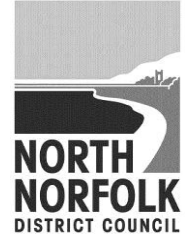


Planning Policy & Built Heritage Working Party



Please Contact: Linda Yarham

Please email: linda.yarham@north-norfolk.gov.uk
Direct Dial: 01263 516019

8 March 2018

A meeting of **Planning Policy & Built Heritage Working Party** will be held in the **Council Chamber** at the Council Offices, Holt Road, Cromer on **Monday 19 March 2018 at 10.00 am**.

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

Members of the public who wish to ask a question or speak on an agenda item are requested to arrive at least 15 minutes before the start of the meeting. It will not always be possible to accommodate requests after that time. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained [here](#) or from Democratic Services, Tel: 01263 516010, Email: democraticservices@north-norfolk.gov.uk

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Emma Denny
Democratic Services Manager

To: Mrs S Arnold, Mrs A Fitch-Tillett, Ms V Gay, Mrs A Green, Mrs P Grove-Jones, Mr J Punchard, Mr R Reynolds, Mr S Shaw, Mr N Smith, Mrs V Uprichard, Ms K Ward

All other Members of the Council for information.
Members of the Management Team, appropriate Officers, Press and Public



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

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

Heads of Paid Service: Nick Baker and Steve Blatch
Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005
Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence, if any.

2. PUBLIC QUESTIONS

3. MINUTES

Page 4

To approve as a correct record the Minutes of a meeting of the Working Party held on 19 February 2018.

4. ITEMS OF URGENT BUSINESS

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

5. DECLARATIONS OF INTEREST

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

6. PLANNING POLICY UPDATE

Page 12
(Appendix A – page 16)

Summary: This report provides a short up-date in relation to the work of the Planning Policy Team (with a particular focus on the review of the Local Plan) and provides an update on the latest planning policy and legislation updates.

Recommendations: **That the revised timetable for Local Plan production is published.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 516325	

7. LOCAL PLAN - IDENTIFICATION OF SITES FOR INCLUSION WITHIN THE FIRST DRAFT LOCAL PLAN

Page 17
(Appendix 1 – page 49)

Summary: The purpose of this report is to outline the sites that are proposed to be included as preferred options within the First Draft Plan (Reg 18).

Recommendations:

- **That Members consider the contents of this report and confirm the preferred sites to be included within the First Draft Local Plan.**
- **That the final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email:	Jodie Rhymes , 01263 516304 jodie.rhymes@north-norfolk.gov.uk

8. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

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

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

19 FEBRUARY 2018

Minutes of a meeting of the **PLANNING POLICY & BUILT HERITAGE WORKING PARTY** held in the Council Chamber, Council Offices, Holt Road, Cromer at 10.00 am when there were present:

Councillors

Mrs S Arnold (Chairman)

Mrs A Fitch-Tillett

Ms V Gay

Mrs A Green

Mrs P Grove-Jones

R Reynolds

N Smith

Mrs V Uprichard

Ms K Ward

Observers:

N Pearce

Ms M Prior

J Rest

B Smith

Officers

Mr M Ashwell – Planning Policy Manager

Mr I Withington – Planning Policy Team Leader

53. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Punchard and S Shaw.

54. PUBLIC QUESTIONS

None.

55. MINUTES

The Minutes of the meeting held on 11 December 2017 were approved as a correct record and signed by the Chairman.

56. ITEMS OF URGENT BUSINESS

There were no items of urgent business.

57. DECLARATIONS OF INTEREST

None.

58. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

The Planning Policy Manager gave an update on progress. The following documents were complete:

Strategic Market Housing Assessment (2 versions)
Housing and Employment Land Availability Assessment
Business Growth and Opportunities Study
Updated Strategic Flood Risk Assessment (countywide)
Town Centre Study
Settlement Profiles

It was anticipated that the draft Local Plan would be ready for consultation towards the end of the year.

The Planning Policy Manager suggested that Cabinet be requested to amend the Terms of Reference of the Working Party to enable the Working Party to agree to the publication of evidence without prior Cabinet approval.

The Chairman agreed to take forward this suggestion to Cabinet for consideration.

The Planning Policy Manager offered to bring a report to the Working Party regarding the Business Growth and Opportunities Study. This would be for information only. The Chairman considered that this would be beneficial.

The Planning Policy Manager reported that a revised timetable for preparation of the Local Plan would be brought to the next meeting.

The Chairman stated that a presentation was to be made to Overview and Scrutiny Committee on the GIS system. She asked if it would be useful for the Working Party to also receive a presentation on the system.

The Planning Policy Manager stated that the Working Party could request a presentation and suggested that it might be useful for all Members.

59. NORFOLK STRATEGIC PLANNING FRAMEWORK

The Planning Policy Manager presented an update on the preparation of the Norfolk Strategic Planning Framework following a recent consultation. As a result of the consultation, the framework had been amended and the Planning Policy Manager recommended that the Working Party recommend to Cabinet that the latest version of the Framework document is formally endorsed and that the Council welcomes further on-going cross boundary co-operation. If endorsed, the Planning Policy Manager recommended that the following issues be highlighted for further consideration in future iterations:

- More emphasis throughout the document on the rural parts of the county including the unique natural environment, key sectors of the rural economy, and greater acknowledgement of issues facing rural areas.
- Consideration of further joint working in relation to the management of visitor pressures at wildlife sites including the joint production of a Recreational disturbance Avoidance and Mitigation Strategy.
- Completion of further work on Green Infrastructure, Housing Delivery, Transport, and Broadband provision as identified in the document.
- On-going review and updating in response to national government legislation and any other significant new considerations.
- On-going production and maintenance of a joint evidence base to support the preparation of Local Plans.

RESOLVED

To RECOMMEND TO CABINET

- 1. That the ‘*Norfolk Strategic Planning Framework and Statement of Common Ground*’ and the agreements contained therein are endorsed by North Norfolk District Council.**
- 2. That the Council supports and welcomes the commitment to continued co-operative working and periodic review of the framework and in particular would support further work on those areas identified above.**

60. BROWNFIELD LAND REGISTER UPDATE

The Planning Policy Manager presented an update on the preparation and publication of the Brownfield Land Register. Seven brownfield sites had been identified for inclusion on Part 1 of the Register, which had been published in accordance with statutory requirements. Publication of Part 2 of the Register for sites which were considered suitable for ‘permission in principle’ was discretionary. None of those sites were currently proposed for permission in principle and therefore it was not recommended to publish Part 2 of the Register at the present time.

Members expressed concerns regarding non-implementation of planning permissions, land banking and the use of employment land for residential development.

Officers explained that sites which were designated as employment land were not included in the brownfield register as only housing led development was appropriate for the Brownfield register. Existing employment designations were protected for such use through policy. If sites were not available they would be removed from the register.

Councillor J Rest suggested that a tougher line needed to be taken with brownfield land, otherwise developers would put forward more development on greenfield land.

The Planning Policy Manager explained that there was no requirement to build only on brownfield land. A small number of sites which could accommodate a small number of dwellings might come forward. However, the public benefit of compulsorily purchasing sites to develop was doubtful.

RESOLVED

That the progress is noted and to agree to the recommended approach not to undertake Part 2 of the register at this time.

61. HOLT NEIGHBOURHOOD PLAN PRE SUBMISSION CONSULTATION

The Planning Policy Team Leader presented an update on the consultation version of the Holt Neighbourhood Plan and the response which had been prepared by the Officers. He explained that the Plan had been reviewed from the point of view of conformity, legislation and repetition of existing Development Plan policies. He explained that a Neighbourhood Plan was not a stand-alone document. It needed to be in alignment with the existing Development Plan and also take account of the emerging Local Plan. The Neighbourhood Plan as currently written was broad and general, and although it picked up the community’s aspirations, many of them were

already covered in the Development Plan. As such the policy duplications ran the strong risk of deletion at examination. Detailed guidance on this element was included in the response along with further information around how other aspects of the emerging neighbourhood plan needed to conform closer with the existing Development Plan in order to meet the basic Conditions tests. In particular concerns around the approach to local lettings and affordable housing had been raised.

The Chairman acknowledged the amount of work which had gone into producing the Neighbourhood Plan and the Officers' response to it.

Councillor Ms M Prior explained that the demographic in Holt was towards the upper age group and there was a desire to encourage young people to stay in the town. It was recognised that Holt would have to take its share of housing but there was a strong desire to be able to influence the type, character and design of housing to be provided.

Councillor Ms K Ward stated that she was helping to set up a Community Land Trust and asked if this would give more influence over lettings.

The Planning Policy Manager explained that general needs affordable housing could be let to anyone, but local lettings would apply to housing provided by Community Land Trusts on rural exceptions sites.

Councillor Ms M Prior stated that possible exceptions sites around Holt were being investigated.

Councillor R Reynolds considered that marketable affordable housing should be investigated. It was necessary to find the means to get young people onto the housing ladder.

Councillor Ms V Gay stated that neighbourhood plans were subject to expensive constraints. She referred to comment 9 of the response regarding the need for supporting evidence. She asked what evidence the Inspector would expect.

The Planning Policy Team Leader explained that departures from the Development Plan had to be supported by evidence. This could take the form of commissioned studies or even updated evidence that is published as part of the Local Plan review. However in order to be transparent and to help justify a policy approach at examination all the evidence from a neighbourhood plan should be made available by the steering group for all to see, especially at a consultation stages.

The Planning Policy Manager added that neighbourhood plan groups were not expected to commission evidence as much was already available elsewhere.

RESOLVED

- 1. That the Council welcomes and supports the progress that has been made.**
- 2. That Appendix 4 to the Officer's report is agreed as the basis for this Council's response to the consultation.**

62. HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (PART 2)

The Planning Policy Manager reported that the Housing Economic Land Availability Assessment Part 2 (HELAA) had been prepared to determine the employment land supply from identifiable land in North Norfolk over the next 20 years. He recommended that the report be published as a source of information to support the emerging Local Plan.

In response to a question by Councillor Ms K Ward, the Planning Policy Manager confirmed that non-inclusion of a site in the HELAA did not preclude its inclusion in a Neighbourhood Plan.

RESOLVED

That CABINET BE RECOMMENDED:

- a) To accept and publish the Housing and Economic Land Availability Assessment Part 2 which covers employment land as a source of evidence to support the emerging Local Plan for North Norfolk to cover the period 2016-2036.**
- b) To give delegated authority to the Planning Policy Manager to undertake minor amendments to the report and associated mapping in order to publish the document.**

63. LOCAL PLAN – APPROACH TO AMENITY LAND

The Planning Policy Manager presented a report in respect of a review of open land designations which formed background evidence to inform the preparation of the emerging Local Plan. Final proposals would undergo public consultation as part of the consultation on the 1st Draft Plan Regulation 18 consultation.

The Planning Policy Team Leader stated that this was a significant piece of work and wished to thank the whole team.

Councillor Mrs P Grove-Jones asked if the Broads Authority had been involved.

The Planning Policy Team Leader confirmed that the Broads Authority had not been involved and that the study covered the North Norfolk area only.

Councillor Ms K Ward asked at what point the public were able to comment on the proposals. She also asked if neighbourhood plans could include open space proposals if they were out to consultation before the Local Plan.

The Planning Policy Manager explained that the evidence would be used to designate the types of green space, which would be included on the proposals map for public consultation with the evidence to support the assessments. Separate consultation would not take place on the evidence, but it would be published. Neighbourhood plans could include open space proposals and use the open space study as evidence to support any such designation.

Councillor Ms V Gay considered it would be helpful to local Members if they knew if their parishes had not responded to the invitation to submit suggestions.

The Planning Policy Team Leader explained that local Members had been sent the letter as well as Parish Councils. Some Members had responded on behalf of their Parish Councils.

Councillor N Smith stated that some of the Parish Councils in his Ward were not clear on what was required.

RESOLVED

That CABINET BE RECOMMENDED to accept and publish the Amenity Green Space Topic paper as a source of evidence to inform the emerging Local Plan for North Norfolk to cover the period 2016-2036.

64. SITE ASSESSMENT PROCESS

The Planning Policy Manager presented a report informing Members of the proposed process for Site Assessment and seeking agreement on the timetable for the selection of preferred options for inclusion in the emerging Local Plan consultation. He reported that the site inspections should commence at 9.30 am and not 11 am as stated in the report.

The Planning Policy Manager explained the process and stated that it would inform the decisions but did not determine which sites were allocated.

Local members and Parish Councils would be invited to attend the site inspections.

Councillor Mrs A Fitch-Tillett referred to the need to consider sites further inland for rollback in the event of coastal erosion.

