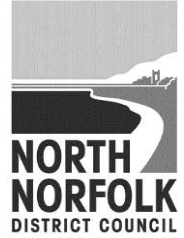


Planning Policy & Built Heritage Working Party



Please Contact: Linda Yarham

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Direct Dial: 01263 516019

10 May 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 21 May 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 S Bütikofer, Mrs A Fitch-Tillett, Ms V Gay, Mrs A Green, Mrs P Grove-Jones, Mr N Pearce, Ms M Prior, Mr J Punchard, Mr R Reynolds, Mr S Shaw, Mrs V Uprichard

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
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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 23 April 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. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

7. Local Plan - Identification of provisional housing sites in Cromer, Holt, Sheringham and Wells for inclusion within the emerging First Draft Local Plan. (Consultation version)

Page 11

(Appendix 1 – page 29; Appendix 2 – page 33; Appendix 3 – page 65; Appendix 4 – page 87)

Summary:

The purpose of this report is to identify the provisional potential housing site allocations in Cromer, Holt, Sheringham and Wells that are proposed to be included as preferred options within the First Draft Plan (Reg. 18) and which will be subject to public consultation early next year.

Recommendations:

- **Members consider the contents of this report and confirm the provisional preferred housing sites to be included within the First Draft Local Plan.**
- **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 Officers, telephone number and email: Jodie Rhymes, 01263 516304, jodie.rhymes@north-norfolk.gov.uk Stuart Harrison, 01263 516308, stuart.harrison@north-norfolk.gov.uk	

8. Local Plan – Strategic Flood Risk Assessment Addendum

Page 116
(Appendix 5 – page 118)

Summary: This report provides updated evidence to inform the preparation of the Local Plan.

Conclusions That the Addendum provides updated information to support the emerging Local Plan and is used as a basis to inform policy development.

Recommendations: **This report recommends that the Working Party note the contents as part of the evidence base to support the preparation of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
All members	All Wards
Contact Officer, telephone number and email: Iain Withington, 01263 516034 iain.withington@north-norfolk.gov.uk	

9. DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

The Conservation and Design Officer will give a verbal update.

10. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

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

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

23 APRIL 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	N Pearce
Ms V Gay	Ms M Prior
Mrs A Green	S Shaw
Mrs P Grove-Jones	Mrs V Uprichard
Ms K Ward	

Observers:

N Dixon
J Rest

Officers

Mr M Ashwell – Planning Policy Manager
Mr I Withington – Planning Policy Team Leader
Mr S Harrison – Planning Policy Officer
Mrs J Rhymes – Planning Policy Officer

73. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Punchard and R Reynolds.

74. PUBLIC QUESTIONS

None.

75. MINUTES

The Minutes of the meeting held on 19 March 2018 were approved as a correct record, subject to the following amendment, and signed by the Chairman.

Minute 72

Fourth paragraph, second sentence of discussion under “Hoveton” to read “However, he considered that it would be a good idea to reserve land for the school ...” (delete “not”)

76. ITEMS OF URGENT BUSINESS

There was one item of urgent business relating to consultation on the Revised NPPF and Reform of Developer Contributions. This matter was urgent as the closing date for consultation responses was 10 May 2018, prior to the next meeting of the Working Party.

77. DECLARATIONS OF INTEREST

None.

78. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

All updates were contained in the reports.

79. LOCAL PLAN – IDENTIFICATION OF PROVISIONAL HOUSING SITES IN BLAKENEY, BRISTON AND FAKENHAM FOR INCLUSION WITHIN THE EMERGING FIRST DRAFT LOCAL PLAN. (CONSULTATION VERSION)

The Planning Policy Manager stated that the proposals put forward were provisional preferred options for residential development. However, this was an iterative process and these sites could come forward for other uses later in the process. He explained the process, methodology and criteria for selection of the provisional preferred sites for consultation.

The Working Party discussed the Officers' recommendations.

Blakeney

The Planning Policy Officer (SH) presented the provisional preferred and non-preferred sites in Blakeney.

It was proposed by Councillor Mrs S Arnold, seconded by Councillor Mrs A Fitch-Tillett and

RESOLVED

That site BLA04/A be identified as the provisional preferred site for inclusion in the first draft Local Plan.

Briston

The Planning Policy Officer (SH) presented the provisional preferred and non-preferred sites in Briston. He explained that consideration would be given as to how development of the recommended sites BRI01 and BRI02 could accommodate the school parking issues. However, further work was required to ascertain availability and deliverability of these sites.

The Chairman questioned the number of dwellings which could be accommodated if both sites were taken forward.

The Planning Policy Manager explained that if both sites were considered suitable and they delivered more than 50 dwellings, it would give flexibility and relieve pressure elsewhere. He recommended that both sites were put forward for consultation.

Councillor Ms M Prior requested clarification of the school parking issue.

The Planning Policy Manager explained that the policy wording in the existing allocation of BRI02 required agreement on measures to improve school parking.

In response to a question by Councillor Ms K Ward regarding the availability of BRI01 and BRI02, the Planning Policy Manager stated that absolute clarity was needed as to availability and deliverability before the sites went out for consultation.

Councillor Mrs A Fitch-Tillett referred to the Highway Authority's concerns regarding sites on Norwich Road and asked if it had concerns regarding BRI02.

The Planning Policy Manager explained that the Highway Authority's concerns related to footway provision. Both BRI01 and BRI02 had good pedestrian and cycle facilities.

Councillor Mrs P Grove-Jones expressed concern that the school land could be enclosed if BRI02/A were developed.

The Planning Policy Manager explained that a scheme which would land-lock the school was not being promoted. As the school was on one of the largest primary school sites in the District it was unlikely to require land beyond its existing boundaries.

Councillor Ms V Gay asked if the lack of a footway was an important criteria.

The Planning Policy Manager explained that in Officers' view it was important factor. In the case of the sites where the Highway Authority had objected, the carriageway was narrow and providing a footway to key services would be a major engineering issue. In addition, it would be necessary to cross a busy road to access the key services.

Councillor Gay asked why small self-build sites were not being allocated at this time.

The Planning Policy Manager explained that site size had been constrained early in the process. Hundreds of small sites had been put forward and those which would accommodate less than 10 dwellings had been ruled out as they would not deliver affordable housing. However, the Government was consulting on this issue as it was not helpful to small builders and self-builders. It would be reasonable for the Working Party to express its support for small sites.

Councillor Gay considered that small builders should be supported and self-building encouraged as it could promote good design in the District.

Councillor Mrs P Grove-Jones asked if BRI03 could be considered.

The Planning Policy Manager stated that BRI03 would not deliver sufficient dwellings in the event that BRI01 and BRI02 were not available. However, it could be included if the Council agreed to identify small sites.

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

RESOLVED

That BRI01 and BRI02 be identified as the provisional preferred sites for inclusion in the first draft Local Plan, and that BRI03 be included if small sites are brought forward.

Fakenham

The Planning Officer (JR) presented the provisional preferred and non-preferred sites in Fakenham. She explained that further information was awaited on the availability of land to provide a roundabout and access to the preferred site and if not available, further discussions with the Highway Authority would be necessary as to means of access.

Councillor J Rest expressed concern that the proposal would result in a total of four roundabouts on a short stretch of road. He also questioned the access to site F10.

The Planning Policy Manager explained that the Highway Authority had provided drawings which demonstrated that highway access and a footpath could be accommodated to access F10. There was ongoing discussion on this matter, but the site would deliver a relatively modest number of dwellings and provide public open space to allow access to the river. Further evidence would be required to show that the landowner was able to provide access.

It was proposed by Councillor Mrs A Fitch-Tillett, seconded by Councillor Mrs S Arnold and

RESOLVED

That sites FO1/B, FO3 and F10 be identified as the provisional preferred sites for inclusion in the first draft Local Plan.

Hoveton

The Planning Officer (SH) updated the Working Party on discussions which had been held with the landowner of HV01 and HV06 following the previous meeting. He stated that the provisional preferred option remained HV01.

Councillor N Dixon considered that although there were no plans at present to relocate the primary school, it was in need of work to make it fit for the future and consideration should be given to the possibility of co-location.

Councillor Dixon considered that the density which would be required to deliver 130 homes on HV01 would be out of keeping with the character of the Persimmon development and that other sites should be considered. There were questions over the deliverability of HV01.

The Planning Policy Manager explained that the density proposed for HV01 was broadly similar to that of the Persimmon site, when discounting the 2 hectares of open space provided on that site. The northern boundary of HV01 could be extended if necessary. Officers considered that there was sufficient certainty and merit to allocate HV01.

Councillor Dixon considered that HV01 would be capable of accommodating land for a playing field and the school. In addition to 130 dwellings, if the boundary could be moved northwards and requested that the proposed allocation be varied to take this into account.

At the invitation of the Chairman, Mr Alan Presslee, agent for the promoters of HV05, addressed the Working Party on the merits of HV05. He referred to a letter he had sent to the Planning Policy Manager and Members dated 19 April. He disputed the

comment in the appraisal that the site was “remote” as it was within walking distance of all facilities and considered that the sustainability credentials had been understated. He suggested that there were issues with the deliverability of HV01.

In response the Planning Officer explained that the reference to the site being “remote” was a typographical error as it was not the case.

Councillor Ms V Gay asked if HV05 should be discussed at this stage.

Councillor Dixon considered that it was inappropriate under the Working Party’s Terms of Reference to allow representations which promoted one site over another at this stage. He requested that the Working Party discount Mr Presslee’s comments as such representations would be made further along in the process.

The Planning Policy Manager explained that the representations made would be repeated at a later stage. The Working Party’s Terms of Reference allowed public speaking and it was acceptable to hear the arguments made.

Councillor Dixon stated that he was opposed to the identification of another site as it was clear that HV01 was expected to accommodate the number of dwellings required.

Councillor Ms M Prior considered there was no reason to dismiss HV05 at this stage and there was uncertainty as to whether or not the landowner of HV01 would be willing to extend his site.

The Planning Policy Manager stated that he had discussed the matter with the agent for HV01 and understood that an extension could be accommodated, but this was subject to confirmation by the landowner.

The Planning Policy Manager explained that there was a risk in identifying additional provisional sites as it could give the landowner a stronger case for arguing for their inclusion at inspection stage if it was subsequently resolved not to allocate them. He suggested that consideration of reserve sites take place once the Working Party had considered all of the towns. He recommended that HV01 be identified as a provisional preferred site subject to a possible increase in size.

Councillor Ms M Prior proposed that site HV01 be identified as a provisional preferred site subject to possible extension and that consideration be given to possible reserve sites later in the process.

Councillor Mrs P Grove-Jones proposed that HV01 be identified as a provisional preferred site subject to possible extension. There was no seconder.

RESOLVED by 4 votes to 2

That site HV01 be identified as a provisional preferred site subject to possible extension and that consideration be given to possible reserve sites later in the process.

80. REVISED NATIONAL PLANNING POLICY FRAMEWORK AND REFORM OF DEVELOPER CONTRIBUTIONS CONSULTATION 2018

The Planning Policy Manager reported that the Government had issued a consultation document on the revision of the NPPF and reform of Developer Contributions. The consultation period would expire on 10 May 2018.

The Planning Policy Manager outlined the key changes, many of which had already been subject to previous consultations but were now brought together in a revised NPPF, including:

- Local Plans to be based on “an appropriate strategy”.
- Requirement to review Local Plans every five years to ensure they remained current.
- New methodology for calculating housing need.
- Housing delivery test based on ratio of local incomes to house prices to try to drive down house prices.
- 20% buffer to be applied if 85% of baseline target is not delivered, with increases in subsequent years.
- Affordable housing threshold
- 20% of allocations to be small sites
- Consideration of housing to meet differing types of need.
- Entry level exceptions sites – low cost/starter homes to buy.
- Support for 5G and fibre broadband.

The Planning Policy Manager expressed concern that the housing calculations would increase the Council’s baseline housing target by 25%. Representations had been made previously and it was unlikely that the Government would change its stance. The Authority was delivering above 85% of its target but it was unfair to be judged by the failure of other authorities to deliver. There was a danger that pressure to develop would result in poor design.

The Chairman considered that the Authority should be pushing for good design.

Councillor Ms K Ward expressed concern that house price inflation and static salaries would result in a moving target upwards.

The Planning Policy Manager added that developers would argue that the Authority was not meeting the target. There would be three potential buffers for under-delivery.

Councillor N Dixon stated that the market determined how many dwellings were built, where they were built and the capacity to build them. The methodology appeared to contradict it.

The Chairman stated that a local developer had asked for an extension of deadlines because it was difficult to find construction workers.

The Planning Policy Manager explained that the requirement for 20% of allocations to be on small sites related to the percentage of allocated sites and not the number of dwellings. The Authority would probably only need to allocate 5-6 small sites.

The Chairman stated that most of the small sites which had been allocated in the current plan had not come forward.

The Planning Policy Manager explained that “small sites” would be for no more than 10 dwellings. Most of the current allocations were for 15-20 dwellings and therefore too large.

Councillor Ms M Prior considered that the Authority should press for provision for the elderly or adaptable homes within suitable sites. She stated that mixed developments, rather than those which were exclusively for a particular type of occupation, built communities.

Councillor Mrs A Green considered that there should be more leniency towards giving people who were living in large dwellings the opportunity to build a smaller dwelling on their land.

The Planning Policy Manager stated that there was an issue with regard to the proposed entry level exceptions sites as to pricing of the dwellings and reluctance of landowners to sell land for social rented housing if they could sell for low cost market housing. There was also nothing to stop people buying a dwelling at low cost and selling it on quickly at full market value.

The Planning Policy Manager recommended that a response be sent to the Government reiterating the Authority’s previous concerns regarding the upward spiralling of housing numbers and the Council’s ability to address these higher numbers in relation to capacity, the ability to maintain a five-year housing land supply and resulting impact on public confidence in the Council’s policies. Whilst it was unlikely that the Government would change its stance, he considered that the argument should be repeated as to say nothing could be problematic in the future.

RESOLVED

That a response be sent to the Government reiterating the Authority’s previous concerns regarding the upward spiralling of housing numbers and the Council’s ability to address these higher numbers in relation to capacity, the ability to maintain a five-year housing land supply and resulting impact on public confidence in the Council’s policies.

The meeting closed at 12.30 pm.

CHAIRMAN

Local Plan - Identification of provisional housing sites in Cromer, Holt, Sheringham and Wells for inclusion within the emerging First Draft Local Plan. (Consultation version)

Summary: The purpose of this report is to identify the provisional potential housing site allocations in Cromer, Holt, Sheringham and Wells that are proposed to be included as preferred options within the First Draft Plan (Reg. 18) and which will be subject to public consultation early next year.

- Recommendations:
- **Members consider the contents of this report and confirm the provisional preferred housing sites to be included within the First Draft Local Plan.**
 - **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 Officers, telephone number and email: Jodie Rhymes, 01263 516304, jodie.rhymes@north-norfolk.gov.uk Stuart Harrison, 01263 516308, stuart.harrison@north-norfolk.gov.uk	

1. Introduction

- 1.1 The new Local Plan will allocate land for housing, employment and mixed use developments over the plan period 2016 to 2036. This current phase of site assessment is considering whether a site is suitable to be allocated for *housing* and does not consider, at this stage, whether a site may also be suitable for employment and/or mixed use. All other uses will be considered separately later in the site assessment process.
- 1.2 Therefore, the preferred options identified at this stage are to be considered provisional pending further assessment of the other uses. Once all uses have been assessed then there will a consolidated list of preferred sites that details all uses on a preferred option site.
- 1.3 Work is continuing on assessing potential sites for allocation in relation to the emerging spatial strategy and officers are bringing recommendations on preferred option sites to Members of the Working Party over the next few months. This report sets out the appraisals for the third set of settlements; Cromer, Holt, Sheringham and Wells making recommendations of initial preferred sites in each settlement to be included within the consultation Draft Plan.
- 1.4 The approach to the settlement hierarchy and the high-level distribution of housing (and other development) was presented to the Working Party meeting on 19th February 2018. The Site Assessment follows the methodology previously presented in February 2018 and summarised below in section 2. This report detailed the approach and criteria that are to be applied in order to assess and compare the suitability of sites for allocation within the new Local Plan.

1.5 The approximate quantity of housing growth being sought in each of the selected settlements is as outlined in Table 1 below. These figures should be regarded as approximates as previously advised the final scale of development both in the District as a whole and within individual settlements will need to be kept under review due to government proposals around assessing overall housing requirements

Table 1: Approximate Scale of growth in suggested Selected Settlements.

Settlement	Settlement hierarchy	Emerging Growth options (approx. dwellings)
North Walsham	Large Growth Town	1,500 to 1,900
Fakenham	Large Growth Town	600 to 700
Cromer	Large Growth Town	500 to 700
Holt	Small Growth Town	300 to 400
Hoveton	Small Growth Town	100 to 150
Sheringham	Small Growth Town	100 to 150
Stalham	Small Growth Town	100 to 150
Wells	Small Growth Town	100 to 150
Briston	Service Village	Up to 50
Mundesley	Service Village	Up to 50
Blakeney	Service Village	Up to 30
Ludham	Service Village	Up to 30

Summary table of 'Selected Settlements' settlement hierarchy as detailed to Working Party - 19th February 2018.

1.6 Currently it is anticipated that the new Local Plan will need to provide for between 9,000 and 10,000 dwellings of which it is likely to be necessary to allocate new development sites for between 3,500 and 4,500 dwellings. It is proposed that the majority of this growth will be focussed on the proposed '*Selected Settlements*' in the settlement hierarchy as these are the locations where development would be more sustainable. Outside of the selected settlements, small-scale growth is likely to be permitted via small-scale infill, rural exceptions, and building conversions.

1.7 Landowners and agents have put a number of sites forward for consideration, over the past couple of years, potential sites were identified in the Housing and Economic Land Availability Assessment (HELAA). The HELAA considered over 500 sites across the district and provided a snap shot in time of the available capacity in the district to accommodate growth. The HELAA does not determine whether a site should be allocated or granted planning permission. This more detailed site assessment focusses on sites in the suggested selected settlements, screens out smaller sites (of less than 0.25 hectares) and rules out sites with absolute constraints.

1.8 Over 210 remaining sites are to be assessed through the site assessment and sustainability appraisal processes. All of the potential options are subject to a detailed appraisal process based on site assessment criteria considering suitability, availability and deliverability and subject to a detailed and thorough sustainability appraisal considering social, economic and environmental impacts.

1.9 The First Draft Plan (regulation 18) is programmed for public consultation for a six-week period commencing at the beginning of 2019. This draft plan will identify the preferred sites for residential, employment and other development and will include details of 'non-preferred sites' / reasonable alternatives that are not considered as suitable for development at that time.

1.10 The following background information will be published 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 together with the policy requirements which would be applied in the event of the site being allocated.
- A summary table setting out the alternative sites considered with a site assessment including the reasons for discounting them.
- Sustainability Appraisal for all sites considered.

2. Site Selection Methodology

2.1 The site assessment methodology follows the process advocated in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. The assessment involves the following:

- **Stage 1: Screening out sites that don't meet given selection criteria** - This excludes sites from further consideration which are outside the selected settlements, subject to absolute constraints such as those being within a non-selected settlement, coastal erosions zone or within flood risk zone 3. This stage also removes sites that are not capable of delivering 5 or more dwellings, or are less than 0.25 hectares (or 500m² of commercial floor space) as the Council are unlikely to allocate such small sites for development.
- **Stage 2a: Applying Sustainability Appraisal (SA) process:** This measures each site against measurable site assessment criteria based on the SA Objectives and SA Framework
- **Stage 2b: Considering further site suitability criteria:** Sites are assessed against further suitability criteria considering the wider issues, policy context and evidence. The assessments are informed by engagement with relevant consultees such as the Highway Authority and Anglian Water.
- **Stage 2c: Considering Availability and Deliverability:** Sites are assessed against further availability and deliverability criteria considering whether suitable sites can actually be delivered during the plan period.

2.2 In addition, the emerging and final Site Allocations DPD documents will be subject to further consideration to assess any impacts in terms of the Habitat Regulations and equalities impacts.

3. Sustainability Appraisal

3.1 Sustainability Appraisal (SA) is a tool that is used to inform decision making by identifying at an early stage the potential social, economic and environmental impacts of proposed allocations, plans and strategies. It provides a tool for assessing the relative merits of alternative options to help inform a decision on a preferred option. The SA uses a detailed assessment framework that assesses sites as having likely positive or adverse Impacts against the identified SA indices.

3.2 A RAG rating system identifies those sites with most dark green (++) contributing significantly towards the Sustainability Objectives and considered the most suitable, and those sites pink (--) which are considered to contribute least. An element of planning judgement is required to assess the sites in terms of their sustainability.

Different weight may be given to each of the indices reflecting the characteristics of the sites being assessed. The final SA will form part of the consultation process.

4 **Table 2: Sustainability Appraisal framework**

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

4. Detailed Site Assessment

4.1 All 210+ sites were assessed against the same criteria and included an assessment of the impact on utilities, highways issues, flooding and a range of other considerations as detailed in the table below. Using a RAG scoring system, supplemented by detailed notes, the site appraisal framework identifies those sites which are considered most suitable for development, and furthermore, those sites which can be delivered in the plan period. A Summary of the provisional site assessments and emerging site proforma are contained in **Appendix 2 and Appendix 4**.

Table 3: Site Assessment framework

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

4.2 Once a preferred site has been identified, it is then subject a specific draft policy, which details 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.

4.3 Where there are specific development considerations arising from the findings of the site assessment or evidence base studies, these are included within the text of the policy. Initial policy wording/requirements for the preferred sites have been proposed based on our understanding of key issues that have emerged through technical assessment work at this time.

4.4 There will be a need for further detailed work in relation to highways, utilities and other infrastructure to inform the draft policy wording for the preferred option sites. This information will be collected over the coming months on the preferred sites before the finalisation of any policy and inform the first draft plan consultation.

4.5 In a situation where insufficient preferred sites can be identified, to achieve the emerging growth target, then other sites discounted at this point will need to be brought back for consideration before the draft plan is consulted on. In a situation where it is still not possible to achieve these individual targets within any selected settlement, then it will be necessary to reduce the targets in these locations and seek to make further provision elsewhere.

