

## Draft Addendum to the Distribution of Growth Background Paper 2: Small Growth Villages

### 1. Introduction

1.1 This Paper has been produced in response to the Inspector's Post Examination Hearings letter<sup>1</sup> received in July 2024, and in particular, to the Inspectors conclusion that the Local Plan needs greater certainty in bringing forward more housing. This Paper provides evidence in relation to one of the Inspectors directions with regards to the Small Growth Village tier of the settlement hierarchy in order to achieve the required housing growth. The Inspectors letter at paragraph 48, refers to:

*(iii) Expansion of the list of Small Growth Villages to include those with a single key service and (say) three secondary/ desirable services. As document EX034(a) demonstrates, there are numerous villages with a primary school, convenience shop or other services that are sufficiently nucleated in form to allow for a coherent settlement boundary which are not included.*

1.2 At paragraph 49 of the letter, the Inspector confirms the national planning policy support for seeking such amendments to the Small Growth Village through paragraph 79 of the NPPF, 2021 (paragraph 83 of the NPPF 2023), which states that:

*'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'*

1.3 The Inspector concluded in paragraph 49 that, as 'submitted the plan's policies for smaller villages, even some with key services, are unusually restrictive.' Consequently, the objective of this Paper is to assess and identify further villages that can be considered for small scale growth, in response to the Inspector's soundness concerns.

1.4 During the Local Plan Hearing Sessions document EX034(a)<sup>2</sup> was provided, at the Inspectors request, which included a list of villages that fell immediately below being identified as Small Growth Villages, having one key service and three secondary or desirable services. Ten villages were identified from the Regulation 18 stage assessment within the Distribution of Growth Background Paper 2<sup>3</sup> as having one key service and three secondary or desirable services. These settlements are the core group that have been

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<sup>1</sup> Examination Library Reference EH006(f) [eh006-f-inspectors-post-examination-hearings-letter.pdf \(north-norfolk.gov.uk\)](#)

<sup>2</sup> Examination Library Reference EX034(a): [ex034-a-response-to-inspectors-information-request-to-the-council-small-growth-villages.pdf \(north-norfolk.gov.uk\)](#)

<sup>3</sup> Examination Library Reference C2: [Home | 4: Evidence base and supporting documents \(north-norfolk.gov.uk\)](#)

assessed using the same methodology as for the existing identified Small Growth Villages, apart from the reduction of the required number of secondary or desirable services being present from four to three, as proposed by the Inspector.

- 1.5 In addition, a broader review of the villages within Background Paper 2 that did not meet the Small Growth Village criteria has been carried out. This has identified the villages of Erpingham and Felmingham as meeting the revised services and facilities criteria.
- 1.6 For clarity, the same general data and documents, as cited in Background Paper 2, have been used as the evidence base to support the additional village assessments. The local housing need information has been updated to provide a more current snapshot of the Council's Housing Waiting List.

## 2. Summary of Methodology

2.1 All of the stages of the methodology are set out in detail in the Distribution of Growth Background Paper 2. The stages and their conclusions have been summarised below for reference:

- Stage 1 – Defining Important Services

This stage sets out the twelve core facilities and services that are regarded as being the most important to the sustainability of settlements and where the availability of some services is considered to be more critical than others in relation to the smaller settlements. Consequently, for villages, the services are separated into three categories of 'Key Services', 'Secondary Services' and 'Desirable Services.'

- Stage 2 – Initial Sift, identifying settlements which had a school and/or a shop

The presence of a school and/or a convenience shop are considered to be essential core services and as such, the Background Paper sifted all settlements to ensure one of these key services was identified in the settlements. This initial sift identified a total of 60 settlements (all 7 towns and 53 villages). The settlements that did not have either a school or a convenience shop were excluded from further assessment (para. 4.5 of Background Paper 2) at this stage.

- Stage 3 – Second Sift, identifying settlements with at least 1 key service and 4 secondary or desirable services

The second sift identified those remaining settlements with all identified services together with those which have a shop or school and at least four of the other identified services. Appendix 1 of the Background Paper provides a summary list of the facilities and services within each village (this table was duplicated in the requested Hearings document, reference EX034(a)). The initial list of 53 villages reduced to 28.

- Stage 4 – Constraints (Environmental and Infrastructure), having regard to historic environment, flood risk, coastal erosion, environmental designations, and landscape character.

A detailed environmental assessment of identified settlements is carried out. This considers the degree to which growth in each of the remaining settlements may be constrained having regard to historic environment, flood risk, coastal erosion, environmental designations and landscape character.

Table 3 of Background Paper 2 details the three environmental constraint classifications which are concluded as being either Highly Constrained, Moderately Constrained or Limited Constraints. At this stage, consideration is also given to infrastructure constraints, reflecting the Council's Infrastructure Position Statement and any known infrastructure considerations regarding each settlement.

- Stage 5 – Housing Need and potential availability of sites (need and capacity).

This stage of the methodology considers the number of people on the Council's Housing Waiting List, concluding as either Higher, Moderate or Lower Demand. The amount of available land as published in the Council's Housing & Economic Land Availability (HELAA) is also assessed and concludes as being Higher, Moderate or Lower Land Availability.

Following the approach of the methodology, an overall conclusion is reached taking account of access to services, facilities and infrastructure, the possible environmental impacts of development, the identified need for development and the opportunities (capacity) to address these needs.

- 2.2 For the purposes of this Paper, Stage 3 of the methodology has been amended in order to assess the suitability of the villages that had been identified as having one key service and three secondary or desirable services.

### **3. Assessment of additional villages**

- 3.1 The Local Plan Hearing document EX034(a) identified the ten villages of, Beeston Regis, Itteringham, Langham, Neatishead, Northrepps, Ryburgh, Stibbard, Swanton Abbott, Tunstead and Worstead as having one key service and three secondary or desirable services. The opportunity has also arisen to take a wider review of the other villages within the Distribution of Growth Background Paper 2, which has identified the villages of Erpingham and Felmingham as having the requisite level of services and facilities. Overall, twelve villages have been assessed within this Paper.
- 3.2 A detailed assessment has been carried out for each of the villages through the application of Stage 2 through to Stage 5 of the methodology summarised in Section 2 above and where an amended qualifying benchmark of one key service and three secondary or desirable services at Stage 3 is applied. An overall conclusion regarding the suitability of the

settlement being identified as a Small Growth Village is reached at the end of each assessment.

### **Beeston Regis**

3.3 Beeston Regis was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 1,097 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>N</b>	
	Convenience Shopping	<b>N*</b>	*Cromer Road Stores and Sheringham Tesco’s in adjacent settlement.
	GP surgery	<b>N*</b>	*Sheringham Medical Practice in adjacent settlement.
<b>Secondary Services</b>	Main Road	<b>Y</b>	A149 (bus route)  Sheringham Train Station in adjacent settlement.
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>N*</b>	*Fishmongers Tavern in adjacent settlement.
	Meeting Place (e.g. Village Hall)	<b>N</b>	
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>Y</b>	Regent Garage
	Place of Worship	<b>Y</b>	All Saint’s Church
	Employment Land	<b>N*</b>	*no specific designation but many commercial/ retail employment opportunities in Sheringham.

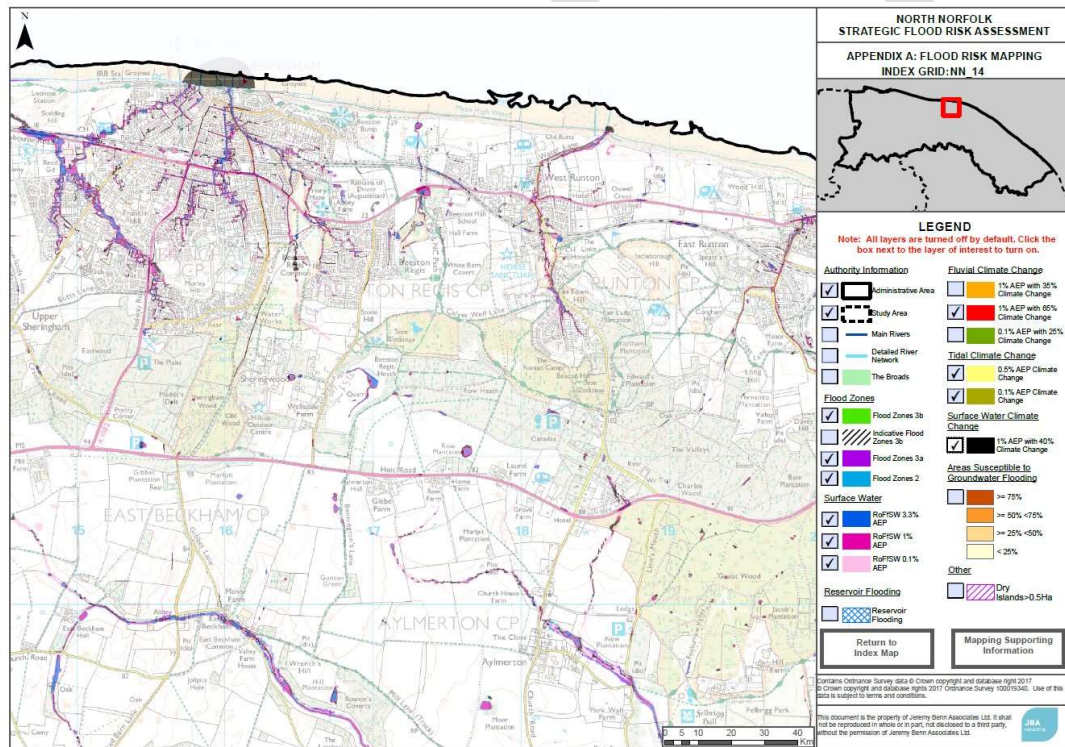
## Built Environment

- Beeston Regis Conservation Area centres around Beeston Regis Priory, a Scheduled Ancient Monument and the associated land on the north side of the main road (A149) and bounded by Nelson Road to the east and the railway line to the north.
- Grade I listed building – Remains of St Mary’s Priory and All Saints Church.
- Grade II listed building – Abbey Farmhouse.