RESOLVED

- 1. That the proposed methodology be agreed as a basis for future site selection.**
- 2. That the proposed site visit dates set out in the report be agreed, subject to commencement at 9.30 am.**

(Note: agreed timetable amended following the meeting)

65. LOCAL PLAN SPATIAL AND HOUSING STRATEGIES – PREPARING STRATEGIES FOR CONSULTATION

The Planning Policy Manager presented a report which considered the options that could be taken in the new Local Plan in relation to the overarching Spatial Strategy and the Housing Strategy including the quantity of new homes in the District, their distribution and the policy approaches which could be used to manage the delivery of the required development. The report presented options for discussion in order to provide a steer for further policy development.

Councillor Mrs A Fitch-Tillett considered that the inclusion of villages and more flexibility on barns was common sense and that rural exceptions sites could be open to well-designed “flat pack” development.

The Chairman asked if villages would require a sustainability assessment.

The Planning Policy Manager stated that there would need to be sustainability criteria to avoid a scattering of dwellings in the countryside. He considered that opening up everywhere in the District to development would be too permissive. There would be a restricted number of fifth-tier settlements where a small amount of development would be acceptable. Smaller villages would not have a development boundary but development would be controlled by policy.

The Planning Policy Manager stated that allocations in the 16 current service villages had not produced much development. It was now proposed to allocate land in the towns and four service villages and development elsewhere would be delivered through an infill policy.

Councillor R Reynolds supported the suggestions. In addition, he stated that North Norfolk was one of the lowest paid areas of the country and young people found it difficult to get a mortgage. He considered that mortgageable affordable housing should be included in recommendation (b) and that parameters would need to be set to prevent such dwellings becoming second homes.

The Planning Policy Manager stated that it was too early to consider this suggestion for inclusion in the recommendations. A further report would be required on low-cost market housing. The implications needed to be understood and there was some concern that it could make it harder to provide affordable rented housing. A further report would be brought to the Working Party on this issue.

Councillor N Smith stated that concerns had been expressed to him by social workers that social housing was being built in the wrong place. People had to travel for employment which placed an additional burden on the finances of those who were already struggling. There was also an issue for people who could not afford to live in a large house after being widowed. He asked if one-bed accommodation could be provided so people could stay in their communities. Developers did not want to provide such accommodation as it took up more land.

The Planning Policy Manager stated that the last plan had failed to address the issue of elderly people. It was possible to compel developers to provide it through policy.

The Chairman referred to a Victory Housing development of smaller houses in her Ward which had proved popular. She asked if Victory Housing could be invited to give a presentation to the Overview and Scrutiny Committee.

Councillor Ms K Ward (Chairman of the Overview & Scrutiny Committee) stated that many of the new schemes were provided by Broadland Housing and suggested that they also be invited to attend.

The Working Party discussed the provision of specialist housing for elderly and infirm people. The detail of such accommodation would require further detail in the policies.

Councillor Ms V Gay welcomed the report. She considered that the five-tier settlement hierarchy was sensible, although four main villages was restrictive. She considered that case by case decisions on the basis of a well-worded policies led to better decisions than with arbitrary lines around settlements. Design criteria was necessary in relation to the landscape.

Councillor Mrs A Fitch-Tillett asked if the housing strategy included replacement of dwellings lost to coastal erosion, or whether rollback was still included under Policy EN12 which required revisiting.

The Planning Policy Manager stated that the new Plan would include a policy for rollback. It was an important issue. Wording could be included in the overarching strategy if Members wished.

The Working Party requested that wording be included in the overarching strategy in respect of the replacement of dwellings lost to coastal erosion.

The Planning Policy Manager referred to Table 3 of the report relating to potential consultation options for the dwellings target for 2016-2036. He considered that options A, B and C were reasonable and proposed to consult upon them.

The Chairman stated that if unrealistic targets would result in failure.

RESOLVED

That CABINET BE RECOMMENDED that the options identified in the Officer's report are subject to further development and Sustainability Appraisal prior to public consultation and that the Council indicates that, pending this further work, its preferred/intended approaches are:

- a) **An overarching Spatial Strategy based on three defined geographical areas (West, East and Central North Norfolk) with growth focussed around existing settlements and that the strategy recognises the specific issues facing the coast, with additional wording to include reference to the replacement of dwellings lost to coastal erosion.**
- b) **A Housing Strategy which seeks to deliver not less than 9,000 dwellings over the 20 year plan period of which around 3,500-4,000 will be provided for on allocated sites, and around 2,000 (21% subject to viability) of which will be affordable, with specific provision made to address the needs of elderly people.**
- c) **A distribution of development based on a five tier settlement hierarchy (Large Growth Towns, Small Growth Towns, Service Villages, Villages and Countryside) with acceptable locations for development defined via the use of development boundaries in Growth Towns and Service Villages, designated residential areas, and specific allocations of residential land.**
- d) **The acceptance of rural building conversions to residential use across the district (a separate report will be prepared on the detail of a rural buildings policy).**
- e) **Continued application of a rural exceptions policy to the delivery of affordable homes and acceptance of a proportion of market housing within such schemes (a separate report will be prepared on the detailed approach to affordable homes).**

The meeting closed at 12.05 pm.

CHAIRMAN

PLANNING POLICY UPDATE

Summary: This report provides a short up-date in relation to the work of the Planning Policy Team (with a particular focus on the review of the Local Plan) and provides an update on the latest planning policy and legislation updates.

Recommendations: **That the revised timetable for Local Plan production is published.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 516325	

1. Introduction

1.1 This report provides a short up-date in relation to the work of the Planning Policy Team (with a particular focus on the review of the Local Plan) and provides an update on the latest planning policy and legislation changes.

2. Local Plan Evidence

2.1 A large part of the evidence required to prepare the new Local Plan has now been prepared and published. This includes:

Evidence Document	Content
Strategic Housing Market Assessments 2016 and 2017. Gypsy and Traveller/caravan needs Assessment	Identify the number of dwellings which will be required over the plan period including a specific number of affordable homes. These will need to be considered further following the publication of a revised housing needs methodology promised by government later in the year.
Housing and Economic Land Availability Assessment (HELAA)	Provides a compendium of all the potential sources of development land in the District from which potential allocations will be drawn.

Retail Capacity Study	Considers likely available retail expenditure, how this might impact on retail catchments and individual town centres. Will inform the approach to town centre policies including extent of town centre designations, primary frontages, and application of development size thresholds and sequential approach.
Business Growth and Opportunities Study	Considers the supply of employment land, business activity and potential growth sectors.
Strategic Flood Risk Assessment	Updates the evidence in relation to flood risk taking account of tidal, fluvial and surface water flooding including an appropriate allowance for the impacts of climate change.
District Wide Viability Assessment	Study has been commissioned and will report over next few months. Will help to determine relative development viability across North Norfolk and the extent to which development might be able to fund planning obligations to provide affordable homes and other essential supporting infrastructure.
Landscape Character and Sensitivity Assessments	Study commissioned - Appraises and categorises landscapes into types and describes their sensitivity to change as a result of development. Will inform policy development particularly in relation to renewable energy.
New Design Guide	Draft prepared - Provides detailed advice to applicants in relation to design of development and will replace the current Design Guide as formal Supplementary Planning Guidance.
Visitor Pressure Study	Published - Quantifies how growth in the area is likely to impact on the number of visitors to designated wildlife sites and will help to determine if development proposals are likely to have a significant affect.
Settlement Profiles	Published - Provide a socio economic profile of the larger settlements in the District including details of facilities available and is used to help inform the settlement hierarchy.
Infrastructure Position Statement	Draft prepared - Establishes the base line position in relation to key infrastructure such as schools, health, water, roads and other essential infrastructure. (in preparation)

Open Space Review	Publication pending - Reviews the different types of public and green spaces in the District and provides the evidence to inform which should be given policy protection.
Habitat Regulation Assessment and Appropriate Assessment	Commissioned - A formal process of considering how policies and site allocations might impact on designated wildlife sites.(commissioned)

3. Duty to Co-operate

- 3.1 Working together via a Members forum the Norfolk Authorities have collectively agreed a Norfolk Strategic Planning Framework. This document contains a county wide vision and objectives for future development and around 30 separate agreements which will inform various aspects of Local Plan preparation. The forum has now commenced work on reviewing the framework and undertaking various other work streams which are best considered at a county wide level. This is likely to include further work on measures to improve delivery rates on consented development sites and agreeing combined approaches in relation to green infrastructure provision and managing visitor pressures on designated wildlife sites. Work will also be undertaken to improve working relationships with key private and public sector infrastructure providers including water, health and broadband.

4. Site Appraisal and selection of ‘Preferred Options’ for consultation

- 4.1 Work has now commenced on the identification of preferred development sites. These sites will be presented to Members over the next few months with a view to identifying sufficient sites for public consultation purposes. All of the options which are available in selected settlements will be subject to Sustainability Appraisal and a detailed site selection process which establishes availability, suitability and deliverability. The public consultation will provide details of the preferred sites and all those which the Council has discounted at this stage.

5. Revised NPPF and associated documents.

- 5.1 Government has published a revised National Planning Policy Framework for consultation. The consultation period closes on the 10th of May. Officers will prepare a detailed response for Member consideration. As well as the framework itself, consultation documents have also been published in relation to Viability, Developer Contributions processes (CIL and Section 106), and the application of a new Housing Delivery Test.

6. Revised Timetable for Plan production.

- 6.1 On the inception on the Local Plan project it is necessary to publish a timetable for document production. Referred to as the Local Development Scheme this provides details of all the Local Plan documents which will be prepared and a time line for their production. As Members will be aware there have been considerable delays (approx.

one year) on the original published timetable and as a consequence there is a need to publish a revision. Details are attached as **Appendix A**.

7. **Recommendation: That the revised timetable for Local Plan production is published.**

Appendix A – Revised LDS Timetable

North Norfolk Local Development Scheme Timetable 2018

Document	2018												2019												2020											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Plan - Strategic Policies & DM Policies																																				
Local Plan - Site Allocation																																				
Landscape Character Assessment & Landscape Sensitivity SPD's																																				
Design Guide, SPD																																				
Policies map																																				

Legend

	preparation of Document/ Evidence gathering to inform Regulation 18 Consultation		Examination
	Regulation 18 (or Equivalent SPD) Consultation		Inspectors report
	Publication of Plan		Adoption
	Submission of Plan		Update of Policies map

Neighbourhood Development Plans: These are not Local Plan documents but do on adoption form part of the overarching development Plan for the District

Document	Geographical Area	Area Designation	Pre submission Consultation	Formal Publication	Adoption
Holt	Parished area	Dec-13	Jan-18	NA	NA
Corpusty & Saxthorpe	Parished area	Dec-13	Jun-17	Jan-18	NA
Happisburgh	Parished area	Feb-16	N/A	N/A	NA
Overstrand	Parished area	Oct-16	N/A	N/A	NA
Ryburgh	Parished area	Apr-17	N/A	N/A	NA
Blakeney	Parished area	Nov-17	N/A	N/A	NA

In accordance with section 15 of the Planning and Compulsory Purchase act (as amended), this LDS has updated the previous timeline (August 2015) as milestones were out of date.

LOCAL PLAN- IDENTIFICATION OF SITES FOR INCLUSION WITHIN THE FIRST DRAFT LOCAL PLAN.

Summary: The purpose of this report is to outline the sites that are proposed to be included as preferred options within the First Draft Plan (Reg 18).

- Recommendations:
- **That Members consider the contents of this report and confirm the preferred sites to be included within the First Draft Local Plan.**
 - **That the final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email:	Jodie Rhymes , 01263 516304 jodie.rhymes@north-norfolk.gov.uk

1. Introduction

- 1.1 The proposed approach to the settlement hierarchy and the distribution of housing (and other development) were presented to the Working Party meeting on 19 February 2018. The site assessment methodology was also presented and detailed the approach and criteria that were to be applied in order to assess and compare the suitability of sites for allocation within the Local Plan.
- 1.2 The new Local Plan will need to identify suitable development sites for anything between 3,500 and 4,500 dwellings, with the upper number being possible if government introduce a revised approach to establishing housing need.
- 1.3 Over the next four months the Working Party will visit many of the options which have been put forward. All of these options will need to be published in the Draft Plan consultation materials which will identify **‘Preferred Sites’**.
- 1.4 The First Draft Plan (regulation 18) is programmed for public consultation for a six week period commencing at the beginning of 2019. This plan will identify the proposed allocations of development land that are expected to be delivered during the plan period up to 2036. The public consultation will provide details of the preferred sites and all those that the Council has discounted at this stage.