5. Provisional Site Recommendations

5.1 The remainder of this report sets out officer recommendations and justification for the selection of sites as preferred sites to allocate and the reasons for discounting the alternative sites.

5.2 All of the potential options have been subject to initial and iterative sustainability appraisal and to a detailed appraisal process based on site assessment criteria considering suitability, availability and deliverability. Maps of the potential sites are included in **Appendix 1**. Detailed provisional proformas for the emerging preferred sites are attached in **Appendix 4** while detailed assessment summary in of the alternatives considered is contained in **Appendix 2**. A summary of the emerging SA is attached in **Appendix 3**.

5.3 The site appraisal and allocation process will consider a range of uses that have been put forward or are considered required for a particular site. This will include whether a site may be more suitable for employment or have a mixed-use allocation. Other land uses such as retail, health provision and educational uses may also be allocated as part of the site allocation process. The majority of sites put to the working party will remain as housing only, however, some allocations will evolve and include other uses. These will be brought to Working Party as required.

6. Cromer

6.1 Cromer is identified as a 'Large Growth Town' in the emerging settlement strategy and is suggested for relatively high growth in the plan period, allocating for between 500 to 700 new dwellings. The education authority has indicated that this scale of growth will necessitate the provision of a new Primary School and that, given the preference, this should be located on the western side of the town where it could serve the Runtons part of the catchment area. There is also a known requirement to provide replace/improved facilities for Cromer Football Club which currently occupies the remainder of Cabbell Park following the construction of the new doctor's surgery. Further employment land designations are desirable and these will be considered in later reports.

6.2 There are limited opportunities for brownfield redevelopment within the town, and therefore new development sites will need to be on greenfield land. There are, however, significant environmental constraints which affect the potential for growth. Most of the surrounding landscape is within the Norfolk Coast AONB and those areas which are not formally designated are nevertheless attractive and important to the setting of the town. A difficult balance needs to be struck between providing housing to meet local needs and protecting the landscape setting of the town and its character which support its role as a tourist destination. This has influenced the selection of sites, with some well-located options being ruled out primarily on landscape grounds. Ultimately this is a planning judgement which has resulted in preferred sites being identified for only just over 400 dwellings as opposed to the 500-700 suggested in the emerging settlement hierarchy. Members will need to consider if this balance has been appropriately struck or whether additional sites should be consulted on.

6.3 Recommended as provisional Preferred Sites

6.4 Three sites have been identified as provisional preferred sites, C07/2 (Land Gurney' s Wood, Norwich Road), C10/1 (Land at Runton Road / Clifton Park), C22/1 (Land West of Pine Tree Farm).

6.5 C07/2 forms part of the larger C07 site, which was allocated previously for mixed use development. The northern section of the allocation has now been developed and the small businesses remain in the centre of the site. C07/2 makes up the remaining undeveloped part of the site to the south. The site is well related to facilities including local schools and the town centre, is adjacent to the built up area of the town and has no appreciable landscape impact.

6.6 C10 is a greenfield site to the west of Cromer which comprises open scrub/ grassland and lies on the edge of Cromer between the town and East Runton. The site lies adjacent to, but outside of the AONB and development should be sympathetic to, the setting of this protected area. The site does form part of an undeveloped gap between Cromer and East Runton which contributes to the landscape character of the area. Never the less it is considered a suitable site for development, which could ensure that there are significant areas of open space on the site, especially along the site frontage onto the Coast Road. Landscaping around the site could also offer the opportunity to enhance the hard edge of Clifton Park at the key gateway site into the town. It is important that the two main Public Footpaths that run through the site are retained and improved and any development to the south is suitable to the surrounding landscape. The Education Authority has indicated that the levels of housing proposed in Cromer would require a new primary school, and this site is considered a suitable location for this. The site is large enough to accommodate housing, a primary school and a large amount of open space.

6.7 C22/1 is a relatively large site and if allocated could provide around half of the housing required for Cromer and provide a suitable location for improved football club facilities. It is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) but it is reasonably well contained within the landscape – adjacent to existing development and woodland. Careful consideration will need to be given to the wider views of the site, and ensuring there is a landscaped buffer screening the southern boundary, along with retaining any hedges/trees around the site. The site would be within walking distance to the town, schools, hospital and other facilities and is also served by public transport. The Highway Authority has stated that access should be derived from a roundabout on the A149 and given the suggested mix and scale of development a second point of access will be required.

Table 4: Cromer Preferred Site

Site Ref	Site Name	Proposal
C07/2	Land Gurney' s Wood, Norwich Road	Considered suitable to be allocated for approximately 20-30 dwellings. (allocation carried forward from existing plan)
C10/1	Land at Runton Road / Clifton Park	Considered suitable to be allocated for approximately 90 -120 dwellings and the provision of a primary school site.
C22/1	Land West of Pine Tree Farm	Considered suitable to be allocated for approximately 300 dwellings and provision of sports pitches and facilities.

Sites not preferred

6.8 There were 21 sites put forward for Cromer, including 1 in Felbrigg, 6 in Northrepps, 3 in Roughton and 5 in Runton. The majority of sites were not considered as preferred options due to highways concerns, being remote from the town services or having an adverse impact on the landscape. A number of sites fall within the settlement boundary of Cromer and are currently designated as open land these include: C23, C26/1, C30/1 and C40. These have been considered in terms of their suitability for residential development and assessed separately to determine whether their existing designation should be continued. In all cases it is considered that the existing Open Land Area designations should be retained. Site C34 already falls within the settlement boundary of the town and within the designated residential area and therefore would not require allocation to come forward for development.

Table 5: Cromer sites not preferred

Site Ref	Site Name	No of dwellings proposed	Reason
C07/1	Land Gurney's Wood, Norwich Road.	51	Part of the site encroaches into Gurney's Wood which is within the Area of Outstanding Natural Beauty. Development of this part of the site would result in an unacceptable loss of woodland in the AONB and the potential loss of habitats. And would have a detrimental impact on the landscape. The site is considered unsuitable for development.
C11	Sandy Lane (West End)	19	The site is not available for development as a housing site. The site is considered unsuitable for development as the local road network is considered to be unsuitable. Furthermore there are more preferable sites available elsewhere.
C15/1	Land At Harbord House, Overstrand Road	64	This is a mostly greenfield site containing valuable trees. The site currently provides an important wooded character on the approach into Cromer. Development in this location would have an adverse impact on this important character of the AONB and potentially on the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in elsewhere.
C16	Golf Practice Area, Overstrand Road	189	The site is considered important to the landscape setting of Cromer. Development in this location would have an adverse impact on the important character of the AONB and on the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C18	Land South of Burnt Hills	262	Roughton Road is considered to be sub-standard and unsuitable for further development. The site would extend into open countryside beyond the current confines of the town. And would impact on the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C19	Land at Compitt Hills (Larners)	157	Roughton Road and Metton Road are considered to be sub-standard and unsuitable for further development. The site is considered unsuitable for

	Plantation)		development. Furthermore there are more preferable sites available in Cromer.
C23	Old Zoo site, land at Howards Hill	10-20	The site is unsuitable for development as it forms important open space and is very elevated in the landscape. Furthermore there are more preferable sites available in Cromer.
C24	Land Adjacent To Holt Road Industrial Estate	84	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C25	Adjacent Pine Tree Farm, Norwich Road	12	The site on its own is not considered to be suitable for development, the site cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Cromer.
C26/1	Cricket Ground, Overstrand Road	29	Although well related to the town centre, it is a highly visible greenfield site. If developed would have an adverse impact on the landscape and the townscape. Preferable to retain open character and current use. Furthermore there are more preferable sites available in Cromer.
C27	Land West Of Holt Road Industrial Estate	270	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C28	Land between Roughton Road and Metton Road	200	Roughton Road is considered to be sub-standard and unsuitable for further development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C30/1	Football Ground, Mill Road	14	Although the site is well related to the town centre and may be considered suitable for residential development. The site is currently occupied by the Football Club and will only be suitable for development once the football club is relocated. Furthermore there are more preferable sites available in Cromer.
C33	Land Adjacent 69 Northrepps Road	10	The site is not considered a sustainable location for development and the local road network is considered to be unsuitable. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.

C34	Land South of Runton Road	31	The site falls within the settlement boundary of Cromer and is within the residential area. The site could therefore come forward at any time, and does not require being allocated.
C36	Land at Pine Tree Farm	50	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
FLB02	Land at Metton Road	50	The site is not considered a sustainable location for development, It is remote from Cromer and Metton Road is narrow and unsuitable for development. The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C39	Land At Hall Road, Cromer	229	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C40	The Meadow Car Park, Meadow Road	42	The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. The junction with West Street is considered to be substandard. Furthermore there are more preferable sites available in Cromer.
NOR08	Land North of Pine Tree Barns	2	The site on its own is not considered to be suitable for development, the site cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Cromer.
RUN07	Land at Mill Lane	31	The site is located in East Runton which is not a selected settlement, as there are preferable sites available in Cromer, it is not considered to be suitable.

7 Holt

7.1 Holt is identified as a 'Small Growth Town' in the emerging settlement strategy and allocations of around 300 new dwellings are suggested. The Education Authority have indicated that growth of any scale in the town beyond that already committed in the current Local Plan will require the provision of a new two form entry primary school to replace the existing school which operates from a restricted site considered unsuitable for expansion. The County is currently appraising potential site options with a view to either seeking planning permission or an allocation in the plan.

7.2 Residential allocations should be in locations that are well related to the built up area of the town and should avoid encroachment into the wider countryside which includes the Norfolk Coast Area of Outstanding Natural Beauty to the north of town, Glaven Valley Conservation Area to the west, and Holt Country Park to the east.

7.3 There were 19 potential residential allocations that were appraised for Holt. The majority are adjacent to but outside the existing town boundary. There is very limited opportunity for brownfield redevelopment and consequently it will be necessary to identify green field sites to accommodate the amount of development suggested.

7.4 Recommended as provisional Preferred Sites

7.5 Four sites have been identified as preferred options for Holt. To the east of the town H20 is a proposed allocation for 100 to 150 dwellings and is, in effect, an extension of the previously allocated site H09 which is currently under construction. If allocated H20 will be required to provide improved pedestrian connections across the A148 to provide a link to Cromer Road and the doctor's surgery.

7.6 To the south of Holt - H04 provides the opportunity for around 100 dwellings and improved pedestrian linkages into Holt Country Park. H19 will provide for around 50 dwellings on a site off the Norwich Road and is well related to the town centre and school. Further discussions are required with the landowner to ascertain when the site is available as it is currently stated to be available in 15 to 20 years. Finally, H17 is a small site to the west of the town, which will allow for limited development of around 20 dwellings and, again, this site is very well connected to the town centre and school.

7.7 Both H04 and H20 could provide the opportunity for land to be provided for a replacement school site for the primary school. There is a requirement for one 2 hectare site offering enough land for a two form entry primary school. In terms of location to the town, H04 is the preferable location due to its proximity to the existing community; however, the education authority will have to complete their options assessment and further negotiations with the landowner before they confirm their preferred location.

Table 6: Holt Preferred Sites

Site Ref	Site Name	No of dwellings proposed	Proposal
H04	Land South of Lodge Close	100	Considered suitable to be allocated for residential development for approximately 100 dwellings with potential provision of a 2ha - 2-form primary school site - subject to Education Authority confirmation of preferred

			location.
H17	Land North of Valley Lane	20 - 30	Considered suitable to be allocated for residential development for 20 to 30 dwellings.
H19/1	Land West Of Norwich Road	Up to 50	Considered suitable to be allocated for residential development for up to 50 dwellings.
H20/1	Land at Heath Farm	100 with school site 150 without school site	Approximately 5ha site considered suitable to be allocated for residential development for 100 - 150 dwellings with potential provision of a 2ha - 2 form primary school site - subject to Education Authority confirmation of preferred location.

7.8 Sites not preferred

7.9 The majority of sites in Holt were excluded due to their position in the open countryside and overall impact on the landscape. A number of the sites were identified to be unsustainable locations as they are remote from the town and services, with poor access and would be likely to encourage increased car use.

7.10 Four sites are currently within the settlement boundary or closely related to it and, in principle, are in sustainable locations for development. However, all of the sites are being used for alternative uses (such as school, playing fields and community hub) and at this stage, it is considered beneficial to retain these uses. The site owners can promote these sites through the planning application process and address the relevant policy requirements.

Table 7: Holt sites not preferred

Site Ref	Site Name	No of dwellings proposed	Reason
H05	Land North Of Poultry Farm, Cley Road	54	The site is considered to have unsuitable highways access and network connections off the Cley Road. On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The other allocated sites adequately deliver the quantum of development required.
H06	Former Poultry Farm, Cley Road	120	The site is considered to have unsuitable highways access and network connections off the Cley Road. On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The other allocated sites adequately deliver the quantum of development required.

H07	Garden House, Peacock Lane	27	The site may be suitable for limited development, however, a Tree Preservation Order covers the entire site and the site is considered to have unsuitable highways access and network connections. On balance, this site is not preferred. The other allocated sites adequately deliver the quantum of development
H08	Playing Field At Woodfield Road	217	The site is unsuitable for development as it forms important open space and recreation area and this existing use is preferred. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development
H10	Land off Swann Grove	20	The site is unsuitable for development as it forms part of the important open space for Holt and this existing use is preferred. The other allocated sites adequately deliver the quantum of development
H16	Land Adjacent Cemetery, Cley Road	128	The site is considered to have unsuitable highways access and network connections. On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The other allocated sites adequately deliver the quantum of development required.
H16/1	Land West of Cley Road	10	The site is considered to have unsuitable highways access and network connections. On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The other allocated sites adequately deliver the quantum of development required.
H18	Land at Valley Farm	70	On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. The other allocated sites adequately deliver the quantum of development required.
H22	Land North of Charles Road	40	Site is within the settlement boundary. The site is unsuitable for development as it currently functions as the Holt Community Hub including Sure-Start Centre and this existing use is preferred. On balance, this site is not preferred.

H23	Land at Thornage Road	265	On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.
H25	Tricorn Farm, Norwich Road	500	On balance, the site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.
H26	Holt Primary School	21	Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided. The other allocated sites adequately deliver the quantum of development required. Therefore, on balance, this site is not considered suitable to be allocated at this time.
H27	Land at Heath Farm	420	On balance, the site is not considered to be in a sustainable location for development. The site would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections unless it is access via the new roundabout and spine road. The other allocated sites adequately deliver the quantum of development required.
H28	Land At Gresham's School	28	The site is unsuitable for development as it forms part of the important open space for Holt and this existing use is preferred. The other allocated sites adequately deliver the quantum of development
H29	School Playing Fields, Cromer Road / Neil Avenue	37	Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided. The other allocated sites adequately deliver the quantum of development required. Therefore, on balance, this site is not considered suitable to be allocated at this time.

8 Sheringham

8.1 Sheringham is identified as a 'Small Growth Town' in the emerging settlement strategy and allocations of up to 150 new dwellings are being suggested.

8.2 Residential allocations should be in locations that are well related to the built up area of the town and should avoid encroachment into the wider countryside much of which lies within the Norfolk Coast Area of Outstanding Natural Beauty or is within the setting of Sheringham Park.

8.3 A number of potential residential allocations have been appraised. All lie either within or are adjacent to the existing town boundary. There is very limited opportunity for brownfield redevelopment and consequently it will be necessary to identify greenfield sites to accommodate the amount of development required.

8.4 Recommended as provisional Preferred Sites

8.5 Two sites have been identified as preferred sites within Sheringham SH04 (Land adjoining Seaview Crescent) and SH18/ 1 (Land South of Butts Lane). SH04 was allocated previously and is well-contained within the landscape, despite being within the Area of Outstanding Natural Beauty (AONB), and development would be well integrated with reasonable access to schools, town centre and other facilities. The site is, however, the only remaining undeveloped part of the Holway Road frontage and its open character and views through to Morley Hill make a positive contribution to the general character of this part of Sheringham. If allocated, the site's development must protect a vista eastwards towards Morley Hill along with a footpath / cyclepath to the Hill in order to improve access for recreational purposes and cross-town connections.

8.6 SH18/1 lies on the southern edge of the town. The adjacent land SH14 has planning permission and is currently under construction, access to the site would be provided through this site off Holway Road. The site can accommodate up to 50 dwellings along with a large area of open space. Development would be located adjacent to the existing Rushmer Way development. Open space and a buffer to the west should be provided to minimise the impact of development on the open landscape and longer views from Upper Sheringham.

Table 8: Sheringham Preferred Sites

Site Ref	Site Name	Proposal
SH04	Land adjoining Seaview Crescent	Considered suitable to be allocated for approximately 25 - 45 dwellings.
SH18/ 1	Land South of Butts Lane	Considered suitable to be allocated for approximately 50-80 dwellings.

8.7 Sites not preferred:

8.8 There were 15 sites put forward for Sheringham, including 2 sites within Upper Sheringham. The majority of the sites were not considered as preferred options due to their position in the open countryside and overall impact on the landscape. A number of the sites were identified to be unsustainable locations as they are remote from the town and services, with poor access and would be likely to encourage increased car use. SH13, SH18/ 2, SH19 , SH20 were considered unsuitable due to development resulting in a significant increase in traffic through Upper Sheringham. SH23 is located within the town centre and currently identified as a retail opportunity site, if this site is considered to be suitable for housing then the site could be included within the designated residential area rather than being allocated.

Table 9: Sheringham sites not Preferred

Site Ref	Site Name	No of dwellings proposed	Reason
SH07	Former Allotments Adjacent to Splash	50	The site is prominent on the approach into Sheringham and highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham.
SH10	Land at Morley Hill	164	The site is not available for development. The site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. The site is unsuitable for development. Furthermore there are more preferable sites available in Sheringham.
SH11	Land Adjacent To Sheringham House	28	The site is unsuitable for development. The site forms the entrance to Sheringham House, and the main accesses run through the site. The site makes a contribution to the character of Sheringham House. Furthermore there are more preferable sites available in Sheringham.
SH13	Land South of Woodfields School	33	The site is considered to be unsuitable, as development would result in significant increase in traffic through Upper Sheringham. And the site on its own cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Sheringham.
SH16	Land Adjacent Beeston Regis Caravan Site	228	The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an unacceptably adverse impact on the landscape and the Scheduled Ancient Monument. Furthermore there are more preferable sites available in Sheringham.
SH16/1	Land off Nelson Road	30	The site is unsuitable for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. If developed the site would have an unacceptably adverse impact on the landscape. Furthermore there are more preferable sites available in Sheringham.
SH17	Land At Beeston Regis Common	69	The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. Furthermore there are more preferable sites available in Sheringham.
SH18/2	Land South of Butts Lane	52	The site is unsuitable for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. Furthermore there are more preferable sites available in Sheringham.
SH19	Land North Of Butts	204	The majority of the site is very prominent in the landscape and would extend beyond the current extent of the town

	Lane		<p>into the open countryside, having an adverse impact on the landscape.</p> <p>The site is considered unacceptable as development would result in significant increase in traffic through Upper Sheringham.</p> <p>The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>
SH20	Land Adjacent To Blowlands Lane	272	<p>The site is very prominent in the landscape and would extend beyond the current extent of the town into the open countryside, having an adverse impact on the landscape.</p> <p>The site is considered unacceptable as development would result in significant increase in traffic through Upper Sheringham.</p> <p>The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>
SH22	Tradewinds, Weybourne Road	10	<p>The site is not considered a sustainable location for development, the site cannot be satisfactorily accessed.</p> <p>The site would extend into open countryside which is remote from the town.</p> <p>The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>
SH23	Land Adjacent Clock Tower	16	<p>The site falls within the settlement boundary of Sheringham. Although the site may be considered suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy. The site will be assessed for retail use separately.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>
SH25	Land at Weybourne Road	185	<p>The site is not considered a sustainable location for development. The site is remote from the town and prominent in the landscape. The site would extend into open countryside, having an adverse impact on the landscape. The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>

9. Wells-next-the-Sea

9.1 Wells is identified as a 'Small Growth Town' in the emerging settlement strategy and allocations up to 100 new dwellings are suggested. Situated within the Norfolk Coast AONB, with the attractive surrounding countryside, quality built heritage and the proximity of a number of international wildlife designations makes Wells an attractive but constrained location for growth. Wells is also relatively remote from the larger towns that provide a wider range of facilities and all of these factors limits the scale of new housing growth that is appropriate.

9.2 Recommended as provisional Preferred Sites

9.3 Owing to the constrained nature of Wells and the land around there were only a limited number of sites put forward. Of the 7 sites put forward - 2 sites were considered appropriate for development.

9.4 W01/1 is a small parcel of land that was left as a potential opportunity for an affordable housing scheme. However, no such scheme has been brought forward and it is now considered appropriate to allocate the site for market and affordable housing. Access is achieved off the existing estate road.

9.5 W07/1 is an allocation, on a reduced parcel to that submitted, for 50 to 60 dwellings on a site to the west of the town. The site is visible in the landscape and the site will have to be carefully designed and landscaped in order to minimise the landscape impact. It is proposed that an area of open space is also provided on the site. Further work will be required to ascertain the most appropriate access to the site.

Table 10: Wells-next-the-Sea Preferred Sites

Site Ref	Site Name		Proposal
W01/1	Land To Rear of Market Lane	20	Preferred Site Considered suitable to be allocated for residential development for up to 20 dwellings.
W07	Land Adjacent Holkham Road	50 - 60	Preferred Site Considered suitable to be allocated for residential development for 50 to 60 dwellings and delivery of public open space.

9.6 Sites not preferred

9.7 As previously stated, Wells is washed over by the AONB and is surrounded by attractive countryside and designated sites. W08, W11 & W05 were not preferred due to the impact on the landscape and the proximity to the town and services. W10 is designated open land and it is considered preferable to keep this designation, and W06/1 is in Flood Zone 2 & 3b and is within the harbour area.

Table 11: Wells-next-the-Sea sites not preferred

Site Ref	Site Name	No of dwellings proposed	Reason
W05	Land North Of Field View Adjacent Stiffkey Road	15	On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.
W06/1	The Old Coal Yard, East Quay	10	On balance, the site is not considered to be in a sustainable location for development. The development would be an obvious extension into the countryside and the port area. The site is in a Flood Risk Zone. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.

