes the Spatial Portrait, Vision and the Aims & Objectives, has been rewritten with a more focused purpose of identifying and substantiating the key challenges facing the District in enabling growth, providing housing and jobs, whilst conserving and enhancing the landscape and natural environment – all in the context of moving towards net zero and increasing our resilience to climate change. New sections have been added into the Spatial Portrait around carbon emissions, the key challenges around the Plan's role in facilitating and managing the mitigation and adaptation to climate change through land use policies, in order to seek a step change across the district to a more sustainable future through a shared responsibility and model shift in practices.
- 2.4 The Plan sets out the strategic policies across six specific strategic and interrelated policy sections including: The delivery of climate resilient sustainable growth, the spatial strategy, delivering well connected, healthy communities, the environment, housing and the economy. The previous sustainable development section has been replaced with a focused section, which provides a consolidation of policies and that puts emphasis on the delivery of climate resilient sustainable growth. The section consolidates the key policies and considerations from across the Plan into one upfront chapter and sets out the guiding principles that development proposals should address in order to ensure that new development positively contributes to mitigating and adapting to climate change and addresses the challenges most relevant to North Norfolk.
- 2.5 The section incorporates policies that were previously detailed throughout the document and also new policies, such as the requirement for biodiversity net gain. As a result, a new section covering the distribution of development has been created, which clearly focuses on the delivery of the sufficient housing of the right type that addresses the needs identified through national evidence and reflects local priorities. A third new section; Delivering well connected, healthy places, consolidates policies and approaches around community facilities, health, services, and infrastructure requirements, which were previously in the sustainable development section. As such, it allows the Plan to place emphasis on key policy requirements highlighted by Members around the delivery of and support for services, open space, broadband, and the timely delivery of necessary infrastructure through specific developer contributions and which link back specifically to a number of the key strategic aims and objectives that were set for the Local Plan.
- 2.6 Section 6 then focuses on the built and natural environment, setting out policies that cover the strategic approach to the Norfolk Coast Area of Outstanding Beauty and the Broads, how development proposals are to reflect the defining and distinctive qualities of the landscape character areas, protect and enhance biodiversity geodiversity and the historic environment. Remaining policies in the section set out the principles of high quality design, amending considerations and the approach to addressing the effects of growth through individual or in-combination effects on the integrity of European sites from recreational disturbance.

- 2.7 Section 7, covering Housing, is repurposed to complement the housing distribution policies and collectively they enable the delivery of a wide range of both market and affordable homes in sizes, tenures and types to match the identified existing and future needs. The minimum space standards and requirement for accessible and adaptable homes remains in this section. These policies incorporate the aim to increase the overall percentage of appropriate housing across the District that allows people to remain in their own homes and communities through all the stages of life in a cost effective way, complementing the wider health strategy.
- 2.8 The final strategic policy section covers the economy and sets out the guiding principles around employment opportunities required to deliver sustainable growth. Policies in this section cover employment allocations, the approach to employment in designated and undesignated areas and include specific policies on retail and main town centres and the tourist economy. The section, although updated, remains largely in the same order as at regulation 18.
- 2.9 The Plan at this stage remains draft ahead of Regulation 19 consultation and a small number of highlighted areas will need to be finalised prior to consultation. These are mainly required in order to ensure alignment with the site allocation section which is in the final stages of completion. Once the site proposals are completed the remaining housing and employment figures can be updated and the policies aligned with the site proposals and the trajectory updated. In addition, the draft policies are undergoing assessment through the final iteration of Habitat Regulation Assessment and along with the final viability evidence, policy wording may need to be amended to reflect and accord with their conclusions. A monitoring framework will also be included which will set out how the Plan will be monitored and reported on through the Annual Monitoring Report, AMR.
- 2.10 It is proposed that these and other minor modifications through fact checking, and proof reading are continued to be co-ordinated and delegated to the policy team leader. It is not expected that the final iterations of the viability evidence and HRA will change the substance of policies. However, if this is the case, a report will be brought back to working party if necessary.

### **3 Recommendations**

- 3.1 That Working Party agree the Local Plan in as far as the strategic policies section as the basis for undertaking the consultation and submission in line with Regulation 19 – 22.**

**To delegate minor amendments in the finalisation of the proposed submission version to the Planning Policy Manager and Team Leader.**

### **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 up to date and proportionate evidence, be informed by appropriate sustainability appraisals and take account of and demonstrate how public feedback, national policy & guidance have been used to inform the production through the application of a consistent methodology.



- 4.2 The statutory process requires plan production to accord to the statutory requirements as set out in The Town and Country Planning (Local Planning), (England) Regulations 2012 (as amended). 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.
- 4.3 There remains a residual risk of planning reform which, could undermine the production of the Plan to date through the proposed white paper along with further changes to the National Planning Policy Framework, either through incremental changes or substantive changes leading to wholesale replacement. Early consultation reduces the risks associated with changes in government policy and puts the authority in a stronger position to take advantage of any subsequent transitional arrangements should they be introduced. If the Council has not reached the previously required Regulation 19 stage there remains an increased risk of early Plan review and substantial costs along with increased pressure and challenge on the continued use of existing adopted policies.
- 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.
- 5.2 Failure to reach the required stage of plan production ahead of any transitional arrangements introduced through planning reform would introduce substantial delay and costs into the production of a revised Local Plan.

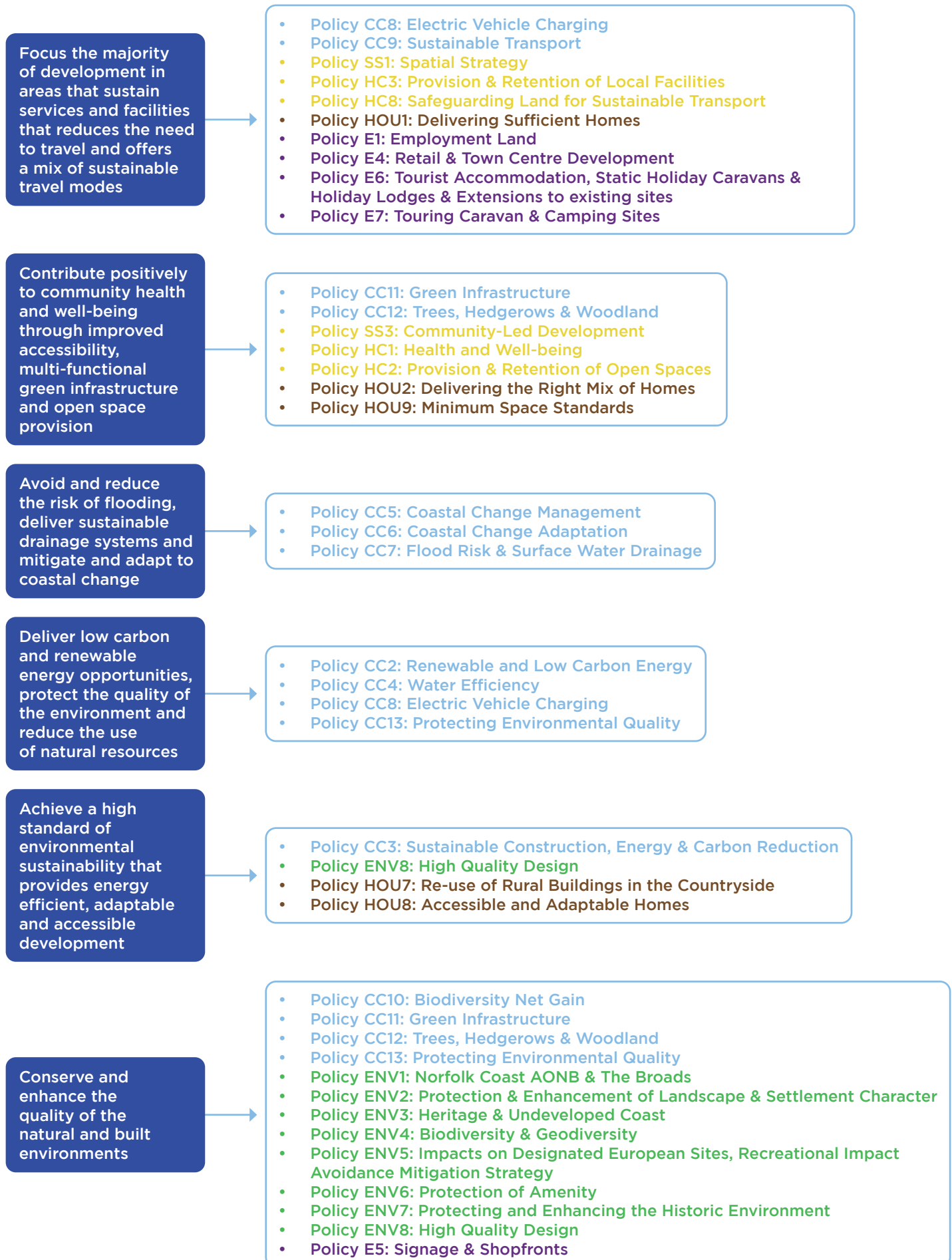
## **Appendices**

- Appendix 1 – [DRAFT - Proposed Submission, Publication Stage Regulation 19 version Local Plan \(version 4.4\)](#)
- Appendix 2 – Copy Local Plan fig 4: How climate change is addressed by the Local Plan
- Appendix 3 – Plan Structure

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Local Plan Climate Change Principles

Most Relevant Local Plan Policies



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**Proposed Submission Version**  
Publication Stage, Regulation 19

<b>Policy Reg 19</b>	<b>Name</b>	<b>Reg 18 reference</b>
<b>1. Introduction</b>		
<b>2. Spatial Portrait Vision and Objectives</b>		
<b>3.DELIVERING CLIMATE RESILIENT &amp; SUSTAINABLE GROWTH</b>		
CC1	Delivering Climate Resilient Sustainable Growth.	SD1
CC2	Renewable and Low Carbon Energy	SD7
CC3	Sustainable Construction, Energy Efficiency & Carbon Reduction	HOU11
CC4	Water Efficiency	HOU9
CC5	Coastal Change Management	SD11
CC6	Coastal Change Adaptation	SD12
CC7	Flood Risk & Surface Water Drainage	SD10
CC8	Electric Vehicle Charging	SD16
CC9	Sustainable Transport	SD17
CC10	Biodiversity Net Gain	new
CC11	Green Infrastructure	ENV5 & ENV8
CC12	Trees, Hedgerows & Woodland	ENV6
CC13	Protecting Environmental Quality	SD13
<b>4.SPATIAL STRATEGY</b>		
SS1	Spatial Strategy	SD3
SS2	Development in the Countryside	SD4
SS3	Community-Led Development	SD2
<b>5 DELIVERING WELL CONNECTED, HEALTHY COMMUNITIES</b>		
HC1	Health and Well - Being	NEW
HC2	Provision & Retention of Open Spaces	ENV7
HC3	Provision & Retention of Local Facilities	SD6
HC4	Infrastructure Provision, Developer Contributions & Viability	SD5
HC5	Fibre to The Premises	SD8
HC6	Telecommunication Infrastructure	SD9
HC7	Parking provision	SD15
HC8	Safeguarding Land for Sustainable Transport	SD17
<b>6 ENVIRONMENT</b>		
ENV1	Norfolk Coast Area of Outstanding Natural Beauty & The Broads	ENV1
ENV2	Protection & Enhancement of Landscape & Settlement Character	ENV2
ENV3	Heritage & Undeveloped Coast	ENV3

ENV4	Biodiversity & Geodiversity	ENV4
ENV5	Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy	NEW
ENV6	Protection of Amenity	ENV10
ENV7	Protecting and Enhancing the Historic Environment	ENV11
ENV8	High Quality Design	ENV9
<b>7 HOUSING</b>		
HOU1	Delivering Sufficient Homes	HOU1
HOU2	Delivering the Right Mix of Homes	HOU2
HOU3	Affordable Homes in the Countryside (Rural Exceptions Housing)	HOU3
HOU4	Essential Rural Worker Accommodation	HOU4
HOU5	Gypsy, Traveller & Travelling Showpeople's Accommodation	HOU5
HOU6	Replacement Dwellings, Extensions, domestic outbuildings & Annexed Accommodation	HOU6
HOU7	Re-use of Rural Buildings in the Countryside	HOU7
HOU8	Accessible & Adaptable Homes	HOU8
HOU9	Minimum Space Standards	HOU9?
<b>8 ECONOMY</b>		
E1	Employment Land	ECN1
E2	Employment Areas, Enterprise Zones & Former Airbases	ECN2
E3	Employment Development Outside of Employment Areas	ECN3
E4	Retail & Town Centre Development	ECN4
E5	Signage & Shopfronts	ECN5
<b>Tourism</b>		
E6	Tourist Accommodation, Static Caravans & Holiday Lodges and extensions to existing sites	ECN6
E7	Touring Caravan & Camping Sites	ECN7
E8	New Tourist Attractions & extensions	ECN8
E9	Retaining an Adequate Supply & Mix of Tourist Accommodation	ECN9
<b>9 TOWN STRATEGIES &amp; SITE ALLOCATIONS</b>		
DS1	Site Allocations	DS1
	<i>Add site proposals section</i>	
<b>10 MONITORING FRAMEWORK</b>		
	<i>Monitoring Framework</i>	
	<i>Housing Trajectory</i>	

<b>Appendices</b>		
Appendix 1	Flood Risk & Surface water drainage - Level of information required and at what stage for planning applications	
Appendix 2	Open Space	
Appendix 3	Technical Space Standards	
Appendix 4	Growth levels in Small Growth Villages	
Glossary	Glossary	

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Item for Decision

## Five Year Land Supply Statement 2021 and Housing Delivery Test Result

Summary: This report seeks authority to publish North Norfolk District Councils 2021 Five Year Land Supply position.