- 1.5 The visits will be focused on the proposed Selected Settlements as these are the locations where the Plan will formally allocate land for development. Outside of the Selected Settlements small scale growth is likely to be permitted via small scale infill, rural exceptions, building conversions and so on.
- 1.6 There are currently two significant areas of uncertainty which could impact on the site allocation process. The first is the potential for the housing requirement to increase as outlined above. The addition of a further 1,000 dwellings to the housing requirement would inevitably mean that additional sites will need to be identified meaning that sites which are currently indicated as **not preferred** may require reconsideration. The second relates to a potential change in the NPPF requiring that allocated sites include a proportion (20%) of smaller sites of less than half a hectare in size. If introduced this would mean around 700 -900 dwellings would need to be identified on between 50-60 smaller sites which currently have been discounted from consideration. Both of these issues will likely need to be considered further before the consultation draft plan is published.
- 1.7 This report sets out the appraisals for the first set of settlements; Hoveton, Ludham, Mundesley and Stalham and makes recommendations of preferred sites in each settlement to be included within the Draft Plan.
- 1.8 The distribution of new dwellings in those settlements would be broadly as follows:

Table 1. Potential Location of Development based on preferred target of 9,000 dwellings

Source/Location	Number of dwellings on new allocations
Stalham	100
Hoveton	100
Mundesley	50
Ludham	30

- 1.9 Each of the proposed sites has been subject to the detailed appraisal to establish;
- a) that it is available for development,
 - b) that the site is suitable for the proposed use, and;
 - c) that there is a realistic prospect of development being delivered over the plan period.
- 1.10 Each preferred site is subject to its own policy that specifies what the Council would expect to be delivered or accounted for when the site is developed. The site policy also identifies an approximate range for the proposed number of dwellings on the site. The final allocated number of

dwellings will be informed by further information, evidence and the consideration of the emerging strategy and policy work.

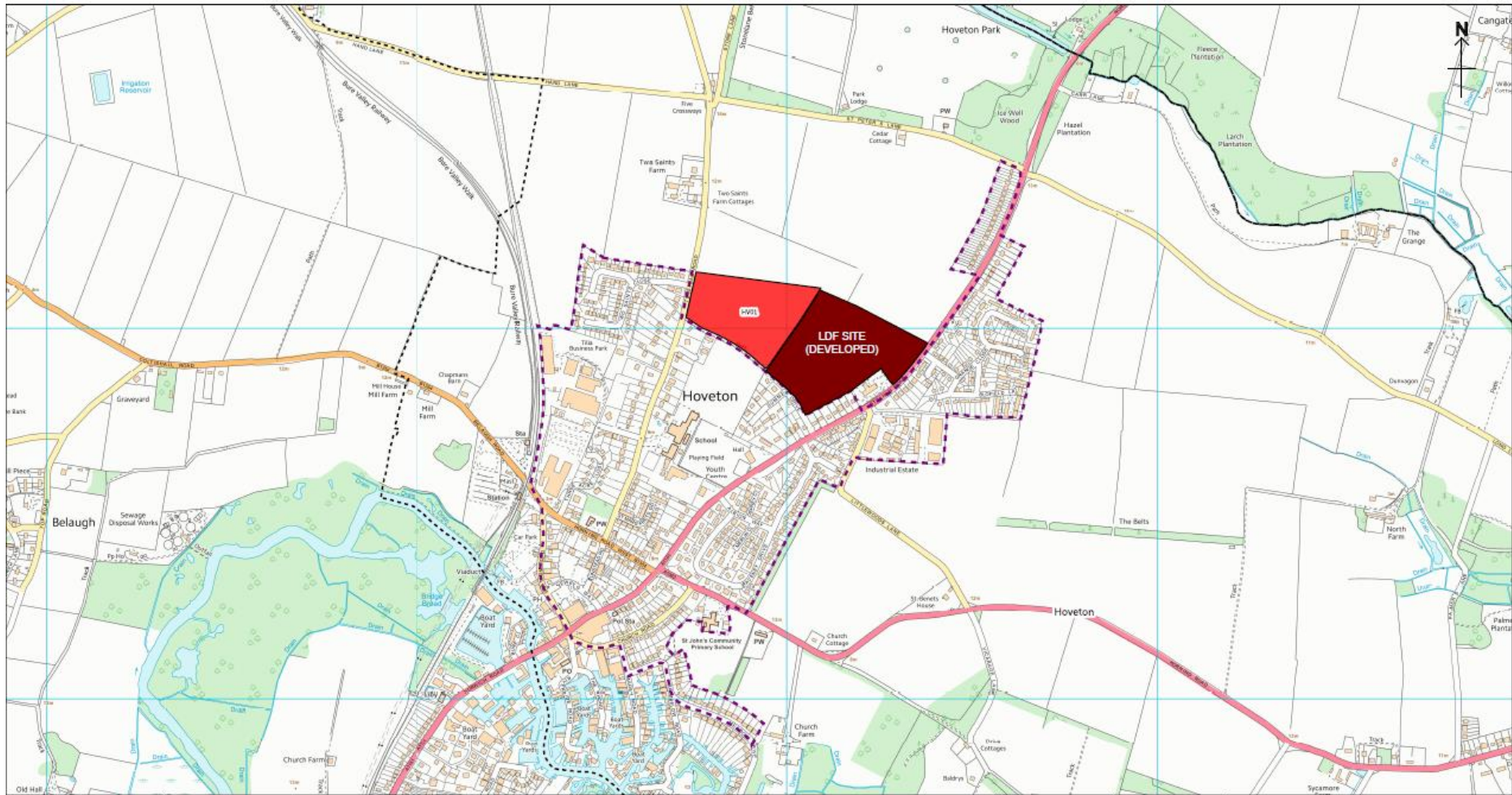
1.11 Recommendations on sites in the remainder of selected settlements for inclusion in the first draft plan will be presented to the Working Party in the following meetings; March (Hoveton, Ludham, Mundesley and Stalham), April (Briston, Blakeney and Fakenham), May (Cromer, Holt, Sheringham and Wells) and June (North Walsham).

1.12 The following background information will be presented alongside each site assessment:

- An overview settlement map showing the preferred and alternatives sites that have been considered.
- A pro forma for each of the preferred sites setting out details of the site.
- A table setting out the alternative sites considered and the reason for discounting them.
- Sustainability Appraisal for all sites considered. (**Appendix 1**)

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For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Hoveton - Preferred Sites

- Preferred Housing / Mixed Use Site
- Completed Allocated Site (Local Development Framework)
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. Preferred sites are highlighted in red as potential candidates for future public consultation.

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Preferred Site

Hoveton

Site Reference	HV01	
Site Address	Land East of Tunstead Road	
Site Area	5.4 hectares (gross)	
Proposal		
<p>Considered suitable to be allocated for residential development for approximately 100 to 150 dwellings.</p>		



Residential Allocation: Land East of Tunstead Road

Description

This is a greenfield site, currently in arable use, which is well related to existing development including the previous allocation which is substantially complete. The site is located within acceptable walking distance to the High School, however, the site is 1.2km from the Primary School. There is a surfaced cycle and pedestrian path which links Tunstead Road and Stalham Road with bus services available on both. The site is within acceptable walking and cycling distance to the rail station. Part of the site could be used for a residential care home and this use will be assessed in due course as more information and evidence emerges.

The former HV03 allocation site is directly adjacent to the site and would provide an

opportunity to deliver a road connection from Tunstead Road through to the new roundabout on Stalham Road.

Development surrounding the site is low density, and the site area allows for development at a density which respects the character of the surrounding area and compliments the adjacent development.

As well as provision of open space, any scheme should also ensure that housing is set back from the footpath that runs between Stalham Road and Tunstead Road and provides a landscaped buffer to it in order that the amenity of the footpath is retained. Landscaping along the Tunstead Road frontage should also be provided and the hedge retained to retain a green approach to this part of the village. Landscaping buffer should be provided to soften the impact of development to the agricultural land to the north of the site.

Constraints

There are no known constraints at this time.

Deliverability

The site is suitable and available for development. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period.

Policy HV01

Land East of Tunstead Road

Land amounting to approximately 5.4 hectares is allocated for residential development of 100 to 150 dwellings including appropriate levels of affordable housing. The density and layout should accord with the adjacent HV03 site including a proportionate level of open space.

- Provision of highway access on Tunstead Road to provide a through connection to the new Stalham Road roundabout;
- Provision of pedestrian and cycle connections from the development to the footpath and cyclepath which runs through the south west of the site; and,
- A Landscaping buffer should be provided to the north of the site to soften the boundary between the development and the agricultural land to the north.

Sustainability Appraisal Summary

Overall Appraisal Result = **Positive**

Environmental

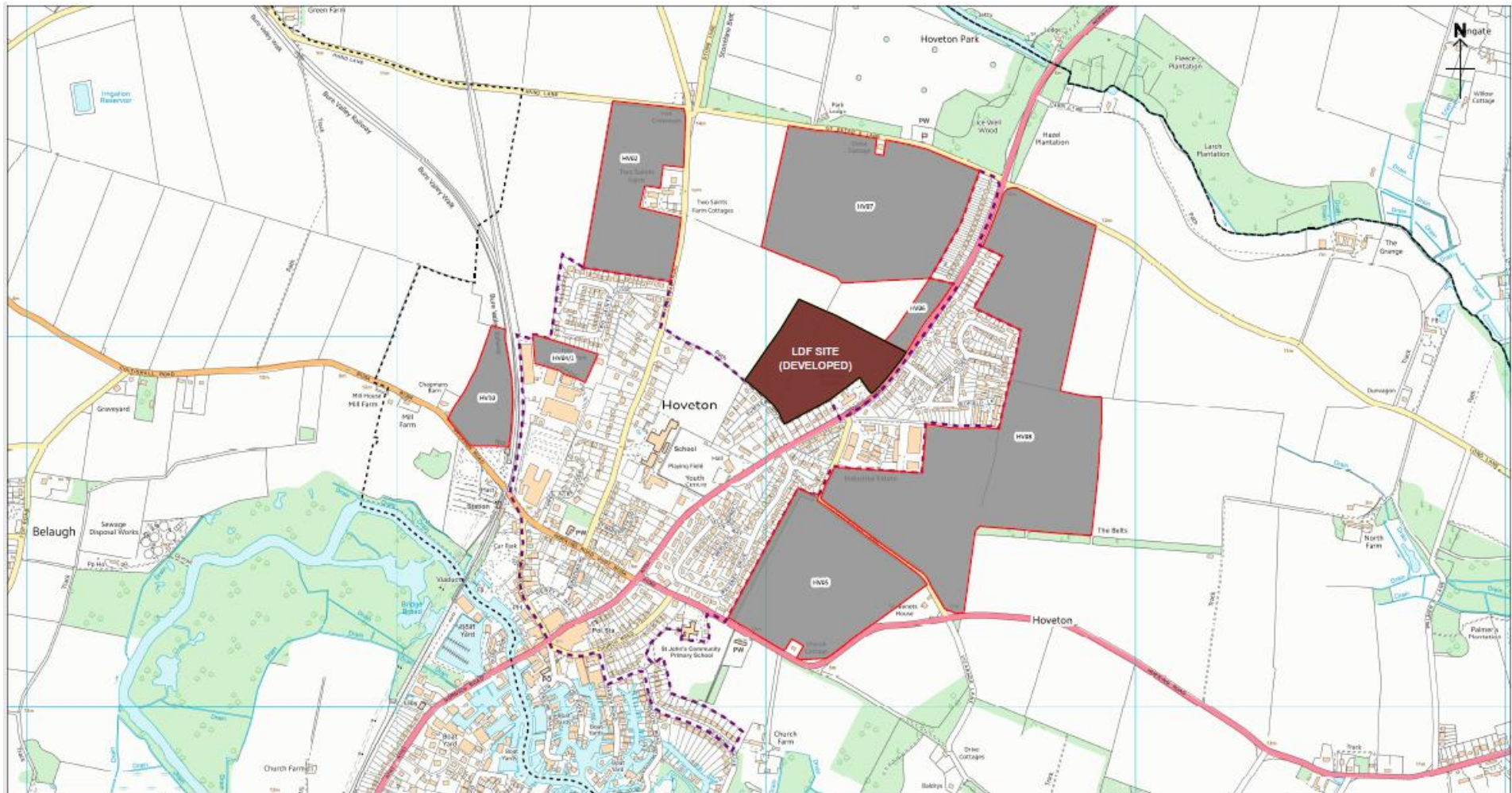
Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.

Social

Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities.

Economic

Scores positively. Good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Centre easily accessible from the site.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Hoveton - Alternatives Considered

- Alternative Site Considered
- Completed Allocated Site (Local Development Framework)
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. The above sites highlighted in grey have been considered but are not recommended as preferred candidates for public consultation.