W08	Land Adjacent 106 Mill Road	18	On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The other allocated sites adequately deliver the quantum of development required.
W10	Land West of Polka Road	6	On balance, the site is not considered to be in a sustainable location for development. The site is an important open space in the heart of the village and development would affect the openness and setting of the St. Nicholas' Church. The other allocated sites adequately deliver the quantum of development required.
W11	Land at Warham Road	430	On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.

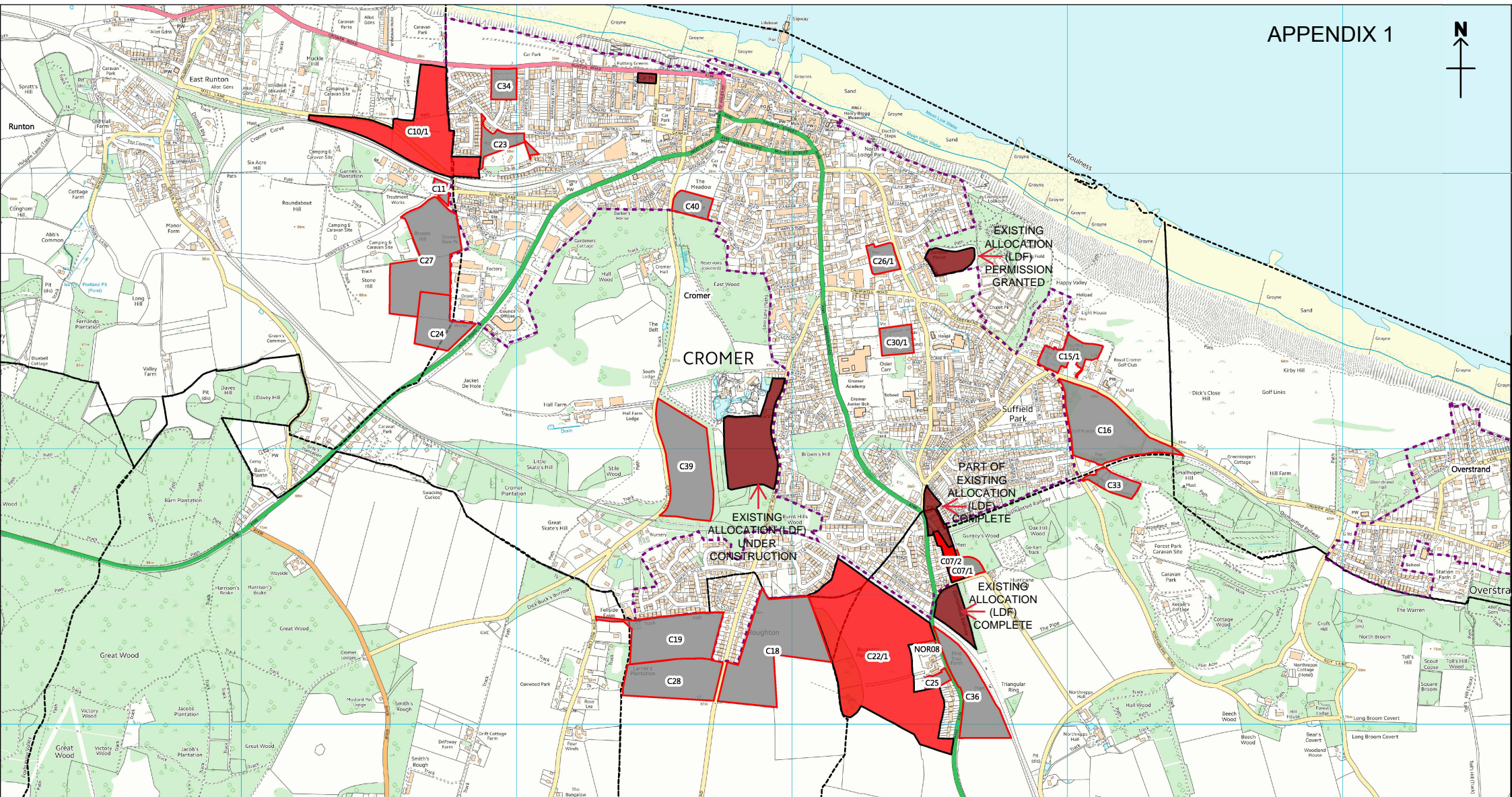
10 Next Stages

- 10.1 Initial policy wording/requirements for the provisional preferred sites have been proposed based on the current understanding of key issues that have emerged through technical assessment work at this time. Following endorsement by Working Party further work will be required to refine and inform the detailed requirements of the emerging allocation policies.
- 10.2 There will be a need for further detailed work in relation to highways, utilities and other infrastructure to inform the draft policy wording for the preferred option sites. This information will be collected over the coming months on the preferred sites before the finalisation of any policy and inform the first draft plan consultation.
- 10.3 Where sites have also been proposed for different uses a further assessment against that use will need to be carried out. Such sites will be brought to Working Party as required for further discussion.

11 Recommendations

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

Appendix 1 – Settlement site maps
Appendix 2 – Summary assessment of alternative sites
Appendix 3 – SA summary
Appendix 4 – Emerging preferred site proformas



For consideration by Planning Policy & Built Heritage Working Party, Monday 21 May 2018

Potential Sites in Cromer - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Previously Allocated Site (LDF)
- Alternative Site Considered
- LDF Settlement Boundary
- Parish 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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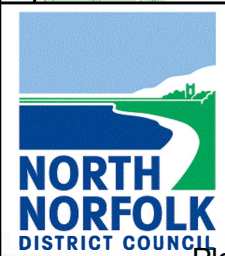
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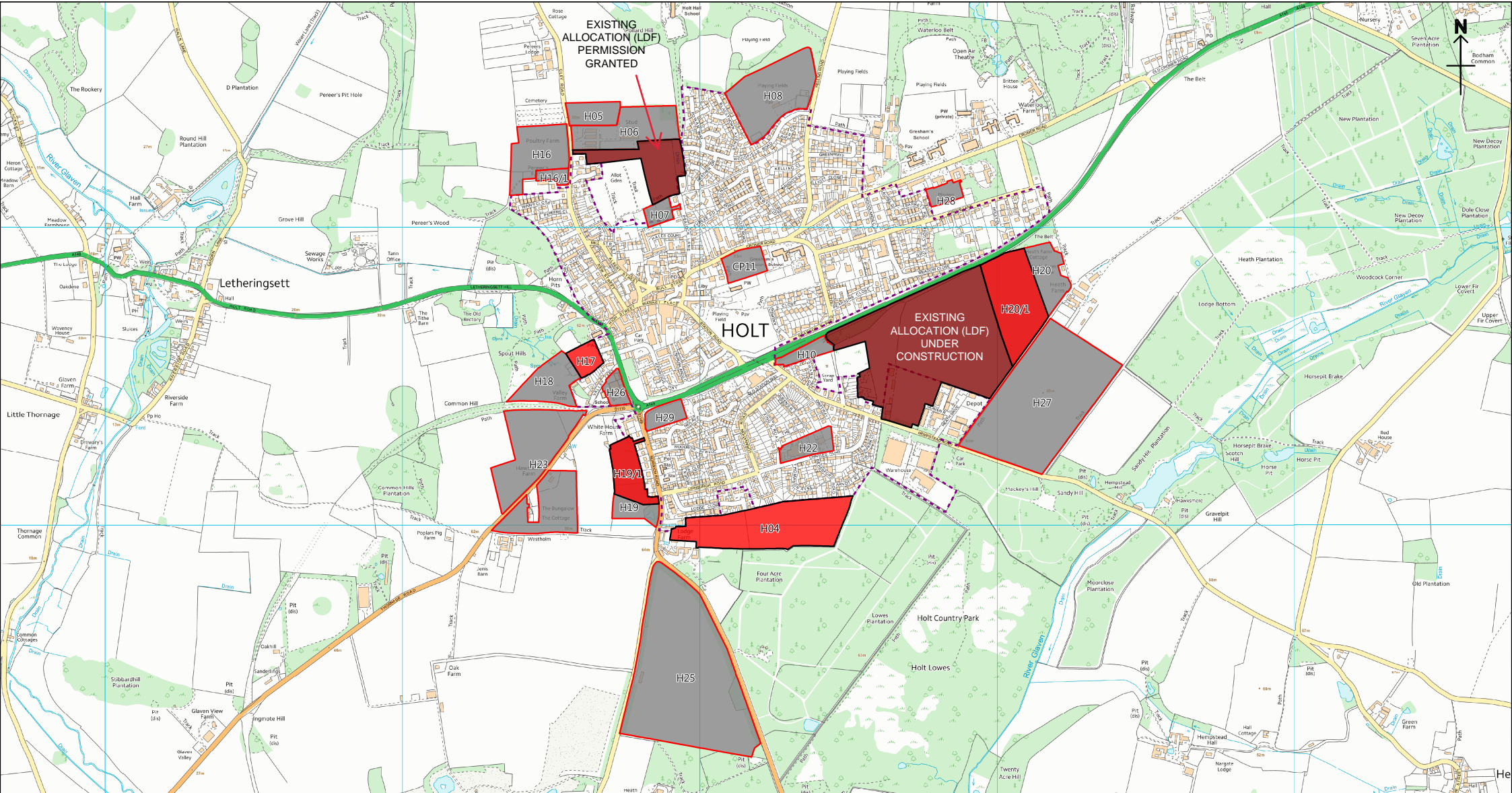
01/05/2018

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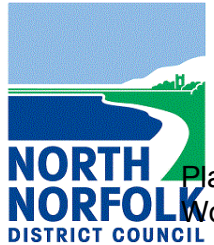




For consideration by Planning Policy & Built Heritage Working Party, Monday 21 May 2018

Potential Sites in Holt - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Previously Allocated Site (LDF)
- LDF Settlement Boundary



Planning Policy & Built Heritage Working Party

30
 Potential 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.

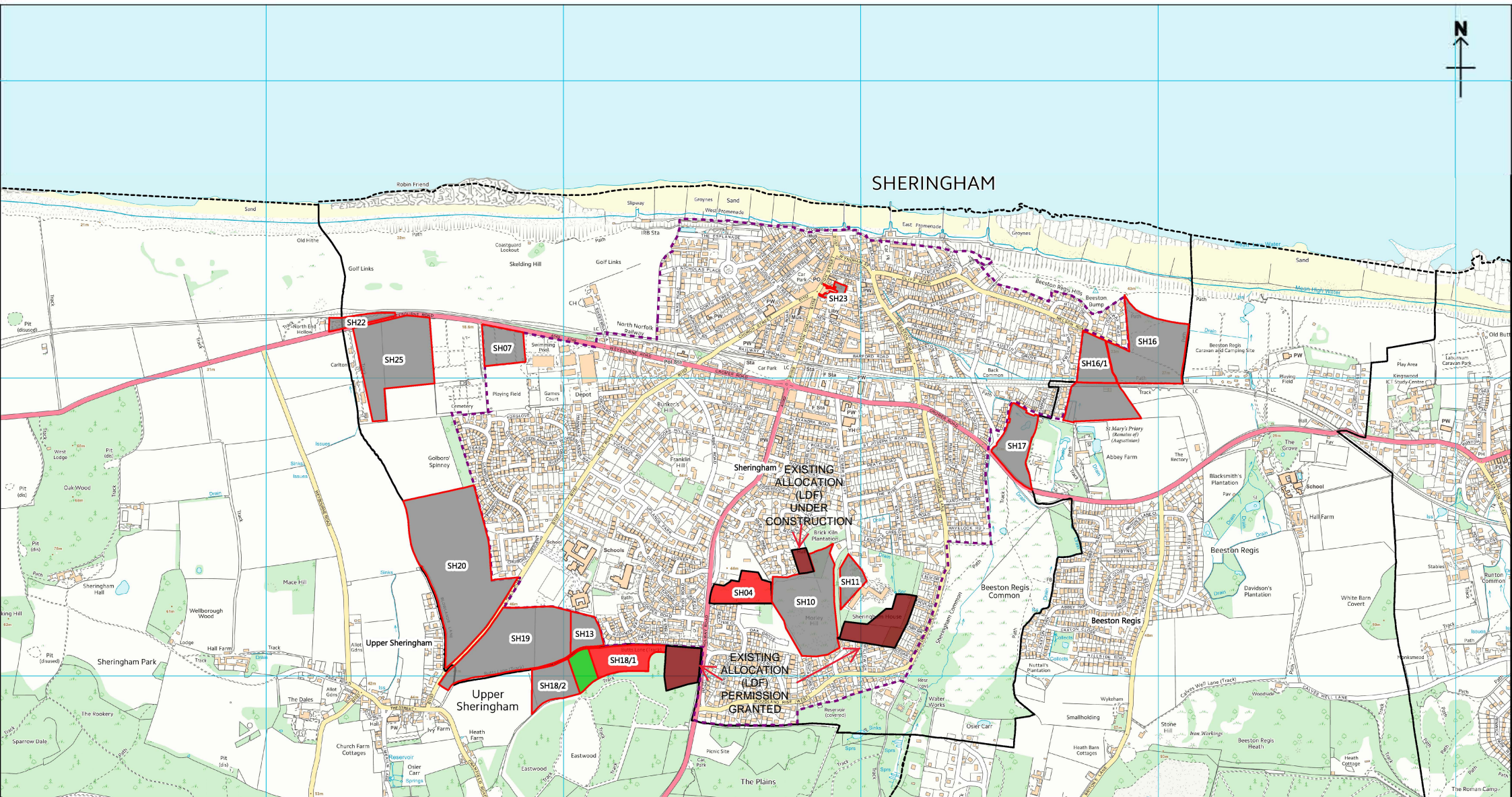
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01/05/2018

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For consideration by Planning Policy & Built Heritage Working Party, Monday 21 May 2018

Potential Sites in Sheringham - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Proposed Open Space
- Previously Allocated Site (LDF)
- Alternative Site Considered
- LDF Settlement Boundary
- Parish 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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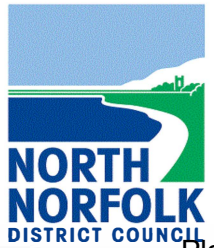
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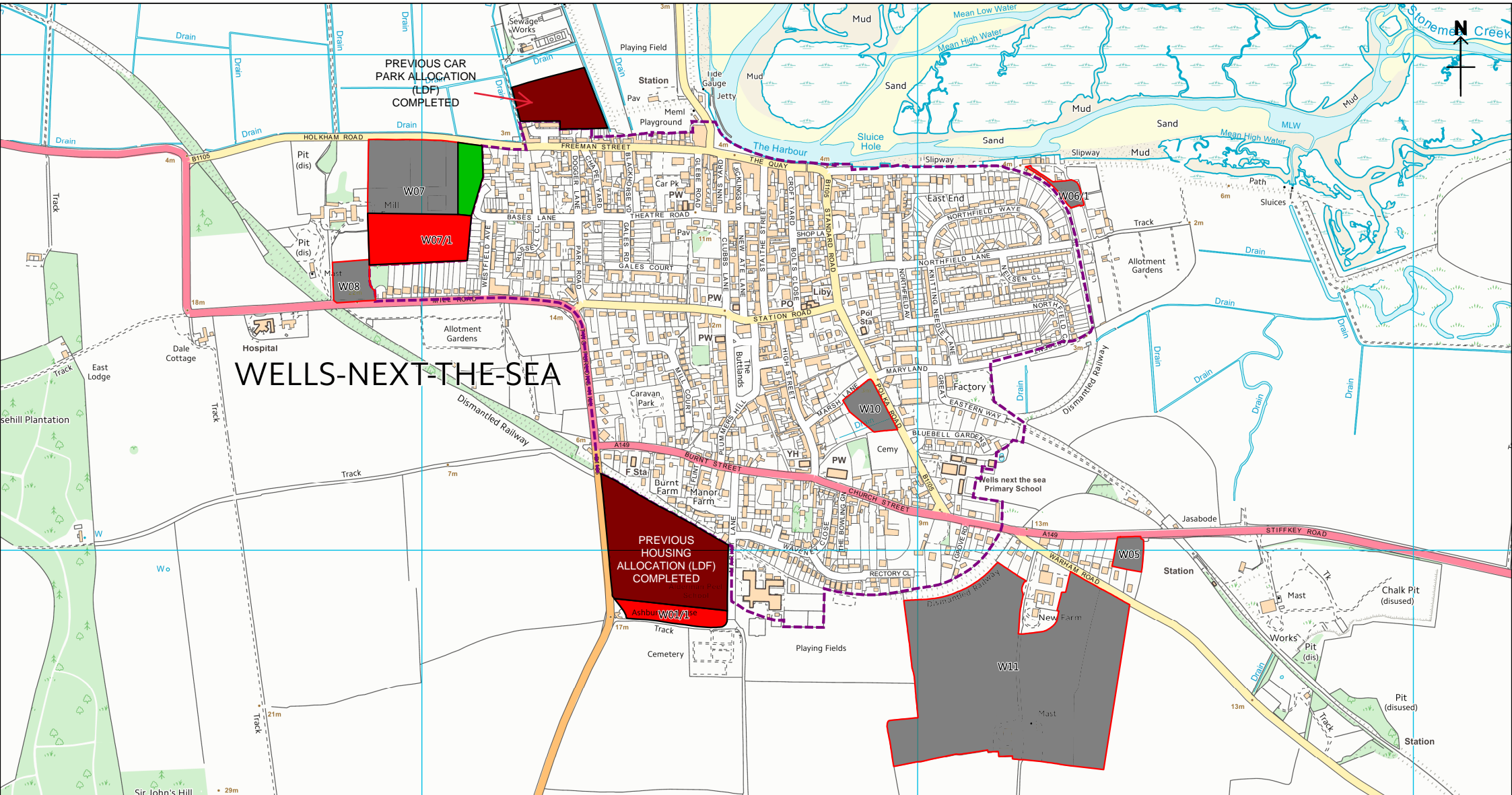
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Potential Sites in Wells-next-the-Sea - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Proposed Public Open Space
- Previously Allocated Site (LDF)
- Alternative Site Considered
- LDF Settlement Boundary
- Parish 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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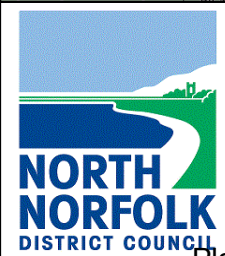
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Provisional Summary Site Assessments for Cromer					
Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
C07/1	Land Gurney' s Wood, Norwich Road.	1.27	51	<p>Highway Transport & Access: The access to the site could be provided from the private road to the north of the site which connects to Norwich Road and which currently serves existing business premises. Although access from the private road to the north proved difficult to provide in the past. Access and impact on the highway network is considered to be acceptable by NCC Highways. Alternatively the site could be accessed from The Avenue subject to widening and footway provision. However there are substantial level differences. There are footways available along the Norwich Road (A149) into Cromer but no footways available on the private section of road. The site is within walking distance to the schools, (576m) to Junior School, (584m) to Infant School and (730m) to High School. There are public transport options available from the site. The site is within walking distance (860m) to the train station. The bus stop is located adjacent to site on Norwich Road with a range of services available.</p> <p>Environmental: Greenfield site which comprises of grassland and woodland, there are a few buildings located on the site. Part of the site encroaches into Gurney's Wood and would result in an unacceptable loss of woodland within the AONB. And potentially result in the loss of habitats.</p> <p>Landscape and Townscape: Most of the site is well contained in the landscape due to the varying land levels in the area and the properties located between the site and Norwich Rd. However part of the site encroaches into woodland and falls within the Area of Outstanding Natural Beauty Development of this part of the site would result in the loss of woodland and would have a detrimental impact on the landscape.</p> <p>Other: The site is within Flood Risk 1. There are signs of contamination on the site. No utilities issues.</p> <p>Sustainability Appraisal Overa¹ll Result = Neutral</p>	<p>Not Preferred</p> <p>Part of the site encroaches into Gurney's wood which is within the Area of Outstanding Natural Beauty.</p> <p>Development of this part of the site would result in an unacceptable loss of woodland in the AONB and the potential loss of habitats. And would have a detrimental impact on the landscape. The site is considered unsuitable for development.</p>

C07/2	Land Gurney' s Wood, Norwich Road.	0.8354	22	<p>Highway Transport & Access: The access to the site could be provided from the private road to the north of the site which connects to Norwich Road and which currently serves existing business premises. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available along the Norwich Road (A149) into Cromer but no footways available on the private section of road. The site is within walking distance to the schools, (576m) to Junior School, (584m) to Infant School and (730m) to High School. There are public transport options available from the site. The site is within walking distance (860m) to the train station. The bus stop is located adjacent to site on Norwich Road with a range of services available.</p> <p>Environmental: Greenfield site which comprises of grassland with mature woodland adjacent the site along the eastern boundary.</p> <p>Landscape and Townscape: The site is located adjacent to the AONB. The land is well contained in the landscape due to the varying land levels in the area and the properties located between the site and Norwich Rd. Development of this site shouldn't have a detrimental impact on the landscape and townscape.</p> <p>Other: The site is within Flood Risk 1. There are signs of contamination on the site. No utilities issues.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option Considered suitable to be allocated for residential development for approximately up to 22 dwellings.</p>
C10/1	Land at Runton Road / Clifton Park	8.03	90	<p>Highway Transport & Access: The access to the site could be provided from Runton Road. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available along Runton Road into Cromer. The site is not within walking distance to the schools, but would be if a school was provided on the site. There are public transport options available from the site. The site is within walking distance (760m) to Cromer train station. And there is a bus stop is located along Runton Road. The site is used for recreational use, with informal footpath routes running across the site. A bridleway runs from east to west and this should be retained if there is development on this site.</p> <p>Environmental: No environmental designations or identified constraints. A relatively large site consisting of dry grassland and scrub. With woodland on the western edge of the site.</p> <p>Landscape and Townscape: No landscape designations or identified constraints. The site is located adjacent to the AONB. The site is partially contained by existing development to the east and south of the site. With Clifton Park located on slightly higher ground to the east. Development on this site could offer the opportunity to enhance the hard edge at the key gateway site. Along with the adjacent fields, it currently provides an undeveloped gap between Cromer and East Runton. The site is slightly undulating.</p> <p>Other: The site lies adjacent to the rail line and Mill Lane runs through the southern section of the site which is used for recreational purposes. Flood Risk 1, some risk of surface water and ground water flooding. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Preferred Option Considered suitable to be allocated for residential development for approximately up to 90 dwellings and location for a new primary school.</p>