Recommendation: That the Statement of Five Year Land Supply 2021-2026 is published.

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Rakesh Dholiwar, <a href="mailto:rakesh.dholiwar@north-norfolk.gov.uk">rakesh.dholiwar@north-norfolk.gov.uk</a> . 01263 516161	

### 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out the requirements for Planning Authorities to address housing need for their area and delivering a sufficient number of homes via the Local Plan and the determination of planning applications. It requires the publication of an annual statement outlining the land supply position in each planning authority area.
- 1.2 **Five Year Land Supply Statements (5YLS)** look *forwards* over the next five-year period and compare dwelling requirements over this period with the likely supply of suitable development sites. Failure to maintain a sufficient supply of future development sites reduces the weight that can be given to adopted policies, and introduces a policy presumption that planning permission should be granted for sustainable developments, including in circumstances where the proposals may not comply with locally adopted Plans. This presumption should be applied until such time as the land supply position has improved.
- 1.3 The **Housing Delivery Test (HDT)** looks backwards over the previous three years and compares actual delivery against required targets in the same period. In this year's test, government has included a four month 'grace period' to take account of the impacts of the pandemic on rates of housing completions. Against this test, the Authority delivered 104% of the target in 2020/21. This is the fourth consecutive year that the Authority has met this requirement.

### 2. Five Year Land Supply 2021-2026

- 2.1 Each year the Council is required to produce a statement which compares the future target for the delivery of new homes to the supply of housing land that is available to meet that target. This statement is important both in monitoring progress on the delivery of homes, and ensuring that sufficient development land is available to accommodate future needs.

- 2.2 The formal requirement is that each Authority should always have available sufficient deliverable sites for the next five years of required housing growth. It is not enough to allocate sites in Local Plans or to grant planning permission for development - the test requires that there must also be a *realistic prospect* that planned and approved development is actually going to be built within the next five-year period. The test is intended to ensure that the absence of suitable development sites will not hold back required development. If an Authority is unable to demonstrate a five-year land supply (sufficient development land for the next five years) it should take measures to make more land available, for example, by granting more deliverable planning permissions, or allocating more land in a Local Plan, or introducing other measures to incentivise the quicker delivery of approved developments.
- 2.3 For Five Year Land Supply purposes, and setting housing targets in Local Plans, the number of homes required over the period is calculated in accordance with a standard national methodology. In order to ensure that there is sufficient choice and flexibility in future land supply the National Planning Policy Framework (NPPF) also requires that a further 5% buffer is added to the five-year requirement. In North Norfolk this approach<sup>i</sup> currently produces a five year requirement to deliver **2,399** homes (inclusive of the 5% buffer).
- 2.4 Taking account of the planning permissions which have been granted, the allocated development sites in the adopted Site Allocations Development Plan which remain to be built, and making an allowance for future windfall developments as of April 2021 there is a total assessed deliverable supply of land suitable for some **2,503** new homes in the District. The deliverable supply does not currently include any of the sites which are proposed to be allocated in the new Local Plan as the Plan is yet to be subject to independent examination.
- 2.5 This equates to **5.22 years** land supply.

### **3. Key messages and implications**

- 3.1 In the last few year's the number of new dwellings completed in the District has slightly exceeded the annual target. As a consequence, the Council has delivered sufficient homes to meet government requirements and in the previous four years the authority has passed the Housing Delivery Test (HDT) which is the governments preferred measure for housing delivery. Whilst on the one hand, high completion rates are a sign of success and clearly help to address housing need, it is also the case that the more homes that are built the greater the requirement becomes in future years. This is because to maintain the five-year supply each home that is built must be replaced with another that will be built in future years to ensure a continuous supply of future homes.
- 3.2 As the Council is currently able to demonstrate a five year supply it should continue to give full weight to the adopted policies of the Local Plan when making planning decisions, unless those policies are out of date or there are other material considerations which would justify a departure from policy.

#### **4. Legal Implications and Risks**

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

**Recommendation:                      That the Council publishes the 2021 Five Year Land Supply Statement.**

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<sup>i</sup> North Norfolk District Council uses a local variation on the standard national methodology to establish the local housing requirement. This entails using 2016 based national household projections rather than the 2014 based figures used in the national methodology. This is because the 2014 figures are known to be inaccurate for North Norfolk.

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## Local Plan Site Allocations - Cromer

Summary: To consider a potential additional Local Plan Site Allocation in Cromer

Recommendations: **1. That land of Roughton Road (site references C19 and C19/1 are not included as a proposed allocation in the Regulation 19 version of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Mark Ashwell, Planning Policy Manager, <a href="mailto:mark.ashwell@north-norfolk.gov.uk">mark.ashwell@north-norfolk.gov.uk</a> Tel. 0263 516325	

### 1. Introduction

- 1.1 At the meeting in Sept Members considered options for site allocations in Cromer. It was resolved to include three sites in the Regulation 19 consultation version of the Local Plan which taken together are suitable for the delivery of around 600 homes. Members may recall that this figure of approximately 600 dwellings is set out in the Plan as a target for delivery on allocated sites for Cromer.
- 1.2 Leading into the previous meeting, and subsequently, representations have been made about the suitability of an additional site in Roughton Road expressing concerns that the site does not appear to have been adequately considered in previous reports.
- 1.3 This report considers the suitability of this site for allocation in the Plan.

### 2. Background to site selection in Cromer

2.1 Cromer is identified as one of the Large Growth Towns in the Draft Plan and requires land to be identified in the town (adjacent parishes) for around 600 dwellings. This number is much lower than both Fakenham and North Walsham, which are the other two Large Growth Towns in the Plan. This reflects the degree to which growth in Cromer is constrained by the North Sea, the surrounding Area of Outstanding Natural Beauty, and other localised constraints. Set against this, Cromer has amongst the highest numbers of people in housing need and the range of supporting services that is available is comparatively good.

2.2 Given this, it is strategically important that the town makes a significant contribution toward addressing the overall housing requirement and other development needs in the District and that sites are identified which are suitable to provide a land supply both early in, and throughout the Plan period, whilst also mitigating environmental and other potential adverse impacts.

The sites so far identified for inclusion in the Plan are:

**Land west of Pine Tree Farm** (the enlarged 'Gurney' site) – proposed to be allocated in the Draft Plan for approx. 400 dwellings, elderly care and replacement football club facilities

**Land at Cromer High Station** – A small site for around 20 units rolled forward from the existing adopted Plan.

**Land at the former Golf Practice Ground**, Overstrand Road – proposed for approx. 180 dwellings and elderly persons accommodation.

2.3 Collectively, these three sites deliver around 600 dwellings, which is the 'target' for allocated sites for Cromer included in the Draft Plan.

### **3. Updated Position (Sites C19 and C19/1).**

Sites C19 and C19a are essentially the same areas of land with alternative access arrangements, one option with access to Roughton Road (not being promoted), and the second with access to Burnt Hills and Metton Road.

These sites are not new, they were put forward via the original call for sites process at the start of Plan preparation and identified at Regulation 18 stage as non-preferred sites and were subject to public consultation on that basis. They are also a small part of the site which was subject to the withdrawn planning application covering this and site references C44 and C18 (Plan attached – **Appendix 4**)

As such they have been subject to detailed appraisal and Sustainability Appraisal and have been reported to the Working Party as non-preferred options in the Site Booklets which have accompanied the site selection reports to the Working Party. (Extract attached as **Appendix 4**).

The only notable change relates to highway considerations. As initially promoted this site was considered both individually and as part of a larger scheme. In both cases the Highway Authority maintained an in principle highway objection due to the likelihood of increased traffic using Roughton Road. More recently, the owner has confirmed that access could be provided from the adjacent housing development (Burnt Hills) with a possible secondary/ emergency access to Metton Road. On the basis of a scheme for no more than around 70-80 units the Highway Authority have indicated that an objection on highway safety grounds would be difficult to sustain.

Officer's previous recommendations not to include this area were based in part on the highway objection but also included the sites designation as part of the Norfolk Coast Area of Outstanding Natural Beauty and the national policy presumption that significant developments should not be built within such designations. The site is also somewhat peripheral when compared to the proposed allocations and is on the margins of acceptable walking distances to key facilities.

The site promoters point out that not only is the site deliverable, and in their view suitable, its allocation would add flexibility and improve the prospects of sufficient growth being delivered in Cromer. Furthermore whilst the site is within the AONB they argue the impacts of development would be comparatively modest.

Given that the authority has already identified sufficient sites around Cromer to address the Plan target for the town it is not necessary to allocate further sites merely to achieve the numeric target. The proposed allocations identified so far are also in the AONB but are better located and in the case of the Norwich Road allocation

would offer significant public benefits. Officers consider that the allocation of further AONB land is not justified and would conflict with national policy.

## **5. Recommendations**

**1. That land off Roughton Road (site references C19 and C19/1) are not included as a proposed allocation in the Regulation 19 version of the Local Plan.**

## **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 approaches and site allocations must be justified and underpinned by up to date and proportionate evidence, the application of a consistent methodology and take account of public feedback and national policy and guidance.
- 6.2 Preparation of the Plan is subject to regulatory requirements, legal and soundness tests, and reputational risks particularly in relation to development site selection.

## **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.

## **Appendices**

**Appendix 4** – Site Appraisal details and Regulation 18 consultation responses summary for Cromer (Site Assessment Booklet).

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North Norfolk District Council

# **Site Assessment (Regulation 19): Cromer**

Appendix 1 – Working Party Sept 2021

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## 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"> <li>- Part 1 / Part 2 of booklet made clearer</li> <li>- Cover added</li> <li>- References to original sources of information removed throughout.</li> <li>- Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'.</li> <li>- Action column deleted from Reg 18 Summary of Comments</li> </ul>	N/A
10/05/20	CB	- Site Maps added	Review if meets needs.
15/06/29	SH	- Site Assessment section started	1st draft complete 30.6.20
19/06/20	CD	Reg 19 SA conclusions added	Complete
30/06/20	IW	Section 1 updated	Complete
01/07/20	MA	Site assessment review	Complete 01.07.2020
09/09/20	CB	Significant restructuring and content added in accordance with 'Booklets next stages 19.6.20' document.	Review
22/01/21	SM	Added HRA findings from draft interim report for Reg.19, December 2020 relating to settlement conclusions and likely significant effects resulting from proposed allocations.	Review
25/01/21	CB	RAMS contribution requirement added to each site allocation policy.	
09/02/21		Updated with findings of the Heritage Impact Assessment	Review

# Site Assessment (Cromer)

## Part 1: Settlement Information

### 1.1. Introduction

This booklet provides a high-level overview of Cromer as a growth location in the Draft Local Plan. It 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 in Section 2, and, at the rear of the document as an appendix. The maps detail all sites which were subject to consultation at Regulation 18 stage of plan preparation, and any additional sites which were suggested in response to that consultation. In the event that the sites are allocated, their development would be subject to the policies of the plan including the site specific policies in Part 3 of this document.

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

- **Part 1** - Contextual background information about Cromer together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.
- **Part 2** - Updated Sustainability Appraisal and assessment for each of the sites considered.
- **Part 3** - The Council's conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.

### Plan Requirements

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

## 1.2. Sites Promoted & Considered (Regulation 18)

### Residential Site Options

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

### Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
C10/1	DS3	H0043	Land at Runton Road/ Clifton Park	8.01	90
C19	N/A	H0202	Land at Compitt Hills (Larners Plantation)	5.25	157

C34	N/A	H0047	Land South of Runton Road	1.03	31
C44	N/A	No HELAA Ref	Norwich Road	14.1	187 (+60 bed care home)
FLB02	N/A		Land at Metton Road	2.63	50

### Employment Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
HE0012	N/A	No HELAA Ref	Land at Stonehill Way, Cromer (1)	4.57	N/A
HE0013	N/A	H0710	Land South of Holt Road	2.64	N/A
C31	N/A	H0045	Land at Stonehill Way	0.87	26

### Additional Sites

New sites promoted through or following Reg 18 consultation:

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
N/A	N/A	N/A	N/A	N/A	N/A

### Withdrawn Sites

The following sites were withdrawn by the promoter during the local plan preparation process.