## Natural Environment

### Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The settlement is located within Flood Zone 1 and where the built form of the village is subject to pockets of surface water flooding, predominantly along roads.



### Coastal erosion

The settlement of Beeston Regis is not within the Coastal Erosion Constraints Area/ Coastal Change Management Area.

The area east of Beeston Bump along the immediate coastal frontage is within the Coastal Erosion Constraints Area/ Coastal Change Management Area, the closest point of which is located approximately 500m from the village of Beeston Regis.

### Environmental designations

- The built form on the east side of Briton's Lane up to the main road (A149) is within the National Landscape designation. Most of the built form of the village (on the west side of Briton's Lane) is outside but adjacent to the Norfolk Coast National Landscape designation.
- Beeston Regis (and Sheringham) Common SAC and SSSI immediately to the west.
- Briton's Lane Gravel Pit SSSI, Candidate County Geodiversity Site approximately 350m to the south
- Roman Camp and Beeston Regis Heath CWS approximately 350m to the south.

### *Landscape character*

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Coastal Shelf landscape type and Wooded Glacial Ridge to the south.

The Coastal Shelf landscape type 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 LCA 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 seminatural 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.

To the south of the village the landscape is categorised by the Wooded Glacial Ridge landscape type. 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 LCA vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in



many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast National Landscape, which encompasses most of the area, are preserved.

### Infrastructure Constraints

No known infrastructure constraints.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Beeston Regis is identified within Affordable housing Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 35% affordable housing on all developments of 6 dwellings or more in Beeston Regis.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 877 people on the housing waiting list expressed a preference to live in Beeston Regis.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 3 potentially suitable sites totalling 308 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It

also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

## Conclusion

- Beeston Regis itself has no key services and three secondary or desirable services. However, the settlement is situated in very close proximity to the higher order settlement of Sheringham, which is identified as a Small Growth Town, where there are many services and facilities that are highly accessible to residents of Beeston Regis being well connected by footpaths and the road network.
- There are limited environmental constraints and no known infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement is identified as a '**Small Growth Village**', given its very close proximity to Sheringham, a Small Growth Town, where a wide range of facilities and services are highly accessible to the residents of Beeston Regis. In addition, there are limited environmental and infrastructure constraints associated with the settlement and moderate housing need.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Beeston Regis it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

## **Erpingham**

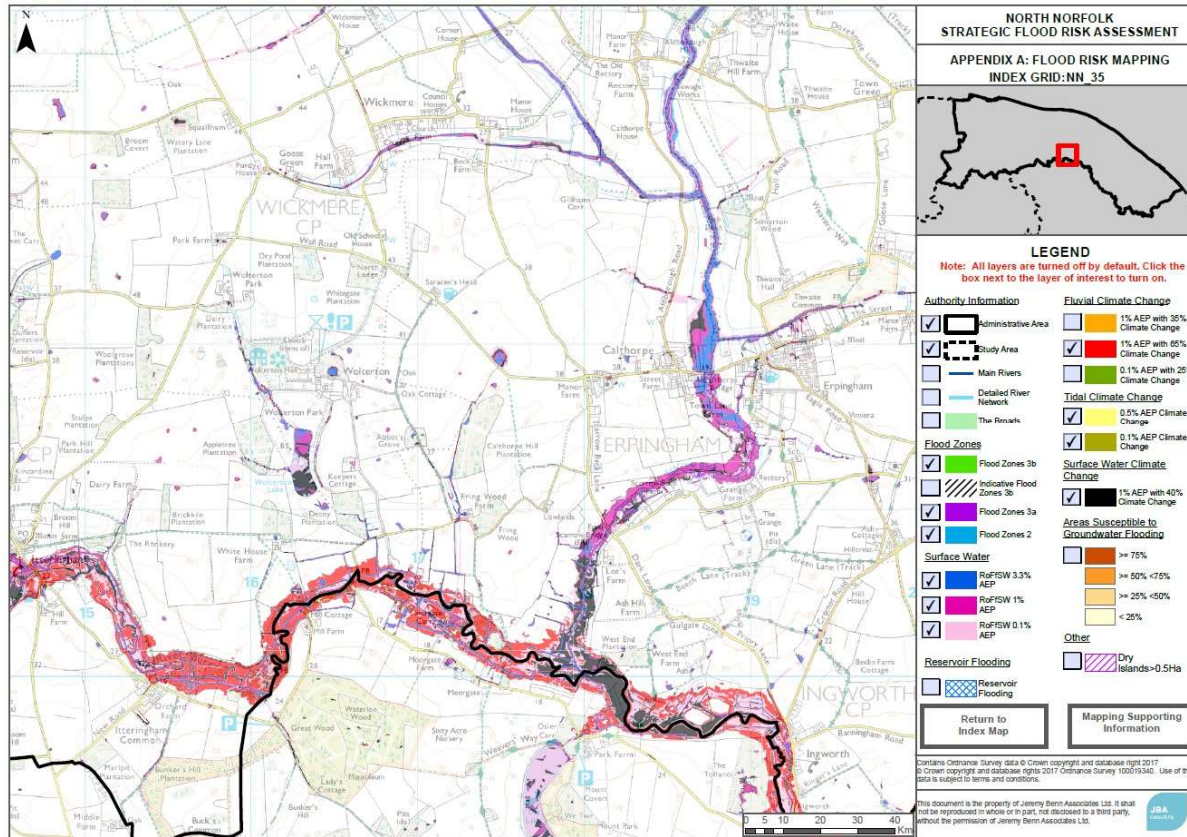
- 3.4 Erpingham was identified as 'Countryside' in the Core Strategy (2008). The settlement had an estimated population of 736 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and



land availability. A conclusion is provided regarding these factors, setting out the settlement's position within the hierarchy.

Services and Facilities			
<b>Key Services</b>	Primary School	<b>Y*</b>	Erpingham Primary School  *outside settlement boundary.
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>Y</b>	The Spread Eagle
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Erpingham with Calthorpe Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y*</b>	St. Mary's Church  *outside settlement boundary.
	Employment Land	<b>N</b>	
Built Environment			
<ul style="list-style-type: none"> <li>• Mannington and Woolterton Conservation Area bounds the north of the village and includes the southern part of the parish including the primary school and the eastern part of the village adjacent to the village hall.</li> <li>• Grade I listed building – St. Mary's Church</li> <li>• Grade II listed buildings – including Erpingham House, The Thatched Barn at Lime Tree Farm, Homestead Farm Cottages.</li> </ul>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. A</p>			

significant area of Flood zones 2 and 3a run north to south further to the west of the village and these zones follow the south side of Thwaite Common. The majority of the village is within Flood zone 1, where there is small pockets of surface water flooding along a section of The Street.



**Coastal erosion**

N/A

**Environmental designations**

- Thwaite Common CWS – located to the north of the village.

**Landscape character**

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the River Valleys (River Bure and tributaries) landscape type and is partially within and surrounded by Tributary Farmland landscape type.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The River Valleys (Bure and Tributaries) landscape type is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level

of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

The Tributary Farmland landscape type 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 distance views across the landscape. As the name suggests, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The LCA 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.

### Infrastructure Constraints

- Accessibility – C roads/ unclassified roads.
- Nutrient Neutrality Foul Water Drainage Catchment – River Bure.
- Nutrient Neutrality Surface Water Catchment – River Bure.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Erpingham is identified within Affordable Housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Erpingham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 23<sup>rd</sup> September 2024, 660 people on the housing waiting list expressed a preference to live in Erpingham.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there is potentially one large site identified totalling 79 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Erpingham has one key service and three secondary or desirable services.
- There are limited Environmental and Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement meets the criteria for a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Erpingham it is considered that the

constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

## **Felmingham**

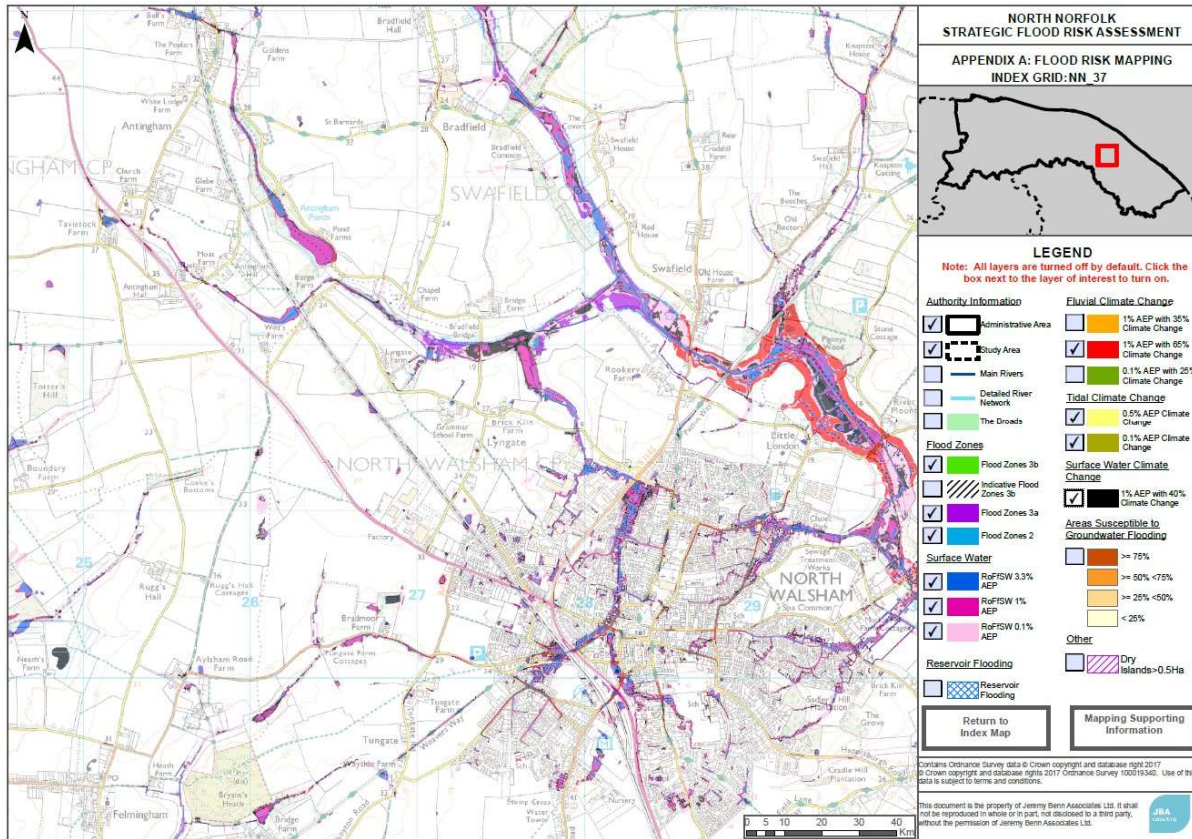
- 3.5 Felmingham was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 591 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>N</b>	
	Convenience Shopping	<b>Y</b>	Felmingham Stores
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>Y</b>	Post Office within Felmingham Stores
	Other Shopping	<b>N</b>	
	Public House	<b>N</b>	
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Felmingham Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	St.Andrew’s Church
	Employment Land	<b>N</b>	
<b>Built Environment</b>			
<ul style="list-style-type: none"> <li>Grade II* listed building – St. Andrew’s Church</li> </ul>			
<b>Natural Environment</b>			



## Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is located within Flood Zone 1.



## Coastal erosion

N/A

## Environmental designations

- Bryant's Heath SSSI approx. 500m to the east of the village.
- Weavers Way CWS approx. 450m to the south of the village.
- Felmingham Cutting LNR approx. 450m to the south of the village.

## Landscape character

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Low Plains Farmland landscape type.

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



The LCA vision for this landscape type is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a 106 mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

### Infrastructure Constraints

- Nutrient Neutrality Foul Water Drainage Catchment to area on north/northwest side of B1145 road.
- Nutrient Neutrality Surface Water Catchment – River Bure.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Felmingham is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Felmingham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 23<sup>rd</sup> September 2024, 725 people on the housing waiting list expressed a preference to live in Felmingham.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there is one potentially large suitable site totalling 51 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

### Conclusion

- Felmingham has one key service and three secondary or desirable services.
- There are limited environmental and infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement meets the criteria to be identified as a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Felmingham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

### Itteringham

3.6 Itteringham was identified as 'Countryside' in the Core Strategy (2008). The settlement had an estimated population of 135 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement's position within the hierarchy.

#### Services and Facilities

<b>Key Services</b>	Primary School	<b>N</b>	
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	Convenience Shopping	<b>Y</b>	Itteringham Village Shop,
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N*</b>	*Within village shop, open two mornings a week.
	Other Shopping	<b>N*</b>	*Itteringham Village Shop incorporates café/ gallery and deli.
	Public House	<b>Y</b>	The Walpole Arms
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Bure Valley Community Centre (Itteringham Village Hall)
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	St. Mary's Church
	Employment Land	<b>N</b>	

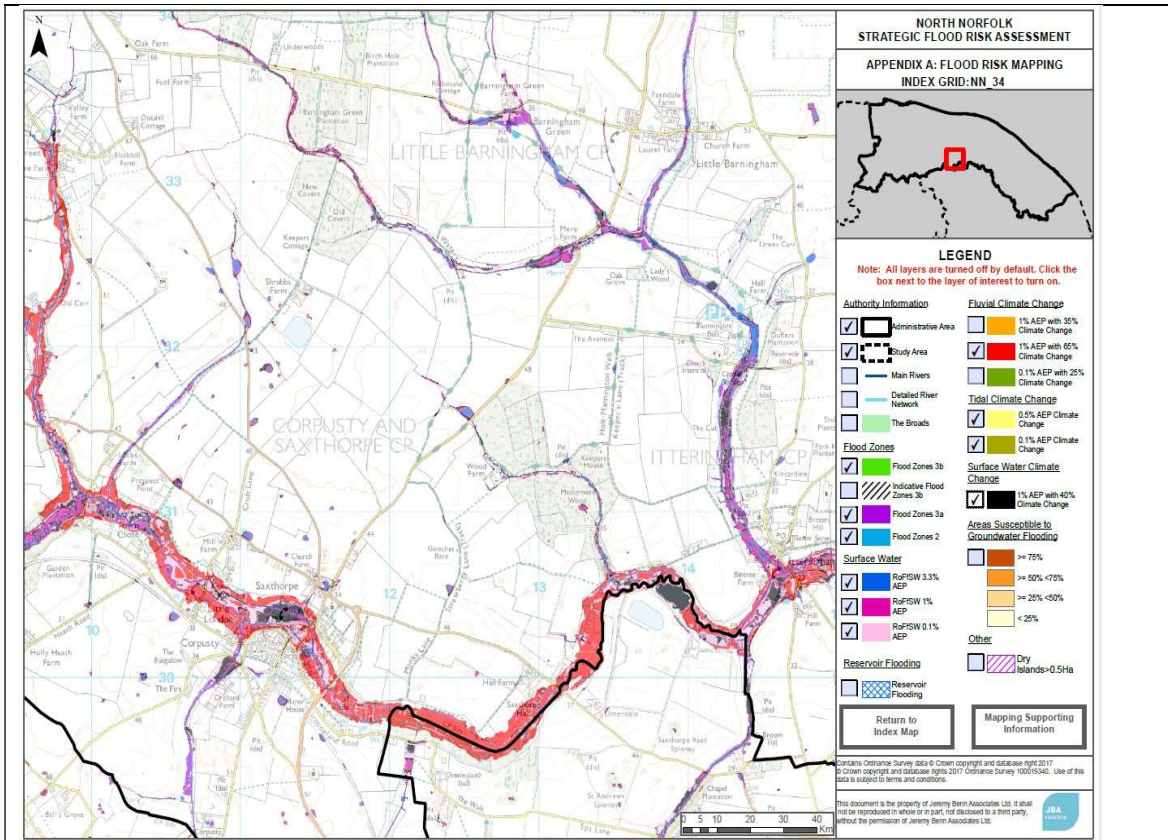
### Built Environment

- Itteringham Conservation Area.
- Grade II listed buildings – including the Old Rectory, Village Shop, Hill Farm
- Grade II\* listed buildings - St. Mary's Church, Manor House

### Natural Environment

#### *Flood risk*

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is constrained to the south and west by areas of flood zones 2 and 3a, where there is also surface water flooding, associated with the River Bure. The majority of the village is within flood zone 1.



**Coastal erosion**

N/A

**Environmental designations**

- Land adjacent to New Cut CWS approximately 180m to the west.
- Itteringham Gravel Pit Candidate County Geodiversity Site approximately 700m to the southwest.

**Landscape character**

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the River Valleys landscape type with the Tributary Farmland landscape type to the northeast and northwest.

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

The LCA vision for this landscape character area is of intimate, small-scale landscapes with a wide variety of land uses / habitats, offering a contrast to the more expansive, open, large-scale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into

its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands

The Tributary Farmland landscape type 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 distance views across the landscape. As the name suggests, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The LCA 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.

### Infrastructure Constraints

- Accessibility - C roads/ unclassified roads.
- Nutrient Neutrality Surface Water Catchment -River Bure.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Itteringham is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Itteringham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 606 people on the housing waiting list expressed a preference to live in Itteringham.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there is 1 potentially suitable site totalling 10 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Itteringham has one key service and three secondary or desirable services.
- There are limited Environmental and Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement meets the criteria of a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Itteringham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.