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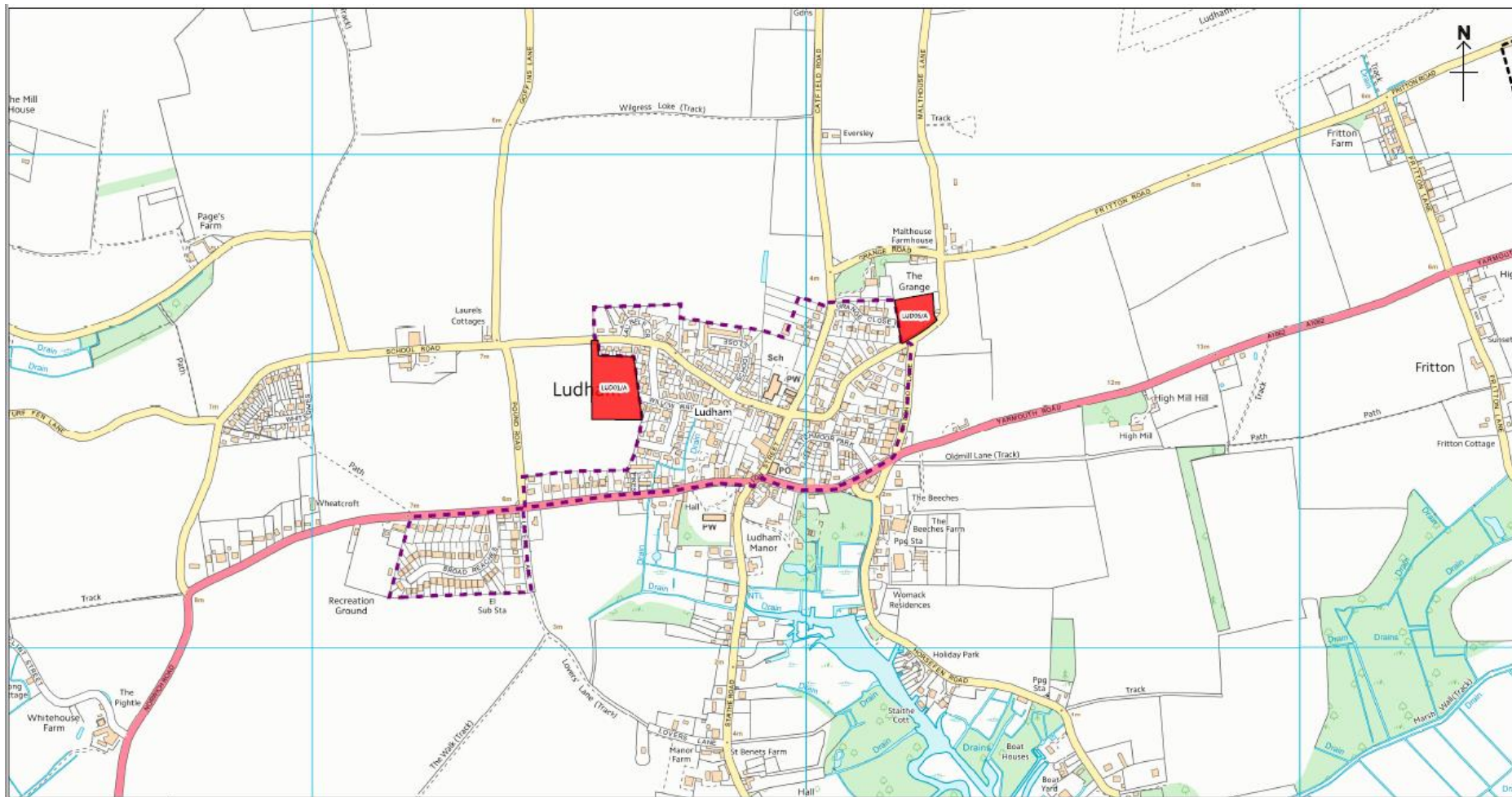
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Alternatives Considered

Hoveton			
Site Ref	Site Address	Suggested Use	Reason Discounted
HV02	Site To The West Of Tunstead Road	Housing	The site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. The site is remote from services and the village. There are more preferable sites.
HV04 /1	Norfolk Fruit Growers Site	Housing	The site has an existing planning permission for 28 dwellings.
HV05	Land South of Littlewoods Lane	Housing	The site is well located to the school, however, the site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. There are more preferable sites.
HV06	Land between Stalham Road and Tunstead Road	Housing	The site would extend into open countryside beyond the current confines of the village. There are more preferable sites.
HV07	Land Adjacent Stalham Road	Housing	The site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from St. Peter's Lane and lack of footway into the village. The site is remote from services and the village. There are more preferable sites.
HV08	Land To East Of Stalham Road	Housing	The large site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from Littlewoods Lane. The northern part of the site is remote from services and the village. There are more preferable sites.
HV10	Land off Coltishall Road	Housing	The site is well located to the railway station, however, the site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from the B1354 and lack of footway into village particularly under the railway bridge. There are more preferable sites.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Ludham - Preferred Sites

- Preferred Housing / Mixed Use Site
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. Preferred sites are highlighted in red as potential candidates for future public consultation.



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Preferred Site

Ludham

Site Reference	LUD01/A
Site Address	Land South Of School Road
Site Area	1.2 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 10 to 20 dwellings.



Residential Allocation: Land South Of School Road

Description

The site currently comprises a large, flat agricultural field with no landscape features. It lies adjacent to established residential development to the north and east. Convenient pedestrian links are available to the primary school, recreation ground and general store. It is considered that, subject to appropriate landscaping, development of the site would not have any significant impact on the wider landscape or overall character of the village. However there are views of the Grade 1 Listed Church from the site that should be retained.

The site is comparatively large and if the entire site was developed for housing it could probably accommodate in excess of 40 dwellings. This scale of growth is not proposed in Ludham and any development on the identified site needs to reflect its

edge of village location and the prominence of the site in the local landscape. A large site has been identified to allow for the provision of significant areas of open space and landscaping within the scheme. The number of dwellings proposed will therefore be limited to between 10 and 20.

Constraints

A small part of the site is in Flood Zone 2, the layout of the site should ensure that any part of the site demonstrated to be at risk of flooding during the lifetime of the development remains undeveloped. A flood risk assessment / or Flood Warning & Evacuation Plan may be required as part of a planning application to assess all forms of flooding to and from the development and inform the inclusion of suitable control measures. The settlement is located within a larger dry island.

Drainage problems are known in the locality (pending confirmation).

There are no surface water sewers in the vicinity of the site (pending confirmation).

Deliverability

The site is suitable and available for development. It is in single ownership and the landowner has recently submitted a planning application for this site. There are no known reasons why development on the site cannot be achieved within the plan period.

Policy LUD01/A

Land South of School Road

Land amounting to 1.2 hectares will be allocated for residential development of approximately 10 to 20 dwellings including appropriate levels of affordable housing.

- Provision of areas of open space within the development;
- Incorporation of a high quality landscaping scheme particularly along the western boundary;
- Careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;
- Prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes arising as a result of increased visitor pressure, and on-going monitoring of such measures (Pending confirmation);
- Demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites (Pending confirmation); and,
- Submission of a satisfactory flood risk assessment/ or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures.

Sustainability Appraisal Summary

Overall Appraisal Result = **Neutral**

Environmental

Scores positively; edge of settlement, low susceptibility GWF, not considered at risk of SWF (CC), FZ2 touches part east boundary. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.

Social

Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.

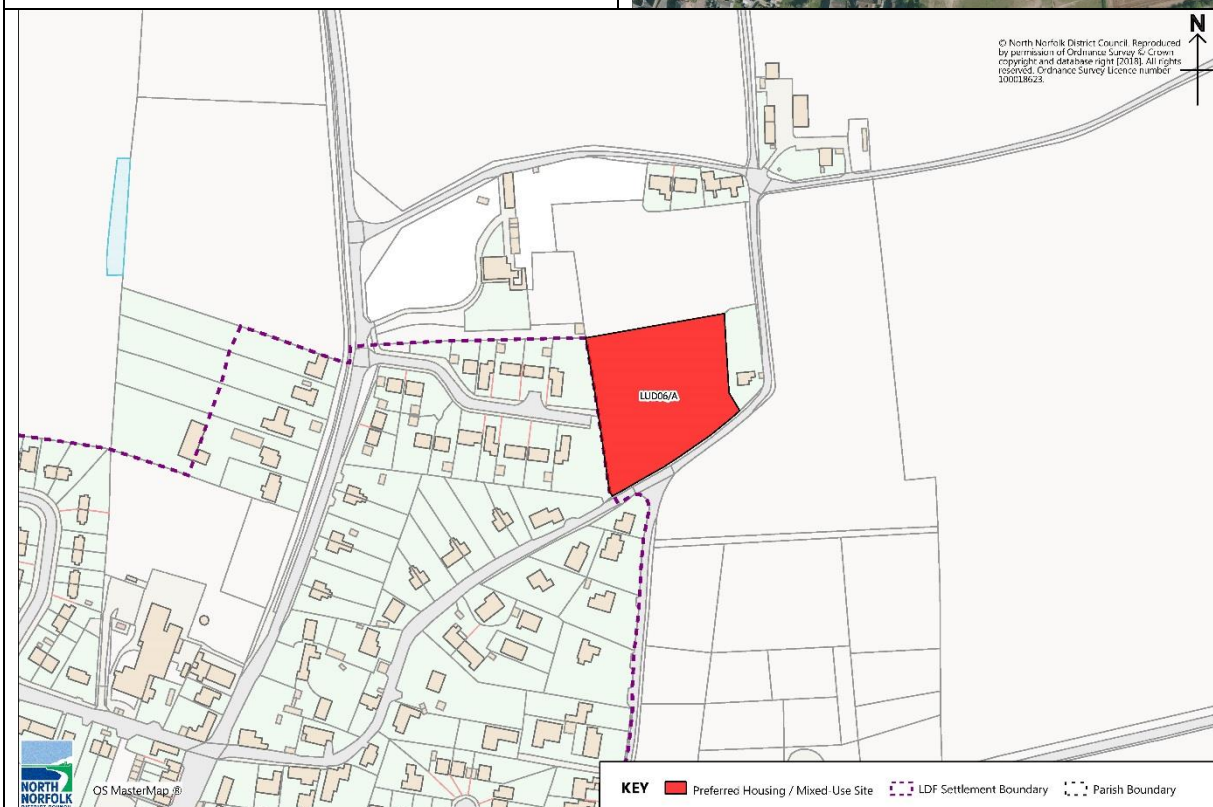
Economic

Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.

Preferred Site

Ludham

Site Reference	LUD06/A
Site Address	Land South Of Grange Road
Site Area	0.57 hectares (gross)
Proposal Considered suitable to be allocated for residential development for approximately 10 to 20 dwellings.	



Residential Allocation: Land South Of Grange Road

Description

The site comprises part of an enclosed agricultural field at the eastern end of Grange Close. Although on the edge of the village, residents would have good pedestrian access to village facilities, particularly to the primary school and village shop which are a short distance away. The Malthouse Lane boundary is delineated by an existing hedgerow and this should be retained and reinforced with further native planting in order to retain the rural character of the lane.

Constraints

Vehicular access must be provided from the end of Grange Close (Pending Confirmation).

There are no surface water sewers in the vicinity of the site. Sewers cross the site

and diversion would be at the developers' expense (Pending confirmation).

The settlement is located within a Dry Island, A Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required.

The western boundary of the site is adjacent to a belt of oak trees covered by a group Tree Preservation Order. The extension of the Grange Close roadway to serve the site should have full regard to the need to retain and safeguard these trees.

Deliverability

The site is in joint family ownership and availability of the site is yet to be confirmed.

Policy LUD06/A

Land at Eastern End of Grange Close

Land amounting to 0.6 hectares will be allocated for residential development of approximately 10 to 20 dwellings including appropriate levels of affordable housing.

- Provision of highway access from Grange Close;
- Prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes arising as a result of increased visitor pressure, and on-going monitoring of such measures (Pending confirmation);
- Regard to the need to retain and safeguard trees along western boundary that are covered by group Tree Preservation Order;
- Demonstration that there is adequate capacity in sewage treatment works and no adverse (pending confirmation); and,
- Submission of a satisfactory flood risk assessment / or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures.

Sustainability Appraisal Summary

Overall Appraisal Result = **Neutral**

Environmental

Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.

Social

Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.

Economic

Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Ludham - Alternatives Considered

- Alternative Site Considered
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. The above sites highlighted in grey have been considered but are not recommended as preferred candidates for public consultation.