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
C11	N/A	H0823	Land at Sandy Lane	0.31	9	Site Unavailable
HE0013	N/A	H0710	Land South of Holt Road	2.64	N/A	Site Unavailable

### Discounted Sites

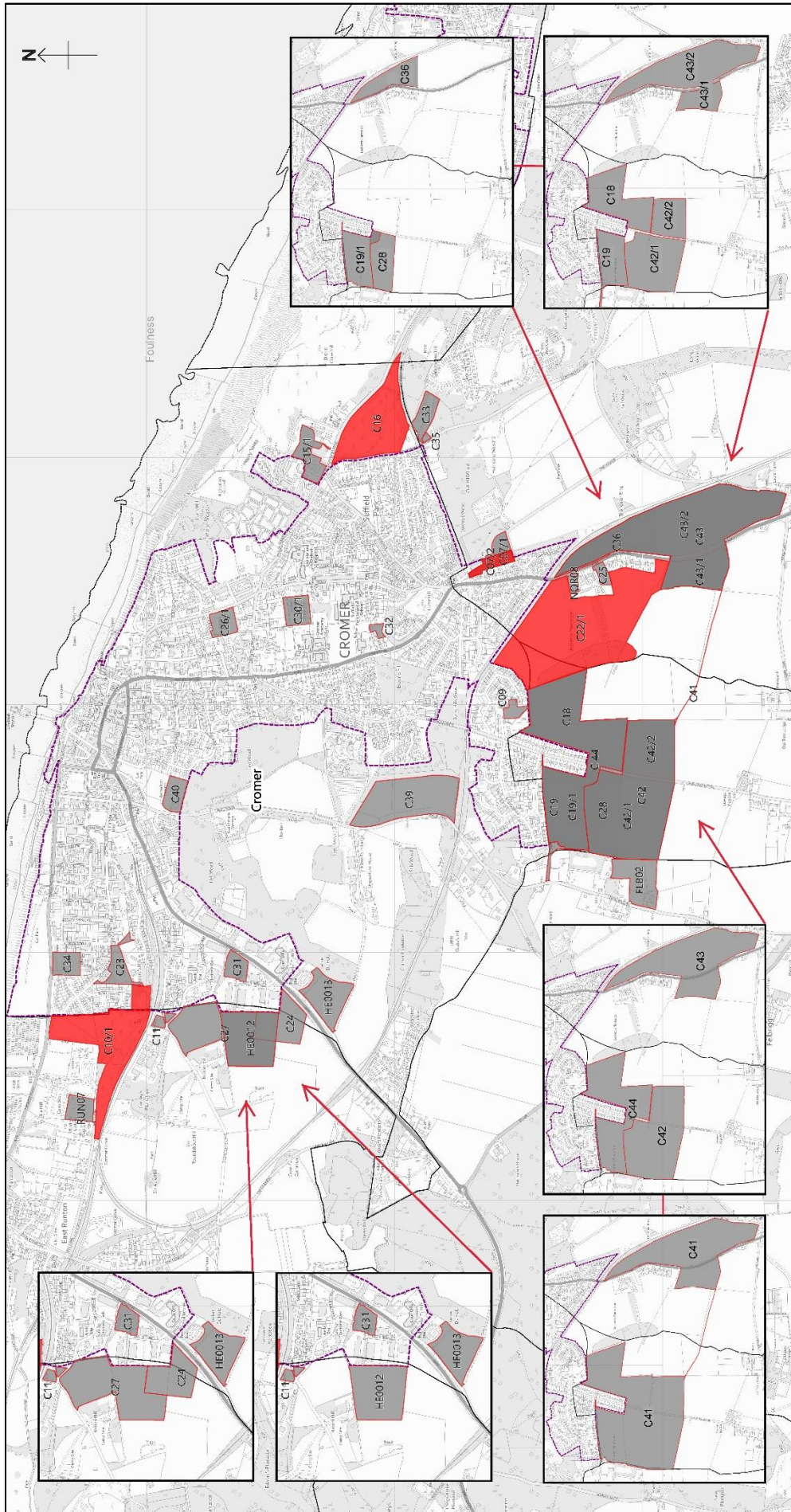
Many of the sites put forward to the Council are incompatible with the emerging spatial strategy of the Local Plan, are not required to meet development needs, do not require allocation in order to be delivered, are below the minimum site threshold, or, are environmentally constrained. The majority of these sites were eliminated at an early stage through the Housing & Economic Land Availability Assessment (HELAA) and have not been subject to full site assessment. Additional sites which have subsequently been discounted from the process are detailed below:

Further details can be found in the Site Selection Methodology Background Paper and HELAA (Part 1).

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Discounted
----------	--------	-----------	-----------	----------------	----------------------	-------------------

						Capacity
C09	N/A	H0822	Land at Burnt Hills	0.47	14	Has Planning Permission
C31	N/A	H0045	Land at Stonehill Way	0.87	26	Not Allocating Retail Sites
C35	N/A	No HELAA Ref	Land at Northrepps Road	0.09	3	Below Site Size Threshold

DRAFT



**Cromer - Preferred & Alternative Sites (Reg 19)**

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

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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





## 1.3. Background Information

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

### Characteristics

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

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

### Employment (to update with findings of the employment study)

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

### Town Centre & Retail

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

demand should be directed in the first instance towards reducing any existing shop vacancies at the time, then to a defined Primary Shopping Area followed by the wider town centre, before considering out of centre locations. This is the 'sequential' approach advocated in national advice.

#### **Infrastructure** (to update following further progress on the IDP)

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

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

#### **Education**

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

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

#### **Affordable Housing Zone & Policy Percentage**

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

#### **Connectivity**

Cromer lies central to the District on the Norfolk Coast and is connected through the main road network of the A140 to Norwich, A149 to North Walsham, Stalham and onwards to Great Yarmouth and the A148 to the west to Holt, Fakenham, and Kings Lynn further afield. The one way system through the town results in some road congestion in the town at peak periods. The town is served by the Bittern line railway which links Sheringham, Cromer, North Walsham, Hoveton and Worstead to Norwich and associated main line services through hourly services. There are regular bus services between Cromer, Sheringham, Holt and Fakenham and the Coasthopper service also provides an hourly service along the coast road to Kings Lynne and connects into services to North Walsham.

The England Coast Path passes through Cromer following the cliff top paths and along the esplanade, whilst the section towards Overstrand continues along the beach. The Weavers Way runs from Cromer

Pier, south past Cromer Hall and onwards towards Felbrigg Hall. The majority of the route, through the town and on the outskirts, is along pavements. The south east of the town is poorly served by rights of way routes and there is a general lack of east –west rights of way or access connections. Like the highway connections – people have to go through the town in order to access countryside connections

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

### **Sports Pitch Strategy**

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

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

Lack of Rugby facilities within the Town.

### **Open Space Requirements**

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

### **Constraints & Opportunities**

There is very little previously developed (brownfield) land in Cromer. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth and some of these sites will need to be located outside of the parish boundary of Cromer in the adjacent parishes.

## Demographics

### Population

Population in Cromer: 7,683

	Number	%	District Comparison (%)
Aged 0 to 15	1,085	12.3	14.5
Aged 16 to 29	2,271	25.8	27.2
Aged 30 to 44	1,198	13.6	14.4
Aged 45 to 64	2,565	29.1	29.7
Aged 65+	2,767	31.4	28.8

### Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	1131	25.6	44.0
Semi-detached house or bungalow	749	17.0	28.8
Terraced house or bungalow	828	18.8	16.2
Flat, maisonette or apartment - Purpose-built block of flats	1009	22.9	6.4
Flat, maisonette or apartment - Part of a converted or shared house	565	12.8	2.7
Flat, maisonette or apartment - In a commercial building	107	2.4	1.2
Caravan or other mobile or temporary structure	24	0.5	0.8

### Affordability

Location	Affordability Ratio
Cromer	7.02
North Norfolk	8.72

Data Source: Village Assessment & Settlement Profiles Topic Paper (March 2018), Census Data.

## Parish Boundaries

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

## Services

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

Services & Facilities		
Category	Services	Conclusion
<b>Education</b>	<ul style="list-style-type: none"> <li>• Suffield Park Infant &amp; Nursery School</li> <li>• Cromer Junior School</li> <li>• Cromer Academy</li> </ul>	<ul style="list-style-type: none"> <li>• Suffield Park Infant &amp; Nursery School</li> <li>• Cromer Junior School</li> </ul> <p>Cromer Academy</p>
<b>Health care</b>	<ul style="list-style-type: none"> <li>• Cromer GP</li> <li>• Cromer and District Hospital</li> <li>• Corner House Dental Practice</li> <li>• Enslin Limited Dental Surgery</li> </ul>	<ul style="list-style-type: none"> <li>• Cromer GP</li> <li>• Cromer and District Hospital</li> <li>• Corner House Dental Practice</li> </ul> <p>Enslin Limited Dental Surgery</p>
<b>Retail</b>	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.
<b>Public transport</b>	<p>Regular bus services to Holt, Sheringham, North Walsham and Norwich.</p> <p>Regular train service to Sheringham, North Walsham, Hoveton and Norwich.</p>	<p>Regular bus services to Holt, Sheringham, North Walsham and Norwich.</p> <p>Regular train service to Sheringham, North Walsham, Hoveton and Norwich.</p>
<b>Employment opportunities</b>	A number of opportunities for employment within the sectors of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.	A number of opportunities for employment within the sectors of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.

## 1.4. Constraints

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

### Built Environment

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

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

### Natural Environment

#### Environmental Designations

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

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

#### Landscape Character

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

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

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

Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.#

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

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

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

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

### Flood Risk

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the town is subject to tidal flooding along the promenade. The town is also subject to surface water flooding, predominantly along the roads through the town. The majority of the town is located away from the coast and on higher ground and remains in Flood Zone 1.

### Coastal Change Management Area

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

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Cromer is included within SMP6. Cromer falls under SMP policies 6.03 – 6.05 as outlined below

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

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

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

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

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

Policy SD11 of the emerging plan includes a wider requirement for for managing proposed new development in coastal locations. 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.

There are a range of factors which influence the potential location of development in Cromer including, environmental and landscape considerations and the need to take into account available infrastructure. Overall both the suggested scale and location of development has sought to balance the need for growth with protecting the nationally important landscape setting of the town.

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

- minimise the impact of development proposals on the designated Area of Outstanding Natural Beauty and the landscape more generally by giving priority, where possible, to those



sites which are not designated as AONB and then those sites which can be more visibly contained in the wider landscape ;

- locate development where it can be connected to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- retain existing green spaces within the town boundary which are either functionally or visually important;
- provide sites suitable for outdoor sport, leisure and recreation in areas well related to the town accessible by walking, cycling and public transport;
- avoid locations which are detached from the town and not well related to existing built up areas;
- ensure a choice of small and medium sized sites are available to improve the prospects of delivery.

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## 1.5. Habitat Regulations Assessment / Appropriate Assessment

HRA Screening identified likely significant effects for all residential allocations, and one employment site (H27/1) with in-combination risks to various European sites specifically in relation to recreational impacts

The HRA (including Appropriate Assessment) recognise that the Local Plan includes a County-wide mitigation approach that has been developed to address the in-combination, cumulative effects of housing growth and recreational impacts on European sites. This approach, written by Place Services, involves a green infrastructure strategy and the RAMS which provides for access management on-site and associated measures. The green infrastructure strategy highlights the need for local planning authorities to secure the provision of green infrastructure at both a development site and plan-making level. Strategic opportunities for green space are identified and the strategy sets out criteria for Enhanced Green Infrastructure provision to ensure developers are aware of their responsibilities and to allow local planning authorities to audit their green infrastructure against the criteria. The RAMS component part includes a package of mitigation measures.

In embedding this strategic mitigation scheme within the North Norfolk Plan and clearly cross-referencing its requirements through policies all site allocations are required in the Plan to provide appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS). All allocations above 50 units are also required to provide enhanced green infrastructure in accordance with the strategy. The HRA subsequently concludes that the strategy and the Local Plan provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreation concerns. With the strategy in place the Council can rule out adverse effects in-combination for all of the allocations in the Plan.

Six site options are flagged due to being in the immediate proximity to European sites and are identified as having the potential for LSE alone. These are located in Blakeney and Holt and further detail can be found in the relevant settlement booklets / site assessments.

In terms of hydrological impacts due to water resources the HRA identifies that the District is under significant pressures from population growth, climate change, sustainability reductions and the need to increase resilience. Anglian Water's own Water Resource Management Plan, 2019, suggests a total regional surplus of 150 MI/d in 2020 with a shift to a total regional deficit of -144MI/d by 2024. In order to address this, demand the Water Resource Management Plan includes a 25-year demand management strategy which will offset projected growth from household demand. In addition, the Environment Agency has committed to ensure abstraction licensing strategies and actions fully incorporate all environmental objectives and align with river basin management plans. They will only grant replacement licences where the abstraction is environmentally sustainable and abstractors can demonstrate they have a continued need for the water and that they will use it efficiently. In addition, for existing licences, the Agency will prioritise actions to protect and improve Natura 2000 sites and address the most seriously damaging abstractions during this plan period.

As a result, the Appropriate Assessment concludes that adverse effects in integrity from water supply issues can be ruled out, alone or in-combination

## 1.6. Statutory Consultee Responses (Regulation 18)

The following section provides a summary of the representations received in relation to each of the proposed sites during the Regulation 18 consultation period of May - June 2019.

The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term 'General Support for the allocation' has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites although in some instances there is wider community support.