## Langham

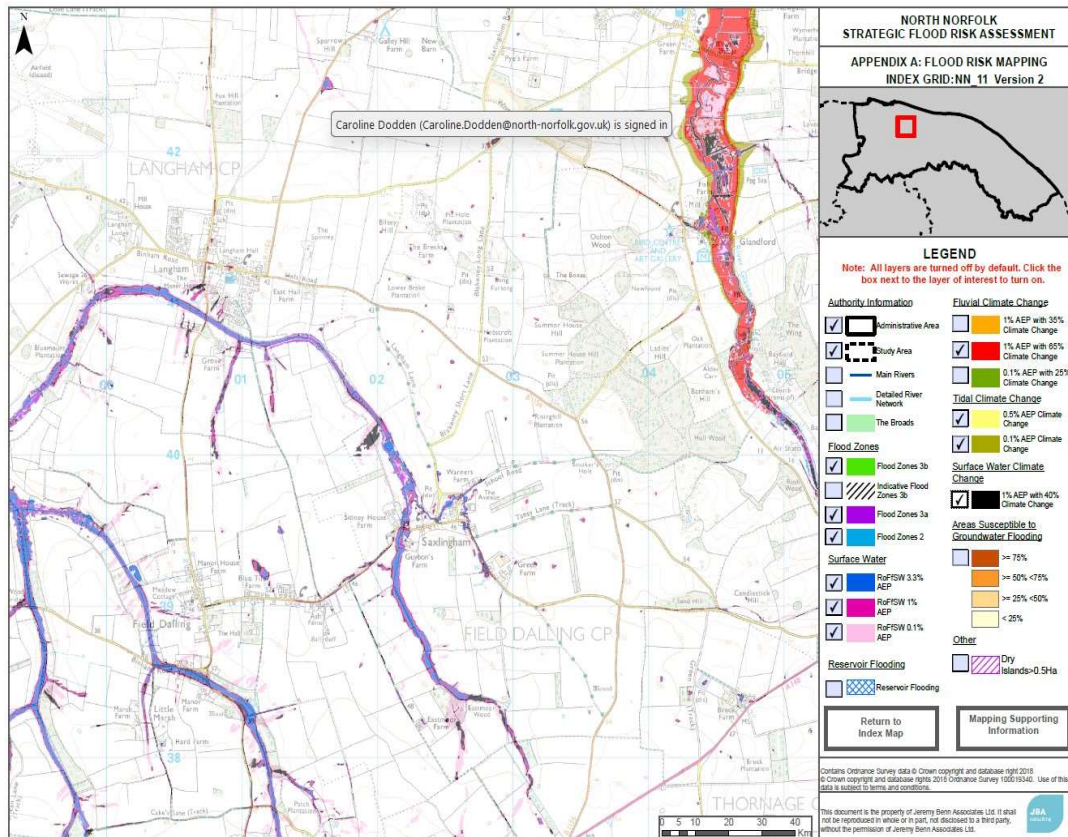
3.7 Langham was identified as ‘Countryside’ in the Core Strategy (2008). The settlement was identified as a Small Growth Village at the Regulation 18 stage of the emerging Local Plan but was removed from this tier of the settlement hierarchy at Regulation 19 stage, based on the public consultation and a subsequent review of all of the identified Small Growth Villages, which revealed that the village had one key service and three secondary or desirable services.

3.8 The settlement had an estimated population of 387 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

Services and Facilities			
<b>Key Services</b>	Primary School	Y	Langham Village School
	Convenience Shopping	N	
	GP surgery	N	
<b>Secondary Services</b>	Main Road	N	
	Post Office	N	
	Other Shopping	N	
	Public House	Y	The Langham Blue Bell
	Meeting Place (e.g. Village Hall)	Y	Langham Village Hall
<b>Desirable Services</b>	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St. Andrew’s & St. Mary’s Church
	Employment Land	N	
Built Environment			
<ul style="list-style-type: none"> <li>Langham Conservation Area is located around the historic core of the village, with St. Andrew’s &amp; St. Mary’s Church at its centre.</li> <li>Grade II listed buildings – including The Old House, Brambling Barn, Rowan Cottage, The Blubell, Langham House, The Rectory, Old Manor Farmhouse, Orchard House, Grove Farmhouse, Manor Cottage.</li> <li>Grade I listed building – St. Andrew’s &amp; St. Mary’s Church</li> </ul>			
Natural Environment			

## Flood risk

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is constrained to the south by the River Stiffkey. There are further pockets of surface water flooding within the village itself, predominantly in the south west of the built environment. The majority of the settlement is situated within Flood Zone 1.



## Coastal erosion

N/A

## Environmental designations

- The northern part of the village (north side of the Holt Road) is within the Norfolk Coast National Landscape and the southern part is outside, but adjacent to the designation.
- Langham Lane Meadow CWS approximately 850m to the southeast.
- Bilsey Hill SSSI / Little Bilsey Plantation Candidate County Geodiversity Site approximately 1.1km to the east.

## Landscape character

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the River Valleys landscape type in the southern part of the village and Tributary Farmland landscape type in the northern part.

The Tributary Farmland landscape type 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 distance views across the landscape. As the name suggests, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

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

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

### Infrastructure Constraints

- No known infrastructure constraints.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Langham is identified within Affordable housing Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 35% affordable housing on all developments of 6 dwellings or more in Langham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 690 people on the housing waiting list expressed a preference to live in Langham.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 2 potentially suitable sites totalling 430 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Langham has one key service and three secondary/ desirable services.
- There are moderate Environmental constraints and no known Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement does meet the criteria of a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Langham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

### **Neatishead**

3.9 Neatishead was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 541 people in 2016. Neatishead village straddles the boundaries of North Norfolk and the Broads Authority to the east. Some of the services and facilities are located in neighbouring hamlets. In particular, Neatishead Primary School is situated approximately 800 metres to the south within the settlement of Butcher’s Common and the parish church of St. Peter’s is located approximately 1.5km to the southeast in the settlement of Threehammer Common.

3.10 The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>Y*</b>	Neatishead Primary School *located outside settlement boundary - within neighbouring hamlet of Butcher’s Common.
	Convenience Shopping	<b>Y</b>	White House Stores
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>Y</b>	White Horse Inn
	Meeting Place (e.g. Village Hall)	<b>Y</b>	New Victory Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	

	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y*</b>	St. Peter's Church  *located outside settlement boundary within neighbouring hamlet of Threehammer Common.
	Employment Land	<b>N</b>	

### Built Environment

- Neatishead Conservation Area covers the majority of the buildings within the village surrounding Limekiln Dyke extending out to Iken's farm to the north and the properties on the south side of The Street.
- The Conservation Area Appraisal (adopted May 2011)- Broads Authority. Extract from Para. 11: *The North Norfolk section of the conservation area adjoins to the south west, to include the remainder of the village; the boundary runs from Irstead Road behind the built up area to the south to join Street Hill, then down Street Hill and turns to the west to include the old Victory Hall and the buildings adjacent, along the edge of Street Plantation, then running roughly parallel to Smallburgh Road to include Iken's Farm and arable land to the north west and back down the Smallburgh Road to join the Broads Authority section of the conservation area at the junction with Hall Road. Appendix 4 of the Conservation Area Appraisal lists 18 buildings that make a positive contribution to the character of the conservation area.*
- Grade II listed buildings including - Wherry Arch, Grove House, Barn at Grove House, The Old Laundry, March House, Ikens Farmhouse and Barn at Ikens Farm.

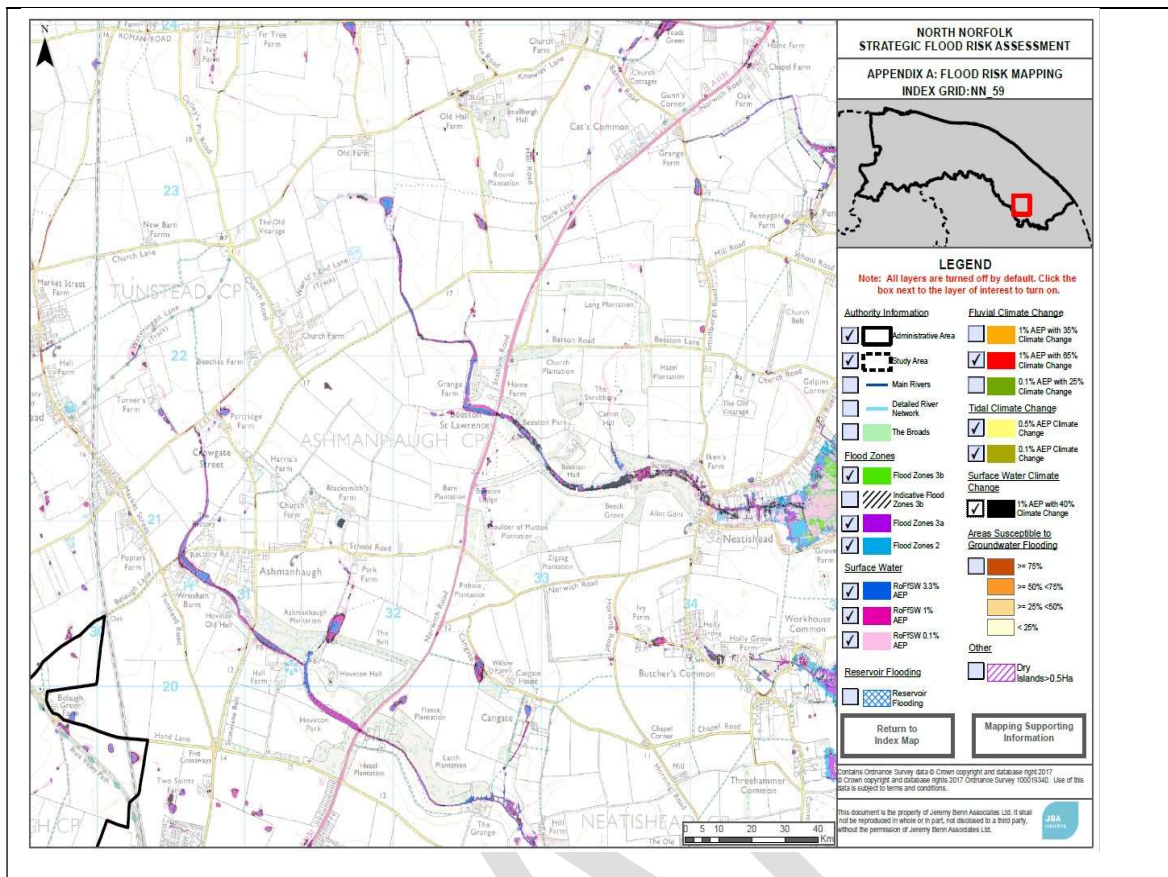
### Natural Environment

#### Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The area of Neatishead village within North Norfolk district is within flood zone 1.