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C11	Sandy Lane (West End)	0.48	19	<p>The site is in two parcels, split by Sandy Lane running through the centre.</p> <p>Highway Transport & Access: The access to the site could be provided from Sandy Lane. However the local highway network is considered to be unacceptable by NCC Highways. There are no footways along this section of Sandy Lane, but could connect to the existing footways available along the rest of Sandy Lane which are available into Cromer. The site is within walking distance to services and facilities within Cromer, but is not within walking distance to the schools.</p> <p>There are some public transport options available from the site. The site is within walking distance to Cromer train station (735m) and there is a bus stop located at the end of Sandy Lane with some services available.</p> <p>Environmental: No environmental designations. The site consists of rough grassland.</p> <p>Landscape and Townscape: The site is located within the AONB. Development would continue a ribbon of development beyond the 'natural' limits of the town. It would likely result in an adverse impact on the local landscape.</p> <p>Other: The site is located within Flood Risk 1, with some risk of surface water flooding. The site is adjacent to the Cromer Water Recycling Centre and is within the safeguarded existing mineral and waste site. No contamination on the site.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred</p> <p>The site is not available for development as a housing site. The site is considered unsuitable for development as the local road network is considered to be unsuitable. Furthermore there are more preferable sites available in Cromer.</p>
C15/1	Land At Harbord House, Overstrand Road	1.6	64	<p>Highway Transport & Access: The access to the site could be provided from Overstrand Road. Access and impact on the highway network is considered to be acceptable by NCC Highways subject to suitable access off Overstrand Road. However it is located near to the junction of Station Rd/ Northrepps Rd/ Overstrand Rd. There are footways available along Overstrand Road into Cromer.</p> <p>The site is within walking distance to the infant school (613m), junior school (788m) and high school (1086m) and within walking distance to the town centre (1134m) with a range of services and facilities available. There are public transport options available from the site. The site is within walking distance (1143m) to Roughton Road train station. And there is a bus stop is located along Overstrand Road with a range of services.</p> <p>Environmental: The site is mostly greenfield which contains a number of valuable trees which are subject to tree preservation orders. The site is undulating. The site is less than 200m to the coastline SSSI and SAC.</p> <p>Landscape and Townscape: The site falls within the undeveloped coast. And part of the site falls within the AONB. The site is within 75m of the Grade II Listed Light House. The site provides an important wooded character on the approach into Cromer. The potential loss of protected trees would have an adverse impact on the important character of the AONB. Thereby having an adverse impact on the landscape and potentially on the townscape.</p> <p>Other: Flood Risk 1, some risk of ground water flooding. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>This is a mostly greenfield site containing valuable trees. The site currently provides an important wooded character on the approach into Cromer. Development in this location would have an adverse impact on this important character of the AONB and potentially on the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C16	Golf Practice Area, Overstrand Road	6.304	189	<p>Highway Transport & Access: A large site located along Northrepps Road and Cromer Road, where the site could be accessed. Access and impact on the highway network is considered to be acceptable by NCC Highways. However it is located near to the junction of Station Rd/ Northrepps Rd/ Overstrand Rd. There are footways available along Cromer Road but are narrow in places. There is footways available along one side of Northrepps Road. The site is within walking distance to the infant school (626m), junior school (769m) and high school (1152m) and within walking distance to the town centre with a range of services and facilities available. There are public transport options available from the site. The site is within walking distance to Roughton Road train station (1551m). And there is a bus stop is located along Overstrand Road with a range of services.</p> <p>Environmental: No environmental designations or constraints. A triangle of grassland open from the north with a mature hedgerow on the boundary to the west. The site is less than 400m to the coastline SSSI and SAC.</p> <p>Landscape and Townscape: The site falls within the AONB and the undeveloped coast. The site is an attractive area of open land lying on the approach into the town. Development on this site would have an adverse impact on the landscape and the character of the AONB. Development would impact on the townscape.</p> <p>Other: Flood Risk 1, some risk of ground water flooding and surface water flooding. No utilities issues, but small signs of contamination near the south of the site.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not preferred</p> <p>The site is considered important to the landscape setting of Cromer. Development in this location would have an adverse impact on the important character of the AONB and on the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>
C18	Land South of Burnt Hills	8.74	262	<p>Highway Transport & Access: The highway network is considered to be unacceptable by NCC Highways. The site is located off Roughton Road which is considered to be sub-standard. Although the majority of the site is within walking distance to the infant, junior and high schools and part of the site is within walking distance to the town centre with a range of services and facilities available. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station. And there is a bus stop is located along Roughton Road with some services available. There are no footways along a significant section of Roughton Road.</p> <p>Environmental: No environmental designations or constraints. The site is greenfield consisting of arable land with limited boundary treatment but some mature trees adjacent to the site along eastern boundary.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. The site and surrounding landscape is flat with little change in topography. The site wraps behind existing housing on Roughton Road and also protrudes beyond them into the open countryside. If developed the site could have an adverse impact on the special qualities of the AONB and the landscape.</p> <p>Other: Flood Risk 1. No utilities or contamination issues. Drain running through site.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not preferred</p> <p>Roughton Road is considered to be sub-standard and unsuitable for further development. The site would extend into open countryside beyond the current confines of the town. And would impact on the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C19	Land at Compitt Hills (Larners Plantation)	5.25	157	<p>Highway Transport & Access: The site is located between Metton Road and Roughton Road. The highway network is considered to be unacceptable by NCC Highways- Metton Road is unsuitable for further development. There is an informal path running along the north of the site which connects to Roughton Road. However there are no footways along a significant section of Roughton Road and none available along Metton Road. The site is within walking distance to the infant, junior and high schools. The majority of the site is within walking distance to the town centre with a range of services and facilities available. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station. And there is a bus stop is located along Roughton Road with some services available.</p> <p>Environmental: No environmental designations or constraints. The site is greenfield consisting of arable land which is contained, with housing to the north and east. There are mature trees on the western boundary.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. This is an area of arable land sloping gently to the north. The site lies within the AONB but is visually well screened by the surrounding landform and housing along Roughton Road. Therefore, development on this site shouldn't have a detrimental impact on the landscape and wider countryside.</p> <p>Other: Flood Risk 1. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not preferred</p> Roughton Road and Metton Road are considered to be sub-standard and unsuitable for further development. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.
C22/1	Land West of Pine Tree Farm	9.71	300	<p>Highway Transport & Access: Access and impact on the highway network is considered to be acceptable by NCC Highways subject to a new footbridge over railway and access via a roundabout on Norwich Road. A new footbridge could connect to existing footways along Norwich Road providing pedestrian access to Cromer. The site is within walking distance to the infant, junior and high schools and the majority of the site is within walking distance to the town centre with a range of services and facilities available. There are public transport options available from the site. The site is within walking distance to Roughton Road train station. And there is a bus stop is located along Norwich Road with a range of services available.</p> <p>Environmental: No environmental designations or constraints. The site is greenfield consisting of arable land which is contained by housing and the rail line to the north, housing to the east. And the area of woodland running along the western edge of the site.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. The site is contained in visual terms due to the large plantation linking Field Farm to Backetts plantation, the housing along Norwich Road and the woodland. Development in this location shouldn't have an adverse impact on the landscape and the special qualities of the AONB.</p> <p>Other: Flood Risk 1 with some risk of surface water flooding to the south of the site. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Preferred Option</p> Considered suitable to be allocated for residential development for approximately up to 300 dwellings and provision of sports pitches and facilities.

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C23	Old Zoo site, land at Howards Hill	1.21	10-20	<p>Highway Transport & Access: The site is located on Howards Hill and has existing access running through the site to the houses behind. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available from the site along Howards Hill providing access to Cromer. The site is within walking distance to the town centre with a range of services and facilities available. The site is within walking distance to the High School but not to the infant and junior schools. There are public transport options available from the site. The site is within walking distance to Cromer train station and the closest bus stop which is located along Runton Road (280m away).</p> <p>Environmental: The site is greenfield consisting of scrub and grassland. The site is currently designated as an 'Open Land Area' and is proposed as 'Amenity Greenspace'. Trees subject to TPO lie adjacent to the site along the southern boundary.</p> <p>Landscape and Townscape: The site sits on a very elevated site which is visible within the local and wider landscape. Development on the site would detrimentally impact on the Open Land Area and the landscape.</p> <p>Other: Flood Risk 1 with some risk of ground water flooding. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is unsuitable for development as it forms important open space and is very elevated in the landscape. Furthermore there are more preferable sites available in Cromer.</p>
C24	Land Adjacent To Holt Road Industrial Estate	2.81	84	<p>Highway Transport & Access: The site is located between Holt Road and Stonehill Way where access to the site could be provided. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available from the site along Holt Road providing access to Cromer. The site is within walking distance to the town centre with a range of services and facilities available. The site is not within walking distance to the schools. There are public transport options available from the site. The site is within walking distance to the train station (875m) and the closest bus stop is located adjacent to the site along Holt Road.</p> <p>Environmental: The site is greenfield consisting of part of two arable fields. The site is undulating.</p> <p>Landscape and Townscape: The site lies on higher ground than the land to the south and is therefore very visible in the landscape and along the approach into Cromer. Development would be a pronounced and obvious extension into the countryside. The site is detached from the residential areas within Cromer. Development of this site would have an adverse impact on the landscape and townscape of Cromer and on the special qualities of the AONB.</p> <p>Other: Flood Risk 1 with some risk of ground water flooding. No utilities or contamination issues. The site is located in close proximity to the adjacent industrial estate.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB.. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C25	Adjacent Pine Tree Farm, Norwich Road	0.40	12	<p>Highway Transport & Access The site is located off Norwich Road, unless the site comes forward with site C22/1, suitable access to the site cannot be achieved. Access and impact on the highway network is considered to be unacceptable by NCC Highways.</p> <p>The site is within walking distance to the town centre with a range of services and facilities available. And the site is within walking distance to the schools.</p> <p>There are some public transport options available from the site. The site is within walking distance to Roughton Road train station (1275m) and there is bus stop located close to the site on Norwich Road.</p> <p>Environmental: The site is small greenfield which is currently used for grazing.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty.</p> <p>The site is amongst existing development along Norwich Road and if developed shouldn't have a detrimental impact on the landscape.</p> <p>The site is in close proximity to the Grade 2 listed building to the north of the site.</p> <p>Other: Flood Risk 1. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>The site on its own is not considered to be suitable for development, the site cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Cromer.</p>
C26/1	Cricket Ground, Overstrand Road	0.97	29	<p>Highway Transport & Access The site is located off Overstrand Road and has an existing access serving the cricket ground. Access and impact on the highway network is considered to be acceptable by NCC Highways.</p> <p>There are footways available from the site along Overstrand Road, the site is well related to the town centre and within walking distance to the schools.</p> <p>There are some public transport options available from the site. The site is within walking distance to Cromer train station(1203m) and there is bus stop located close to the site on Overstrand Road.</p> <p>Environmental: The site is mostly greenfield consisting of grassland which is currently used for cricket. There are mature trees along the eastern and southern boundaries. With the trees located in the SE corner being subject to tree preservation order.</p> <p>The site is designated as open space and proposed as amenity green space.</p> <p>Landscape and Townscape: The site is amongst existing development along Norwich Road.</p> <p>The site is a highly visible greenfield site and provides an important open green space within the town and if developed would have an adverse impact on the local landscape and townscape.</p> <p>The site lies adjacent to the Conservation Area and there is a Grade 2 listed building opposite the site.</p> <p>Other: The site is within flood risk 1, with some risk of groundwater flooding and the majority of the site is at risk of surface water flooding.</p> <p>No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not Preferred.</p> <p>Although well related to the town centre, it is a highly visible greenfield site. If developed would have an adverse impact on the landscape and the townscape. Preferable to retain open character and current use. Furthermore there are more preferable sites available in Cromer.</p>

C27	Land West Of Holt Road Industrial Estate	6.74	270	<p>Highway Transport & Access The site is located to the west of the existing employment land located off Stonehill Way and Middlebrook Way. Suitable access could be achieved to the site from either the employment land or through the adjacent C24 site. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are no footways available from the site along this section of Middlebrook Way but could connect to the existing footways available along the rest of Middlebrook Way and Stonehill Way. The site is within walking distance to the town centre with a range of services and facilities available. However the site is not within walking distance to the schools. There are some public transport options available from the site. The site is within walking distance to Cromer train station(772m) and there is bus stop located along Holt Road with some services available. Environmental: The site is greenfield which consists of arable land with some hedgerows/ trees along the boundaries. Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty and the undeveloped coast. Due to the positioning of the site, it would be prominent in the landscape. Development would be a pronounced and obvious extension into the countryside. The site is detached from the residential areas within Cromer. Development of this site would have an adverse impact on the landscape and townscape of Cromer and on the special qualities of the AONB. Other: The site is located adjacent to existing employment land. Flood Risk 1 with small part subject to surface water flooding. Small part of the site along the eastern edge has signs of contamination. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB.</p> <p>The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Cromer.</p>
C28	Land between Roughton Road and Metton Road	4.62	200	<p>Highway Transport & Access: The site is located off Roughton Road. The highway network is considered to be unacceptable by NCC Highways- Roughton Road is sub-standard and unsuitable for further development. Although the majority of the site is within walking distance to the infant, junior and high schools and to the town centre with a range of services and facilities available. There is no footway running along a large section of Roughton Road. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station. And there is a bus stop is located along Roughton Road with some services available. Environmental: No environmental designations or constraints. The site is greenfield consisting of arable land, with hedgerows on the northern and eastern boundaries. There are mature trees along the western boundary. Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. The site and surrounding landscape is flat with little change in topography. The site is visible and prominent in the open countryside. If developed the site could have an adverse impact on the special qualities of the AONB and the landscape. Other: Flood Risk 1. No utilities or contamination issues. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>Roughton Road is considered to be sub-standard and unsuitable for further development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB.The site is considered unsuitable for development.</p> <p>Furthermore there are more preferable sites available in Cromer.</p>

C30/1	Football Ground, Mill Road	0.36	14	<p>Highway Transport & Access: The site is located off Mill Road where there is an existing access serving the football ground located on the site. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available from the site along Mill Road providing access to the town centre with a range of services and facilities available. The hospital and the new doctors surgery (currently under construction) are located adjacent to the site. The site is well located to the schools which lie adjacent to the site. There are some public transport options available from the site. The site is within walking distance to Cromer train station(1572m) and there is bus stop located adjacent to the site on Mill Road with a full range of services available.</p> <p>Environmental: The site is mostly greenfield which is currently used for football and consists of the playing field and surrounding gravelled parking area. There are mature trees on the adjacent sites on southern, western and northern boundaries. The trees on the land to the south are subject to Tree Preservation Orders. The site is currently designated as open space and proposed as amenity green space and Education/ Formal Recreation Area.</p> <p>Landscape and Townscape: There is limited visibility of the site, it is located amongst existing development along Mill Road and located behind the new doctors surgery which is currently under construction. If developed the site shouldn't have a detrimental impact on the landscape and townscape.</p> <p>Other: The site is currently allocated for education purposes and for approximately 10 dwellings. Flood Risk 1, with some risk of groundwater flooding and surface water flooding. No utilities or contamination issues. Sustainability Appraisal Overall Result = Negative & Positive</p>	<p style="text-align: center;">Not Preferred</p> <p>Although the site is well related to the town centre and may be considered suitable for residential development. The site is currently occupied by the Football Club and will only be suitable for development once the football club is relocated. Furthermore there are more preferable sites available in Cromer.</p>
C33	Land Adjacent 69 Northrepps Road	1.11	10	<p>Highway Transport & Access: The site is located off Northrepps Road. Access and highway network is considered to be unacceptable by NCC Highways. Although the site is within walking distance to the doctors, hospital and to the town centre with a range of services. And the site is within walking distance to the infant, junior and high schools. There is limited access to public transport options available from the site. The site is within walking distance to Roughton Road train station. And there is a bus stop is located along Overstrand Road (473m) with limited services available. However there are no footways available along this section of Northrepps Road.</p> <p>Environmental: No environmental designations or constraints. The site is greenfield consisting of grassland with hedges/mature trees surrounding the site.</p> <p>Landscape and Townscape: Limited visibility of site from Northrepps Road, due to the mature trees along the boundary. The site falls within the Area of Outstanding Natural Beauty and within the undeveloped coast. The site is detached from the settlement. And development on this site could have an adverse impact on the landscape.</p> <p>Other: Flood Risk 1. No utilities issues. Small section of the site to the north have signs of contamination. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is not considered a sustainable location for development and the local road network is considered to be unsuitable. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C34	Land South of Runton Road	1.02	31	<p>Highway Transport & Access: The site is located off Runton Road where the site could be accessed. Access and impact on the highway network is considered to be acceptable by NCC Highways. There are footways available along Runton Road into Cromer town centre. The site is not within walking distance to the schools. There are public transport options available from the site. The site is within walking distance (690m) to the train station. And there is a bus stop is located along Runton Road with a range of services available.</p> <p>Environmental: No environmental designations or identified constraints. Brownfield site with historic employment use.</p> <p>Landscape and Townscape: No landscape designations or identified constraints. The site is amongst exiting development, and if developed shouldn't have an adverse impact on the landscape or townscape.</p> <p>Other: The site falls within the residential area and therefore could come forward at any time. Flood Risk 1, some risk of surface water and ground water flooding. The site has signs of contamination. No utilities issues.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>The site falls within the settlement boundary of Cromer and is within the residential area. The site could therefore come forward at any time, and does not require being allocated.</p>
C36	Land at Pine Tree Farm	4.18	50	<p>Highway Transport & Access Access and impact on the highway network is considered to be acceptable by NCC Highways subject to a new footbridge over the railway and access maybe via a roundabout on Norwich Road. A new footbridge could connect to existing footways along Norwich Road providing pedestrian access to Cromer town centre. Part of the site is within walking distance to the town centre with a range of services and facilities available. And the site is within walking distance to the schools. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station (1224m) and there is bus stop located close to the site on Norwich Road which provides a range of services.</p> <p>Environmental: Greenfield site consisting of arable land with mature trees/ hedgerows along the western boundary.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. There is currently no development on the eastern side of the A149 beyond the railway line. The site is prominent and would extend beyond the current extent of the town into open countryside. Development in this location would have an adverse impact on the landscape.</p> <p>Grade II Listed Building adjacent the site.</p> <p>Other: Flood Risk 1. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

FLB02	Land at Metton Road	2.63	50	<p>Highway Transport & Access: The site is located off Metton Road. The highway network is considered to be unacceptable by NCC Highways- Metton Road is narrow and is unsuitable for development. There are no footways available along Metton Road. The site is remote from the settlement and is not within walking distance to the schools, or to the town centre. There are limited public transport options available from the site. The site is within walking distance to Roughton Road train station (1206m).</p> <p>Environmental: No environmental designations or constraints. The site is mostly greenfield consisting of arable land with some buildings located within the south west corner. There are some boundary hedgerows and mature trees along the western boundary.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. The site is remote from the settlement and is visible in the landscape. Development in this location would be obvious extension into the open countryside and would have a detrimental impact on the landscape and townscape.</p> <p>Other: Flood Risk 1. No utilities or contamination issues. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is not considered a sustainable location for development, It is remote from Cromer and Metton Road is narrow and unsuitable for development. The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>
C39	Land At Hall Road, Cromer	0.57	229	<p>Highway Transport & Access: The site is located off Hall Road, where the site could be accessed. The access and highway network is considered to be acceptable by NCC Highways. There are footways available along Hall Road into Cromer town centre. The site is within walking distance to the town centre with a range of services and facilities available. And the site is within walking distance to the schools. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station (1206m).</p> <p>Environmental: No environmental designations or constraints. The site is greenfield consisting of arable land. With mature trees/ hedgerows along the southern and eastern boundaries.</p> <p>Landscape and Townscape: The site falls adjacent to the Area of Outstanding Natural Beauty. The land to the NW of the site is an ungraded Historic Park and Garden. The site is fairly detached and remote from the settlement and is visible in the landscape. Development in this location would be obvious extension into the open countryside and would have a detrimental impact on the landscape and townscape.</p> <p>Other: Flood Risk 1. No utilities or contamination issues. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C40	The Meadow Car Park, Meadow Road	1.04	42	<p>Highway Transport & Access: The site is located on Hall Road, to the south of Meadow Road Car Park. The site could be accessed from Hall Road, but the junction with West Street is substandard. Therefore access and impact on the highway network is considered to be unacceptable by NCC Highways. The site is well connected to the town centre and there are footways available from the site along Hall Road and Meadow Road into the town centre. The site is within walking distance to the Infant, Junior and High School. There are public transport options available from the site. The site is well located to Cromer train station and the closest bus stop is located along Loudon Road (304m away) with a range of services available.</p> <p>Environmental: The site is mainly greenfield currently used for recreational purposes. It consists of the skate park and part of the golf course. The site is currently designated as an 'Open Land Area' and is proposed as 'Amenity Greenspace'. The land to the south of the site is a county wildlife site and ungraded Historic Park and Garden and consists of mature woodland.</p> <p>Landscape and Townscape: The site falls within the Conservation Area. The site provides an important green open space on the edge of the town. Development of this site would have a detrimental impact on the landscape and townscape.</p> <p>Other: Flood Risk 1 with large area of the site at risk of surface water flooding. No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not Preferred The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. The junction with West Street is considered to be substandard. Furthermore there are more preferable sites available in Cromer.</p>
NOR08	Land North of Pine Tree Barns	0.29	2	<p>Highway Transport & Access The site is located off Norwich Road, unless the site comes forward with site C22/1, suitable access to the site cannot be achieved. Access and impact on the highway network is considered to be unacceptable by NCC Highways. The site is within walking distance to the town centre with a range of services and facilities available. And the site is within walking distance to the schools. There are some public transport options available from the site. The site is within walking distance to Roughton Road train station (1295m) and there is bus stop located close to the site on Norwich Road.</p> <p>Environmental: The site is small greenfield which consists of grassland with mature trees along Norwich Road. There is pond located in the south east corner.</p> <p>Landscape and Townscape: The site falls within the Area of Outstanding Natural Beauty. There is limited visibility of the site. The site is adjacent to existing development along Norwich Road and if developed shouldn't have a detrimental impact on the landscape and townscape.</p> <p>Other: Flood Risk 1 No utilities or contamination issues.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site on its own is not considered to be suitable for development, the site cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Cromer.</p>