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

### Highways

#### **C07/2**

##### **Policy DS2: Land at Cromer High Station**

###### Sustainability

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

###### Safety

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

###### Mitigation

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

#### **C10/1**

##### **Policy DS3: Land at Runton Road / Clifton Park**

###### Sustainability

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

###### Safety

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

#### Mitigation

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

### **C16**

#### **Policy DS4: Former Golf Practice Ground**

##### Sustainability

The site is located within walking distance of the catchment schools, is on a bus route and well located to enable wider access to public transport and sustainable travel to employment within Cromer along with local facilities. A footway is present at the Overstrand Road frontage.

##### Safety

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

##### Mitigation

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

### **C22/1**

#### **Policy DS5: Land West of Pine Tree Farm**

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

##### Sustainability

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

##### Safety

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

##### Mitigation

A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land. Should the bridge be provided at the east side of A149 Norwich Road, off-site footway improvements will be required along with a signal-controlled crossing to enable safe access. The A149 at this location is a Corridor of Movement and as such the

existing carriageway width must be maintained. Facilities are required to enable the bus stops at the east side of Norwich road to be safely accessed. A transport assessment (TA) is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

### **Cumulative Comments for Settlement**

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

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

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

Although sites DS 2 and DS 5 are located to the south of the town, they have good access to the A149, strategic road and it is unlikely that trips to the west of Cromer would deviate to Felbrigg Road, it is therefore probable that they also would contribute to trips via the town centre gyratory.

Whilst the combined developments will have a cumulative impact at the town centre, it is unlikely that this will be evident in the operation of the highway network

## **Minerals & Waste**

### **C07/2**

#### **Policy DS2: Land at Cromer High Station**

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

### **C10/1**

#### **Policy DS3: Land at Runton Road / Clifton Park**

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

### **C16**

#### **Policy DS4: Former Golf Practice Ground**

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

### **C22/1**

#### **Policy DS5: Land West of Pine Tree Farm**

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

## Utilities Capacity

### Anglian Water

#### **C07/2**

##### **Policy DS2: Land at Cromer High Station**

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

#### **C10/1**

##### **Policy DS3: Land at Runton Road / Clifton Park**

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

#### **C16**

##### **Policy DS4: Former Golf Practice Ground**

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

#### **C22/1**

##### **Policy DS5: Land West of Pine Tree Farm**

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

### Environment Agency

## All Preferred Sites

LP478 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. • Paragraph 12.9 We have no concerns for West Runton Water Recycling Centre (WRC). We welcome that the plan acknowledges the need for upgrades to waste water infrastructure where required.

## Education

### Norfolk County Council

#### C10/1

##### Policy DS3: Land at Runton Road / Clifton Park

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

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

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

## Others

### Historic England

#### (Comments on all Preferred Sites)

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

To that end we make the following suggestions.

- 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.

#### **C22/1**

##### **Policy DS5: Land West of Pine Tree Farm**

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

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

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

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

#### **Natural England**

#### **C22/1**

##### **Policy DS5: Land West of Pine Tree Farm**

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



Statements of Common Ground (SoCG)

None.

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## 1.7. Summary Consultation Comments (Regulation 18) June 2019

The following section provides a summary of the representations received in relation to each of the proposed sites during the Regulation 18 consultation period. These are grouped into individuals, parish & town councils, plus statutory bodies and other organisations. The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term ‘General Support for the allocation’ has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

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

### C07/2

#### Policy DS2: Land at Cromer High Station

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

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

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

### C10/1

#### Policy DS3: Land at Runton Road / Clifton Park

Individuals	Number Received	Summary of Responses (Site Policy DS3)
Summary of Objections	91	Feedback focussed on concerns over development on land which is considered to be a crucial gap between East Runton and Cromer and the wish to retain the existing town and village boundaries. Several other reasons including concerns over the smells from the Anglian

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

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	3	Town and adjacent Councils raised issues based around coalescence of settlement, impacts on existing informal use of open space and
Support	0	

<b>General Comments</b>	0	biodiversity. Concerns raised re impacts on highway network capacity. Education provision was challenged as unnecessary.
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<b>Statutory &amp; Organisations</b>	<b>Number Received</b>	<b>Combined Summary of Responses (Site Policy DS3)</b>
<b>Objection</b>	5	Feedback focused on concerns over development on land considered to be an important gap between Cromer and East Runton and the potential adverse impact on important biodiversity. Objection from Norfolk Wildlife Trust and Norfolk & Norwich Naturalists' Society. NCC Children Services have advised that provision for an additional primary school on this site is welcomed but comment that there are uncertainties as to how in practice the offer of a primary school could be delivered, and will need to work with North Norfolk DC going forward. Suffield Park Infant & Nursery School concerned that a new school is not required and would impact on the existing schools in Cromer. Support received from the landowner who has submitted further information including a Delivery Statement and Environment Report. Anglian Water raised concerns over odour and recommended that an odour risk assessment should be undertaken. However Environment Agency have raised no concerns. NCC Minerals and Waste provided supporting comments to add appropriate site policies. Historic England sought consistency in approach to heritage assets.
<b>Support</b>	3	
<b>General Comments</b>	2	

C16

**Policy DS4: Former Golf Practice Ground**

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

		the requirement to provide self-build plots should be based on demand at the time of submission of an application.
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Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	1	One objection on the principle that the site and Cromer cannot accommodate growth due to the existing infrastructure constraints of the town. A further general comment was received raising the attention of Officers to matters of flooding on the site.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	3	Limited response received. Some objections were based around the preference for an alternative site. They raised concerns over the potential impact on the natural environment, the AONB, and the close proximity of the site to the SAC and SSSI. Presence of unstable ground and the distance of the site to train station, and suggest that other alternative sites would be more appropriate. Historic England sought consistency in approach to heritage assets. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

C22/1

Policy DS5: Land West of Pine Tree Farm

Individuals	Number Received	Summary of Responses (Site Policy DS4)
Summary of Objections	6	Concerns are expressed over this development; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife. Development would not improve quality of life, health and well-being of its residents and impact on trade and business, stating that it would go against the NPPF. Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. Issues with school, healthcare, water, gas, sewage, broadband capacity. Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd. Request a survey of water pressure, demand and infrastructure. One is supportive of the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land. One questions why the preferred site includes sports pitches and facilities but the site has been assessed for housing. Assessment states that the site is considered unsuitable for development. The landowner for alternative site C25 wishes the site to be considered as part of site DS5. Access issues can be addressed. One proposes new alternative site, closer to town and would not use two main road arteries.

<b>Summary of Support</b>	0	None received
<b>Summary of General Comments</b>	0	None received
<b>Overall Summary</b>		Feedback highlighted concerns on; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife and on the health and well-being of its residents and impact on trade and business. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. <b>Request a survey of water pressure, demand and infrastructure.</b> Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. <b>Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd.</b> Issues with school, healthcare, water, gas, sewage, broadband capacity. Limited support for the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land.

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

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

## Part 2: Assessment of Sites

### 2.1. RAG Assessment Matrix

The following table summarises the site assessment results and adopts the traffic light system to 'grade' the merits of the site (with green representing those sites contributing significantly towards the sustainability objectives and considered as being the most suitable for development ). **Full details can be found in the Site Assessment and Sustainability documents (LINKS)** **What document is 'Site Assessment'?**

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
C07/1	Land Gurney' s Wood, Norwich Road.	1.27	Housing	51												
C07/2	Land at Cromer High Station	0.80	Mixed Use	22												
C09	Land at Burnt Hills	0.47	Housing	14	The site has Planning Permission											
C10/1	Land at Runton Road/ Clifton Park	8.01	Mixed Use	55												
C11	Land at Sandy Lane	0.31	Housing	9	Site is unavailable											
C15/1	Land At Harbord House, Overstrand Road	1.60	Housing	64												
C16	Former Golf Practice Ground	6.40	Mixed Use	180												
C18	Land South of Burnt Hills	8.74	Housing	200												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
C19	Land at Compitt Hills (Larners Plantation)	5.25	Mixed Use	157												
C19/1	Land at Compitt Hills (Larners Plantation)	5.33	Housing	157												
C22/1	Land West of Pine Tree Farm	18.10	Mixed Use	300												
C23	Old Zoo site, land at Howards Hill	1.21	Housing	10-20												
C24	Land Adjacent To Holt Road Industrial Estate	2.81	Housing	84												
C25	Adjacent Pine Tree Farm, Norwich Road	0.40	Housing	12												
C26/1	Cricket Ground, Overstrand Road	1.00	Housing	30												
C27	Land West Of Holt Road Industrial Estate	6.74	Housing	270												
C28	Land between Roughton Road and Metton Road	4.62	Housing	200												
C30/1	Football Ground, Mill Road	1.19	Housing	14												
C31	Land at Stonehill Way	0.87	Employment	26												
C32	Land at Furze Hill	0.22	Housing	6												



Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
C33	Land Adjacent 69 Northrepps Road	1.11	Housing	10												
C34	Land South of Runton Road	1.03	Mixed use	31												
C35	Land at Northrepps Road	0.09	Housing	3	Site discounted due to size											
C36	Land at Pine Tree Farm	4.18	Housing	50												
C39	Land At Hall Road, Cromer	6.29	Housing	229												
C40	The Meadow Car Park, Meadow Road	1.04	Housing	42												
C41	Land south of Cromer	47.23	Housing	800												
C42	Roughton Road South	15.13	Housing	340												
C42/1	Land West of Roughton Road	10.54	Housing	340 over 2 sites												
C42/2	Land East of Roughton Road	4.59	Housing	340 over 2 sites												
C43	Norwich Road	17.11	Housing	315												
C43/1	Land West of Norwich Road	3.20	Housing	315 over 2 sites												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
C43/2	Land East of Norwich Road	13.91	Housing	315 over 2 sites												
C44	Land at Compitt Hills & South of Burnt Hills (Previously incorrectly named 'Norwich Road' at Regulation 18)	14.14	Mixed Use	187 (+60 bed care home)												
FLB02	Land at Metton Road	2.63	Mixed Use	50												
HE0012	Land at Stonehill Way, Cromer (1)	4.57	Employment	N/A	Site is unavailable											
HE0013	Land South of Holt Road	2.64	Employment	N/A	Site is unavailable											
NOR08	Land North of Pine Tree Barns	0.29	Housing	2												
RUN07	Land at Mill Lane	1.04	Housing	31												

## 2.2. Sustainability Appraisal Conclusions (Regulation 19)

### Residential Sites

Site Ref	Conclusion (Residential Sites)
C07/1	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; part within AONB, arable / grazing, woodland. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C07/2	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the overall SA objectives scoring.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; adjacent AONB, arable / grazing, adjacent woodland. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C10/1	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood &amp; Cromer Old Cemetery), SSSI &amp; local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C11	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWSs (Cromer Old Cemetery, Hall Wood), grass, scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Limited scope for open space provision.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C15/1	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of woodland). Potential to affect setting of Grade II Listed Building (Cromer Lighthouse). Potential negative biodiversity impact; part within AONB, close proximity CWS (Happy Valley), SAC &amp; SSSI (Overstrand Cliffs), mostly woodland (subject to TPO). No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C16	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC &amp; SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C18	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C19	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C19/1	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C22/1	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. In response to a specific SA comment: the remediation of contamination refers to a small area identified as contaminated 'unknown filled ground'. The comments do not alter the overall scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C23	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood), scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Would utilise mostly non-agricultural grade land.</p> <p><b>Social</b> – Scores mixed; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Would result in loss of designated open land area.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Economic</b> – Scores positively; within settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C24	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C25	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, grazing, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p><b>Economic</b> – Scores positively; good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C26/1	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; within settlement, FZ1, low susceptibility GWF, majority of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Sutherland House) and CA. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI &amp; local geodiversity site (Overstrand Cliffs), sports field, mature trees to majority of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C27	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent position, removed from residential development, potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood, Cromer Old Cemetery), arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

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

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



Site Ref	Conclusion (Residential Sites)
	<p><b>Economic</b> – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C40	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; within settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; adjacent CWSs (East Wood, Hall Wood), close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea Front), golf course / skate park with mature woodland to south. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C41	<p>Overall the site scores as <b>negative</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores negatively; parts of site considered edge of settlement and parts loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Scale of site and locations; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential negative biodiversity impact; all of site within AONB, arable mostly surrounded by mature hedgerow / trees, adjacent small woodland. Potential to impact setting of Grade II Listed Building (Pine Tree Farmhouse). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement, access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities within the settlement but beyond walking distance and parts of the site are considered removed from this service. Likely to use car to access services and facilities. Could provide significant public open space.</p> <p><b>Economic</b> – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement. Likely to rely on car to access employment, educational facilities, transport links, services / facilities and town centre. Access to high speed broadband uncertain. Likely to rely on car.</p>
C42	<p>Overall the site scores as <b>negative</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Economic</b> – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/1	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p><b>Economic</b> – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/2	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores negatively; loosely related to settlement, services in adjacent settlement (some within 2km of site).</p> <p><b>Economic</b> – Scores mixed; loosely related to settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C43	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C43/1	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p><b>Economic</b> – Scores mixed; remote from settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre</p>

Site Ref	Conclusion (Residential Sites)
	(adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
C43/2	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C44	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
NOR08	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, pond. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p><b>Economic</b> – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
RUN07	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, CWS (Cromer Sea Front), SSSI &amp; local geodiversity site (East Runton Cliffs), grassland, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores negatively; loosely related to settlement, services in adjacent settlement.</p>

Site Ref	Conclusion (Residential Sites)
	<b>Economic</b> – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

## Employment Sites

Site Ref	Conclusion (Employment Sites)
HE0012	Overall the site scores as <b>negative and positive</b> <b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries. Loss of agricultural (1-3) land. <b>Social</b> – Scores positively; edge of settlement. <b>Economic</b> – 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.
HE0013	Overall the site scores as <b>negative</b> <b>Environmental</b> – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land. <b>Social</b> – Scores positively; edge of settlement. <b>Economic</b> – 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.
C16	Overall the site scores as <b>positive</b> The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives. <b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land. <b>Social</b> – Scores positively; edge of settlement. <b>Economic</b> – 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.
C19	Overall the site scores as <b>positive</b> <b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. <b>Social</b> – Scores positively; edge of settlement.