The area within the Broads Authority particularly associated with Limekiln Dyke falls within flood zones 2, 3a and 3b. There are small pockets of surface water flooding and more substantial areas that follows the line of the watercourse through Neatishead that feeds into Limekiln Dyke.





**Coastal erosion**

N/A

**Environmental designations**

- Barton Broad SSSI, SAC, SPA and Ramsar 11- wetland to the east.
- Ant Broads and Marshes National Nature Reserve to the east.

**Landscape character**

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Low Plains Farmland and River Valleys landscape types.

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

The LCA vision for this landscape type is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a 106 mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

The River Valleys (River Ant and Tributaries) character area provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

### Infrastructure Constraints

- Nutrient Neutrality Foul Water Drainage Catchment -River Bure.
- Nutrient Neutrality Surface Water Catchment – River Bure (Ant Broads).

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Neatishead is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Neatishead.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 673 people on the housing waiting list expressed a preference to live in Neatishead.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include

provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not identify any sites at Neatishead.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Neatishead Village itself has 1 key service and 2 secondary/ desirable services. Neatishead Primary School is located within the neighbouring hamlet of Butchers Common to the south and St. Peters Church is located in the hamlet of Threehammer Common further to the southeast.
- There is a lack of safe and sustainable access to the school and church from Neatishead Village (no footpath and rural single lane roads).
- There are moderate Environmental constraints and limited Infrastructure constraints.
- There is moderate housing need demand and no known land availability.

The village of Neatishead would only meet the criteria for a Small Growth Village when considered in combination with two outlying hamlets. Given the dispersed nature of the facilities and services across three settlements and the lack of safe and sustainable access between them. As such, the village of Neatishead is identified as being in the '**Countryside**' for the purposes of Policy SS1.

### **Northrepps**

3.11 Northrepps was identified as 'Countryside' in the Core Strategy (2008). The settlement had an estimated population of 1,102 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement's position within the hierarchy.

## Services and Facilities

<b>Key Services</b>	Primary School	<b>Y</b>	Northrepps Primary School (and Preschool)
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>Y</b>	The Foundry Arms
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Northrepps Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	St. Mary The Virgin Church
	Employment Land	<b>N</b>	

## Built Environment

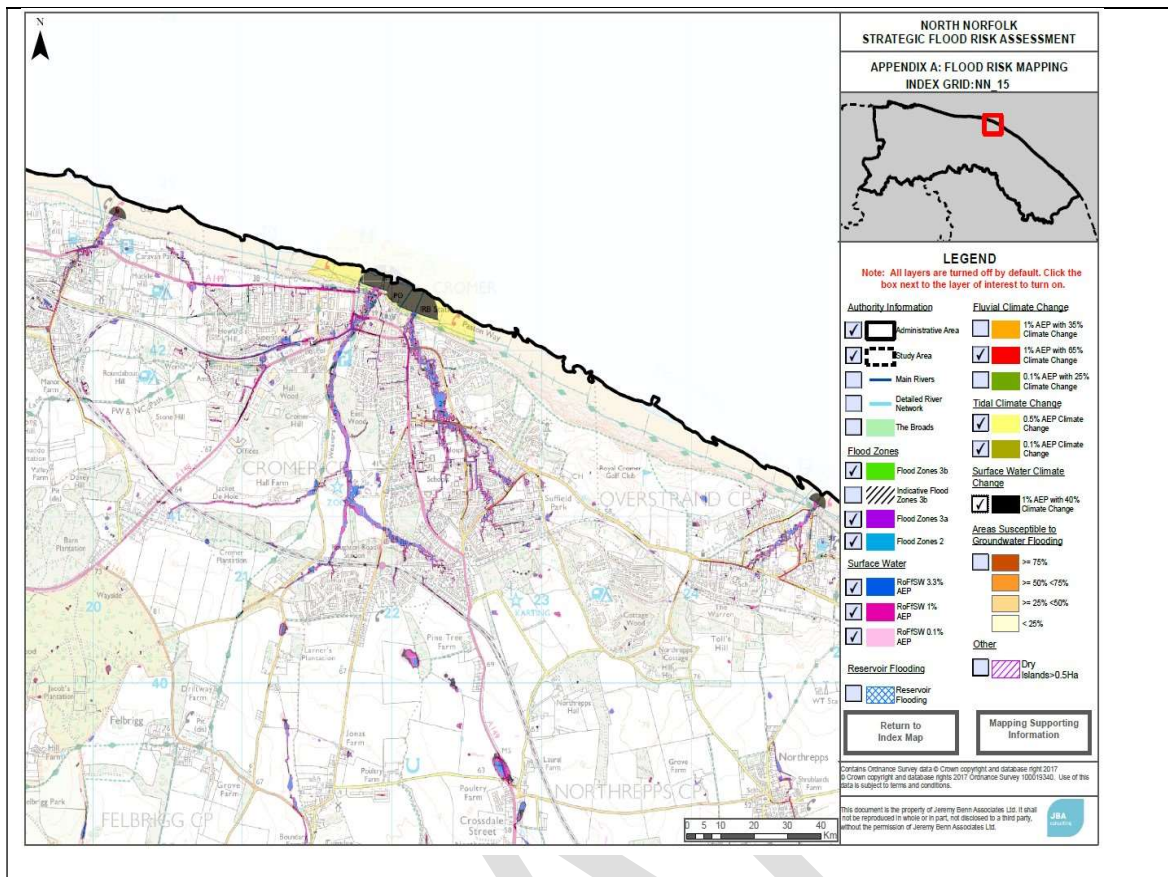
Northrepps Conservation Area is centred around the historic core of Church Street, extending to the southwest to include St.Mary the Virgin Church.

- Grade I listed building – St.Mary’s Church
- Grade II listed buildings including – Northrepps War memorial, Church Farmhouse, Church Grange, Old Manor House

## Natural Environment

### *Flood risk*

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is in flood zone 1, where there is some surface water flooding close to Shrublands Farm and along two roads.



**Coastal erosion**

N/A

**Environmental designations**

- Within the Norfolk Coast National Landscape designation.
- Overstrand Disused railway CWS approximately 700m to the northeast.
- Templewood Estate CWS approximately 600m to the southeast.

**Landscape character**

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is largely situated within the Tributary Farmland with a southern area within the River Valleys landscape type.

The Tributary Farmland landscape type 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 distance views across the landscape. As the name suggests, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

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

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

#### Infrastructure Constraints

- Accessibility – C roads/ unclassified roads.

#### Housing Need and Land Supply

##### *Housing Need*

As part of the Plan Wide Viability Assessment, Northrepps is identified within Affordable housing Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 35% affordable housing on all developments of 6 dwellings or more in Northrepps.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 893 people on the housing waiting list expressed a preference to live in Northrepps.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 5 potentially suitable sites totalling 150 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Northrepps has one key service and three secondary/ desirable services.
- There are moderate Environmental constraints and limited Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement does meet the criteria of a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Northrepps it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

## Ryburgh

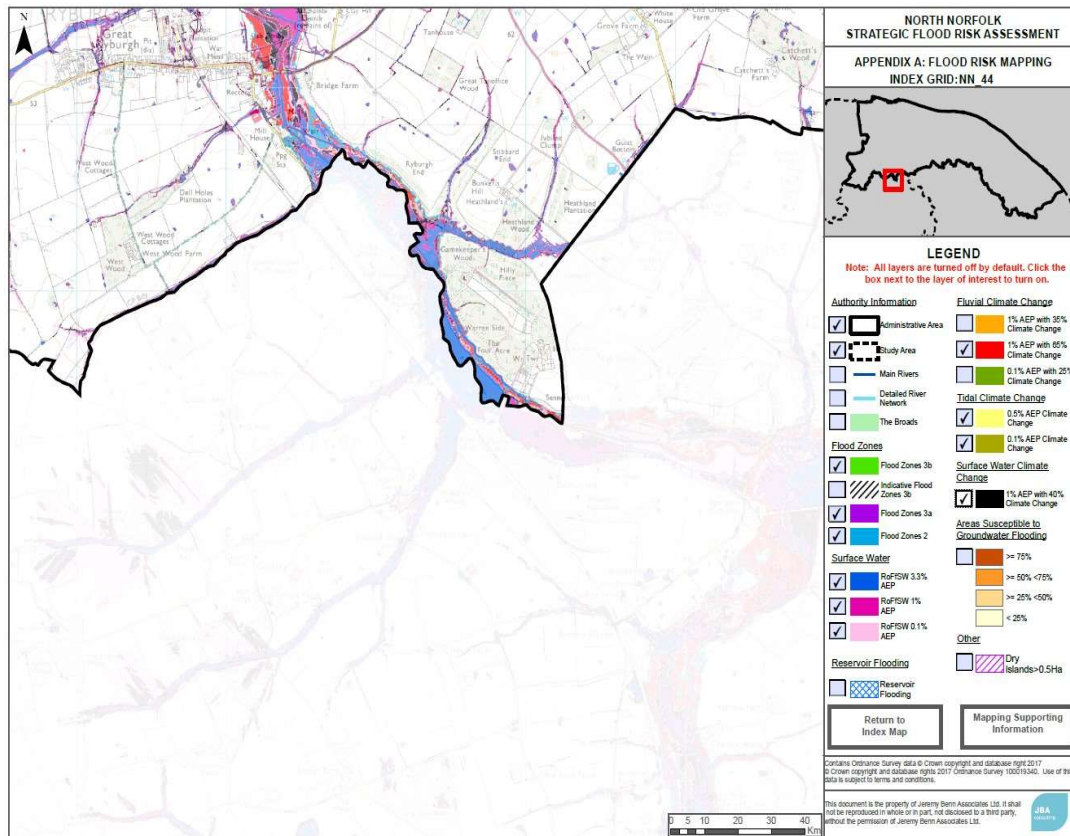
3.12 Ryburgh was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 662 people in 2016. The Great Ryburgh Neighbourhood Plan (2019-36) was adopted in June 2021. Policy 3: Infill Housing in Great Ryburgh, supports the small scale infill development of new dwellings within the defined settlement boundary.