RUN07	Land at Mill Lane	1.0389	31	<p>Highway Transport & Access: The site is located off Mill Lane. The highway network is considered to be unacceptable by NCC Highways- Metton Road is narrow and is unsuitable for development. There are no footways available along Mill Lane and the site is detached from Cromer. The site is not within walking distance to the schools or to the doctors surgery. There are limited public transport options available from the site. The site is within walking distance (1245m) to the train station.</p> <p>Environmental: No environmental designations or identified constraints. A greenfield site adjacent to existing camping and caravan site.</p> <p>Landscape and Townscape: No landscape designations or identified constraints. Limited visibility of site from Mill Lane due to mature boundary treatment, however possible longer views of the site. The site is remote from the settlement and would have an adverse impact on the local landscape and townscape.</p> <p>Other: Flood Risk 1, some risk of ground water flooding. No utilities issues.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is located in East Runton which is not a selected settlement, as there are preferable sites available in Cromer, it is not considered to be suitable.</p>
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Provisional Summary Site Assessments for Holt					
Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
H04	Land South of Lodge Close	7.43	100	<p>Highway Transport & Access: Highways Access would be achieved off Lodge Close and Beresford Road. Footways to site. Within 30mph urban area – slow road speeds – quiet residential streets Close to bus stops and services. Acceptable and reasonable walking distance to school and services Environmental: Site is adjacent to Holt Country Park CWS No significant environmental constraints Landscape and Townscape: The site is screened behind existing settlement but may have an impact of the setting of HCP and views from the northern edge of HCP. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for 100 dwellings with potential provision of a 2ha - 2-form primary school site - subject to Education Authority confirmation of preferred location. Further work is required on highway access in relation to mixed-use proposal.</p>
H05	Land North Of Poultry Farm, Cley Road	1.35	54	<p>Highway Transport & Access: Access onto Cley Road & New Street/High Street junction considered unsuitable. Access would be achieved off Cley Road. Wide grass verges Within 30 zone – but speeds appear high on approach into town. Footway up to site boundary Parking on road – restricts width Acceptable walking distance to services and school Environmental: Part of a large arable field - no significant environmental constraints Landscape and Townscape: Open countryside on edge of settlement. Would be visible on approach into town with a rural backdrop. Disconnected from town Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>

H06	Former Poultry Farm, Cley Road	3.75	120	<p>Highway Transport & Access: Access onto Cley Road & New Street/High Street junction considered unsuitable. Access would be achieved off Cley Road. Wide grass verges. Within 30 zone – but speeds appear high on approach into town. Footway up to site boundary and parking on road – restricts width. Acceptable walking distance to services and school. Environmental: Within AONB Part pasture field & part of the land has existing agricultural buildings (former poultry farm). No other obvious environmental features. Landscape and Townscape: Open countryside on edge of settlement. Would be visible on approach into town with a rural backdrop. Disconnected from town. Attractive countryside view from Woodfield Rd. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>
H07	Garden House, Peacock Lane	0.67	27	<p>Highway Transport & Access: Off private road Peacock Lane narrow – no footways from Hales Court Reasonable walking distance to town and school Environmental: All trees on site subject to TPO Landscape and Townscape: Largely hidden from view Would not be visible from surroundings - except from public footpath to north of site Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not Preferred The site may be suitable for small-scale development, however, a Tree Preservation Order covers the entire site and the site is considered to have unsuitable highways access and network connections. On balance, this site is not preferred. The other allocated sites adequately deliver the quantum of development</p>

H08	Playing Field At Woodfield Road	5.42	217	<p>Highway Transport & Access: <u>Highways objection on the grounds of the access is not acceptable and the local road network is considered to be unsuitable.</u> Existing access off Woodfield Road Could have secondary access off Kelling Road Moderate/acceptable walking distance to school Reasonable walking distance to town centre Environmental: Currently designated open space used as sports pitches with clubhouse, changing rooms and office. Hedges around most boundaries Bounded to north by woodland All grass areas managed and well mown for sports purposes. Landscape and Townscape: Within AONB Edge of town Adjacent to existing residential area – but would be reasonably visible in the landscape along the Kelling Road. Other: No flooding, contamination or utilities issues currently identified. Appears to be a well-used facility and with a good state of management. Club house is in a good state Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred The site is unsuitable for development as it forms important open space and recreation area and this existing use is preferred. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development</p>
H10	Land off Swann Grove	0.83	20	<p>Highway Transport & Access: <u>Considered Acceptable by Highways.</u> Access would be off existing Swann Grove residential access. Access off Hempstead Road would not be achievable. Close to underpass and acceptable walking distance to school and services. Environmental: A small parcel of designated open space which provides a connection through to Gravel pit Lane. Grassland with dense tree cover to the boundary with the by-pass. Landscape and Townscape: A secluded open space which can be glimpsed from the Hempstead Rd junction and Swann Grove Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred The site is unsuitable for development as it forms part of the important open space for Holt and this existing use is preferred. The other allocated sites adequately deliver the quantum of development</p>

H16	Land Adjacent Cemetery, Cley Road	3.21	128	<p>Highway Transport & Access: <u>Access onto Cley Road & New Street/High Street junction considered unsuitable.</u> Wide grass verges Within 30 zone – but speeds appear high on approach into town. Footway up to site boundary (on other side of Cley Rd. Parking on road – restricts width. Acceptable walking distance to school and services. Environmental: Mostly large arable field – with a couple of agricultural buildings. Tree and hedge boundaries. No other obvious features. Landscape and Townscape: Partially in AONB. Open countryside on edge of settlement. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>
H16/1	Land West of Cley Road	0.45	10	<p>Highway Transport & Access: Access onto Cley Road & New Street/High Street junction considered unsuitable. Wide grass verges Within 30 zone – but speeds appear high on approach into town. Footway up to site boundary (on other side of Cley Rd. Parking on road – restricts width. Acceptable walking distance to school and services. Environmental: Mostly large arable field – with a couple of agricultural buildings. Tree and hedge boundaries. No other obvious features. Landscape and Townscape: Partially in AONB. Open countryside on edge of settlement. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>

H17	Land North of Valley Lane	0.93	20-30	<p>Highway Transport & Access: <u>Acceptable to Highways</u> Access off Pound Close – feeds onto Norwich Road Appears wide enough Footways along both sides – close to pedestrian crossing Very close to school and town centre Environmental: Close to Sprout Hills CWS. A pasture field which drops down towards Sprout Hills. Tree cover to SW of site Landscape and Townscape: Hidden when viewed from town side and would sit reasonable well with existing urban area Could compliment recent development along Pound Close. The site is much more visible from the SW – looking back towards the town when viewed from the railway path. Site would be visible from Sprout Hills Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for 20 to 30 dwellings</p>
H18	Land at Valley Farm	2.42	70	<p>Highway Transport & Access: Site is only acceptable to Highways if served off H17. Without this access - site is landlocked. Environmental: A pasture field A number of trees and a stream. Hedge boundaries all around Large area of scrub. No significant environmental constraints Landscape and Townscape: A countryside location and remote from town Rolling landscape dropping down to small stream valley Site would be partially visible from B1110 – but screened when viewed from town. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. The other allocated sites adequately deliver the quantum of development required.</p>

H19	Land West Of Norwich Road	3.07	122	<p>Highway Transport & Access: Acceptable to Highways. Access would be off Norwich Road – 2 possible locations Footway on Norwich Road and close to school and town centre.</p> <p>Environmental: Part arable field – part pasture Hedge and trees and pond located in SE corner No significant environmental constraints</p> <p>Landscape and Townscape: The site is largely hidden behind existing Norwich Rd properties Only the southern part of the site is visible from the Norwich Rd.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for up to 50 dwellings</p>
H20	Land at Heath Farm	7.11	200	<p>Highway Transport & Access: Highways access is only acceptable of existing estate road and new roundabout. Access into town would be via new estate road and the new footpath/cyclepath which links to Hempstead Rd. The site is a moderate walking distance to school and town centre services.</p> <p>Environmental: Large arable fields in countryside Tree and hedge boundaries No significant environmental constraints</p> <p>Landscape and Townscape: Would be an urban extensions into the countryside but in keeping with existing development.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Site Approximately 5ha site considered suitable to be allocated for residential development for 100 - 150 dwellings with potential provision of a 2ha - 2 form primary school site - subject to Education Authority confirmation of preferred location. Further work is required on highway access in relation to mixed-use proposal.</p>
H22	Land North of Charles Road	1.24	40	<p>Highway Transport & Access: Acceptable to Highways Access of Charles Road Charles Road has footways on both sides Acceptable walking distance to school and town services</p> <p>Environmental: An already developed site with a number of educational and community uses Part of the site is used for allotments Part of site is open space with children's play equipment (for Sure Start Centre use only)</p> <p>Landscape and Townscape: <u>Within settlement boundary and residential area.</u></p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>The site is within the settlement boundary. The existing community use is considered preferable unless contra evidence is provided. The other allocated sites adequately deliver the quantum of development required. Therefore, on balance, this site is not considered suitable to be allocated at this time.</p>

H23	Land at Thornage Road	8.95	265	<p>Highway Transport & Access: Highways objection on access and detached location from town. No footways along Thornage Rd All approaches 60mph Public footpath to south of site links to Norwich Road Old railway footpath to north of site</p> <p>Environmental: 2 Large arable fields (and part pasture) on either side of Thornage Road Hedge boundaries all around No significant environmental constraints</p> <p>Landscape and Townscape: Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>
H25	Tricorn Farm, Norwich Road	18.11	500	<p>Highway Transport & Access: Highways Object on the grounds of access and impact on network. No footways along both roads. High speeds on both roads – crossing B1149 would be challenging.</p> <p>Environmental: A large triangular field currently used for keeping pigs Thick tree belts around all 3 sides No significant environmental constraints</p> <p>Landscape and Townscape: Site is detached from town and would be a large scale development in the countryside There is a tree belt which acts as screening arounds the site.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites adequately deliver the quantum of development required.</p>
H26	Holt Primary School	0.71	21	<p>Highway Transport & Access: Access would have to be achieved off Valley Lane.</p> <p>Environmental: This is an early 1900's school site with associated hard standing playgrounds.</p> <p>Landscape and Townscape: Within the settlement boundary and residential area. A sensitive redevelopment with re-use of existing buildings could complement the existing townscape.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not preferred Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided. The other allocated sites adequately deliver the quantum of development required. Therefore, on balance, this site is not considered suitable to be allocated at this time.</p>

H27	Land at Heath Farm	14.15	420	<p>Highway Transport & Access: Highways access is only acceptable of existing estate road and new roundabout. The site cannot be access via Hempstead Rod due to Highways Objection. Access into town would be via new estate road and the new footpath/cyclepath which links to Hempstead Rd. The site is a moderate walking distance to school and town centre services. Heath Lane is a private road and public footpath.</p> <p>Environmental: Large arable fields in countryside Tree and hedge boundaries No significant environmental constraints</p> <p>Landscape and Townscape: The site is reasonably remote and detached from town – even taking new development into account and would appear large urban extensions into the countryside</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative & Positive</p>	<p>Not Preferred The site is not considered to be in a sustainable location for development. The site would be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections unless it is access via the new roundabout and spine road. The other allocated sites adequately deliver the quantum of development required.</p>
H28	Land At Gresham's School	0.71	28	<p>Highway Transport & Access: Access to be off Grove lane which is acceptable to Highways There is a footway along Grove Lane into town Moderate/acceptable walking distance to school</p> <p>Environmental: Currently Open Land area - school playing fields.</p> <p>Landscape and Townscape: Outside settlement boundary and residential area. Will be shielded by Grove Lane development and by Gresham school buildings.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred The site is unsuitable for development as it forms part of the important open space for Holt and this existing use is preferred. The other allocated sites adequately deliver the quantum of development</p>
H29	School Playing Fields, Cromer Road / Neil Avenue	0.92	37	<p>Highway Transport & Access: Access would have to be off Neil Ave – through small area of greenspace</p> <p>Environmental: Designated Open land Area Currently a school playing field used by primary school Mowed grass with hedge around outside</p> <p>Landscape and Townscape: Housing site could blend well with existing housing although the site is in an elevated position.</p> <p>Other: This site has to be taken into account with the existing school site and the potential for a relocated school site. No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided. The other allocated sites adequately deliver the quantum of development required. Therefore, on balance, this site is not considered suitable to be allocated at this time.</p>

Provisional Summary Site Assessments for Sheringham

Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
SH04	Land adjoining Seaview Crescent	1.68	25-45	<p>Highway Transport & Access: The site can be accessed from Holway Road. Access and impact on the highway network is considered to be acceptable by NCC Highways. There is a footway available from the site into Sheringham town centre. The site is within walking distance (785m) to the town centre which has a range of services and facilities. There are public transport options available from the site. The site is within walking distance (850m) to the train station and to the bus stop which is located adjacent to site on Holway Road but with limited services available.</p> <p>The site is well located to the Schools, within 400m to the Primary School and 510m to the High School.</p> <p>Environmental: The site comprises of grassland and scrub. The site is connected to Morley Hill which provides an area of important green space.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The site is within the setting of Sheringham Park. Despite this, the site is well-contained within the landscape. The site is the only remaining undeveloped part of the Holway Rd frontage and its open character and views through to Morley Hill is important and makes positive contribution to the character of this part of Sheringham. The site may be of geological importance or interest.</p> <p>Other: The site is currently allocated and falls within the settlement boundary of Sheringham. The site is within flood zone 1 with area at risk of surface water flooding. No contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Preferred Site</p> <p style="text-align: center;">Considered suitable to be allocated for residential development for approximately 25 - 45 dwellings.</p>
SH07	Former Allotments Adjacent to Splash	1.66	50	<p>Highway Transport & Access: Access and impact on the highway network is considered to be acceptable by NCC Highways. The site is located off Weybourne Road where the site can be accessed. The site is within 1200m of the train station and bus stop is located near to site on the A149 with some services available. Footway available from the site into Sheringham. The site is within walking distance (750m) to the edge of the town centre. The site is in walking distance to the schools.</p> <p>Environmental: The former allotment site now comprises of an open field with no access available to the public. The site is designated as Open Land but it is not proposed to be re-designated as 'Amenity Green Space'.</p> <p>Landscape and Townscape: The site is adjacent to the Area of Outstanding Natural Beauty. The site is located on the edge of the settlement, and is in a prominent location on the approach into Sheringham. Development in this location could have an impact on the landscape, and the AONB.</p> <p>Other: Flood Risk 1, some risk of groundwater flooding and surface water flooding. No contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not Preferred</p> <p style="text-align: center;">The site is prominent on the approach into Sheringham and highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham.</p>

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SH10	Land at Morley Hill	5.4666	164	<p>Highway Transport & Access: The site is located adjacent to the current allocated site adjoining Seaview Crescent. Access and the local road network are considered to be unacceptable by NCC Highways. There is no possibility of creating suitable access to the site. Although the site is within walking distance (860m) to the train station and there is a bus stop located along Holway Road with limited services available. And the site is within walking distance to the schools and to shops and other services within Sheringham Town Centre. The site is remote from the local road network and there are limited opportunities to connect to existing roads and footways.</p> <p>Environmental: The site consists of mainly grassland with scrub and trees. There is deciduous woodland in southern section of site and development on this site is likely to impact on biodiversity. The site is currently designated open land and is proposed for Amenity Green Space designation. There are TPOs trees adjacent to the site.</p> <p>Landscape and Townscape: The site is located within the Area of Outstanding Natural Beauty. The site is on higher ground and visible within the local landscape and townscape. It provides an important green space in the landscape. The site is within the setting of Sheringham Park and the site provides longer views towards Sheringham Park. Development on this site would have an adverse Impact on the character on the landscape and townscape.</p> <p>Other: The site is within Flood Risk 1. Contamination on parts of the site. No utilities issues.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred The site is not available for development. The site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. The site is unsuitable for development. Furthermore there are more preferable sites available in Sheringham.</p>
SH11	Land Adjacent To Sheringham House	0.93	28	<p>Highway Transport & Access: Access and impact on the highway network is considered to be acceptable by NCC Highways. But a footpath would need to be provided from the junction with the Rise to the site access. There are some public transport options available from the site. The site is within walking distance to the train station. But there are currently no footways available to provide access to closest bus stop along Holway Road. Although the site is within walking distance to the schools there are limited opportunities to connect to existing footways going west of the site.</p> <p>Environmental: The greenfield site consists of maintained grassland and mature trees across the site. The trees on the site are subject to Tree Preservation Orders.</p> <p>Landscape and Townscape: Part of the site is located within the Area of Outstanding Natural Beauty. The site makes a contribution to the character of Sheringham House. And part of the site is within the setting of Sheringham Park.</p> <p>Other: The access to Sheringham House runs through the site and therefore the overall potential capacity of the site would be reduced. The site is within Flood Risk 1. Water mains crossing the site. No contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site is unsuitable for development. The site forms the entrance to Sheringham House, and the main accesses run through the site. The site makes a contribution to the character of Sheringham House. Furthermore there are more preferable sites available in Sheringham.</p>

SH13	Land South of Woodfields School	1.11	33	<p>Highway Transport & Access: The site is located to the south of Sheringham and would need third party land either from Rushmer Way or through the development of the land to the west (SH19) in order to provide access to the site from Holt Road. This is considered to be unacceptable by NCC Highways, as development would result in significant increase in traffic through Upper Sheringham. The site is located adjacent to the Primary School and High School. And if a footway can link the site to Rushmer Way then the site would be within walking distance to the town centre with shops and other services available. However it currently remains remote from the centre. Although there is bus stop on Sheringham Road (limited services) the site is remote from the local road network and there are limited opportunities to connect to existing footways.</p> <p>Environmental: The site consists of agricultural land with some boundary trees/hedgerows.</p> <p>Landscape and Townscape: The site lies adjacent to the Conservation Area and the Area of Outstanding Natural Beauty. The site is quite enclosed, by existing development on the east and the schools to the north. And there is limited visibility of the site. Development on this site shouldn't have an overly detrimental on the landscape.</p> <p>Other: Water mains crossing the site. The site is within Flood Risk 1. No contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is considered to be unsuitable, as development would result in significant increase in traffic through Upper Sheringham. And the site on its own cannot be satisfactorily accessed. Furthermore there are more preferable sites available in Sheringham.</p>
SH16	Land Adjacent Beeston Regis Caravan Site	7.6294	228	<p>Highway Transport & Access: The site is located off Nelson Road, which has a section of private road. In order for this road to be suitable for development, this section would require improvements. If these improvements are made then the access and roads would be considered to be acceptable by NCC Highways. There is currently no footpath on the unmade private road and this would need to be provided. The site is within walking distance to the town centre with a range of services. However the site is not within walking distance to the Primary School and High School. Parts of the site are detached and remote from the town There is no bus stop close to the site, 800m to closest one on Cromer Road – have to pass over the railway line.</p> <p>Environmental: Greenfield site consists of heathland and grassland.</p> <p>Landscape and Townscape Part of the site is in the Conservation Area. And a Scheduled Ancient Monument is located along southern part of site. The site is adjacent to Grade I Listed St Mary's Priory and Grade II Listed building. Development of this site could have a detrimental impact on those historic assets. The site is located adjacent to Beeston Bump SSSI which is to the north. And the site is in an elevated position, with important views to the site from the south and from the site across the sea and surrounding landscape. Development on this site would have a detrimental impact on the landscape.</p> <p>Other: Signs of contamination on the site. Flood Risk 1, some risk of groundwater flooding and surface water flooding. Part of the site is the other side of the railway line and therefore inaccessible from Nelson Road. Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an unacceptably adverse impact on the landscape and the Scheduled Ancient Monument. Furthermore there are more preferable sites available in Sheringham.</p>

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SH16/1	Land off Nelson Road	1.62	30	<p>Highway Transport & Access: The site is located off Nelson Road, which has a section of private road. In order for this road to be suitable for development, this section would require improvements. If these improvements are made then the access and roads would be considered to be acceptable by NCC Highways. There is currently no footpath on the unmade private road and this would need to be provided. The site is within walking distance to the town centre with a range of services. However the site is not within walking distance to the Primary School and High School. There is no bus stop close to the site, 820m to closest one on Cromer Road – have to pass over the railway line.</p> <p>Environmental: The site consists of grassland. Some mature hedgerows and trees along Nelson road.</p> <p>Landscape and Townscape The site is located adjacent to the Conservation Area and Scheduled Ancient Monument which are to the south of the site. The site is also adjacent to Grade I Listed St Mary’s Priory and Grade II Listed building. The site is in an elevated position, with important views to the site from the south including from the Grade I Listed priory, Cromer Road and surrounding landscape. Development on this site would have a detrimental impact on the landscape and on the historic assets.</p> <p>Other: Flood Risk 1, some risk of groundwater flooding. No contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is unsuitable for development. . The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. If developed the site would have an unacceptably adverse impact on the landscape.</p> <p>Furthermore there are more preferable sites available in Sheringham..</p>
SH17	Land At Beeston Regis Common	2.31	69	<p>Highway Transport & Access: Access and impact on the highway network is considered to be acceptable by NCC Highways. The site could be accessed from Beeston Common. The site is within walking distance to the town centre that has a range of services and to the primary and high schools. Footway available from the site. The site is well located (within 220m) to the bus stop along Cromer Road which provides a range of services and is within 730m to the train station.</p> <p>Environmental: The site comprises of grassland, with mature trees along southern and eastern boundaries. There is a pond located towards the north of the site.</p> <p>Landscape and Townscape The space provides an important green space when approaching Sheringham along the Cromer Road. Development on this site would have an adverse impact on the landscape. Beeston Regis Common located to the south of the site is a designated SSSI and SAC. The site is located within the Conservation Area and partly as scheduled ancient monument which is located to the East of the site. Grade I Listed St Mary’s Priory located close to eastern boundary of the site.</p> <p>Other: No contamination or utilities issues currently identified. Flood Risk 1, some risk of surface water flooding.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is unsuitable for development, the site provides important open space with recreational value. And if developed would have an adverse impact on the landscape and the townscape. Furthermore there are more preferable sites available in Sheringham.</p>