	<b>Economic</b> – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. Access to high speed broadband uncertain.
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## Mixed Use Sites

Site Ref	Conclusion (Mixed Use Sites)
C19	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Potential to provide new services.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, potential employees and transport links, access to employment, services / facilities. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Town centre accessible from the site.</p>

DRAFT

## 2.3. Planning History

**C07/2:** Outline Planning Application on site PO/19/0281 - Residential Development of up to 24 Dwellings (Outline Application with access only for determination). This application is currently (February 2021) pending.

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

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

## 2.4. Site Assessment

This section draws together the Site Assessment and Sustainability Appraisal processes, the results of the Regulation 18 stage consultation and the various evidence documents to make a recommendation as to whether each site is considered suitable for retention in the next stage of plan preparation, or if no further consideration should be given.

Site Ref	Assessment
C07/1	<p data-bbox="328 551 804 584"><b>Land at Gurney's Wood, Norwich Road</b></p> <p data-bbox="328 622 512 651"><b>SA Conclusion:</b></p> <p data-bbox="328 658 1422 902">The site scores as <b>negative and positive</b>. The Environmental objectives score is negative, being edge of settlement, within Flood Zone 1, where there is potential significant detrimental impact on landscape (loss of woodland) and potential for negative biodiversity impact being partly within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p data-bbox="328 947 491 976"><b>Connectivity:</b></p> <p data-bbox="328 983 1433 1344">The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p data-bbox="328 1388 459 1417"><b>Highways:</b></p> <p data-bbox="328 1424 1449 1691">Suitable Highways access can be achieved off the A149. Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured. With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access and detailed highway safety improvements.</p> <p data-bbox="328 1736 520 1765"><b>Environmental:</b></p> <p data-bbox="328 1771 1430 1921">The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. The east part of the site is a section of woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.</p> <p data-bbox="328 1966 596 1995"><b>HRA (where relevant)</b></p> <p data-bbox="328 2002 379 2031">N/A</p>

	<p><b>Landscape and Townscape:</b> Partly within the North Norfolk Coast Area of Outstanding Natural Beauty.</p> <p>The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.</p> <p><b>Other:</b> The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to surface water flooding.</p> <p>HIA - Limited impact on the historic environment.</p> <p><b>Conclusion:</b> Part of the site is considered suitable for allocation and has been identified as preferred option C07/2. Site C07/1 is not considered suitable for development. As it would result in an unacceptable loss of woodland within the Area of Outstanding Natural Beauty, the potential loss of habitats and could have an adverse impact on the landscape.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>C07/2</b></p>	<p><b>Land at Cromer High Station</b></p> <p><b>SA Conclusion:</b> The site scores as <b>positive</b>. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, as well as leisure and cultural opportunities with easy access to the town centre and peak time public transport links.</p> <p><b>Connectivity:</b> The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p><b>Highways:</b> Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become</p>



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

**Environmental:**

The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. To the east of the site is a woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.

**HRA (where relevant)**

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

**Landscape and Townscape:**

The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.

**Other:**

**HIA - Limited impact on the historic environment**

The site is in Flood Risk Zone 1.

**Conclusion:**

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

This site is already allocated for residential development in the current adopted Plan and is subject to an active planning application. The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is not prominent in the landscape due to the varying land levels and is screened from view by existing development. Public transport services and schools nearby, and the town centre is in walking distance. The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. This is considered to be one of the most suitable of the Cromer alternatives.

**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.

C09

**Land at Burnt Hills**

**Conclusion:**

The site has **Planning Permission** and is **discounted from further consideration**.

C10/1

**Land at Runtun Road / Clifton Park**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB and in close proximity to CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI and local geodiversity site (East Runtun Cliffs). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities with easy access to the town centre.

**Connectivity:**

The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities.

Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.

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

**Highways:**

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

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

**Environmental:**

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

**HRA (where relevant)**

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

**Landscape and Townscape:**

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

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

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

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

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

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

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

**Regulation 18 Consultation representations:**

A number of representations were made to this site at the Regulation 18 consultation in May/June 2019. There were 91 objections and 3 general comments, a number focussed on the potential loss of a green gap between Cromer and East Runton and the potential for the coalescence of settlements. It was felt that development of the site ~~would~~ could result in the loss of an important area of open space and that the number of dwellings proposed

where unnecessary. Other objections raised concerns around highway access and safety, the need for a new school, the impact on neighbouring residential amenity and the impact of the water recycling centre on the site. Full summary of the representations can be seen in a previous section, above.

#### **Potential for a new primary school on the site**

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

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

#### **Cromer Water Recycling Centre**

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

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

The agents on behalf of the landowner produced a Phase 1 Environment Report and submitted this as part of their Regulation 18 supporting submission. Anglian Water have reviewed this document and in December 2019 withdrew their 'holding objection' to the site's allocation, stating the following:

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

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

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

#### **Landowner Representations**

The landowner's agent submitted detailed information at the Regulation 18 consultation and has submitted further information in June 2020 concerning the site. They have submitted information that demonstrates that they have reflected on (and taking into account) the

representations and objections made at Regulation 18 stage. They have submitted further information including a draft concept plan, illustrating how the site could deliver a “high quality landscape-led scheme” comprising:

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

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

**Other:**

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

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

HIA - Limited impact on the historic environment, development proposals should have regard to the landscape considerations above.

**Conclusion:**

The site is available.

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

The further information that has been submitted and reviewed shows that the promoter has reflected on the local sensitivities and provides an example of how the site could bring forward enhanced public open space, and access routes, that would ensure that the land can still be used for the recreational purposes that are currently enjoyed and referenced in the numerous objections to the site at the Regulation 18 consultation.

The requirement for the provision of a new 2-form entry primary school on the site has evolved from the information that was available at the Regulation 18 stage. Based on the information provided by the Education Authority. No certainty provided that the County council would fund a school if the site was reserved at this time. The landowner has indicated a willingness to make land available for such a new school if required,

	<p>however, at this stage they have removed the school site from the scheme and are currently promoting the site as providing for extra-care facility that would provide 50-60 units.</p> <p>Many of the Land use issues raised at consultation have been reviewed and addressed in this further assessment. Where necessary additional text is proposed to be included in any allocation policy to ensure that any future detailed proposal includes the relevant detail and will deliver appropriate development.</p> <p>Development of the site would provide a number of benefits: providing housing in Cromer including affordable houses, extra-care housing, and enhanced areas of public open space, recreation, amenity space and enhanced connectivity. The landscape and visual impacts can be mitigated through careful design, landscaping and layout and the policy wording for the site will provide clear wording on how this site is expected to come forward.</p> <p>The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available. This is considered to be one of the most suitable of the Cromer sites being promoted through the Local plan.</p> <p><b>Recommendation:</b> That this site is identified as a <b>Proposed Allocation</b> subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
<p><b>C11</b></p>	<p><b>Land at Sandy Lane</b></p> <p><b>Conclusion:</b></p> <p>The site is <b>Unavailable</b> and is <b>discounted from further consideration</b>.</p>
<p><b>C15/1</b></p>	<p><b>Land At Harbord House, Overstrand Road</b></p> <p><b>SA Conclusion:</b></p> <p>The site scores as <b>negative</b>. The Environmental objectives score is negative, being edge of settlement, within Flood Zone 1, where there is potential for a significant detrimental impact on landscape (loss of woodland) along with the potential to affect the setting of a Grade II Listed Building (Cromer Lighthouse) and potential for a negative biodiversity impact being part within the AONB and in close proximity to CWS (Happy Valley), SAC and SSSI (Overstrand Cliffs). The site is mostly woodland (subject to a TPO). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p><b>Connectivity:</b></p> <p>The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.</p>

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

**Highways:**

Suitable highways access can be achieved off the Overstrand Road.

**Environmental:**

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

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

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

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

**Conclusion:**

It is in a prominent location on the approach into Cromer, containing a number of valuable trees which provide an important wooded character. Development would threaten the existing trees, which are an important part of the local landscape. The site is not considered to be suitable for development.

**Recommendation:**

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

C16

**Former Golf Practice Ground**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of

settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and in close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

**Highways:**

A suitable highway access can be achieved from the Overstrand Road and Northrepps Road. The Highway Authority state that access should be provided at two locations, visibility is required to the appropriate standards at Overstrand Road and at Northrepps Road. Tree removal would be required to form a safe access at Northrepps Road. Northrepps Road should be realigned to provide a squarer approach to Overstrand Road. Carriageway widening to a minimum of 5.5m and provision of a 2.0m wide frontage footway may be required at Northrepps Road.

**Mitigation**

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

**Environmental:**

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

**HRA (where relevant)**

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

**Landscape and Townscape:**

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



influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

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

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

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

**Heritage Impact Assessment**

Limited impact on the historic environment

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

**Other:**

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

**Conclusion:**

The site is 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. There are public transport options available. Although the site is within the Area of Outstanding Natural Beauty, it is not intrusive in the wider landscape and does not detract from the special qualities of the AONB. The site is large enough to accommodate housing, plenty of open space and landscaping.

The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now

being developed and are therefore no longer available. This is considered to be one of the most suitable of the Cromer alternatives.

**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

**C18**

**Land South of Burnt Hills**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is neutral, due to its greenfield status, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

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

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

A suitable access is not achievable off Roughton Road and is considered sub-standard by Highways.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

**Environmental:**

This is a medium sized arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its eastern edge along the Roughton Road. This site has a small frontage along the Roughton Road. To the east of the site is Beckett's Plantation.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

Within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is within the

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

C19

**Land at Compitt Hills (Larners Plantation)**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The site appears to be landlocked for vehicular traffic, however, there is a public footpath that connects with Roughton Road.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

**Environmental:**

This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.

**Recommendation:**

That this site is discounted from further consideration.

C19/1

**Land South of Burnt Hills**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

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

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

**Environmental:**

This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills. The site has a small frontage along the Roughton Road to the south of the residential properties.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

HIA - Limited impact on the historic environment. The additional landscaping requirements would soften the impact of any residential development, particularly when viewed looking northwards from Roughton Road.

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and

Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.

**Recommendation:**

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

C22/1

**Land West of Pine Tree Farm**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is potential to affect the setting of Grade II Listed Building (Pine Tree Farmhouse) and the potential for negative biodiversity impact being within the AONB. The remediation of contamination refers to a small area identified as contaminated 'unknown filled ground.' The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.

**Connectivity:**

The site has moderate to good connectivity. The schools in Cromer are within walking distance however the highway Authority maintain that existing railway bridge is not sufficiently wide to and any development would need to provide improvements. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

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

**Highways:**

Access into the site can be achieved off the A149 Norwich Road. Highways are content with the principle of access off the Norwich Road; however, the Highways is of the view that the required highway improvements to enable safe and sustainable development of the site are not deliverable and would therefore wish to object to allocation should further land not be found or another solution agreed.

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

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

**Environmental:**

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

**HRA (where relevant)**

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

**Landscape and Townscape:**

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

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

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

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

The two fields are arable with no other landscape features of note. However, the woodland and wooded hedge lined boundary through the site are local landscape features of importance. Development of the site could be well contained

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

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

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

**Heritage Impact Assessment**

There are no designated heritage assets on site therefore the impact on the historic environment is limited. However, the site surrounds 3 sides of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building. The potential impact would be mitigated by retaining existing and

strengthening hedges/ trees around and within the site, incorporating tree planting within the site and introducing landscape buffers

**Other:**

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

**Conclusion:**

This is a large site that can help to accommodate a large proportion of the housing that is required for Cromer.

The site is adjacent to the current urban extent of the town, within acceptable distance to the town, schools and services. Public transport options available from the site.

Although the site is located within the Area of Outstanding Natural Beauty, due to the existing urban development along the Norwich Road and landscape features residential development would not be prominent in the wider landscape, and would not compromise the wider landscape character type.

The site is located close to the Grade II Listed farmhouse and development of the site will have to preserve and enhance the setting of the Grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. Suitable mitigation will need to be incorporated into the allocation policy.

NCC Highways have raised an objection over the highway access into the site and the provision/availability of a safe walking and cycling route into Cromer. However, there is no objection to the principle of access off Norwich Road, or the principle of development in this location. The concerns relate, primarily, to the ability to deliver the highways works within the landowner’s ownership and the requirement for 3<sup>rd</sup> party land. If this land was made available, it is felt the development could deliver the highways works and improvements to the required standards that would ensure this site could be delivered. The landowner will have to unequivocally demonstrate that the site can deliver the required highways works if this site is to be identified as an allocated site at Regulation 19 stage.