The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

Services and Facilities			
<b>Key Services</b>	Primary School	<b>N</b>	
	Convenience Shopping	<b>Y</b>	Ryburgh Village Shop
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>Y</b>	Within Ryburgh Village Shop
	Other Shopping	<b>N</b>	
	Public House	<b>N</b>	
	Meeting Place (e.g. Village Hall)	<b>N</b>	
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	St. Andrew’s Church
	Employment Land	<b>Y</b>	Crisp Malt, brewing malt suppliers
Built Environment			
<ul style="list-style-type: none"> <li>• Great Ryburgh Conservation Area covers the south and east of the village from the (former) railway line in the west and the river Wensum to the north and east.</li> <li>• Grade II* listed building - St Andrews Church</li> <li>• Grade II listed buildings – Boar Inn, Melody House, Three Penny Cottage, Great Ryburgh War Memorial, 21 Fakenham Road</li> <li>• Archaeological – mid Anglo-Saxon burial site adjacent to River Wensum (source: Great Ryburgh NP)</li> </ul>			
Natural Environment			

### Flood risk

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is constrained to the east by areas in flood zones 2, 3a and 3b. There are pockets of surface water beyond the built environment to the south and north and along some of the local roads. The majority of the village falls within flood zone 1.



### Coastal erosion

N/A

### Environmental designations

- West Wood CWS approximately 900m to the south.
- River Wensum SAC and SSSI at the closest, approximately 150m to the east (subject to nutrient neutrality strategy) and which extends north of the village.

### Landscape character

North Norfolk Landscape Character Assessment (LCA, 2021)

This identifies that the village is largely situated within the River Valleys landscape type with the Tributary Farmland landscape type predominantly to the south and west.

The River Valleys (Wensum and Tributaries) landscape type provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement

pattern, with significant local variations in land cover and, consequently, in views. The Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides. The town of Fakenham and the extended village of Hempton effectively meet at the valley floor and there is a complex interplay of settlement, riverine, industrial and surprisingly high quality ecological land types within a very small and discrete area.

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

The Tributary Farmland landscape character type 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 distance views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The LCA 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.

Policy 4: Landscape Character, Ryburgh Neighbourhood Plan (NP) – development proposals must demonstrate how they are informed by, and sympathetic to, the key characteristics and landscape guidelines of the Landscape Character Areas as defined in the Ryburgh Landscape Character Assessment (C.J Yardley Landscape, 2019).

Landscape Character Areas have been defined, where the main built form of the village is immediately surrounded by the following landscape character areas: Little Ryburgh Area, Northern Enclosed Wensum Valley Floor, South of Great Ryburgh small valley, South of Great Ryburgh small Field Landscape and Western Tributary Farmland.

See Ryburgh LCA document on NP webpage for full descriptions (Examination documents (June 2020) Evidence Pack) [Home | Ryburgh Neighbourhood Plan \(north-norfolk.gov.uk\)](https://www.north-norfolk.gov.uk).

### Infrastructure Constraints

- Catchment school is Stibbard All Saints CE VA Primary School – potential future need for additional provision, monitored through Local Plan.
- Accessibility – C roads/ unclassified roads.



- Nutrient Neutrality Foul Water Drainage – River Wensum.
- Nutrient Neutrality Surface Water Catchment – River Wensum.

## Housing Need and Land Supply

### *Housing Need*

As part of the Plan Wide Viability Assessment, Great Ryburgh is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Great Ryburgh.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 666 people on the housing waiting list expressed a preference to live in Great Ryburgh.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 5 potentially suitable sites totalling 466 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative

constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

### Conclusion

- Great Ryburgh has one key service and three secondary/ desirable services.
- There are limited Environmental constraints and moderate Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement does meet the criteria of a **‘Small Growth Village’**, based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as ‘Small Growth Villages’ have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council’s Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into account the policies of the Ryburgh Neighbourhood Plan (2019-36) and the environmental constraints, including the historic built environment and known infrastructure constraints. However, for Great Ryburgh it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

### **Stibbard**

3.13 Stibbard was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 329 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

Services and Facilities			
<b>Key Services</b>	Primary School	<b>Y</b>	All Saints CE VA Primary School
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	

	Post Office	<b>N*</b>	* Mobile Post Office visits 1 hour per week
	Other Shopping	<b>N</b>	
	Public House/ Restaurant	<b>Y*</b>	The Ordnance Arms  *located outside settlement boundary.
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Stibbard Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	All Saints Church and Stibbard Methodist Church Centre
	Employment Land	<b>N</b>	

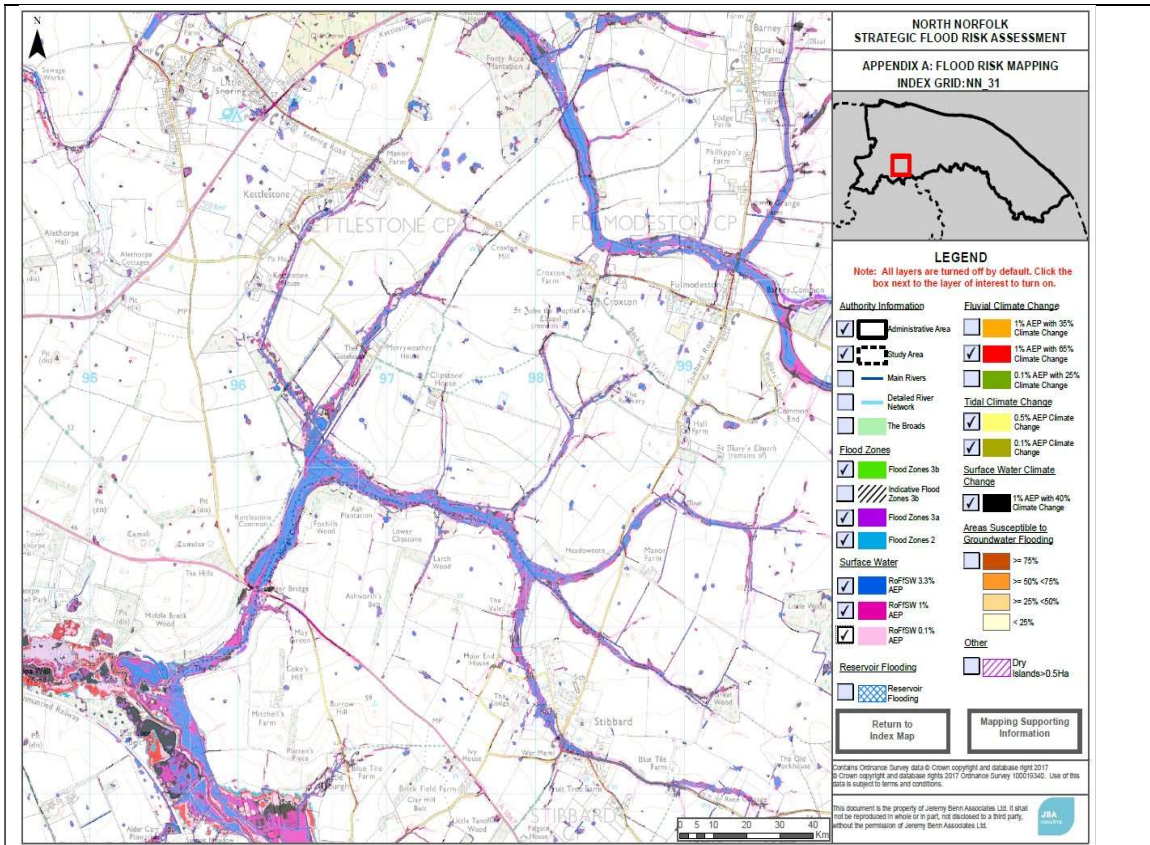
#### Built Environment

- Grade II\* - All Saints Church
- Grade II – The Grove, Grove Barn, Holly Farmhouse, The Lodge, Vale Farm.