SH18/ 1	Land South of Butts Lane	2.74	82	<p>Land to the east of this site has planning permission for 52 dwellings and is currently under construction.</p> <p>Highway Transport & Access: The site could be accessed through the adjacent development once complete. Access and impact on the highway network is considered to be acceptable by NCC Highways. However there can only be a maximum of 100 dwellings off a single point of access including those already there. This means that this site would only be suitable for 50 new dwellings. There will be footways available through the adjacent development, and there are existing footways available through Rushmer Way. The site is within walking distance to Primary School and High School and to the town centre including a range of services. The site is within 320m of the bus stop on Holway Rd which provide limited services. The site is within walking distance to the train station.</p> <p>Environmental: The site consists of arable land with mature woodland to the south of the site, with associated biodiversity.</p> <p>Landscape and Townscape: The site is within the Conservation Area. The site is within the defined setting of Sheringham Park. The site lies within the AONB but is visually well screened by the surrounding landform and woodland to the south of the site. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. But the eastern part of the site shouldn't have a detrimental impact on the landscape and wider countryside.</p> <p>Other: There are water mains crossing the site. No contamination or utilities issues currently identified. Flood Risk 1.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p style="text-align: center;">Preferred Site</p> <p style="text-align: center;">Considered suitable to be allocated for residential development for approximately 50-80 dwellings.</p>
SH18/2	Land South of Butts Lane	1.75	52	<p>Highway Transport & Access: The site would require third party land to access the site. The site is located adjacent to site SH18/1 which could access through development off Holway Road which is currently under construction. Although access and impact on the highway network is considered to be acceptable by NCC Highways. There can only be a maximum of 100 dwellings off a single point of access including those already there. There is already planning permission for 52 dwellings off Holway Road so that would mean that sites SH18/1 and SH18/2 could only accommodate 50 dwellings between them. There are currently no footways available to the site. If these were provided then the site would be within walking distance to Primary School and High School and to the town centre including a range of services. The site is within 640m of the bus stop on Holway Rd which provide limited services. The site is within walking distance (1500m) to the train station.</p> <p>Environmental: The site consists of arable land with mature woodland to the south of the site.</p> <p>Landscape and Townscape: The site is within the Conservation Area. The site lies within the AONB and is partly screened by the woodland to the south of the site. However there are views of the site available from upper Sheringham. Development on this site would have a detrimental impact on the landscape and wider countryside.</p> <p>Other: No contamination or utilities issues currently identified. Flood Risk 1</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is unsuitable for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB.</p> <p>Furthermore there are more preferable sites available in Sheringham.</p>

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				Sustainability Appraisal Overall Result = Negative	
SH19	Land North Of Butts Lane	6.8067	204	<p>Highway Transport & Access: The site is located off Holt Road where the site could be accessed, but the site is considered to be unacceptable by NCC Highways as development would result in significant increase in traffic through Upper Sheringham. There are footways available along Holt Road. The site is within a short walking distance to Primary School and High School. The site is within short distance (259m) to a bus stop on Holt Rd which provides limited services. The site is fairly remote from the town centre and from the train station (1218m). Environmental: The site consists of arable land which is split into two parcels separated by a row of trees. Some mature trees/hedges along the northern boundary separating the site from the school to the north. Landscape and Townscape: The site is adjacent to the Conservation Area and the AONB. The parcel of land closest to Holt Road is visible in the landscape and along the approach into Sheringham. Development in this location would be a pronounced and obvious extension into the countryside. And would have an adverse impact on the landscape and townscape of Sheringham. The parcel to the east is more contained in the landscape and screened by trees along the boundary. Other: Small sign of contamination on the site. No utilities issues currently identified. Flood Risk 1 Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The majority of the site is very prominent in the landscape and would extend beyond the current extent of the town into the open countryside, having an adverse impact on the landscape. The site is considered unacceptable as development would result in significant increase in traffic through Upper Sheringham. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham..</p>
SH20	Land Adjacent To Blowlands Lane	6.81	272	<p>Highway Transport & Access: The site is located off Holt Road where the site could be accessed, but the site is considered to be unacceptable by NCC Highways as development would result in significant increase in traffic through Upper Sheringham. There are footways available along Holt Road. The site is within a short walking distance to Primary School and High School. The site is within short distance (180m) to a bus stop on Holt Rd which provides limited services. The site is fairly remote from the town centre and from the train station (1149m). Environmental: The site consists of arable land. Landscape and Townscape: Part of the site is adjacent to the Conservation Area and the AONB. The land is very visible in the landscape and along the approach into Sheringham. The site provides views across to the sea. Development would be a pronounced and obvious extension into the countryside. Development of this site would have a significant impact on the landscape and townscape of Sheringham. Other: No contamination or utilities issues currently identified. Flood Risk 1, with small parts at risk of surface water flooding. There are water mains crossing the site. Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site is very prominent in the landscape and would extend beyond the current extent of the town into the open countryside, having an adverse impact on the landscape. The site is considered unacceptable as development would result in significant increase in traffic through Upper Sheringham. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham..</p>

SH22	Tradewinds', Weybourne Road	0.67	10	<p>Highway Transport & Access: The site is located off Weybourne Road. Access and the local road network is considered to be unacceptable by NCC Highways. There are no footways available along this section of Weybourne Road. The site is within 500m to a bus stop on Weybourne Rd which provides limited services. The site is remote from the town centre, the train station and from Sheringham Primary and High Schools.</p> <p>Environmental: The consists of partly brownfield land with existing buildings and grassland.</p> <p>Landscape and Townscape: Part of the site falls within the AONB and rest is adjacent. Development could have an impact on the landscape on the approach into the town.</p> <p>Other: No contamination or utilities issues currently identified. Flood Risk 1, part of the site is at risk of ground water and surface water flooding. There are sewers crossing the site.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is not considered a sustainable location for development, the site cannot be satisfactorily accessed. The site would extend into open countryside which is remote from the town. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham..</p>
SH23	Land Adjacent Clock Tower	0.29	16	<p>Highway Transport & Access: The site is located off the High Street where there are two existing accesses to the site. The access and impact on the highway network is considered to be acceptable by NCC Highways. This site is in a very central location within the main shopping area of Sheringham and has good access to a range of services and facilities. The site is within 370m to the bus stop with a range of services available and within 270m to the train station.</p> <p>Environmental: Brownfield Site with existing buildings on the site.</p> <p>Landscape and Townscape: The site is located behind existing shops along the High Street so there is limited visibility of the site from the West. Some views available from Cremer Street and development could provide the opportunity for improvement to the townscape. Part of the site is within the Conservation Area.</p> <p>Other: The site is currently allocated as a Retail Opportunity Site suitable for mixed use development of shops, commercial and community uses with residential accommodation above. Part of the site falls within the designated Primary Shopping Area. There is contamination on the site. Flood Risk 1, with areas susceptible to groundwater flooding and surface water flooding.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site falls within the settlement boundary of Sheringham. Although the site may be considered suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy. The site will be assessed for retail use separately. Furthermore there are more preferable sites available in Sheringham..</p>

SH25	Land at Weybourne Road	6.1591	185	<p>Highway Transport & Access: The site is located off Weybourne Road. The access and impact on the highway network is considered to be acceptable by NCC Highways. However there are no footways available along this section of Weybourne Road. The site is within 400m to a bus stop on Weybourne Rd which provides limited services. The site is remote from the town centre, the train station and from Sheringham Primary and High Schools.</p> <p>Environmental: The site consists of arable land split into two parcels.</p> <p>Landscape and Townscape: The site lies adjacent to the AONB. The land is very visible in the landscape and along the approach into Sheringham. The site is detached from the town. Development would be a pronounced and obvious extension into the countryside . Development of this site would have a detrimental impact on the landscape and townscape of Sheringham.</p> <p>Other: No contamination or utilities issues currently identified. Flood Risk 1, part of the site is at risk of ground water flooding. There are sewers crossing the site.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p style="text-align: center;">Not Preferred</p> <p>The site is not considered a sustainable location for development. The site is remote from the town and prominent in the landscape. The site would extend into open countryside, having an adverse impact on the landscape. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Sheringham.</p>
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Provisional Summary Site Assessments for Wells-next-the-Sea					
Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
W01/1	Land To Rear of Market Lane	0.70	20	<p>Highway Transport & Access: Access is available off the existing site to the north. Footway to the site Acceptable walking distance to both schools and services Environmental: No significant environmental features or constraints. Landscape and Townscape: No impact. Other: The site would be a continuation of W01. Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for up to 20 dwellings.</p>
W05	Land North Of Field View Adjacent Stiffkey Road	0.37	15	<p>Highway Transport & Access: Although within 30mph zone - on approach to town. No footway on south side. Highways objection on access and network grounds Environmental: A small grass field enclosed by tree and hedges. No obvious environmental features and no known constraints. Landscape and Townscape: Could have an impact on the approach into Wells - but also could be well screened. Other: None Sustainability Appraisal Overall Result = Neutral</p>	<p>Not Preferred On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites are preferred and adequately deliver the development required.</p>
W06/1	The Old Coal Yard, East Quay	0.25	10	<p>Highway Transport & Access: Access would be achieved via unmade track through small industrial port buildings. Public footpath to east of site. Highway objection on access and network grounds. Environmental: A boat yard that forms part of the port area and in occupation/operation. No environmental features on sites - but very close to the national and internationally important sites. Landscape and Townscape: Residential development would be outside the current residential area and would disrupt the working port/harbour nature of this area. Other: The site is in Flood Zone 2 and 3b. Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered to be in a sustainable location for development. The development would and obvious extension into the countryside and the port area. The site is in a Flood Risk Zone. The site is considered to have unsuitable highways access and network connections. The other allocated sites are preferred and adequately deliver the development required.</p>

W07	Land Adjacent Holkham Road	5.34	214	<p>Highway Transport & Access: Access would be off Bases Lane or potentially Holkham Road - although there is a level difference. A small section of footway and a safe crossing point would be required on the Holkham Road.</p> <p>Environmental: The site is a pasture field used for grazing horses. Hedge boundaries on north, west & east sides. No other obvious environmental features or designations.</p> <p>Landscape and Townscape: The site rises from north to south and is prominent when viewed from the north. The site is visible from the Beach Road causeway. Development of the whole site would have a significant impact on the landscape and townscape.</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Preferred Site Considered suitable to be allocated for residential development on a 2.6 ha site for 50 to 60 dwellings and delivery of public open space.</p>
W08	Land Adjacent 106 Mill Road	0.64	18	<p>Highway Transport & Access: Access would be achieved off Mill Road and is considered acceptable by Highways. There is a footway to the site and it is an acceptable distance to schools and services.</p> <p>Environmental: The site is a small pasture field with no obvious environmental features. There is a hedge boundary to the eastern side.</p> <p>Landscape and Townscape: The site is open and together with the land on the other side of Mill Road - provides an open setting for the approach into Wells.</p> <p>Other: None</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The other allocated sites are preferred and adequately deliver the development required.</p>
W10	Land West of Polka Road	0.61	6	<p>Highway Transport & Access: Access would be achieved off Polka Road or Marsh Lane. There is a footway along Polka Road. Acceptable to Highways and within acceptable walking distance to schools and services.</p> <p>Environmental: The site is a low level rough pasture field currently used for grazing. The site is wholly within Flood Zone 2.. The site is currently designated as Open Land and is to be designated AGS</p> <p>Landscape and Townscape: The site forms an important part of the open space in this part of Wells and provides a setting for St. Nicholas' Parish Church. Development in this location would have a significant detrimental impact on the openness and the townscape.</p> <p>Other: The site is within the settlement boundary.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered to be in a sustainable location for development. The site is an important open space in the heart of the village and development would affect the openness and setting of the St. Nicholas' Church. The other allocated sites are preferred and adequately deliver the development required.</p>

W11	Land at Warham Road	14.37	<p>430 Highway Transport & Access: The site is located off the Warham Road and currently access is via a track (public footpath) through the site. It is expected that access would be achieved in a different location off the Warham Road. There is a Highways objection on the basis that access off the Warham Road for the number of dwellings proposed would be unacceptable.</p> <p>Environmental: 2 large fields - one currently used for arable and the other pasture. Hedge boundaries around all sides. No other obvious environmental features or designations.</p> <p>Landscape and Townscape: The site would be a large development in the open countryside and could have an detrimental impact on the landscape</p> <p>Other: No flooding, contamination or utilities issues currently identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered to be in a sustainable location for development. The site is visible in the landscape and development could be a pronounced and obvious extension into the countryside. The site is considered to have unsuitable highways access and network connections. The other allocated sites are preferred and adequately deliver the development required.</p>
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Draft Sustainability Appraisal - Sites in Cromer, Holt, Sheringham & Wells.																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C07/1	Cromer	Res	+	++	+	++	+	?	0	--	0	++	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on landscape (loss of woodland). Biodiversity impact uncertain; part within AONB, arable / grazing, woodland. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
C07/2	Cromer	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; adjacent AONB, arable / grazing, adjacent woodland. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
C10/1	Cromer	Res	--	++	+	++	0	-	?	-	0	~	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to healthcare service, education facilities. Could result in loss of designated open land area. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C11	Cromer	Res	--	++	+	++	0	-	?	-	0	++	+	+	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWSs (Cromer Old Cemetery, Hall Wood), grass, scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Limited scope for open space provision. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C15/1	Cromer	Res	+	++	+	++	0	-	0	--	-	++	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of woodland). Potential to affect setting of Grade II Listed Building (Cromer Lighthouse). Potential negative biodiversity impact; part within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), mostly woodland (subject to TPO). No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
C16	Cromer	Res	-	++	+	++	+	-	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C18	Cromer	Res	--	++	+	++	0	?	0	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
C19	Cromer	Res	--	++	+	++	0	?	?	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C22/1	Cromer	Res	-	++	+	++	+	?	?	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Biodiversity impact uncertain; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C23	Cromer	Res	+	++	+	++	~	-	?	0	0	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood), scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Would utilise mostly non-agricultural grade land. Social – Scores mixed; within settlement, good access to healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C24	Cromer	Res	--	++	+	++	0	-	0	--	-	++	+	++	+	0	++	+	Overall the site scores as negative & positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to healthcare service, education facilities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C25	Cromer	Res	--	++	+	++	-	?	?	-	-	~	+	+	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Biodiversity impact uncertain; within AONB, grazing, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores positively; good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C26/1	Cromer	Res	+	++	-	~	~	-	0	0	-	~	+	++	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, majority of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Sutherland House) and CA. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees to majority of boundary. No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within the settlement, good access to employment, educational facilities, peak time public transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C27	Cromer	Res	--	++	+	++	-	-	?	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent position, removed from residential development, potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood, Cromer Old Cemetery), arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, access to healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C28	Cromer	Res	--	++	+	++	-	?	0	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C30/1	Cromer	Res	+	++	~	~	~	-	0	0	0	~	+	++	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, approximately third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees adjacent site. Would utilise mostly non-agricultural grade land. Social – Scores mixed; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within the settlement, good access to employment, educational facilities, peak time public transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C33	Cromer	Res	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, grass, scrub, within woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, peak time public transport links, services / facilities, access to employment. High speed broadband in vicinity. Town centre easily accessible from the site.
C34	Cromer	Res	++	++	+	++	+	?	0	+	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for enhancement of townscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, Cromer Old Cemetery), PDL. No loss of agricultural (1-3) land. Social – Scores ; within settlement, good access to healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Economic – Scores positively; within settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C36	Cromer	Res	--	++	+	++	-	?	0	--	-	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Biodiversity impact uncertain; within AONB, arable, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to healthcare service, peak time public transport links, education facilities, access to leisure and cultural opportunities. Economic – Scores ; loosely related to settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
FLB02	Cromer	Res	--	++	+	++	-	?	0	--	0	-	+	++	0	0	-	~	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; within AONB, arable / grazing, mature hedgerow / trees to boundary, close to woodland. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement / rural location, services in adjacent settlement. Economic – Scores mixed; likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
C39	Cromer	Res	--	++	~	~	-	-	?	-	-	+	+	+	++	0	++	0	Overall the site scores negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and setting of Grade II Listed Building (South Lodge). Potential negative biodiversity impact; adjacent AONB, close proximity CWS (East Wood), arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, peak time public transport links. Access to high speed broadband uncertain. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C40	Cromer	Res	0	++	~	~	~	-	?	0	-	~	+	+	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; adjacent CWSs (East Wood, Hall Wood), close proximity CWSs (Cromer Old Cemetery, Cromer Sea Front), golf course / skate park with mature woodland to south. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NOR08	Cromer	Res	--	++	+	++	-	-	0	-	-	~	+	+	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, pond. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores positively; good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
RUN07	Cromer	Res	--	++	+	++	-	-	0	-	0	-	+	+	0	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Cromer Sea Front), SSSI & local geodiversity site (East Runton Cliffs), grassland, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement, services in adjacent settlement. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, peak time public transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H04	Holt	Res	0	~	+	++	0	-	+	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H05	Holt	Res	--	++	+	++	-	-	0	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; arable land within AONB, close proximity CWSs / ancient woodland (Old Pollards Wood & Pereers Wood). Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.
H06	Holt	Res	--	++	+	++	-	-	0	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; arable land & poultry farm within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood). Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H07	Holt	Res	-	++	~	~	0	-	?	--	-	+	+	++	+	0	++	+	Overall the site scores as negative & positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, access to site and insignificant area within site potentially susceptible SWF (CC). Potential detrimental impact on townscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), site heavily treed (TPO). 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 peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H08	Holt	Res	-	++	+	++	0	-	0	0	-	~	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWS / ancient woodland (Old Pollards Wood), playing fields with mature trees to boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement but would result in loss of established sports facilities / open space. Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H10	Holt	Res	--	++	+	++	+	-	0	0	0	~	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Gravel Pit Lane), arable, mature trees to boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal recreation). Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H16	Holt	Res	--	++	+	++	-	-	0	--	-	0	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity CWSS / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common). Loss of agricultural (1-3) land. Social – Scores neutral; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.
H16/1	Holt	Res	--	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative & positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity ancient woodland / CWSS (Pereers Wood, Old Pollards Wood & Spout Common), arable, some hedgerow and trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Limited scope for open space provision. Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.
H17	Holt	Res	--	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CAs and grade II listed buildings (Methodist Church & Hill House). Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood), grazing land, mature trees and hedgerow surrounding. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H18	Holt	Res	--	++	+	++	-	-	?	--	-	~	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation), grazing land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, with good access to primary education facilities, access to peak time public transport & limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H19	Holt	Res	--	~	~	~	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative & positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSS (Holt Country Park, Spout Common), arable, surrounded by mature hedgerow / trees. Could impact on safeguarded mineral resources. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.
H20 /1	Holt	Res	--	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (barn). Potential negative biodiversity impact; close proximity AONB, CWSS (Holt Country Park, Hempstead Woods, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees to part of boundary. 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 peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H22	Holt	Res	+	++	+	++	~	-	0	0	0	+	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positive; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). PDL. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), PDL, mature hedgerow / trees around part / within site. Loss of agricultural (1-3) land. Social – Scores positively; within settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Could result in loss of some community facilities / loss of part of designated open land area. Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H23	Holt	Res	--	++	+	++	-	-	?	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; close proximity ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common), arable land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
H25	Holt	Res	--	--	+	++	-	-	+	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land. Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores neutral; removed from settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H26	Holt	Res	+	++	+	++	~	-	+	0	-	~	+	++	-	0	++	++	Overall the site scores as negative & positive Environmental – Scores positively; within settlement, PDL (existing school), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of grade II listed garden wall & Bacon's House & CAs. Potential negative biodiversity impact; close proximity ancient woodland (Pereers Wood), AONB, CWS (Spout Hills), PDL, mature trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement with good access to peak time public transport & limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of school. Economic – Scores negatively; within settlement, access to employment, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Loss of school.
H27	Holt	Res	0	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (barn) and CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Hempstead Woods, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.
H28	Holt	Res	0	++	+	++	~	-	0	0	-	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of grade II listed building (The Grove). Potential negative biodiversity impact; close proximity CWS (Fairfield Lawn), AONB, school playing field with woodland to east boundary. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement with good access to local healthcare service (in adjacent settlement but within 2km), peak time public transport & limited leisure and cultural opportunities. Would result in loss of open land area (school playing fields). Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
H29	Holt	Res	0	++	+	++	~	-	?	0	0	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spout Hills), playing / sports field surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal & formal recreation). Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH04	Sheringham	Res	0	++	~	~	~	?	0	0	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; within AONB, close proximity CWS (Pretty Corner & The Plains), scrub, mature trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH07	Sheringham	Res	--	++	~	~	0	-	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH10	Sheringham	Res	0	++	+	++	+	-	0	0	0	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), part deciduous woodland, mature trees around and within site, rough grassland. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH11	Sheringham	Res	0	++	+	++	~	-	0	0	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; part within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), maintained grassland, mature trees across the site (TPO). Loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH13	Sheringham	Res	--	++	+	++	0	?	?	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Biodiversity impact uncertain; adjacent AONB, 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 settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH16	Sheringham	Res	-	++	+	-	+	-	?	--	--	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negative; edge of settlement, adjacent CERZ, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent site, divided by railway, likely significant detrimental impact on landscape. Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church), Grade II Listed Building (Abbey Farmhouse) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), part arable, part scrub with many mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in partial loss of proposed designated open land area. Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
SH16/1	Sheringham	Res	0	++	+	++	0	-	?	-	-	+	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), arable / grazing, mature trees / hedgerow surrounding, adjacent scrub land. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positive; edge of settlement, good access to healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities. Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH17	Sheringham	Res	+	++	+	++	0	-	+	-	--	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area (part within site and along north & east boundaries) potentially susceptible to SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), rough grass land, part maintained, pond, mature trees to east boundary and parts of south boundary. Localised potential to contribute to GI network. Would utilise non-agricultural grade land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH18/1	Sheringham	Res	--	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH18/2	Sheringham	Res	--	++	+	++	-	-	?	--	-	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, peak time public transport links. Access to high speed broadband uncertain. Town centre accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH19	Sheringham	Res	--	++	+	++	+	?	?	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Ivy Farmhouse) and CA. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH20	Sheringham	Res	--	++	+	++	0	?	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; adjacent AONB, arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH22	Sheringham	Res	-	++	~	~	-	-	0	--	0	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negative; loosely related to settlement, part PDL, FZ1, low susceptibility GWF, approximately half of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; part within AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), part PDL, grass / scrub. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