The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available. Notwithstanding the highways concerns, this is considered to be one of the most suitable of the Cromer alternatives.

**Recommendation:**

That this site is identified as a **Proposed Allocation** subject to the landowner **providing evidence that the highways works required can be delivered** (formal confirmation from the Highway Authority will be required). Furthermore the proposed allocation of the site is subject to the detailed policy requirements and that no new substantive issues being identified in the HRA and/or Heritage Impact Assessment

C23

**Old Zoo Site, Land at Howards Hill**

**SA Conclusion:**

The site score is **neutral**. The Environmental objectives score is positive, being within the



settlement, within Flood Zone 1 and where there is potential negative biodiversity impact, being in close proximity to the AONB and CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

**Connectivity:**

The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 300m (the bus station is 1km) from the site

**Highways:**

Suitable highway access can be achieved off Howards Hill.

**Environmental:**

The site is a small, scrub covered, field which was apparently part of Cromer Zoo which closed in the early 1980's. To the west of the site are a number of properties at Clifton Park and to the north Howards Hill.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

This is an elevated parcel of scrubland that is designated as Open Land Area. There is an access path through the site towards Howards Hill and the open nature of the site contributes to the character and setting of the area.

**Other:**

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

**Conclusion:**

Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Cromer and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Cromer.

**Recommendation:**

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

C24

**Land Adjacent to Holt Road Industrial Estate**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, due to its greenfield status, being edge of settlement, within Flood Zone 1, where there is potential for a detrimental impact on landscape, potential detrimental impact on an ungraded Historic Park and Garden (Cromer Hall) and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.

**Highways:**

Suitable highway access is possible, however, owing to the difference in levels between the site and the A148 Holt Road, construction of a suitable access would result in considerable engineering.

**Environmental:**

The site consists of parts of 2 larger arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries along the Holt Road and next to the employment area.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the western side of Cromer and residential development would be highly visible in the landscape on the western approach into Cromer along Holt Road.

Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site is not considered to be suitable for development, it is in a prominent location on the approach into Cromer. Development would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty.

**Recommendation:**

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

**C25**

**Adjacent Pine Tree Farm, Norwich Road**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where there is potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. The Social objectives score is mixed as there is limited scope for open space provision. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

**Connectivity:**

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

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

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

**Highways:**

Suitable highways access is not possible from the Norwich Road.

**Environmental:**

This is a small site that appears to be an area of paddock land associated with Pine Tree Farm. The buildings of Pine Tree Farm are directly to the north.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty.

**Other:**

There are no designated heritage assets on site, however, the site is to the south of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

The site is in Flood Risk Zone 1.

**Conclusion:**

The site, on its own, is not considered to be suitable for development; the site cannot be satisfactorily accessed.

**Recommendation:**

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

**C26/1 Cricket Ground, Overstrand Road**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is mixed, being a sports field within the settlement, within Flood Zone 1 and where there is potential to affect the setting of a Grade II Listed Building (Sutherland House) and Cromer Conservation Area. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

**Connectivity:**

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

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

**Highways:**

Suitable highway access can be achieved from Overstrand Road.

**Environmental:**

The site is a cricket ground for the town’s cricket team. It is mown grass with a small clubhouse and car park. There is a mature tree lined boundary along the Overstrand Road.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

The site is a cricket ground currently designated as Open Land and Recreation Area. The

openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.

**Other:**

There are no designated heritage assets on site, however, the site is close to the Grade II listed Sutherland House. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

The site is in Flood Risk Zone 1, with some risk of groundwater flooding and the majority of the site is at risk of surface water flooding.

**Conclusion:**

The site is within the settlement boundary and is adjacent to residential development and within the built up area of Cromer. The site is important to the local landscape. Development of this site would have a negative effect on the quality of the landscape, resulting in the loss of open space which is important for both its recreational use and contribution to settlement character and appearance. The majority of the site is at risk of surface water flooding.. The preferred sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development

**Recommendation:**

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

**C27**

**Land West Of Holt Road Industrial Estate**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being a prominent site with a greenfield status, edge of settlement, within Flood Zone 1, where there is potential impact on landscape and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood, Cromer Old Cemetery). . The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with good access to the town centre from the site.

**Connectivity:**

The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.

**Highways:**

The site can only be accessed via Middlebrook Way or via a route through the existing

employment area, although, either option may not be suitable for residential development.

**Environmental:**

The site is to the west of Cromer. It consists of 2 large undulating arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries around all boundaries.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

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

**Conclusion:**

The site is in a prominent location on the approach into Cromer. Development of this site would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.

**Recommendation:**

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

C28

**Land between Roughton Road and Metton Road**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.

**Connectivity:**

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

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

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

**Highways:**

Highways are of the opinion that Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

**Environmental:**

This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is mixed, being a sports field within the settlement, in Flood Zone 1 and where there is a potential negative biodiversity impact being in close proximity to the AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI and local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

**Connectivity:**

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

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

**Highways:**

Suitable highway access can be achieved off Mill Road.

**Environmental:**

The site consists of a full size football pitch with a small car parking area. There is a hedge and tree lined boundary to the south and a mature tree and hedge boundary to the north. The site is adjacent to the Doctors Surgery and Cromer Hospital to the east and the High School and Tennis Club to the west.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

The site is a football ground currently designated as Open Land and Recreation Area. The openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.

**Other:**

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

**Conclusion:**

The site is within the settlement boundary and is well related to the town centre and schools. The site is currently occupied by Cromer Town Football Club and is not considered suitable until and unless an alternative facility is provided. The preferred



Site Ref	Assessment
	<p>sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C31</b></p>	<p><b>Land at Stonehill Way</b></p> <p><b>Conclusion:</b></p> <p>The site is in a designated Employment Area and proposed employment development including B1, B2 and B8 would be acceptable in principle. The site was not assessed for residential development.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C32</b></p>	<p><b>Land at Furze Hill</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative and positive</b>. The Environmental objectives score is mixed, being within the settlement, in Flood Zone 1 and where there is likely to be a significant detrimental impact on townscape due to the loss of woodland (subject to a TPO), where there is a potential negative biodiversity impact being in close proximity to the AONB, CWS (East Wood). The Social objectives score is mixed as development of the site would result in the loss of an open land area (woodland). The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p><b>Connectivity:</b> The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 250m of the site.</p> <p><b>Highways:</b> Highways access may be achievable off Furze Hill.</p> <p><b>Environmental:</b> The site is a small wooded parcel that forms part of the woodland on the slope around High Park View (the former Cromer High Station) that is currently designated as Open land. It is surrounded by properties at Furze Hill, St. Martin's close and High Park View.</p>

	<p><b>HRA (where relevant)</b> N/A</p> <p><b>Landscape and Townscape:</b> The site forms part of a larger open space and woodland within the residential area. Residential development would result in the loss of woodland and would impact on the wider character of the open land area and the wider Furze Hill area.</p> <p><b>Other:</b> The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p><b>Conclusion:</b> This site is not suitable for development due to the loss of open space which is elevated in the landscape. The preferred sites can deliver sufficient housing for Cromer.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>C33</b></p>	<p><b>Land Adjacent 69 Northrepps Road</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative</b>. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely to be a significant detrimental impact on the landscape, and a potential negative biodiversity impact. It is within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities.</p> <p><b>Connectivity:</b> The site has good connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 800m of the site. Connectivity could be improved by the introduction of footways along Northrepps Road although this may not be feasible owing to the narrowness of the road.</p> <p><b>Highways:</b> Suitable highways access cannot be achieved off Northrepps Road due to the narrow carriageway and the lack of footpaths.</p>

**Environmental:**

The site is a small paddock surrounded by mixed mature woodland on the eastern edge of Cromer (located in the parish of Northrepps). The site is adjacent to the Forest Park holiday site and has the residential area of Suffield Park to the west.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site is not considered to be suitable for development, the local road network is considered to be unsuitable. The preferred sites can deliver sufficient housing for Cromer.

**Recommendation:**

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

C34

**Land South of Runton Road**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being Previously Developed Land within the settlement, in Flood Zone 1 and where there is a potential for enhancement of townscape and a potential negative biodiversity impact being in close proximity to the AONB and CWSs (Cromer Sea Front, Cromer Old Cemetery). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.

**Connectivity:**

The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities.

Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.

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

**Highways:**

	<p>A suitable highway access can be achieved from the A149 Runton Road. The Highway Authority would accept access direct to A149 Runton Road with visibility to be provided in accordance with appropriate standards.</p> <p><b>Environmental:</b> The site is a small site that was previously a commercial/employment site. All structures have been removed from the site and there is now a large area of hard standing. The remainder of the site is grass/scrub.</p> <p><b>HRA (where relevant)</b> The site is within 5000m of the Norfolk Fens Special Area for Conservation, within 2500m of the Overstrand Cliffs Special Area for Conservation and within 400m of the Greater Wash Special Protection Area.</p> <p><b>Landscape and Townscape:</b> This is a small site close to the coast, although, it is outside the AONB. The site has residential properties on the east, south and west. Residential development on the site would fill an obvious gap in the residential frontage along Runton Road.</p> <p><b>Conclusion</b> The site falls within the settlement boundary of Cromer and is within the residential area. The site is on the North Norfolk Brownfield Register. The site could therefore, come forward at any time, and does not require being allocated.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C35</b></p>	<p><b>Land at Northrepps Road</b></p> <p><b>Conclusion</b> Discounted due to size.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C36</b></p>	<p><b>Land at Pine Tree Farm</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative</b>. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely to be a significant detrimental impact on landscape, the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p><b>Connectivity:</b> The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable</p>

walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dresser.

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

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

#### **Highways:**

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

#### **Environmental:**

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

#### **HRA (where relevant)**

N/A

#### **Landscape and Townscape:**

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

#### **Other:**

The site is in Flood Risk Zone 1.

#### **Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open countryside and have a

	<p>negative effect on the quality of the landscape by reducing the rural character. It would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There is currently no development on this (eastern) side of Norwich Road to the south of the railway line. The site is not considered suitable for development.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C39</b></p>	<p><b>Land At Hall Road, Cromer</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative</b>. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely detrimental impact on landscape, the potential for detrimental impact on an ungraded Historic Park and Garden (Cromer Hall), the setting of a Grade II Listed Building (South Lodge) and a potential negative biodiversity impact being adjacent to the AONB and in close proximity to a CWS (East Wood). The Social objectives score is mixed and the Economic objectives score is neutral, as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, although there may be a reliance on the car.</p> <p><b>Connectivity:</b> The site has good connectivity with the town centre within a reasonable walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is approximately 900m from the site. The nearest bus stops (which provide the regular services to other towns) and the bus station are located over 1.2km from the site which is not a reasonable walking distance.</p> <p><b>Highways:</b> Yes</p> <p><b>Environmental:</b> The site is a large pasture field detached from the southern part of Cromer. The northern part of the site is currently used as a 'Pick Your Own' fruit farm with a collection of poly tunnel type green houses. It has a mature tree and hedge boundary along the Hall Road and is bounded by mature woodland to the east. Further to the south is the Cromer to Norwich railway line.</p> <p><b>HRA (where relevant)</b> N/A</p> <p><b>Landscape and Townscape:</b></p>

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

**Other:**

HIA- Limited impact on the historic environment

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

**Conclusion:**

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

**Recommendation:**

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

C40

**The Meadow Car Park, Meadow Road**

**SA Conclusion:**

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

**Connectivity:**

The site has good connectivity. The schools in Cromer are within acceptable walking distance at approximately 1.5km to the primary schools. The site is very close to the town centre which offers a wide range of employment, shopping and leisure opportunities. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus and rail stations are within 500m of the site.

**Highways:**

No N- junction is substandard with West Street

**Environmental:**

The site consists of an area of, mainly, grass that forms part of the Meadow public open space. The site has a skate park and a number of holes for a pitch and put site. To the north

is the continuation of the Meadow open space and to the south is an area of mature woodland. On the eastern and western sides are existing residential areas.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

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

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

**Conclusion:**

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

**Recommendation:**

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

**C41**

**Land South of Cromer**

This is a large site that comprises of a number of other sites that are considered in this site assessment process: C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44.

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, where parts of the site are edge of settlement and parts loosely related to the settlement, within Flood Zone 1, where there is potential to impact upon the setting of Grade II Listed Building (Pine Tree Farmhouse), the potential for significant detrimental landscape impact (but potential for significant landscaping mitigation) and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score mixed as access to services / facilities and employment but these are largely beyond walking distance. As such, there is likely to be reliance on the car to access services and facilities. The site could provide significant public open space.

**Conclusion:**

See the site assessments for C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44 for the individual characteristics for these sites.



The site has a number of constraints and development would adversely affect the settlement. Development of this site would result in a very large extension into the open countryside within the Area of Outstanding Natural Beauty. Which would have a negative effect on the quality of the landscape and have an adverse impact on the Area of Outstanding Natural Beauty. The majority of the site is detached from Cromer and has poor access to services and facilities. Furthermore Roughton Road is considered to be unsuitable for further development and the proposed link between the proposed development on Norwich Road (43/1) and Roughton Road (C42/2) has been unproven in its effectiveness and brings no strategic benefits. The site is not considered suitable site for development.