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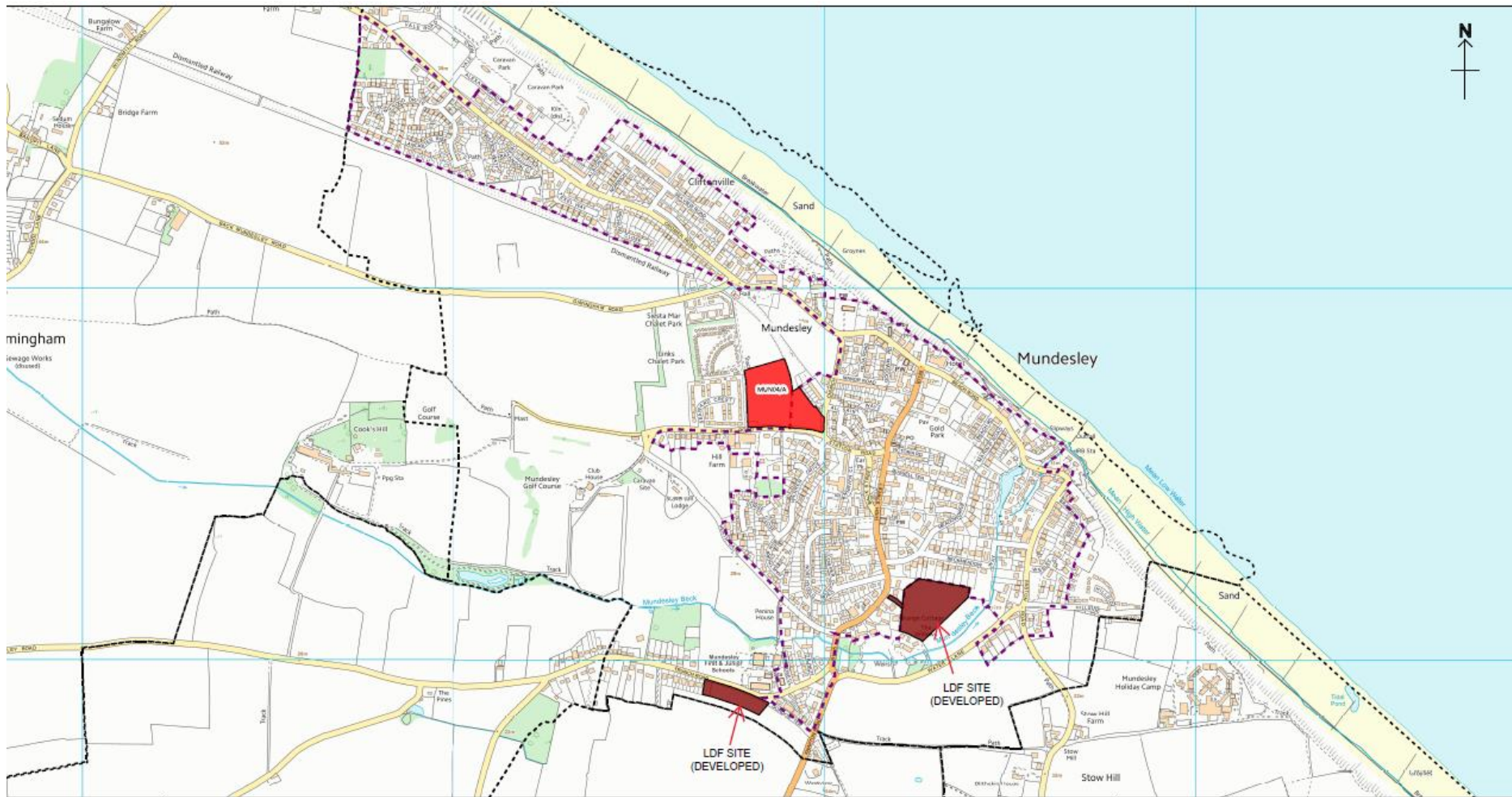
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Alternatives Considered

Ludham			
Site Ref	Site Address	Suggested Use	Reason Discounted
LUD02	Land At Catfield Road	Housing	The site would extend into open countryside beyond the current confines of the village and would be visible in the landscape. There are more preferable sites.
LUD05	Land at Yarmouth Road	Housing & Health Care	The site cannot be satisfactorily accessed, highways would resist access to the A Road and Latchmore Lane is narrow with no footways. The site would extend into open countryside beyond the current confines of the village and would be visible in the landscape. There are more preferable sites.
LUD07	Land East of Catfield Road	Housing	Malthouse Lane and Grange Rd are unsuitable for further development. Catfield Rd would also require improvement beyond the site boundary. The site would extend into open countryside beyond the current confines of the village and would be highly visible in the landscape. There are more preferable sites.
LUD09	Land South of Norwich Road, East of Lovers Lane	Housing	This site provides an important open landscape in this part of Ludham. There are concerns with the access and lack of footpath into the village. There are more preferable sites.
LUD10	Land West of Catfield Road	Housing	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. There are more preferable sites.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Mundesley - Preferred Sites

- Preferred Housing / Mixed Use Site
- Completed Allocated Site (Local Development Framework)
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. Preferred sites are highlighted in red as potential candidates for future public consultation.

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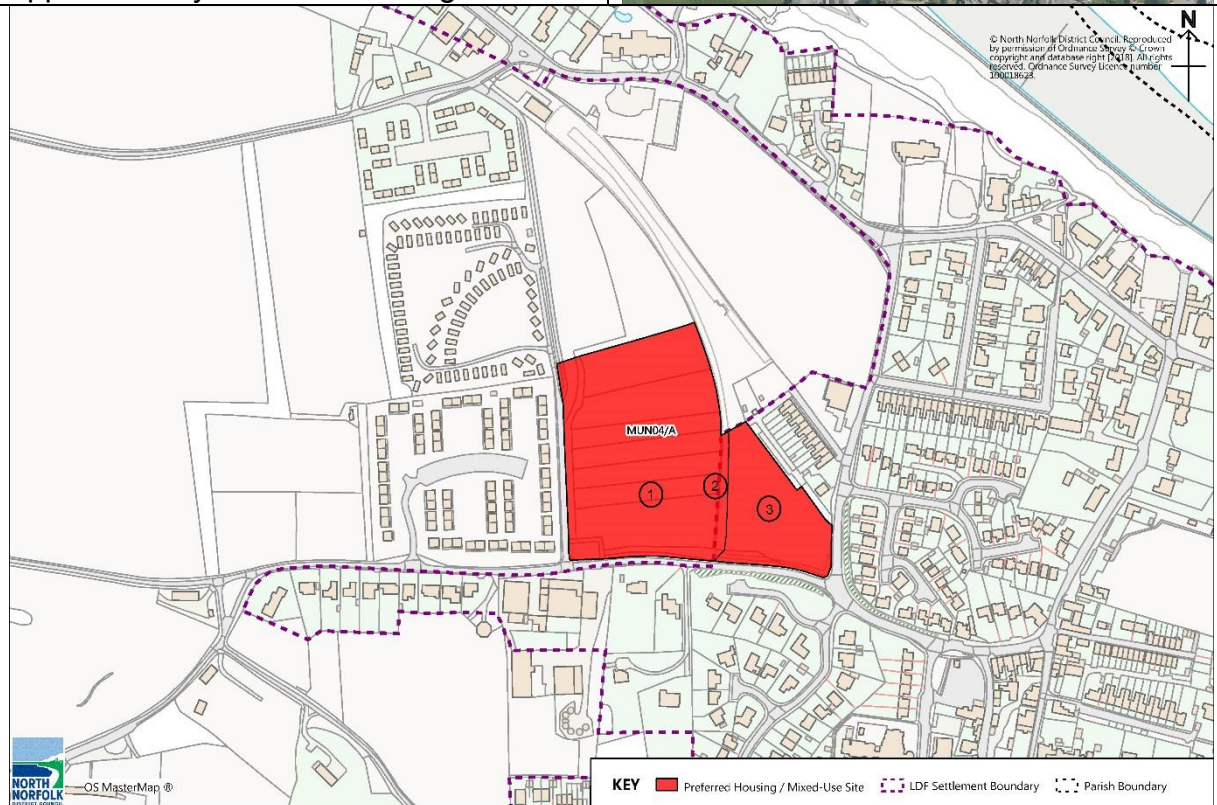
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Preferred Site

Mundesley

Site Reference	MUN04/A
Site Address	Land off Links Road & Church Lane
Site Area	2.5 hectares (gross - including areas 1 - 3)
Proposal	Considered suitable to be allocated for residential development for approximately 40 to 50 dwellings.



Residential & Public Open Space: Land off Links Road / Church Lane

For the purposes of this assessment sites MUN04 & MUN04/1 have been considered together. The assessment proposes that the area of submitted site MUN04 is reduced in order to provide a site that will satisfactorily provide the quantum of development required. The new site reference will be MUN04/A for the combined sites.

Description

The site is located just outside the residential area of Mundesley with the former railway embankment running through the centre of the site.

The site has three distinct characteristics: 1) the western section is a semi-enclosed

pasture field with views to the north towards the former Grand Hotel; 2) the former railway embankment with scrub and trees, and; 3) the eastern part of the site is an open pasture field offering views towards the coast and across the village

The site is well located to the services in the historic village centre (Station Road and the High Street) and those services along Beach Road.

Links Road does have a footway whilst Church Lane would require highway and pedestrian improvements. The site is close to bus links and there is a safe walking route (800m) to the Infants and Junior School.

There is 1970's bungalow development to the south at Warren Drive and 1980/90's development to the east at Fairhead Close. Both existing developments are lower than the site and offer views across.

Part of the site could be used for a doctors surgery and this use will be assessed in due course as more information and evidence emerges. This may change the policy for MUN04/A.

Constraints

The site is adjacent to the Conservation Area with Railway Terrace being the closest properties within the CA.

Deliverability

The site is suitable and available for development. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period.

Policy MUN04/A

Land off Links Road and Church Lane

Parcel 1) amounting to 1.75 hectares will be allocated for residential development of between 40 and 50 dwellings including appropriate levels of affordable housing. Development is to be of an appropriate density and scale with landscaping & amenity greenspace to maintain key views and compliment the setting of the village.

- Parcel 2) the railway embankment will be retained and its biodiversity protected and enhanced;
- Parcel 3) 0.5 ha will be provided as high quality public open space including biodiversity improvements and facilities for play & informal recreation;
- The development will provide a highway access from Church Lane and/or Links Road to serve the residential parcel including improvements to the Links Road/Church Lane Junction. A new pedestrian and cycleway route will be provided which links the existing footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site; and,
- Reasonable endeavours should be made to provide a pedestrian and cycleway connection between Links Road and Gimingham Road through the site.