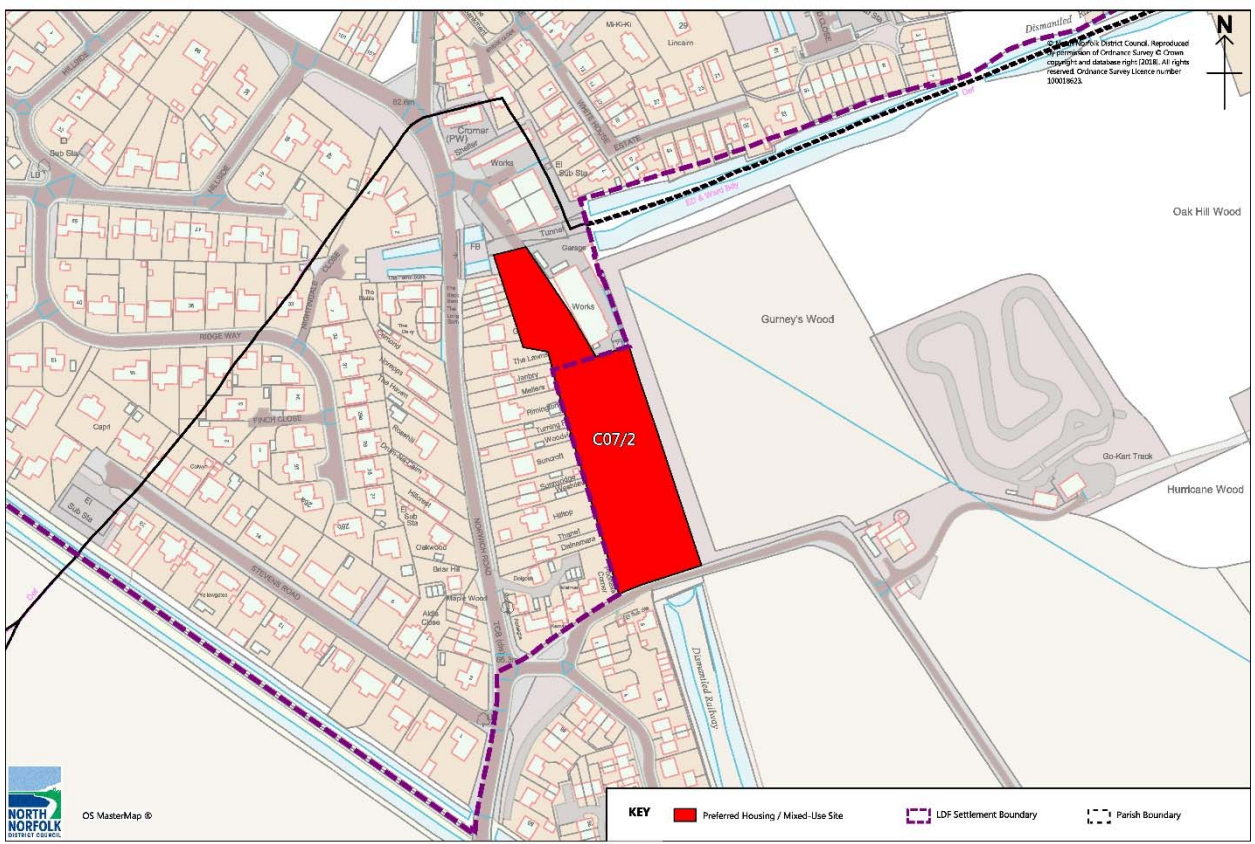
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH23	Sheringham	Res	++	++	+	++	+	+	0	0	-	++	+	+	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination (PDL). Limited biodiversity potential; PDL. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH25	Sheringham	Res	--	++	+	++	-	-	0	--	0	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), arable, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
W01/1	Wells	Res	--	++	+	++	0	?	?	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of the settlement with good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
W05	Wells	Res	--	++	~	++	-	-	0	-	0	+	+	+	+	0	++	0	Overall the site scores as neutral Environmental – Scores negatively; loosely related to the settlement, FZ1, low to moderate & moderate to high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), grass field, mature trees / hedgerow surrounding. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Economic – Scores neutral; loosely related to the settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre accessible from the site. Likely to rely on car.
W06/1	Wells	Res	-	++	~	-	+	-	?	0	0	+	+	+	+	-	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, part PDL (boatyard), within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), boat yard, some mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment (but loss of undesignated employment land – small boat yard). High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.
W07	Wells	Res	--	++	+	+	0	-	0	-	-	++	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores negatively; edge of settlement, north boundary just within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity of SAC (The Wash & North Norfolk Coast), arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
W08	Wells	Res	--	++	+	++	0	?	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; within AONB, grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.
W10	Wells	Res	0	++	-	--	0	-	0	0	-	0	+	++	+	0	++	++	Overall the site scores as negative Environmental – Scores negatively; within settlement, within FZ2, FZ3a, low to moderate susceptibility GWF, whole of site considered potentially at risk of SWF (CC). Potential to affect settings of Grade II* Listed Buildings (Marsh House & Church of St Nicholas) and CA. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), grazing land. Loss of agricultural (1-3) land. Social – Scores neutral; within settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.
W11	Wells	Res	--	++	+	++	0	-	?	--	0	++	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), arable, mature trees / hedgerow to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; loosely related to the settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre accessible from the site. Likely to rely on car.

Cromer

Site Reference	C07/2
Site Address	Land at Gurney's Wood, Norwich Road
Site Area	0.84 hectares (gross)
Proposal Considered suitable to be allocated for residential development for approximately 22 dwellings	



Residential Allocation: Land at Gurney's Wood, Norwich Road.

Description

The site consists of an area of grassland/ scrub with mature woodland to the east. The site is adjacent to existing employment uses including several small business premises. The site is well related to the built area of Cromer.

The site is well contained in the landscape due to the varying land levels in the area. Therefore a reasonably high density residential scheme could be appropriate in this location, although the layout of the development should minimise any potential loss of amenity to the existing residential properties.

Scrub and grassland should be protected where possible to protect habitats and provide links to the surrounding woodland. A wildlife survey should be undertaken and appropriate mitigation measures included in any scheme. Tree and hedgerow planting along the edge of the site would also increase habitat for birds and bats.

The site could be served from the existing access onto Norwich Road, subject to an acceptable scheme of highway works which would need to be investigated further. There is currently a bus stop located near the site entrance which may need to be relocated due to the proposed development. Further confirmation on this is being sought.

Constraints

There are signs of contamination on the site. The site should be investigated to identify the previous site uses and potential contaminants that might be expected in order to fully assess any risks. If this identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.

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 C07/2

Land Gurney's Wood, Norwich Road.

Land amounting to approximately 0.84 hectares is allocated for residential development of up to 22 dwellings including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required and:

- Improvements necessary to provide acceptable vehicle access to Norwich Road;
- Provision of a landscaped buffer between the site and the adjacent business;
- Wildlife mitigation and improvement measures;
- Investigation and remediation of any land contamination.

Sustainability Appraisal Summary

C07/2 – Overall the site scores as Positive

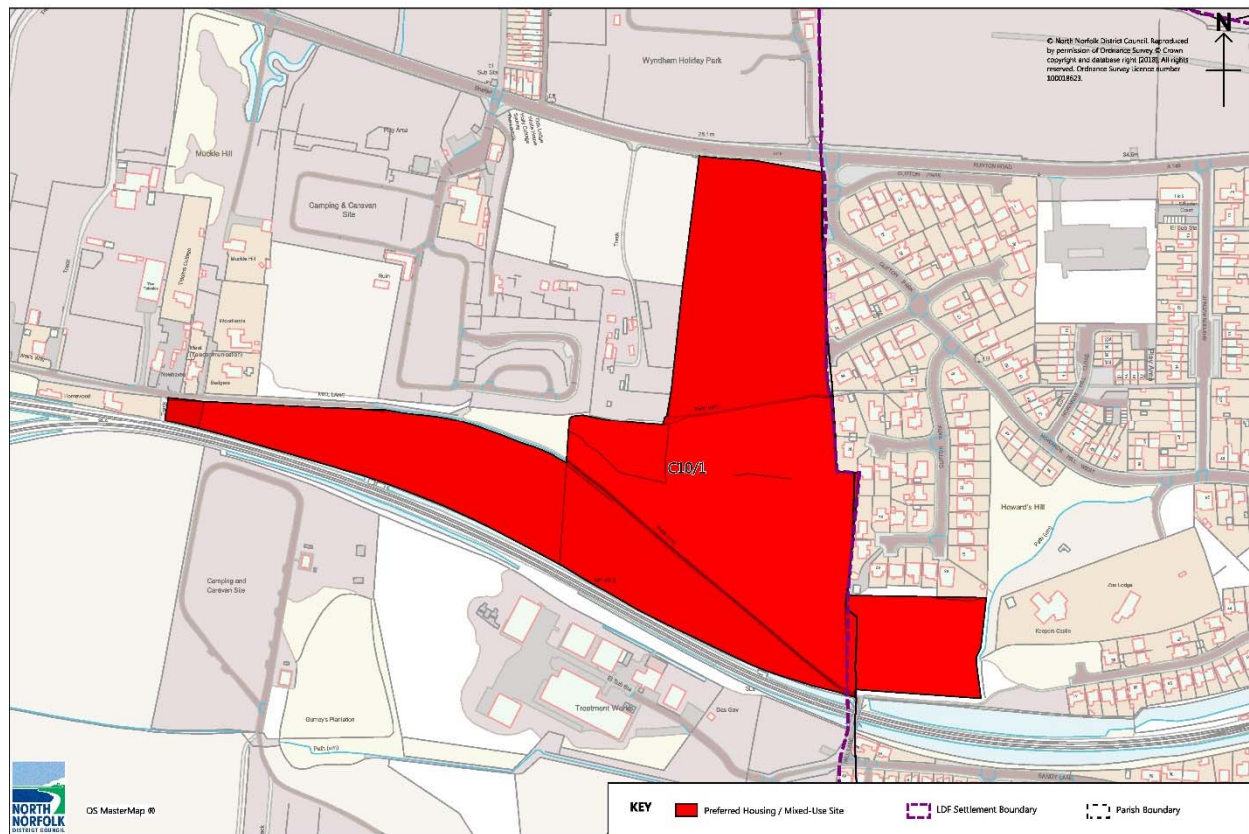
Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; adjacent AONB, arable / grazing, adjacent woodland. No loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.

Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Cromer

Site Ref	C10/1
Site Address	Land at Runton Road / Clifton Park
Site Area	8.03 hectares (gross)
Proposal	
<p>Considered suitable to be allocated for residential development of up to 90 dwellings. Provision of land for a primary school site likely to be a primary two form entry with a potential reserve site for future expansion - subject to confirmation.</p>	



Residential Allocation: Land at Runton Road / Clifton Park

Description

This is a greenfield site to the west of Cromer which is bounded by residential development at Clifton Park and the railway line to the south.

This site is approximately 1km from the town centre and there are good pedestrian links available from the site. The site is within reasonable walking distance to Cromer train station and there is a good level of bus service from the site. Access to the site could be provided from Runton Road.

The Education Authority has indicated that the levels of housing proposed in Cromer would require a new primary school, and this site is considered a suitable location for this. The site is large enough to accommodate housing, a primary school and open space.

The site consists of open scrub/ grassland with woodland to the west of the site. There are recreational paths that run through the site, including a bridleway path from east and west and a path running from north to south. These should be retained.

Constraints

On balance, although the site and the adjacent fields currently provide an undeveloped gap between Cromer and East Runton. The harm can be reduced, by providing an open frontage to the site and ensuring that any development to the south is suitable to the surrounding landscape. With adjacent Clifton Park located on slightly higher ground to the east. Development on this site could offer the opportunity to enhance the hard edge at the key gateway site.

The site is adjacent to the AONB. There should be suitable landscape treatment to the south to protect to the setting of the AONB. And the provision of open space.

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.

Confirmation required on the provision of a school site.

Policy C10/1

Land at Runton Road / Clifton Park

Land amounting to approximately 8.03 hectares is allocated for residential development of up to 90 dwellings including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required.

Provision of land for a primary school site likely to be a primary two form entry with a potential reserve site for future expansion - subject to confirmation.

and:

- Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
- providing an open frontage to the site and to ensure that any development to the south is suitable to the surrounding landscape;
- provision of landscaping along the southern boundary including provision of a buffer to the two main Public Footpaths and integration of the footpaths into the development to facilitate access and protect amenity;

Sustainability Appraisal Summary

C10/1 – Overall the site scores as Neutral

Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

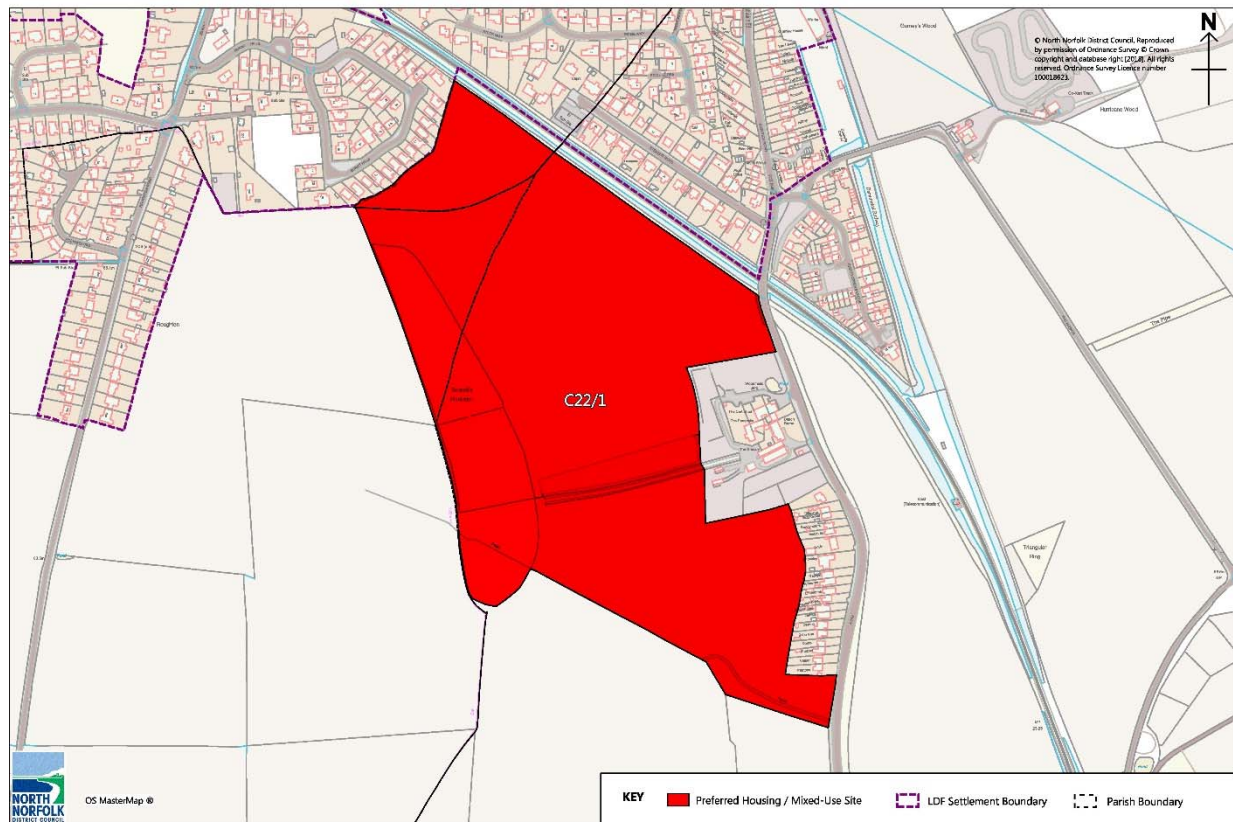
Social – Scores mixed; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to healthcare service, education facilities. Could result in loss of designated open land area.

Economic – Scores positively; edge of settlement, good access to employment, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Cromer

Site Reference	C22/1
Site Address	Land West of Pine Tree Farm
Site Area	9.71 hectares (gross)

Proposal
 Considered suitable to be allocated for residential development for up to 300 dwellings and sport pitches.



Residential Allocation: Land West of Pine Tree Farm

Description

This is a greenfield site to the south of Cromer which borders residential development to the north and the east. The site consists of two parcels of land which are in agricultural use with woodland along the western edge. The rail line runs along the north of the site.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is

visible from the south and the immediate surrounding area. But due to the topography of the site and the surrounding development and landscaping it is not prominent in the wider landscape. The impact would be mitigated by retaining existing hedges/ trees around the site, incorporating and tree planting within the site, and introducing a landscaped buffer to the southern boundary.

The woodland along the western edge of the site provides biodiversity benefits and site layout should include a landscaped buffer between development and this area.

Part of the site should be provided for sport pitches and facilities. Subject to further confirmation.

Constraints

Although the site is distant from the town centre, with improved pedestrian access provided by a new footbridge over the railway, the site would be better connected to key facilities. The layout of the site should provide for direct connections to this footpath network. The site is within walking distance to infant, junior and high schools. There is a bus stop located close to the site which provide a range of services.

Vehicular access can be gained to and from this site from the A149. The Highway Authority has indicated that a new roundabout on the A149 would be required.

Deliverability

The site is suitable and available for development. There are no known reasons why development on the site cannot be achieved within the plan period.

Policy C22/1

Land West of Pine Tree Farm

Land amounting to approximately 9.71 hectares is allocated for residential development of up to 300 dwellings including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required and:

- Layout, design and landscaping that has regard to the setting of the town and the sites location within the Norfolk Coast AONB;
- provision of vehicle access to the A149 by means of a roundabout;
- provision of a footbridge to provide suitable pedestrian / cycle links to the town centre and surrounding area;
- tree planting within and adjacent to the site including a landscaped buffer to the southern boundary;
- Retention and enhancement of mature hedgerows and trees around the site.
- The protection of the woodland along the west of the site.
- The provision of sports pitches and facilities (subject to further confirmation).

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

Sustainability Appraisal Summary

C22/1 – Overall the site scores as Positive

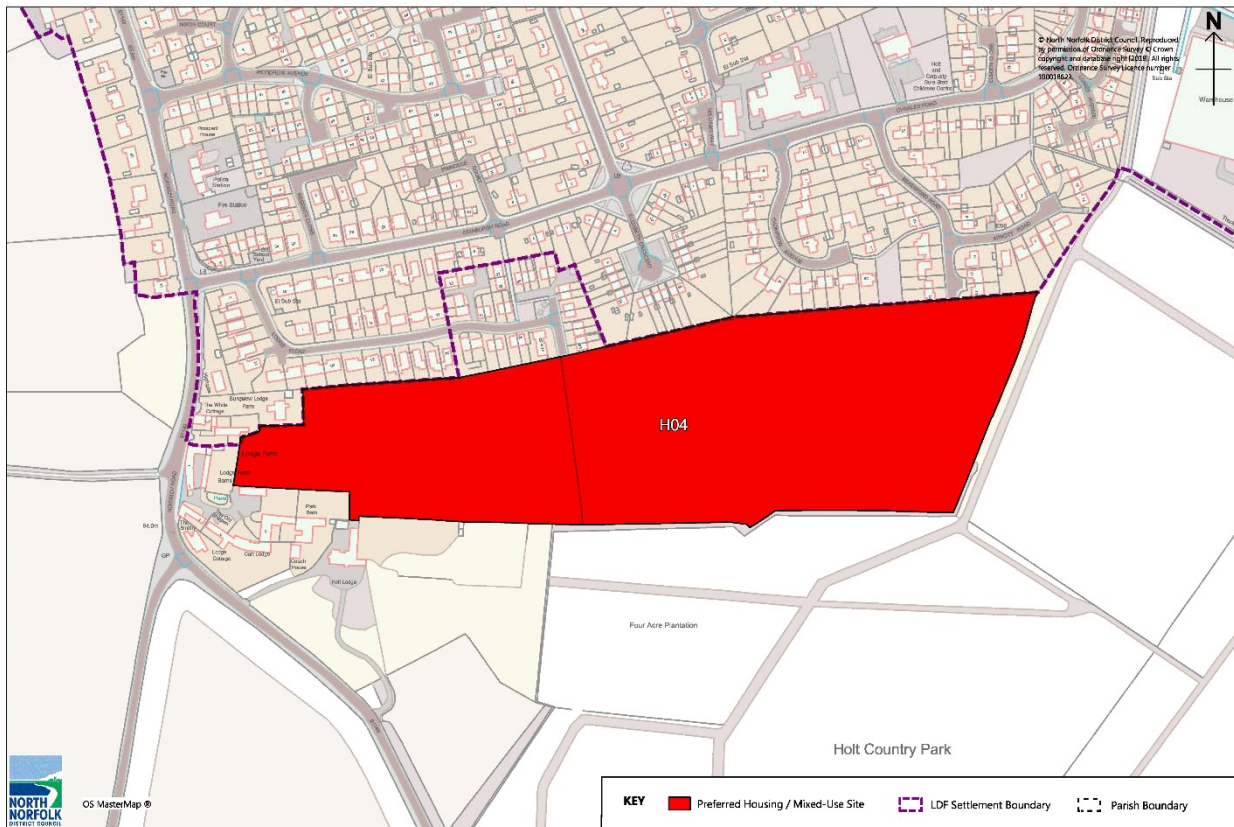
Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Biodiversity impact uncertain; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.