**Recommendation:**

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

**C42**

**Roughton Road South**

This site is an amalgamation of C42/1 & C42/2

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

**Connectivity:**

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

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

Roughton Road is unsuitable for further development. Highways have considered the TA submitted by the site promoter, however the key issues for us are firstly, the pedestrian provision along Roughton Road and although some improvements were made as a result of previous applications, there is no scope for further improvement. Furthermore Roughton Road to the south of the site is unsuitable for the additional traffic created by the development.

A comprehensive approach to development to the south of Cromer could deliver a link road. However such a link has been unproven in its effectiveness to allow suitable pedestrian and vehicular improvements. Furthermore a link could only address local issues associated with the delivery of these sites and will not deliver wider benefits to the town centre. To deliver the link would require a significant amount of growth. As the link brings no strategic benefits

	<p>to the centre of Cromer it is considered that the delivery of a link is not something the plan should seek to achieve. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p><b>Environmental:</b> The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. Se sites C42/1 &amp; C42/2 for detailed characteristics.</p> <p><b>HRA (where relevant)</b> N/A</p> <p><b>Landscape and Townscape:</b> The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p><b>Other:</b> The site is in Flood Risk Zone 1.</p> <p><b>Conclusion:</b> The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
<p><b>C42/1</b></p>	<p><b>Land West of Roughton Road</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative</b>. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.</p> <p><b>Connectivity:</b></p>

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

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

Roughton Road is unsuitable for further development. See C42 for further details. Small scale growth on the site may be acceptable, however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further input from highways.

**Environmental:**

The site is a large arable field to the south of Cromer. The site has hedge boundaries on all sides and does not contain any other, obvious, environmental features. The site is generally detached from the residential area of Cromer although it does abut the ribbon development of residential properties on Roughton Road.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

C42/2

**Land East of Roughton Road**

**SA Conclusion:**

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

**Connectivity:**

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

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

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

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

**Environmental:**

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

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

**C43**

**Norwich Road**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

**Connectivity:**

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

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

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

**Highways:**

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

site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

**Environmental:**

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

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

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

**Conclusion:**

The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character which would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

**Recommendation:**

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

C43/1

**Land West of Norwich Road**

**SA Conclusion:**

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

**Connectivity:**

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

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

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

**Highways:**

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

**Environmental:**

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

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

**Recommendation:**

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

**C43/2 Land East of Norwich Road**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

**Connectivity:**

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

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

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

**Highways:**

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



**Environmental:**

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

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development would adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

**Recommendation:**

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

**C44**

**Land at Compitt Hills & South of Burnt Hills**

*(Previously incorrectly named 'Norwich Road' at Regulation 18)*

This site is an amalgamation of C18 & C19

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1, where there is potential for a negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

**Connectivity:**

The site has poor to moderate connectivity with the town centre within a moderate walking

and cycling distance with the town offering a range of employment, shopping and leisure opportunities.  
 The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.  
 Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

**Highways:**

See comments for C18

**Environmental:**

The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. See sites C18 & C19 for detailed characteristics.

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

**FLB02 Land at Metton Road**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score is negative, being remote from the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score negatively and mixed as the site has poor access to services / facilities, employment and educational facilities. The site is remote from settlement, likely to rely on car to access.

**Connectivity:**

The site has connectivity with the town centre not within an acceptable walking and cycling distance.

The site is remote from the catchment schools and public transport opportunities..

**Highways:**

Highways are of the opinion that development in this location on the Metton Road is not acceptable due to the narrow nature of the carriageway and the lack of footpaths.

**Environmental:**

This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road. There is a collection of farm buildings on the Metton Road

**HRA (where relevant)**

N/A

**Landscape and Townscape:**

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

**Other:**

The site is in Flood Risk Zone 1.

**Conclusion:**

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poor access to services and facilities in Cromer and Metton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

**Recommendation:**

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

**HE0012 Land at Stonehill Way, Cromer (1)**

Employment site

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, being edge of settlement, in Flood Zone 1 where there is potential for detrimental impact on landscape, potential to affect the setting of an Ungraded Historic Park and Garden (Cromer Hall) and potential for a negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has the potential to provide a range of employment opportunities, with good access to potential employees and transport links.

**Conclusion:**

The availability of the site is unknown despite numerous enquiries. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is not considered available or suitable for development.

**Recommendation:**

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

**NOR08 Land North of Pine Tree Barns**

**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social objectives score as mixed and Economic objectives score positively, with good access to services / facilities, employment and educational facilities, but limited scope for open space provision.

**Connectivity:**

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

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

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

**Highways:**

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

	<p>Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus station is 1.3km from the site and the rail station is 1.2km from the site</p> <p><b>Highways:</b> Highways access cannot be achieved to the site as Mill Lane is considered unsuitable.</p> <p><b>Environmental:</b> The site is a small paddock field enclosed on all sides by mature trees and hedges. The site is detached from the main residential areas of Cromer and East Runton. To the north and east is a caravan and holiday park. To the west are a number of detached properties on large plots.</p> <p><b>HRA (where relevant)</b> N/A</p> <p><b>Landscape and Townscape:</b> This is a small site that is surrounded by high hedges and trees on all sides. The site is well contained in the wider landscape and is generally screened from view.</p> <p><b>Other:</b> The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p><b>Conclusion:</b> The site has a number of constraints and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Cromer and from footways along Cromer Road and has poor access to services and facilities. The site is not considered suitable for development.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>
HE0013	<p><b>Land South of Holt Road</b></p> <p><b>Conclusion:</b> The site is no longer available.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration.</b></p>

## Further Comments

The following additional comments have been received since the Regulation 18 consultation.

Further Comments	
<b>Anglian Water</b>	Email clarifying position and confirming the withdrawing of 'holding objection. Email stated: <i>"Having reviewed the Phase 1 (Desk Study) Environment Report dated June 2019 and the current situation at the WRC we are satisfied that this report provides sufficient information for our purposes in relation to potential odour impacts from Cromer Water Recycling Centre for the Local Plan currently being prepared and we do not require any further information at this stage. As you will be aware we had made a holding objection relating to the above allocation and sought further information relating to odour. On the basis of the information provided by Pigeon Investment Limited we are writing to withdraw our previous objection."</i>
<b>Education Authority</b>	Further information on the need for a 2 form entry primary school and the lack of delivery mechanism in place to deliver the school.
<b>Landowner</b>	Submission of further details on dwelling numbers, delivery of a care home and site layout regarding C10.

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## Part 3: Overall Site/Settlement Conclusions

### 3.1. Proposed Site Allocations: Reasoned Justification

There is very little previously developed (brownfield) land within the built up area of Cromer. The Plan gives support to the re-use of brownfield sites, re-development, and intensification of uses through the application of its proposed development management policies.

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

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

One site in Cromer, Land at Runton Road/Clifton Park, did attract a number of objections at the Regulation 18 Consultation. Furthermore, the requirement for the provision of a new primary school on the site has changed since the consultation. Reflecting on the Regulation 18 representations and the further information submitted by the landowner, the recommended proposal for the site has changed. It is proposed that any allocation of this site is for a reduced number of dwellings and enhanced public open space. In taking the site forward it is proposed that the housing requirement on the site is reduced from 90 dwellings to 55 and the provision for the school is removed. This site is well related to the existing residential area and to the town centre. Through the delivery of a well-considered landscape scheme, careful site layout and building design, the site will provide a new sympathetic urban edge to Cromer.

These four sites are considered to be the most suitable sites available for Cromer and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing requirement. Each are well located to services within the town centre and to the 3 local schools.

Discounted sites were not chosen for a number of reasons including the impact development could have on loss of public open space, impact on heritage assets and on the landscape more generally.

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

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



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

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

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

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

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

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

**C16: Former Golf Practice Ground** is the eastern side of Cromer and will allow for the development of approximately 180 dwellings and a site for a care/extra care home. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 63 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as positive in the Sustainability Appraisal.

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

## 3.2. List of Site Allocations

### Residential Sites

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

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

### 3.3. Policy Wording (Regulation 19)

The following tables detail the emerging policy text as intended for inclusion in the Regulation 19 stage Local Plan.

#### Policy C07/2

##### Land at Cromer High Station

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

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

1. Provision of acceptable vehicular access via the existing private road associated with Station Road, which would also require alterations to the Station Road junction with Norwich Road;
2. improved access to public transport. The northbound bus stop on the A149 should be improved with the addition of a bus shelter;
3. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site;
4. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
5. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
6. the provision of **XX** ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place (this will be updated in line with open space study and green infrastructure strategy requirements when available)
7. a Habitat Regulation Assessment will be required;
8. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

#### Policy C10/1

##### Land at Runton Road / Clifton Park

Land amounting to approximately 8 hectares is proposed to be allocated for mixed use development comprising residential development up to 55 dwellings inclusive of affordable homes and self-build plots.

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people. It will provide 5 hectares of enhanced public open space and green infrastructure.

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

1. to deliver a carefully designed residential development that will integrate the surrounding built forms into a cohesive character area;
2. access should be from the A149 Cromer Road with the provision of visibility splays in accordance with DMRB;
3. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site
4. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. retention of an open frontage to the site along Runton Road
7. the provision of 5 ha of enhanced open space and additional green infrastructure, including allotments, on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place
8. a layout that provides green corridors for the public rights of way and access routes running through the site;
9. a layout of development which minimises the potential for noise and odour nuisance originating from the adjacent railway line and Water Recycling Centre;
10. 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;
11. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
12. a Habitat Regulation Assessment will be required;
13. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

### **Policy C16**

#### **Former Golf Practice Ground**

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

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people. ~~It will provide 5 hectares of enhanced public open space and green infrastructure.~~

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

1. To deliver a carefully designed residential development that will integrate the surrounding built forms into a cohesive character area;
2. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;
3. access should be provided from Overstrand Road and Northrepps Road in accordance with DMRB and the MfS to include associated improvements, carriageway widening and provision of footways;
4. a transport impact assessment should be undertaken to assess the impact of the development on the strategic road network and identify areas where mitigation may be required and propose appropriate schemes;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. the provision of **XX** ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place (this will be updated in line with open space study and green infrastructure strategy requirements when available)
7. retention and enhancement of hedgerows and trees (access permitting) around the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the northern and western boundaries;
8. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
9. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
10. a Habitat Regulation Assessment will be required;
11. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

### **Policy C22/1**

#### **Land West of Pine Tree Farm**

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

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people.

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

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

1. Provision of a new segregated cycle/pedestrian footway along the Norwich Road including a dedicated footbridge (or suitable alternative) crossing over the railway;
2. provision of two vehicle access points onto the A149 including the provision of a roundabout at the southern access in accordance with DMRB
3. a transport assessment should be undertaken to include analysis of the impact the development would have upon the road network, identify areas where mitigation may be required and provide solutions;
4. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. the provision of 10 ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Biodiversity improvements and access should be provided to Beckett's Plantation. Open spaces should provide a distinct character and create a sense of place.
7. retention and enhancement of hedgerows and trees around and within the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the southern boundaries;
8. the existing public footpath through the site should be retained and upgraded to a surfaced route within in a green corridor and a new route should be provided from the site to connect with Roughton Road;
9. 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;
10. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
11. a Habitat Regulation Assessment will be required;
12. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and

Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

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### 3.4. Open Space Designations

The areas tabled below, and shown on the map in **Appendix 2**, are proposed to be protected in the Local Plan through designation as one or more types of open spaces. These areas were consulted on at the Regulation 18 stage and are an extract from the Amenity Green Space Topic Paper, May 2019. They mainly comprise areas of functional open space, allotments and other visually important green spaces, the majority of which have been designated for many years.

No comments were received as part of the consultation.