Sustainability Appraisal Summary

Overall Appraisal Result = **Positive**

Environmental

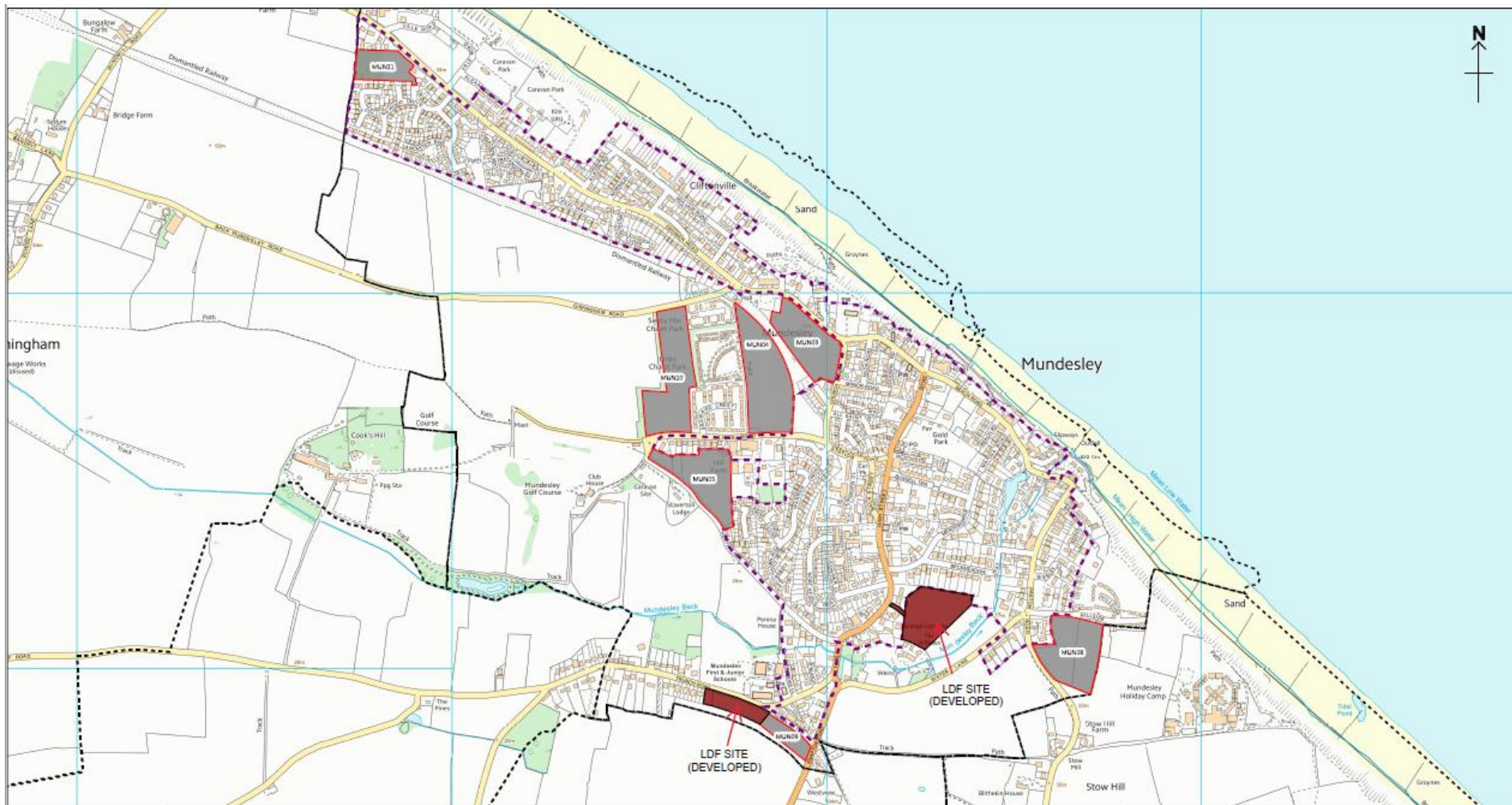
Scores positively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to effect setting of CA. Potential for remediation of contamination. Biodiversity impact uncertain; grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.


Social

Scores as neutral; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area.

Economic

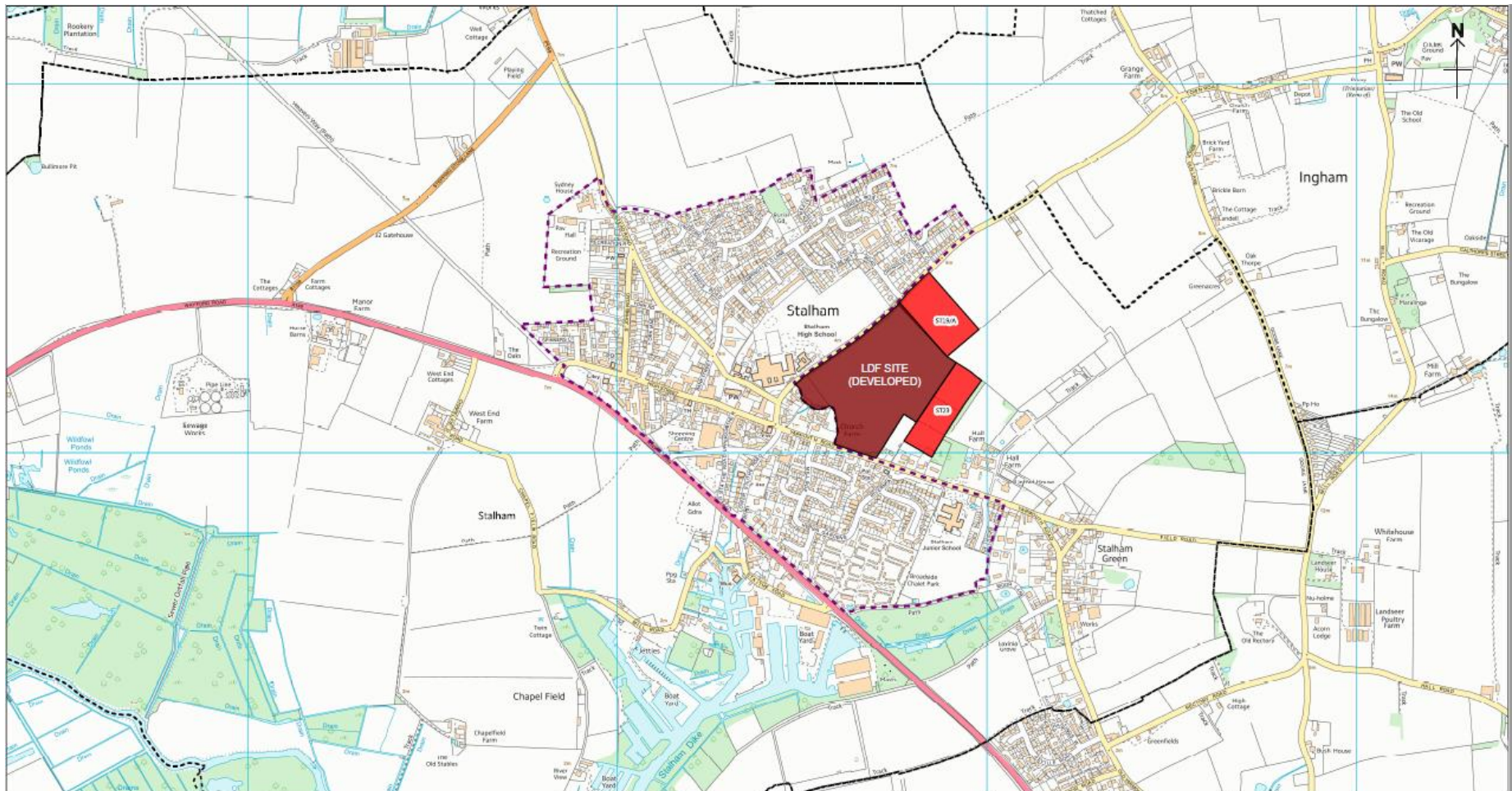
Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.



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	<p>Potential Sites in Mundesley - Alternatives Considered</p>		<p>07/03/2018</p>	
	<p> Alternative Site Considered Completed Allocated Site (Local Development Framework) Parish Boundary LDF Settlement Boundary </p> <p>The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. The above sites highlighted in grey have been considered but are not recommended as preferred candidates for public consultation.</p>		<p> North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN Tel: 01263 513811 Fax: 01263 515042 www.northnorfolk.org </p>	

Alternatives Considered

Mundesley			
Site Ref	Site Address	Suggested Use	Reason Discounted
MUN03	Land West of Church Lane	Housing	The site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village. There are more preferable sites.
MUN05	Land At Hill Farm	Housing	The site would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from the unclassified/private Heath lane and lack of footway into the village. There are more preferable sites.
MUN08	Land South Of Hillside	Housing	The site would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from Hillside and lack of footway into the village. Remote from village services. There are more preferable sites.
MUN09	Land South of Trunch Road	Housing	The site is well located to the school, however, there are concerns with the highways access from Gordon Terrace. There are more preferable sites.
MUN10	Land South of Gimingham Road	Housing	The site would extend into open countryside beyond the current confines of the village. There are concerns with the highways access from Gimingham Rd and Links Rd and lack of footway into the village. There are more preferable sites.
MUN11	Land at Cromer Road / Tasman Drive	Housing	The site would extend into open countryside beyond the current confines of the village. The site is designated open land / amenity green space and would result in the loss of valuable greenspace. There are more preferable sites.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Stalham - Preferred Sites

- Preferred Housing / Mixed Use Site
- Completed Allocated Site (Local Development Framework)
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. Preferred sites are highlighted in red as potential candidates for future public consultation.

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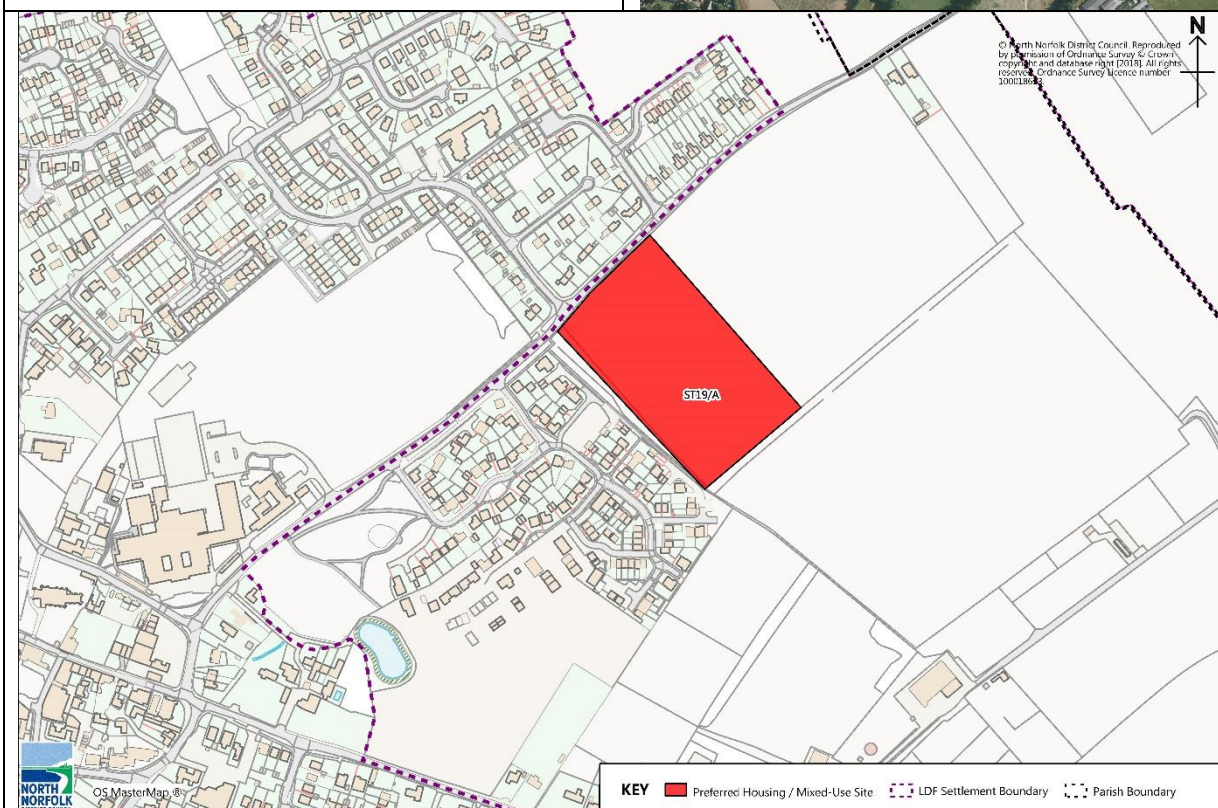
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Preferred Site

Stalham

Site Reference	ST19/A	
Site Address	Land Adjacent Ingham Road	
Site Area	2.33 hectares (gross)	
Proposal		
Considered suitable to be allocated for residential development for up to 70 dwellings.		



Residential Allocation: Land Adjacent Ingham Road

Description

This site comprises part of a large arable field located on Ingham Road. It is well related to the facilities and services within the town being only a short distance from the town centre and local schools. The site is located north-east of the existing ST01 allocation which is substantially complete. There are footpath links along Ingham Road and bus services available. The impact on the wider countryside setting of the town could be minimal if the site is suitably designed, laid out and landscaped especially along the northern boundary.

The site is part of a larger area which was put forward through the call for sites process, which if fully developed for housing could accommodate between 200 to

300 houses. This level of housing growth is not proposed in Stalham. And therefore this preferred option assessment proposes that the area of submitted ST19 is reduced to accommodate between 20 and 70 dwellings as shown. The new reduced site has the reference ST19/A.

Constraints

No constraints currently identified.

Deliverability

The site is suitable and available for development. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period.

Policy ST19/A

Land Adjacent Ingham Road

Land amounting to approximately 2.3 hectares will be allocated for residential development of approximately 20 to 70 dwellings including appropriate levels of affordable housing.

- Development to be of an appropriate density, scale and layout which should accord with the adjacent development including allocated site ST01;
- Provision of areas of open space within the development; and,
- Incorporation of a high quality landscaping scheme particularly along the northern boundary.

Sustainability Appraisal Summary

Overall Appraisal Result = **Positive**

Environmental

Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.

Social


Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities.