#### Natural Environment

##### *Flood risk*

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village falls within flood zone 1. There is surface water flooding associated with the local watercourse that flows through the village from the north and turns east.



**Coastal erosion**

N/A

**Environmental designations**

- Fulmodeston Several CWS approximately 1.6km to the west.
- Land north of Guist Bottom approximately 1km to the south.
- River Wensum SAC, SSSI approximately 1.9km to the northwest.

**Landscape character**

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Tributary Farmland landscape type with an area of River Valleys landscape type to the north of the village.

The Tributary Farmland landscape character type 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 distance views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The LCA 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.

The River Valleys (Wensum and Tributaries) landscape type provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views. The Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides. The town of Fakenham and the extended village of Hempton effectively meet at the valley floor and there is a complex interplay of settlement, riverine, industrial and surprisingly high quality ecological land types within a very small and discrete area.

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

#### Infrastructure Constraints

- Stibbard All Saints CE VA Primary School – potential future need for additional provision, monitored through Local Plan.
- Accessibility – C roads/ unclassified roads.
- Nutrient Neutrality Foul Water Drainage Catchment – River Wensum.
- Nutrient Neutrality Surface Water Catchment - River Wensum.

#### Housing Need and Land Supply

##### *Housing Need*

As part of the Plan Wide Viability Assessment, Stibbard is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Stibbard.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed



property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as of 15<sup>th</sup> August 2024, 634 people on the housing waiting list expressed a preference to live in Stibbard.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 3 potentially suitable sites totalling 93 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Stibbard has one key service and three secondary/ desirable services.
- There are limited Environmental and Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement does meet the criteria of a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration any environmental constraints, including the historic built environment and known infrastructure constraints. However, for Stibbard it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

### **Swanton Abbott**

3.14 Swanton Abbott was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 541 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>Y*</b>	Swanton Abbott Community Primary School (and Pre-School)  *approx. 500m to the north of the village (can be accessed by footpath Swanton Abbott FP3)
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>N</b>	
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Swanton Abbott Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y*</b>	Swanton Abbott Community Chapel  St. Michael’s Church

			*located approx. 500m to north of the village
	Employment Land	N	

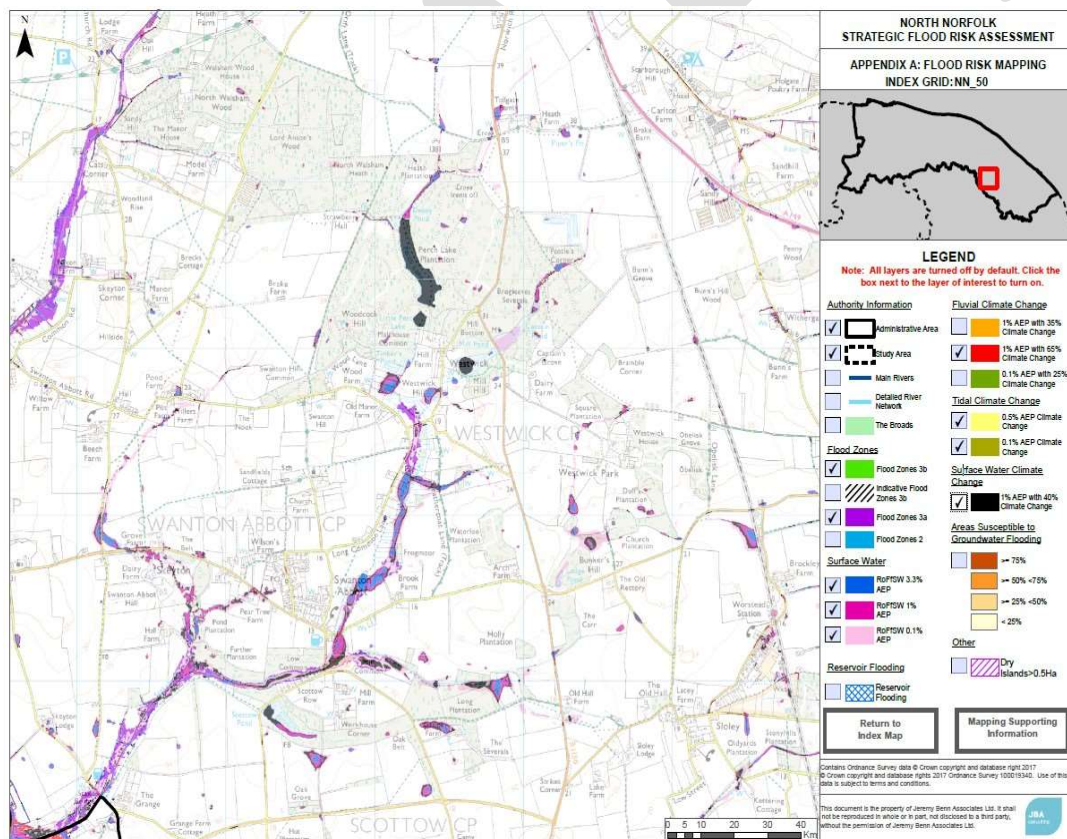
### Built Environment

- Grade II\* - St.Michael’s Church
- Grade II – War Memorial at St. Michael’s Church, Lilac Farmhouse.
- Westwick House, unregistered Historic Park and Garden (HPGU/15) is located approximately 1.4km to the east.

### Natural Environment

#### Flood risk

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village is constrained to the east, south and west by areas in flood zones 2 and 3a and surface water in association with Westwick Beck and Stake bridge Beck. The village is largely within flood zone 1.



#### Coastal erosion

N/A

#### Environmental designations

- Low Common & Plantations County Wildlife Site (CWS) approximately 150m to the south.
- Westwick Estate Meadow CWS approximately 300m to the east/ northeast.

### *Landscape character*

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the main part of the village is situated within the Low Plains Farmland landscape type with the River Valleys landscape type running across the southern part the village from northeast to southwest following Westwick Beck.

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

The LCA vision for this landscape type is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a 106 mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

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

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

### **Infrastructure Constraints**

- Accessibility – C roads/ unclassified roads.
- Nutrient Neutrality Foul Water Drainage Catchment – River Bure.
- Nutrient Neutrality Surface Water Catchment - River Bure.

### **Housing Need and Land Supply**

### *Housing Need*

As part of the Plan Wide Viability Assessment, Swanton Abbott is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Swanton Abbott.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 678 people on the housing waiting list expressed a preference to live in Swanton Abbott.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 4 potentially suitable sites totalling 164 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

### *Conclusion*

- Swanton Abbott has one key service and two secondary/ desirable services.
- There are limited Environmental and Infrastructure constraints.



- There is moderate housing need demand and lower land availability.

The settlement does not meet the criteria of a ‘Small Growth Village’, based on the methodology using a revised Stage 3 requirement for one key service and three secondary or desirable services. As such, the village of Swanton Abbott is identified as being in the ‘**Countryside**’ for the purposes of Policy SS1.

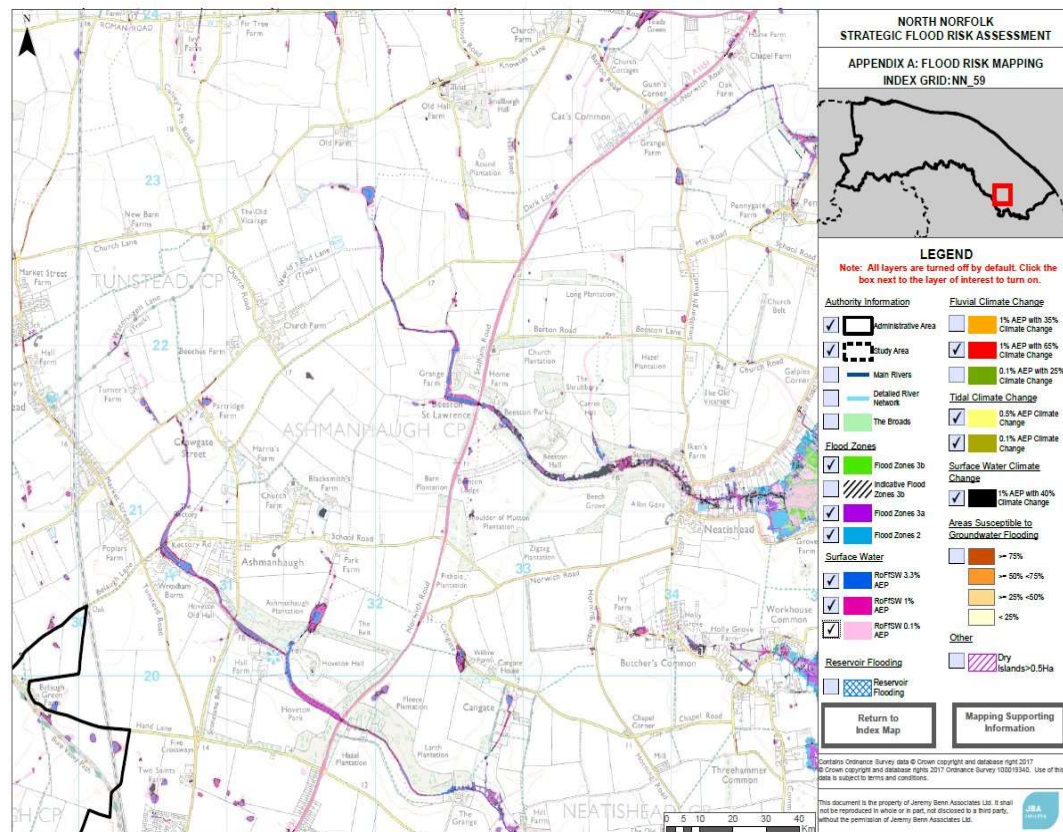
### **Tunstead**

3.15 Tunstead was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 1,083 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>Y</b>	Tunstead Primary School
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N</b>	
	Post Office	<b>N</b>	
	Other Shopping	<b>N</b>	
	Public House	<b>Y</b>	Horse & Groom
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Tunstead Village Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y*</b>	St. Mary the Virgin Church *outside settlement boundary.
	Employment Land	<b>N</b>	
<b>Built Environment</b>			
<ul style="list-style-type: none"> <li>• Grade I – St. Mary’s Church</li> <li>• Grade II – Tunstead War Memorial, The Manor House, The Hall.</li> </ul>			
<b>Natural Environment</b>			

## Flood risk

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village lies within flood zone 1. There are small pockets of surface water flooding predominantly along the road through the village.