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

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				of the area and to the setting of the listed building.
The Meadow, Hall Road	AGS/CRM06	OSP007	Open Land Area	The land is publically accessible, currently used for a range of recreation including golf, skate park and play area. The land also provides open space and contributes to the layout and character of the area.
St Peter & St Pauls Church	AGS/CRM07	OSP008	Open Land Area	The land is publically accessible, which includes the Grade 1 listed St Peter and St Pauls Church. The space is currently used extensively for informal recreation and contributes greatly to the form and character of the area and to the setting of the listed building.
North Lodge Park, Overstrand Road	AGS/CRM08	OSP009	Open Land Area	The land is publically accessible, currently used extensively for informal recreation and most of the space contributes to the layout and character of the settlement.
Cromer Cricket Club, Overstrand Road	AGS/CRM09 REC/CRM02	OSP0010	Formal Education / Recreation	The land is accessible and used by the cricket club, and contributes to the form and character of the area. Provides important sporting facilities.
Cromer Tennis Courts, Norwich Road	AGS/CRM10 REC/CRM03	N/A	Amenity Green Space + Education / Formal Recreation Area.	The land is accessible, currently used for recreation providing tennis facilities. Provides important sporting facilities, shared school and public use.
Cabbell Park Football Ground, Mill Road	AGS/CRM11 REC/CRM04	OSP011	Open Land Area Formal Education / Recreation	The land is accessible, currently used for recreation providing football facilities.
Cromer Junior and High School, Norwich Road	AGS/CRM12 REC/CRM05	OSP012	Open Land Area Formal Education / Recreation	The land is used for recreational and educational purposes in connection with Cromer High School and Cromer Junior School. Shared public use of facilities
Suffield Park Infant School, Norwich Road	AGS/CRM13 REC/CRM06	OSP013	Open Land Area Formal Education / Recreation	Provides recreational and educational purposes in



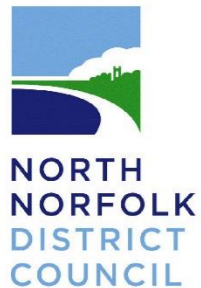
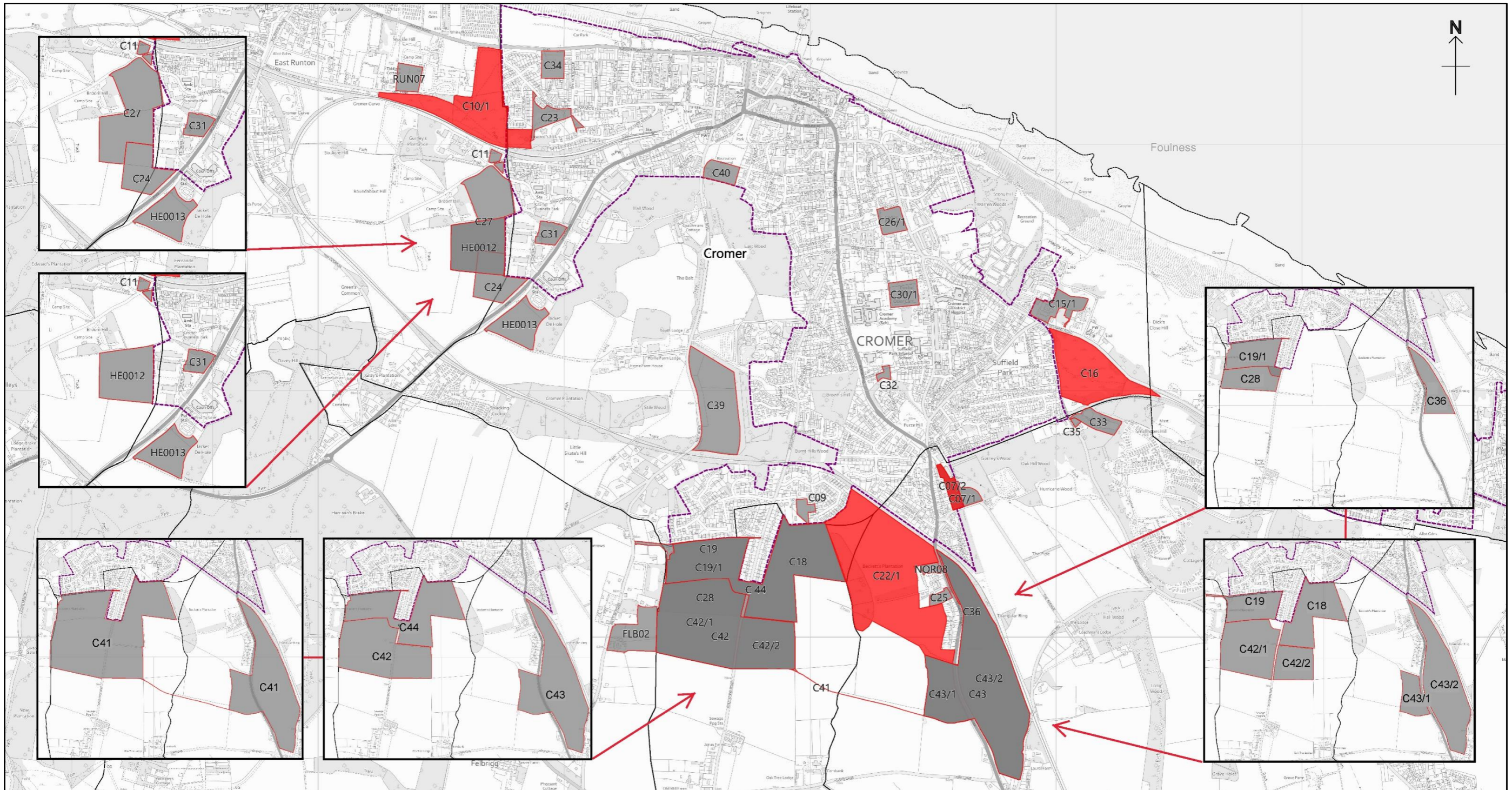
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				connection with Suffield Park Infant School.
Brown's Hill, Norwich Road	AGS/CRM14	OSP014	Open Land Area	Woodland area publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Furze Hill & Mill Road	AGS/CRM15	OSP015	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Fearns Park Play Area, Station Road	AGS/CRM16	OSP016	Open Land Area	The land is publically accessible, provides a range of recreation including football and a play area. The land also provides open space and contributes to the layout and character of the area.
Fearns Park Bowling Green, Station Road	REC/CRM07	OSP017	Formal Education / Recreation	The land contains a bowling green and offers a recreation function.
Lynewood Close	AGS/CRM17	OSP018	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Roughton Road	AGS/CRM18	OSP019	Open Land Area	The land is publically accessible forming part of the open space for a former allocation and contributes to the form and character of the area. Once finished the site will also provide a play area.
<b>Additional Sites</b>				
School Playing Fields, Norwich Road	LGS/CRM01	OSP012	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & education and formal recreation area designations. The site does not meet the criterion of being able to endure beyond the plan period (because a school must be able to reconfigure if necessary)
The Meadow, Meadow Road	LGS/CRM02	OSP007	Open Land Area	The site does not meet the tests for LGS. The site

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				already benefits from Open Land Area designation. Considered no additional local benefit would be gained from LGS designation.
Fearns Park / Field, Station Road	LGS/CRM03	OSP016	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & (in part) education and formal recreation area designations. Planning permission 17/0785 for erection of single storey building for use as tea room granted 2017. Considered no additional local benefit would be gained from LGS designation.
Nelson Heights Play Area, Nelson Heights	LGS/CRM04 AGS/CRM20	OSP021	Open Land Area	The Site does not meet the tests for LGS. The site is in close proximity to the community it serves and is surrounded by development. It provides green space to the nearby residents
Browns Hill Park, Norwich Road	LGS/CRM05	OSP014	Open Land Area	The Site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Play Park (Howards Hill West), Howards Hill Close	LGS/CRM06 AGS/CRM21	OSP022	Open Land Area	The site does not meet the tests for LGS. The site is in close proximity to the community, provides a small green space to the nearby residents.
Happy Valley, Overstrand Road	LGS/CRM07 AGS/CRM22	OSP023	Open Land Area	The site does not meet the tests for LGS. Provides recreational area of value to town residents and visitors.
Evington Lawns, Runton Road	LGS/CRM08	OSP004	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation
North Lodge Park, Overstrand Road	LGS/CRM09	OSP009	Open Land Area	The site does not meet the tests for LGS. Site already

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Runton Road Sunken Gardens & Recreational Ground (carnival field), Runton Road	LGS/CRM10	OSP002	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and in part education & formal recreation area designation. Considered no additional local benefit would be gained from LGS designation.
Burnt Hills Wood, Roughton Road	LGS/CRM11 AGS/CRM19	OSP020	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for informal recreation and contributes to the character of the area.
Howards Hill, Howards Hill West	LGS/CRM12	OSP005	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Royal Cromer Golf Club, Overstrand Road	LGS/CRM13	N/A	No Designation	The site does not meet the tests for LGS or AGS. This site is within the Norfolk Coast AONB, and partly within the coastal erosion constraint area. It is an extensive tract of land and does not meet the criteria for designation as Local Green Space
Cemetery No.1, Holt Road	LGS/CRM14	OSP006	Open Land Area	The site does not meet the tests of LGS. The site is within a Conservation Area and is designated as a County Wildlife Site and open land area. Considered no additional benefit would be gained from LGS designation.
Cemetery No.2, Holt Road	LGS/CRM15	OSP026	Open Land Area	The site does not meet the tests of LGS. Large Historical cemetery and allotments located 800mk Settlement boundary. Has been a recent crematorium

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				development that enveloped original extent of allotments.
St Peter & St Paul's Churchyard, Church Street	LGS/CRM16	OSP008	Open Land Area	The site does not meet the test of LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Woodlands & Beef Meadow, South of The Meadow, Hall Road	LGS/CRM17	N/A	No Designation	The site does not meet the test of LGS. The site is in part designated as a County Wildlife Site and in part a Historic park & Garden (ungraded). The rest of the site appears as an agricultural field which has not been shown to be demonstrably special. It is an extensive tract of land
Land at Meadow Close, Hall Road	LGS/CRM18 AGS/CRM24	OSP025	Amenity Green Open Land Area	The site does not meet the test of LGS. Small parcel of amenity greenspace providing open space and setting along Hall Road
Warren Woods, Overstrand Road	LGS/CRM19 AGS/CRM23	OSP024	Open Land Area	The site does not meet the test of LGS. Area is in close proximity to community, is well used for recreation and provides biodiversity benefits.

# Appendix 1: All Sites Considered



## Cromer - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

CB

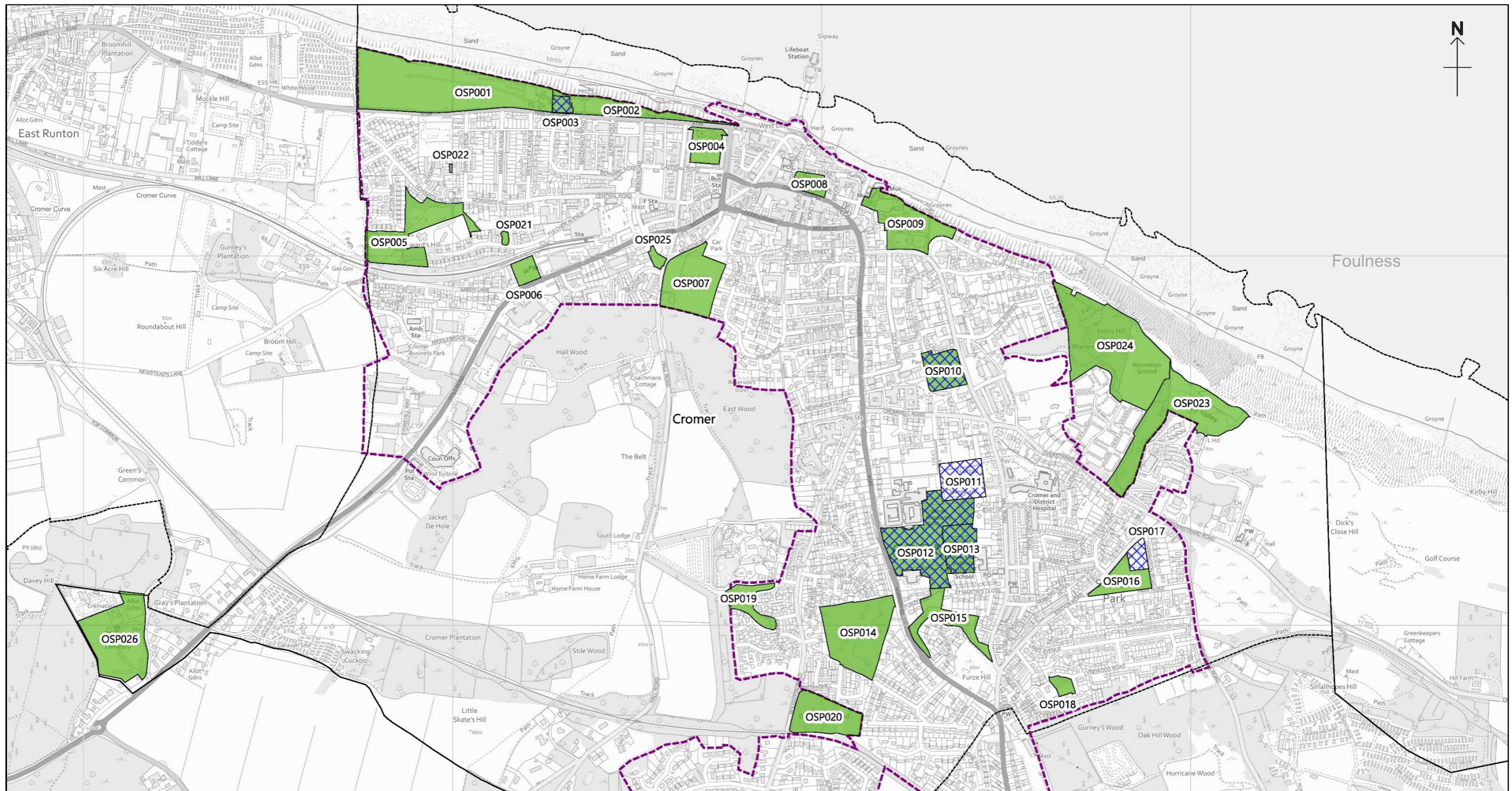
08/04/2020

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# Appendix 2: Open Space Designations



### Crumer - Open Spaces (Reg 19)

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

NOT TO SCALE

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