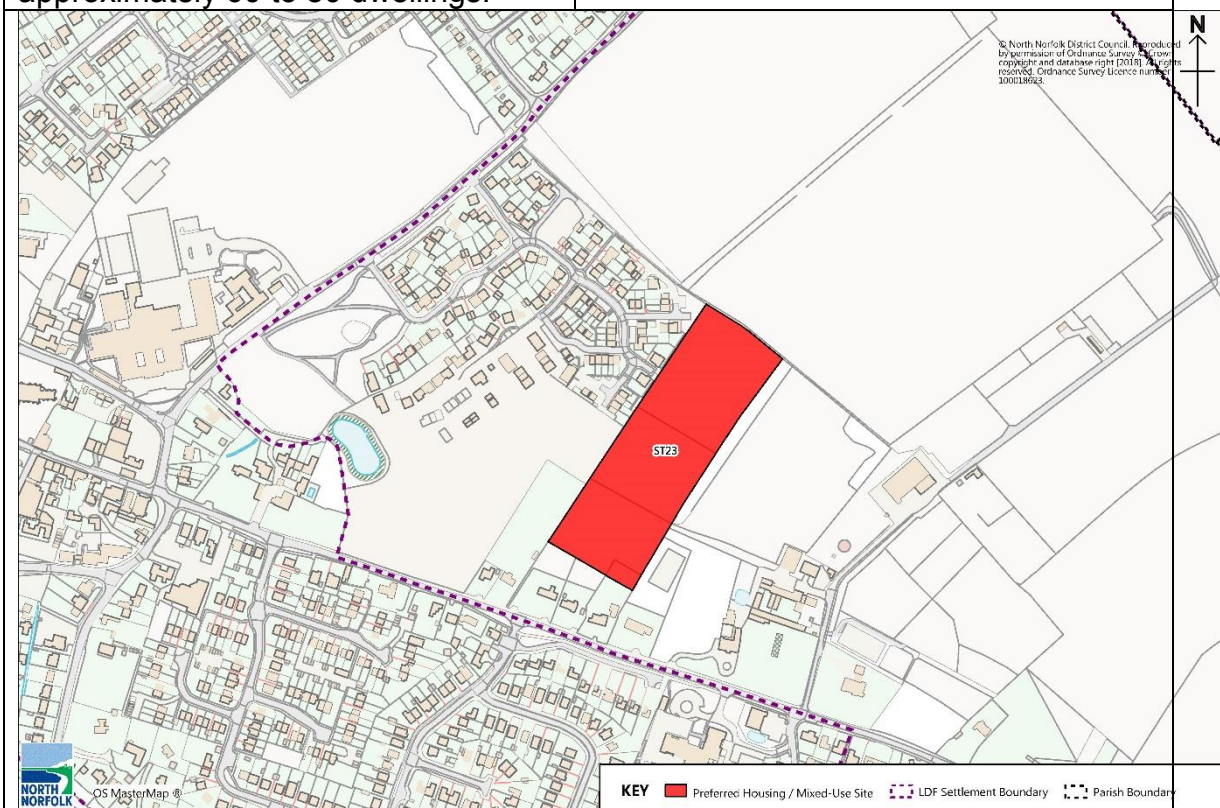
Economic

Scores positively; good access to employment, educational facilities, transport links and services and facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Preferred Site

Stalham

Site Reference	ST23	
Site Address	Land North of Yarmouth Road, East of Broadbeach Gardens	
Site Area	2.1 hectares (gross)	
Proposal		
<p>Considered suitable to be allocated for residential development for approximately 60 to 80 dwellings.</p>		



Residential Allocation: Land North of Yarmouth Road / East of Broadbeach Gardens

Description

The site comprises an enclosed agricultural field. It is well related to the facilities and services within the town being only a short distance from the town centre and local schools. The site is located to the south of the existing development including ST01 allocation which is substantially complete. There are footpaths links available through the new housing development ST01 and bus services available. The impact on the wider countryside setting of the town would be minimal if the site is suitably designed, laid out and landscaped.

Constraints

Part of the site is subject to surface water flooding (pending confirmation).

Care should be taken to safeguard the setting of the adjacent Listed Building and Conservation Area.

Deliverability

The site is suitable and available for development. It is in single ownership and the landowner and there are no known reasons why development on the site cannot be achieved within the plan period.

Policy ST23**Land North of Yarmouth Road / East of Broadbeach Gardens**

Land amounting to approximately 2.1 hectares will be allocated for residential development of approximately 60 to 80 dwellings including appropriate levels of affordable housing. Development to be of an appropriate density, scale and layout which should accord with the adjacent development including allocated site ST01.

- Provision of areas of open space within the development;
- Provision of safe highway access via the existing allocated site ST01; and,
- The layout, design and landscaping of the site, should respect the setting of the edge of the town and the adjacent Listed Buildings and Conservation Area.

Sustainability Appraisal Summary

Overall Appraisal Result = **Neutral**

Environmental

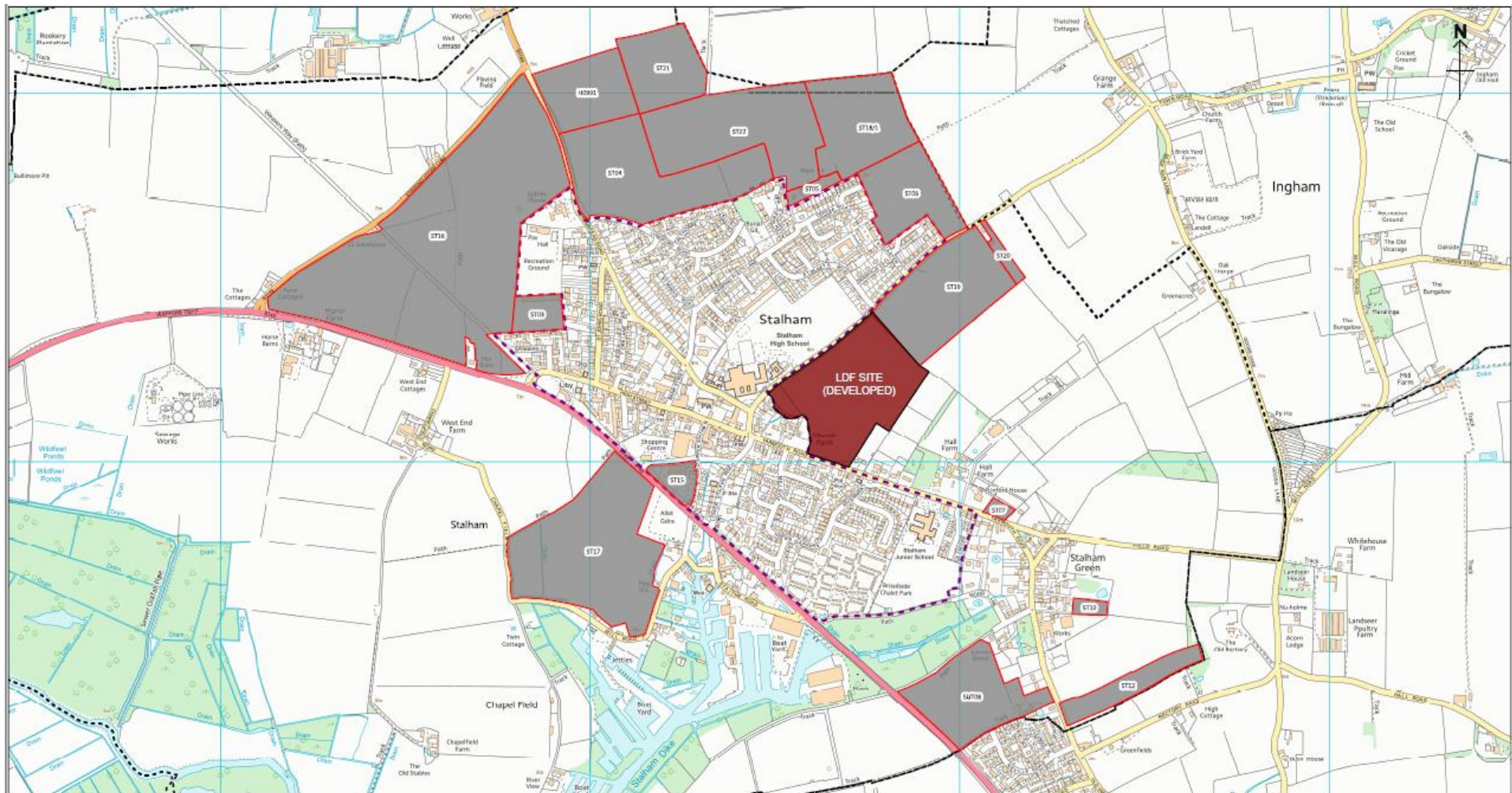
Scores uncertain; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site susceptible to SWF (CC). Potential to affect setting of listed buildings; Grade II Church Farmhouse & Grade II stable block (not immediately adjacent site). Biodiversity impact uncertain; grazing land, surrounded by mature hedgerow / trees. Potential impact on GI network. Some loss of agricultural (1-3) land.

Social

Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities.

Economic

Scores positively; good access to employment, educational facilities, transport links and services and facilities. High speed broadband in vicinity. Town centre easily accessible from the site.



For consideration by Planning Policy & Built Heritage Working Party, Monday 19th March 2018

Potential Sites in Stalham - Alternatives Considered

- Alternative Site Considered
- Completed Allocated Site (Local Development Framework)
- Parish Boundary
- LDF Settlement Boundary

The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. The above sites highlighted in grey have been considered but are not recommended as preferred candidates for public consultation.

1:10000

CB

07/03/2018

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 Tel: 01263 513811
 Fax: 01263 515042
 www.northnorfolk.org

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Alternatives Considered

Stalham			
Site Ref	Site Address	Suggested Use	Reason Discounted
ST03	Site To The North Of Weaver's Close	Housing	Whilst a good site for housing, the availability of the site is unknown and therefore it cannot be considered to be deliverable at this stage.
ST04	Land at Brumstead Road / Calthorpe Close	Market Housing / General Industrial / Residential Care Home / Business & Offices	The site would extend into open countryside beyond the current confines of the town and would be visible in the landscape. There are more preferable sites.
ST05	Land Off Campingfield Lane	Housing	Does not have satisfactory access to the site. The site would only be suitable for a small number of dwellings, yielding few, if any, affordable and having no other advantages. There are more preferable sites.
ST06	Land Adjoining Lancaster Close	Housing	The site would extend into open countryside beyond the current confines of the town and would be visible in the landscape. There are more preferable sites.
ST07	Land At Stalham Green	Housing	The site goes beyond what would be considered as the natural limits of the town. It is a small site and would probably be only suitable for a small number of dwellings, yielding few, if any, affordable and having no other advantages. Although close to Stalham Junior School, the site is fairly remote from services within Stalham. There are more preferable sites.
ST10	Land At Stalham Green	Housing	There is no possibility of creating suitable access to the site. This site would make a negligible contribution to meeting the objectives for Stalham and far better sites exist within the town. Remote from services in Stalham.
ST11	Land At Field Lane/ Goose Lane	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable for allocating for housing. The site is remote from services and facilities. Road narrow and no footways. There are more preferable sites.
ST12	Glebe Land	Housing	The site would extend into open countryside and

			would be visible in the landscape. Development would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. Remote from services in Stalham. There are more preferable sites.
ST15	Bush Abattoir Site	Housing	There is a current planning application on this site for retirement living apartments and bungalows. This is awaiting decision but the principle of the development is considered acceptable.
ST16	Land Adjacent Stepping Stone Lane / Brumstead Road	Mixed Use	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. There are more preferable sites.
ST17	Land East Of Chapel Field Road	Housing	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape and would likely have a significant impact on the landscape and the setting of the Broads, SSSI, SAC, SPA and Ramsar. There are more preferable sites.
ST18/1	Land To North Of Teresa Road	Housing	Does not have satisfactory access to the site. The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. There are more preferable sites.
ST20	Rear of 'Walnut Acre', Ingham Road	Housing	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. There are more preferable sites.
ST21	Land East of Brumstead Road	Mixed Use	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. Remote from services in Stalham. Concerns over scale. Up to 100 off a single point of access. There are more preferable sites.
ST22	Land North of Teresa Road	Mixed Use	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. Concerns over scale. Up to 100 off a single point of access. There are more preferable sites.
H0991	Land Adjoining Calthorpe Close	Housing	The site would extend into open countryside beyond the current confines of the town and would be highly visible in the landscape. Remote from services in Stalham.