## Coastal erosion

N/A

## Environmental designations

N/A

## Landscape character

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Low Plains Farmland landscape type with an area of River Valleys landscape type to the south of the village.

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

The LCA vision for this landscape type is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a 106 mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

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

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

### Infrastructure Constraints

- Accessibility C roads/ unclassified roads.
- Nutrient Neutrality Foul Water Drainage Catchment – River Bure.
- Nutrient Neutrality Surface Water Catchment - River Bure.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Tunstead is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Tunstead.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43%

respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 734 people on the housing waiting list expressed a preference to live in Tunstead.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not identify any potentially suitable sites.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Tunstead has one key service and three secondary or desirable services.
- There are limited Environmental and Infrastructure constraints.
- There is moderate housing need demand and no known land availability.

The settlement does meet the criteria of a '**Small Growth Village**', based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration any environmental constraints, including to the historic built environment and known infrastructure constraints. However, for Tunstead it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan

proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

### **Worstead**

3.16 Worstead was identified as ‘Countryside’ in the Core Strategy (2008). The settlement had an estimated population of 972 people in 2016. The following table sets out the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A conclusion is provided regarding these factors, setting out the settlement’s position within the hierarchy.

<b>Services and Facilities</b>			
<b>Key Services</b>	Primary School	<b>Y*</b>	Worstead Primary School *approx.200m north of settlement boundary with footpath accessibility.
	Convenience Shopping	<b>N</b>	
	GP surgery	<b>N</b>	
<b>Secondary Services</b>	Main Road	<b>N*</b>	*Worstead Train Station approx. 1.1km southwest of settlement by road.
	Post Office	<b>N*</b>	*Mobile post office visits 1 hour per week
	Other Shopping	<b>N</b>	
	Public House	<b>Y</b>	The White Lady
	Meeting Place (e.g. Village Hall)	<b>Y</b>	Queen Elizabeth Hall
<b>Desirable Services</b>	Petrol Filling Station	<b>N</b>	
	Vehicle Repair Shop	<b>N</b>	
	Place of Worship	<b>Y</b>	Saint Mary the Virgin Church
	Employment Land	<b>N</b>	
<b>Built Environment</b>			
<ul style="list-style-type: none"> <li>Worstead Conservation Area covers the historic core of the village adjacent to St. Mary’s Church and incorporates the majority of buildings to the north, east and south of the church.</li> <li>Grade I – St. Mary’s Church</li> </ul>			

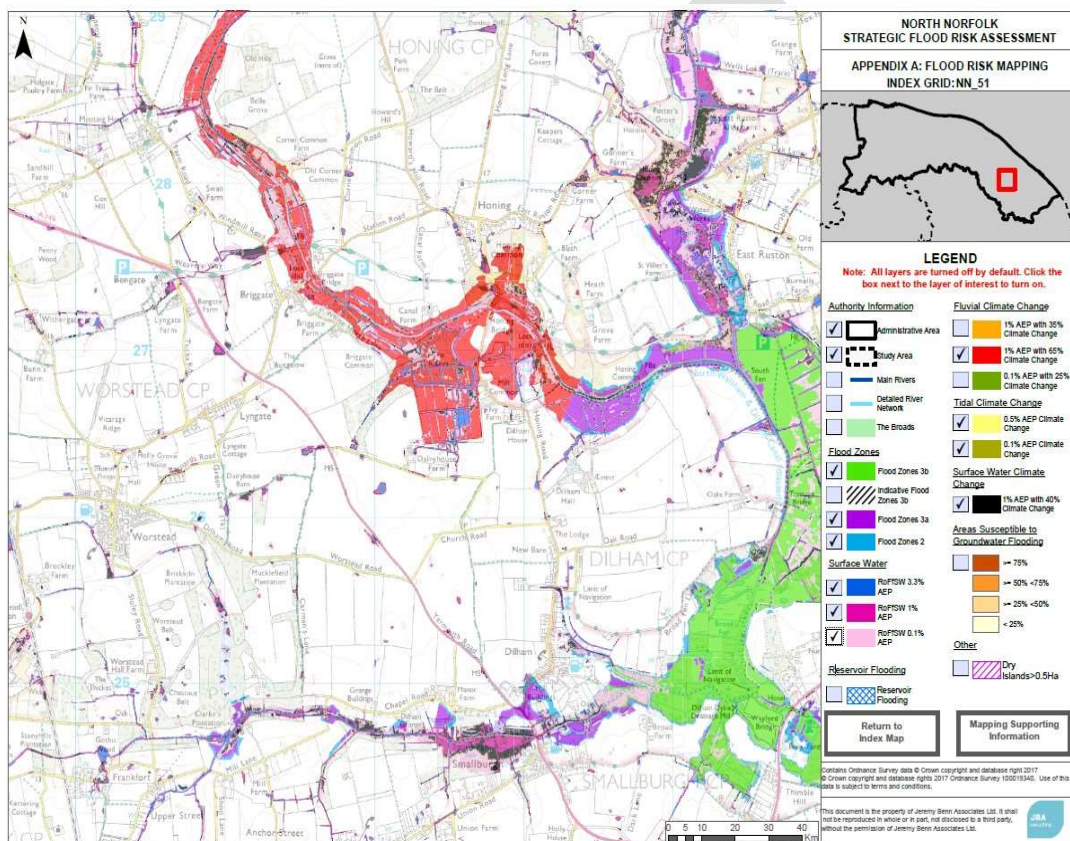


- Grade II\* - St. Andrew's Cottage
- Grade II – The Thatched House, Wall at & the Manor House, Geoffrey The Dyer House, Norwich House & Outbuilding, The White Lady, Telephone Kiosk.
- No locally listed buildings.

## Natural Environment

### Flood risk

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2018) climate change flood risk layers in relation to fluvial, tidal and surface water flooding. The village falls within flood zone 1. There are small pockets of areas susceptible to surface water flooding around the village and to the southwest.



### Coastal erosion

N/A

### Environmental designations

- Westwick Park County Wildlife Site (CWS) approximately 1.3km to the west.
- Smallburgh Fen SAC, SPA, SSSI approximately 2.8km to the southeast.

### Landscape character

The North Norfolk Landscape Character Assessment (LCA, 2021) identifies that the village is situated within the Low Plains Farmland landscape type with an area of River Valleys landscape type closest to the southeast part of the village.

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

The LCA vision for this landscape type is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a 106 mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

The River Valleys (River Ant and Tributaries) character area provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

### Infrastructure Constraints

- Accessibility – C roads/ unclassified roads.
- Settlement largely within nutrient neutrality small scale discharge – low risk zone.
- Nutrient Neutrality Surface Water Catchment -River Bure.

### Housing Need and Land Supply

#### *Housing Need*

As part of the Plan Wide Viability Assessment, Worstead is identified within Affordable housing Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks at least 15% affordable housing on all developments of 6 dwellings or more in Worstead.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036, where 46% of this is identified for two bedroom houses and 29% for three bedroom houses.

In terms of the Council's housing waiting list, the total number of people on the list was 2,336 people on 15<sup>th</sup> August 2024, where 56% require a 1-bed property, 24% a 2-bed property and for 3 and 4 bed properties, 10% and 9% respectively. The total number of people on the waiting list has decreased by 175 people since May 2022 (2,511).

Amongst those with the highest need (Bands 1 and 2), the percentage requiring a 1 bed property was 15%, a 2 bed property was 17% and for 3 and 4 bed properties, 37% and 43% respectively, which clearly shows the greater need for larger properties in these two Bands than in the wider district.

At a local level, as at 15<sup>th</sup> August 2024, 827 people on the housing waiting list expressed a preference to live in Worstead.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for such accommodation in sustainable locations.

The Norfolk Older Persons Housing Options Study (2021) sets out the projected additional need for Use Class C2 residents as being 752 bedspaces in North Norfolk over the plan period.

#### *Supply of suitable sites*

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 2 potentially suitable sites totalling 42 dwellings\*.

\*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

#### **Conclusion**

- Worstead has one key service and three secondary or desirable services.
- There is moderate constraints given the number of listed buildings and conservation area status, with limited Environmental and Infrastructure constraints.
- There is moderate housing need demand and lower land availability.

The settlement does meet the criteria of a **'Small Growth Village'**, based on the methodology using a revised Stage 3 requirement of one key service and three secondary or desirable services.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Large Growth Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration environmental constraints, including to the historic built environment. However, for Worstead it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.