			There are more preferable sites.
SUT02	Land Fronting Old Yarmouth Road	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.
SUT05	Land At Old Yarmouth Road	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.
SUT06 (previously ST13)	Land at Rectory Road / Old Yarmouth Road	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.
SUT07	Land At Staithe Road	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.
SUT08	Land off Yarmouth Road (A149)	Housing	Remote from services in Stalham. Development would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. Development of the site might have a detrimental impact on the adjacent County Wildlife Site. There are more preferable sites.
SUT09	Land Off New Road	Housing	The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
HV01	Hoveton	Res	-	++	+	++	0	?	+	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social - Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic - Scores positively. Good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV02	Hoveton	Res	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV04/1	Hoveton	Res	?	++	+	++	+	?	0	0	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; undeveloped land (possibly grazing) surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; within the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV05	Hoveton	Res	-	++	+	++	0	?	+	-	-	++	+	++	++	0	++	++	Overall the site scores as uncertain Environmental – Scores as uncertain; Potential to affect setting of Grade II* Listed Building (Church of St John). Adjacent boundary of The Broads. Edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
HV06	Hoveton	Res	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV07	Hoveton	Res	--	++	+	++	-	?	0	--	-	+	+	++	+	0	~	+	Overall the site scores as uncertain / negative Environmental – Scores negatively; loosely related to settlement, likely significant detrimental impact on landscape, potential to affect settings of Grade II* & Grade II Listed Buildings (Church of St Peter & an Icehouse), FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively and positively; loosely related to the settlement, distant from primary school, good access to public transport, local healthcare service, leisure and cultural opportunities. Economic – Scores as neutral; good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
HV08	Hoveton	Res	-	++	+	++	0	?	+	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV10	Hoveton	Res	-	++	+	++	0	?	0	-	-	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; potential to affect setting of Grade II Listed Building (signal box), edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement, good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
LUD01	Ludham	Res	-	++	+	++	0	?	+	-	0	0	+	++	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, low susceptibility GWF, not considered at risk of SWF (CC), south east tip / boundary within FZ2. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
LUD01A	Ludham	Res	-	++	+	++	0	?	0	-	0	0	+	++	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, low susceptibility GWF, not considered at risk of SWF (CC), FZ2 touches part east boundary. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
LUD02	Ludham	Res	-	++	+	++	0	?	0	-	0	0	+	++	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband potential. Limited peak time public transport links. Could support local services.
LUD05	Ludham	Res	-	++	+	++	0	?	0	-	-	0	+	++	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; potential to affect setting of CA, edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; mostly grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
LUD06	Ludham	Res	-	++	+	++	0	?	0	-	0	0	+	++	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
LUD06A	Ludham	Res	-	++	+	++	0	?	0	-	0	0	+	+	0	0	-	0	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
LUD07	Ludham	Res	--	++	+	++	-	?	+	--	0	?	+	++	0	0	-	?	Overall the site scores as uncertain Environmental – Scores as uncertain; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores as uncertain; loosely related to settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as uncertain; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
LUD09	Ludham	Res	-	++	+	-	0	?	+	-	-	0	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores as negative; part within indicative FZ3 (CC), potential to affect character of CA, edge of settlement, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as neutral; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
LUD10	Ludham	Res	--	++	+	++	-	?	+	--	0	~	+	++	0	0	-	?	Overall the site scores as uncertain Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores as uncertain; loosely related to settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as uncertain; some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited peak time public transport links. Could support local services.
MUN03	Mundesley	Res	-	++	+	-	0	~	0	-	-	+	+	++	+	0	+	+	Overall the site scores as uncertain Environmental – Scores as uncertain; adjacent CERZ, close proximity CWS (Mundesley Cliffs). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN04	Mundesley	Res	-	++	+	++	+	?	0	-	0	++	+	++	+	0	+	+	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN04/1	Mundesley	Res	-	++	~	?	+	?	0	-	-	-	+	+	+	0	+	+	Overall the site scores as uncertain Environmental – Scores as neutral; potential to affect setting of CA, part at risk of SWF (CC), edge of settlement, FZ1, low susceptibility GWF. Potential for remediation of contamination. Biodiversity impact uncertain; grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores as uncertain; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities but would result in loss of designated open land area. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
MUN04A	Mundesley	Res	-	++	~	?	+	?	0	-	-	~	+	++	+	0	+	+	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Biodiversity impact uncertain; grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN05	Mundesley	Res	-	++	+	++	0	?	0	-	0	+	+	++	+	0	+	+	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN08	Mundesley	Res	-	++	+	++	0	~	0	-	0	+	+	++	+	0	+	++	Overall the site scores as positive Environmental – Scores positively; near to SSSI Mundesley Cliffs (geodiversity site), edge of settlement, FZ1, low susceptibility GWF, insignificant area (edge of site) potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.
MUN09	Mundesley	Res	-	++	+	++	0	?	0	-	0	+	+	+	+	0	+	++	Overall the site scores as positive Environmental – Scores positively; within AONB, edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
MUN10	Mundesley	Res	--	++	+	++	-	?	0	--	0	+	+	++	+	0	+	?	Overall the site scores as uncertain Environmental – Scores as uncertain; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase pollution. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement but with good access to public transport, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores as neutral; loosely related to settlement but access to employment and transport links and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN11	Mundesley	Res	-	++	~	?	0	-	0	-	0	-	+	++	+	0	+	+	Overall the site scores as uncertain/negative Environmental – Scores negative; edge of settlement, adjacent AONB boundary, potential significant detrimental landscape impact (loss of woodland), part at risk of SWF (CC), FZ1, low susceptibility GWF. Uncertain potential to increase pollution. Potential negative biodiversity impact, arable and woodland. Loss of agricultural (1-3) land. Social – Scores as uncertain/negative; edge of the settlement with good access to public transport but distant from local healthcare service, education facilities, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; access to employment and transport links and other services / facilities. High speed broadband in vicinity. Could support local services.
ST03	Stalham	Res	-	++	~	?	0	?	0	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; part at risk of SWF (CC), FZ1, low susceptibility GWF. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST04	Stalham	Res	-	++	~	?	0	?	0	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; part at risk of SWF (CC), FZ1, low susceptibility GWF. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
ST05	Stalham	Res	-	++	+	++	0	?	-	-	0	++	+	+	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; part PDL, edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; mostly arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST06	Stalham	Res	-	++	~	?	0	?	-	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; part at risk of SWF (CC), FZ1, low susceptibility GWF. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST07	Stalham	Res	0	++	~	?	0	-	0	-	-	+	+	+	+	0	++	++	Overall the site scores as uncertain Environmental – Scores as negative; edge of settlement, potential significant landscape impact, part at risk of SWF (CC), potential to affect setting of Grade II Listed Building (Walnut Cottage), FZ1, low susceptibility GWF. Potential negative biodiversity impact; woodland. Would utilise non-agricultural grade land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST10	Stalham	Res	-	++	+	++	-	?	0	-	0	~	+	+	+	0	0	+	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement (small village), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase pollution. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
ST11	Stalham	Res	--	++	+	++	-	?	0	--	0	-	+	++	0	0	--	--	Overall the site scores as negative Environmental – Scores negatively; rural; likely significant detrimental impact on landscape, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase pollution. Biodiversity impact uncertain; grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; reliance on car to access facilities. High speed broadband in vicinity.
ST12	Stalham	Res	-	++	+	++	-	?	0	-	0	~	+	++	+	0	0	+	Overall the site scores as uncertain Environmental – Scores as uncertain; edge of settlement but more rural; likely significant detrimental impact on landscape, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
ST15	Stalham	Res	++	++	?	++	+	?	0	+	0	++	+	++	+	-	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential townscape enhancement. Biodiversity impact uncertain; PDL, mature trees / shrubs to boundary. Social – Scores positively; within settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores as neutral; good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST16	Stalham	Res	-	++	?	+	0	?	+	-	0	++	+	++	+	-	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, some areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment (but potential loss of designated undeveloped employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
ST17	Stalham	Res	--	++	?	0	-	?	-	--	-	?	+	++	?	0	++	0	Overall the site scores as uncertain / negative Environmental – Scores negatively; loosely related to the settlement, potential to affect setting of CA, part of site FZ2, moderate susceptibility GWF, some areas potentially susceptible to SWF (CC). Uncertain potential to increase pollution. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores as uncertain; loosely related to settlement, access to public transport, local healthcare service, education facilities, leisure and cultural opportunities separated by main road. Economic – Score as uncertain/neutral; likely to result in reliance on car to access facilities. High speed broadband in vicinity.
ST18/1	Stalham	Res	--	++	~	?	-	?	-	--	0	+	+	++	+	0	++	0	Overall the site scores as neutral / uncertain Environmental – Scores negatively; loosely related to the edge of settlement, part at risk of SWF (CC), FZ1, low susceptibility GWF. Uncertain potential to increase pollution. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land, Social – Scores positively; loosely related to the edge of settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.
ST19	Stalham	Res	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST19A	Stalham	Res	-	++	+	++	0	?	-	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

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Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
ST20	Stalham	Res	-	++	+	++	-	?	0	--	0	-	+	+	0	0	0	0	Overall the site scores as neutral / negative Environmental – Scores negatively; part PDL (dwelling), loosely related to settlement, potential significant detrimental landscape impact, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase pollution. Biodiversity impact uncertain; garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores neutral; loosely related to the edge of settlement but with access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; likely to result in reliance on car to access facilities. High speed broadband in vicinity.
ST21	Stalham	Res	--	++	~	?	--	?	0	--	0	-	+	++	0	0	0	-	Overall the site scores as negative Environmental – Scores negatively; rural location, part at risk of SWF (CC), FZ1, low susceptibility GWF. Potential to increase pollution. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.
ST22	Stalham	Res	--	++	-	?	0	?	-	--	0	++	+	++	0	0	++	0	Overall the site scores as uncertain Environmental – Scores negatively; loosely related to settlement, boundaries and part of site susceptible to SWF (CC), FZ1, low susceptibility GWF. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.
ST23	Stalham	Res	-	++	?	?	0	?	-	-	?	++	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores uncertain; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site susceptible to SWF (CC). Potential to affect setting of listed buildings; Grade II Church Farmhouse & Grade II stable block (not immediately adjacent site). Biodiversity impact uncertain; grazing land, surrounded by mature hedgerow / trees. Potential impact on GI network. Some loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to public transport, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
H0991	Stalham	Res	--	++	?	++	--	?	0	--	0	-	+	++	0	0	0	-	Overall the site scores as negative Environmental – Scores negatively; rural location, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to increase pollution. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.
SUT02	Stalham	Res	-	++	+	?	0	?	0	-	0	-	+	++	0	0	--	?	Overall the site scores as negative Environmental – Scores negatively, within FZ2, edge of settlement, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land but surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; edge of settlement, services in adjacent settlement, limited public transport. Economic – Scores negatively; likely to result in reliance on car to access facilities. Adjacent area of planned fast broadband delivery.
SUT05	Stalham	Res	-	++	+	+	-	?	?	-	0	~	+	++	+	0	0	+	Overall the site scores as uncertain Environmental – Scores uncertain; edge of settlement but more rural; likely significant detrimental impact on landscape, part within FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land but surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) accessible from the site.
SUT06	Stalham	Res	-	++	+	++	-	?	0	-	0	~	+	++	+	0	0	+	Overall the site scores as uncertain Environmental – Scores uncertain; edge of settlement but more rural; likely significant detrimental impact on landscape, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; garden / grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.

Site Ref	Settlement	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Overall Conclusion
SUT07	Stalham	Res	-	++	?	?	0	?	0	-	0	~	+	+	+	0	0	+	Overall the site scores as uncertain Environmental – Scores uncertain; edge of settlement, FZ2, low susceptibility GWF, boundaries potentially susceptible to SWF (CC). Close proximity to The Broads. Biodiversity impact uncertain; camping site surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
SUT08	Stalham	Res	-	++	+	++	-	-	-	--	0	~	+	++	+	0	0	+	Overall the site scores as uncertain / negative Environmental – Scores negatively; loosely related to settlement, potential significant detrimental landscape impact, FZ1, low / medium susceptibility GWF, not considered at risk of SWF (CC). Potential to increase pollution, potential detrimental impact on CWS (Stalham Fen adjacent site). Potential impact on GI network. Part agricultural (1-3) land, Social – Scores uncertain; edge of settlement (small village) with good access to public transport. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
SUT09	Stalham	Res	-	++	?	?	0	?	-	-	0	-	+	++	+	0	0	+	Overall the site scores as uncertain / negative Environmental – Scores as uncertain; edge of settlement, part FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land but part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; edge of settlement, services in adjacent settlement beyond walking distance, good access public transport. Economic – Scores positively; good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) accessible from the site.

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