Economic – Scores positively; edge of settlement, good access to educational facilities, peak time public transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.

Holt

Site Reference	H04
Site Address	Land South of Lodge Close
Site Area	7.1 hectares (gross)
Proposal	
<p>Considered suitable to be allocated for residential development for up to 100 dwellings. Provision of 2 hectares of land for a two-form entry primary school site - subject to Education Authority confirmation of preferred location.</p>	



Residential Allocation: Land South of Lodge Close

Description

This is a greenfield site to the south of Holt – bordering Holt Country Park comprising of two arable fields. The site is well located to the town and has good pedestrian access to the town centre. The site is well contained within the landscape and adjacent to existing residential areas.

The site will provide a serviced 2ha area of land for use as a replacement two-form entry primary school for Holt. This is subject to confirmation from the Education

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Authority of their preferred site.

The relationship of the site with Holt Country Park is a sensitive, carefully designed development incorporating suitable formal and informal open space and landscaping on the margins of the Country Park is required. Open space should include appropriate levels of play provision and provide access into the country park.

Vehicular access will be provided off both Lodge Close and Beresford Road into the site and if the school site is provided then a scheme will be required to provide parking for school drop-off/pick-up within the site to alleviate potential school parking along Lodge Close and Beresford Road.

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 H04

Land South of Lodge Close

Land amounting to approximately 7.1 hectares is allocated for residential development of up to 100 dwellings including appropriate levels of affordable housing.

Provision of 2 hectares of serviced land for a two-form entry primary school site including a scheme to provide a school drop-off/pick up area within the site - subject to Education Authority confirmation of preferred location.

Development will be subject to:

- Access from Lodge Close and Beresford Road;
- Provision of 1.4 hectares of public open space to include a landscape buffer to Holt Country Park;
- Improved pedestrian access across the site to the country park from the residential areas to the north.
- Retention and enhancement of mature hedgerows and trees around the site.
-

Sustainability Appraisal Summary

H04 – Overall the site scores Positive

Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land.

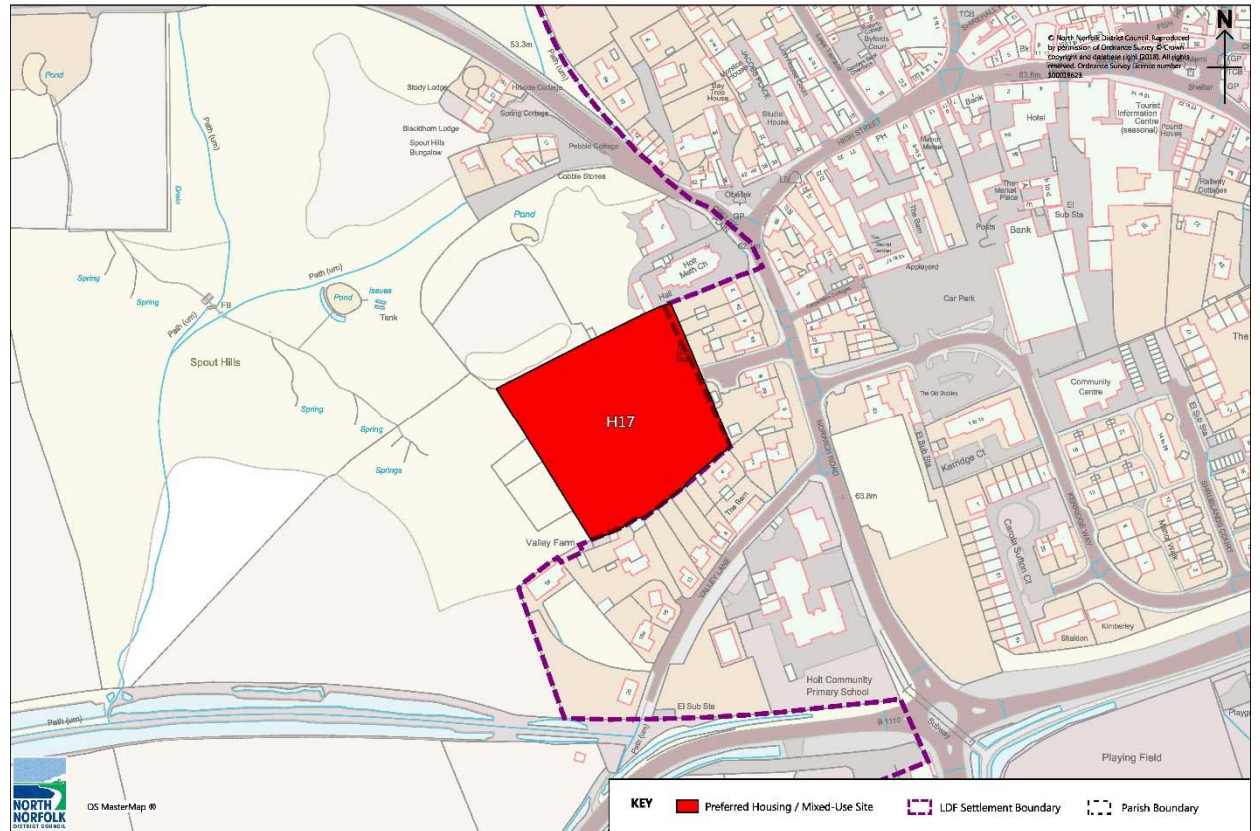
Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.

Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Holt

Site Reference	H17
Site Address	Land North of Valley Lane
Site Area	0.9 hectares (gross)

Proposal
 Considered suitable to be allocated for residential development for approximately 20-30 dwellings.



Residential Allocation: Land North of Valley Lane

Description

This is a small greenfield site to the west of Holt and partly used for grazing. The site is well located and has good pedestrian access to the town centre. The site is well contained within the landscape and adjacent to existing residential areas.

The site is reasonably prominent in the local landscape particularly when viewed from Spout Hills to the west, therefore, it is important that the new development gives careful attention to design and layout to take into account the landscape and townscape

setting.

Sprout Hills is a County Wildlife Site and consideration should be given to bio-diversity enhancements and links through the site.

There is an existing field access off Pounds Close, which feeds onto the Norwich Road and is considered suitable for highway access.

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 H17

Land North of Valley Lane

Land amounting to approximately 0.9 hectare is allocated for residential development for approximately 20 to 30 dwellings including appropriate levels of affordable housing.

Development will be subject to:

- Suitable access from Pounds Close;
- Retention and enhancement of mature hedgerows and trees around the site;
- Biodiversity enhancements to take into account potential impact on Sprout Hills County Wildlife Site.

Sustainability Appraisal Summary

H17 – Overall the site scores negative and positive

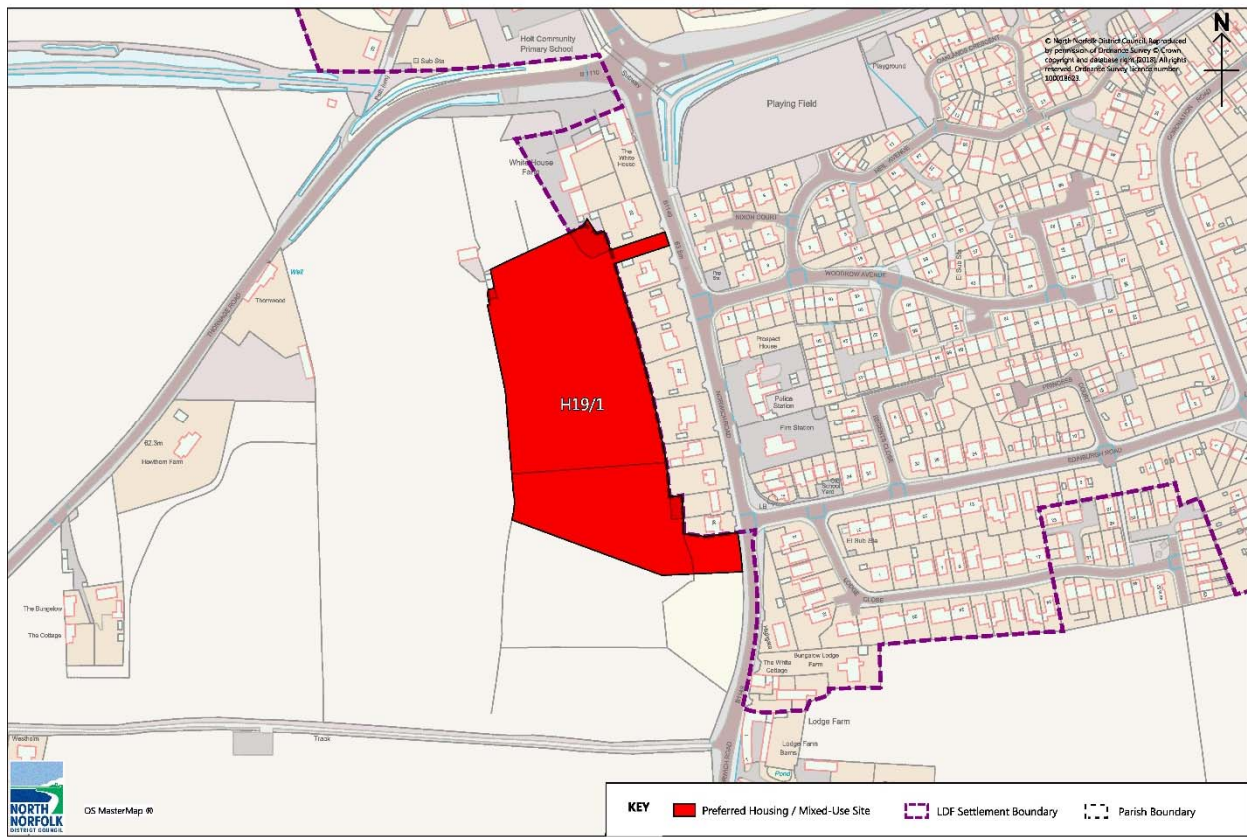
Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CAs and grade II listed buildings (Methodist Church & Hill House). Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity ancient woodland (Pereers Wood), grazing land, mature trees and hedgerow surrounding. Loss of agricultural (1-3) land.

Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.

Economic – Scores positively; edge of the settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Holt

Site Reference	H19/1
Site Address	Land West Of Norwich Road
Site Area	2 hectares (gross)
Proposal Considered suitable to be allocated for residential development for up to 50 dwellings.	



Residential Allocation: Land West Of Norwich Road

Description

This is a greenfield site to the west of Holt and partly used for grazing and as a small touring caravan site. The site is well located and has good pedestrian access to the town centre. The site is well contained within the landscape and adjacent to existing residential areas.

There is an existing field access off the Norwich Road and there is the possibility to provide a secondary access to the south east of the site onto the Norwich Road. This southern access should provide an alternative pedestrian access into the site. If the school site is relocated then a safe crossing of the Norwich Road will be required.

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Deliverability

The site is suitable for development and is in single ownership. The landowner has suggested the site may not be available for 15 to 20 years and clarification will be sort over the prospect of this site coming forward during the plan period.

Policy H19**Land West Of Norwich Road**

Land amounting to approximately 2 hectares is allocated for residential development for up to 50 dwellings including appropriate levels of affordable housing.

Development will be subject to:

- Suitable access from the Norwich Road including a pedestrian access to the SE of the site;
- Retention and enhancement of mature hedgerows and trees around the site.

Sustainability Appraisal Summary

H19 – Overall the site scores as negative & positive.

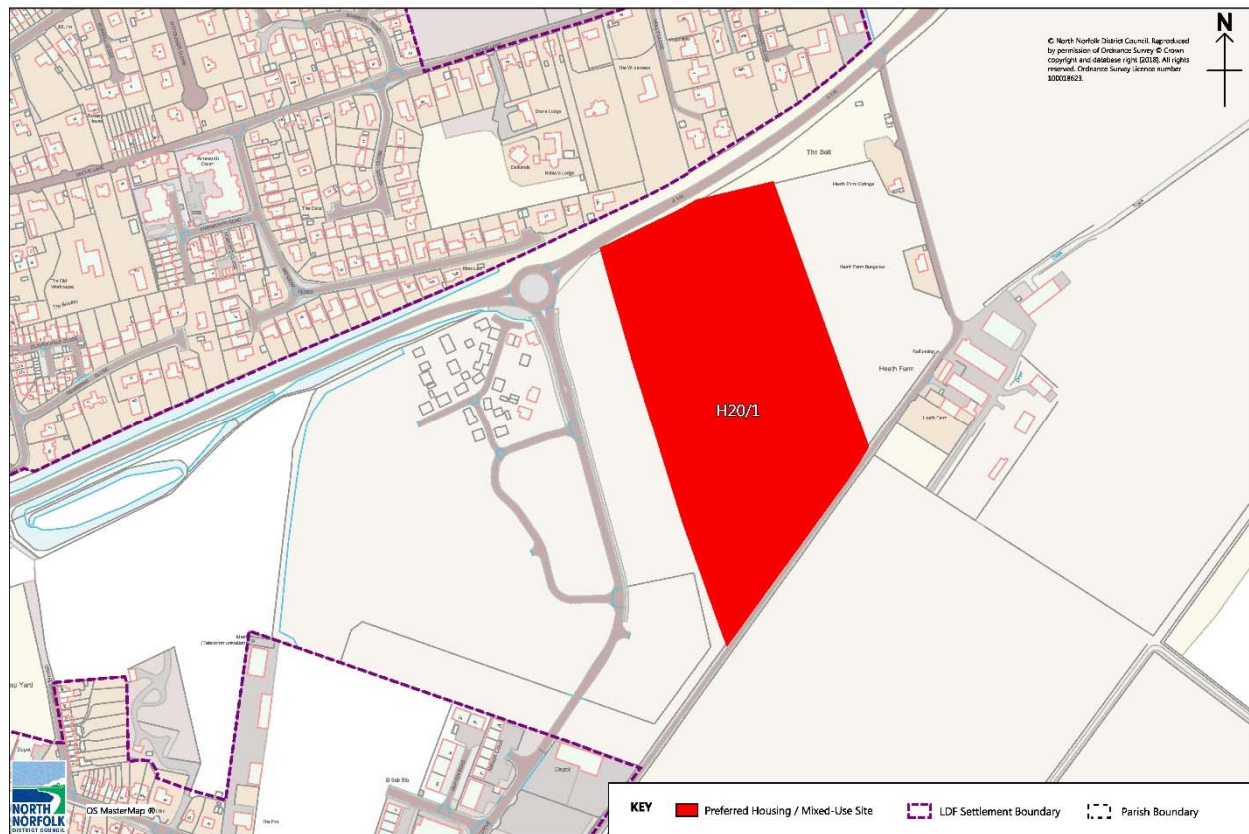
Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWS (Holt Country Park, Spout Common), arable, surrounded by mature hedgerow / trees. Could impact on safeguarded mineral resources. Loss of agricultural (1-3) land.

Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.

Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.

Holt

Site Reference	H20/1
Site Address	Land at Heath Farm
Site Area	5 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately: 100 dwellings (with school site) or 150 dwellings (without). Provision of 2 hectares of land for a two-form entry primary school site - subject to Education Authority confirmation of preferred location.



Residential Allocation: Land at Heath Farm

Description

This is a greenfield site to the north east of Holt and would be an extension of the previous allocation at Heath Farm (H09).

The site will provide a serviced 2ha area of land for use as a replacement two-form entry primary school for Holt. This is subject to confirmation from the Education Authority of their preferred site.

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Vehicular access will be provided into the site - off the new estate road from the new roundabout on the A148. If the school site is provided then a scheme will be required to provide parking for school drop-off/pick-up within the site to alleviate potential school parking in the residential areas.

The main services for Holt are located in the historical town centre; however, some services are located to the east of the town – including the doctor’s surgery and Gresham’s Schools. Furthermore, a number of the bus services route along Cromer Road and access to these bus stops would provide enhanced public transport connectivity. At present, there is no pedestrian access across the A148 to the Grove Lane and Cromer Road.

A scheme should be provided to provide improved pedestrian connections across the A148 with an appropriate safe crossing point.

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 H20

Land at Heath Farm

Land amounting to approximately 5 hectares is allocated for residential development of approximately 100 to 150 dwellings including appropriate levels of affordable housing.

Provision of 2 hectares of serviced land for a two-form entry primary school site including a scheme to provide a school drop-off/pick up area within the site - subject to Education Authority confirmation of preferred location.

Development will be subject to:

- Access being delivered off the existing estate road and new A148 roundabout.
- Enhanced pedestrian access improvements across and along the A148 to facilitate pedestrian access to the medical centre and bus stops on Cromer Road
- Retention and enhancement of mature hedgerows and trees around the site.

Sustainability Appraisal Summary

H20 – Overall the site scores negative and positive

Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Hempstead Woods, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees to part of boundary. Localised

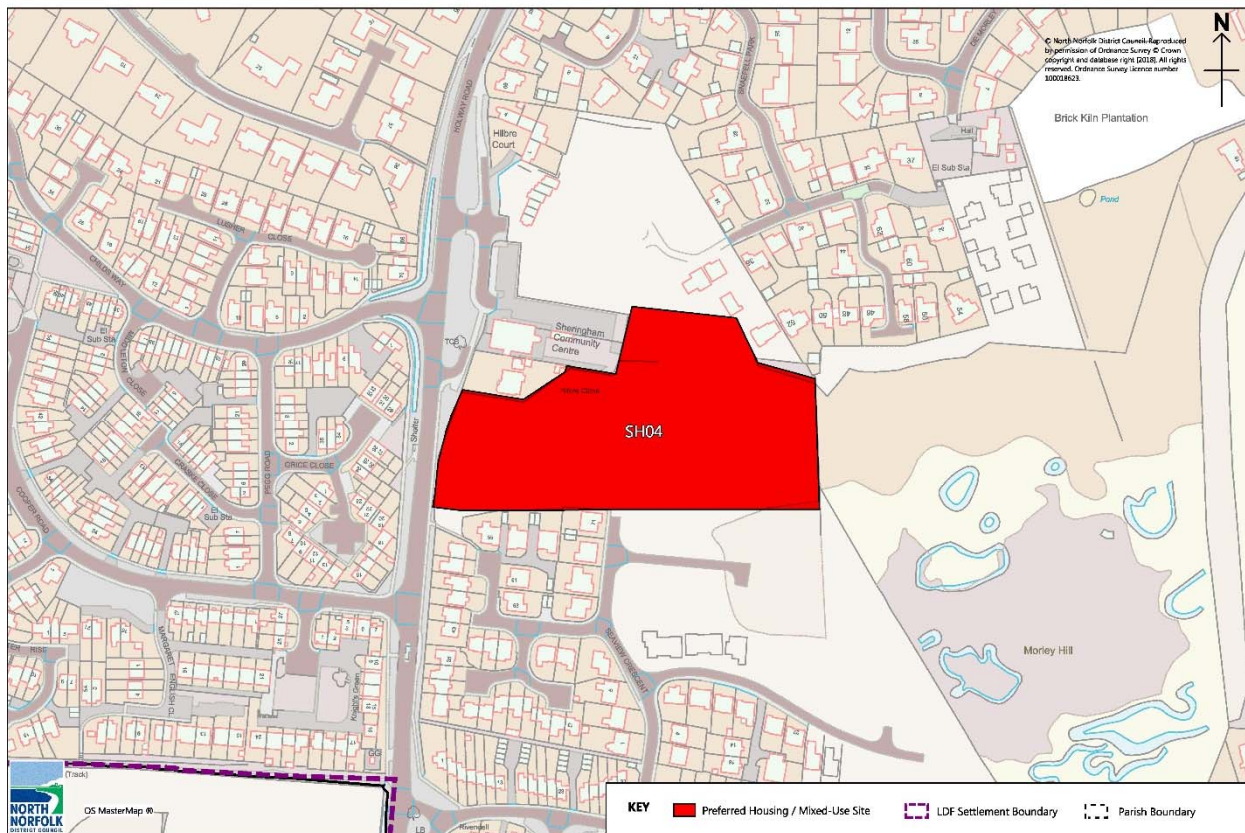
potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores positively; edge of the settlement with good access to peak time public transport & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).

Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.

Sheringham

Site Reference	SH04
Site Address	Land adjoining Seaview Crescent
Site Area	1.68 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 25 – 45 dwellings.



Residential Allocation: Land adjoining Seaview Crescent

This site is well-contained within the landscape, despite being within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), and development would be well integrated with reasonable access to schools, town centre and other facilities. The site is, however, the only remaining undeveloped part of the Holway Road frontage and its open character and views through to Morley Hill make a positive contribution to the general character of this part of Sheringham. The site's development must therefore protect a vista eastwards towards Morley Hill along with a footpath / cyclepath to the Hill in order to improve access for recreational purposes and cross-town links.

The site is connected to Morley Hill which provides an area of green space amongst development. A buffer should be maintained around the perimeter of the site to maintain connectivity between the site, Morley Hill and surrounding gardens. Hedgerows could be planted up and extended around the boundary and within the site, and tree planting included across the site. Areas of scrub and grassland should also be retained where possible. An initial wildlife survey has been carried out and a further study may be required to assess the presence of particular species.

The site is within the defined setting of Sheringham Park and development should have particular regard to the impact on the long views available from the Park.

Constraints

The site may be of geological importance or interest and may require geodiversity investigation.

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 SH04

Land Adjoining Seaview Crescent

Land amounting to 1.6 hectares is allocated for approximately 25 - 45 dwellings including appropriate levels of affordable housing and contributions towards infrastructure, services, and other community needs as required and:

- Provision of a pedestrian and cycleway route across the site from Holway Road to Morley Hill;
- site layout that incorporates suitable landscaping and retains a vista across the site towards Morley Hill;
- provision of a landscaped buffer around the perimeter of the site, retention of scrub and grassland within the site and other wildlife mitigation and improvement measures.

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

Sustainability Appraisal Summary

SH04 – Overall the site scores as positive.

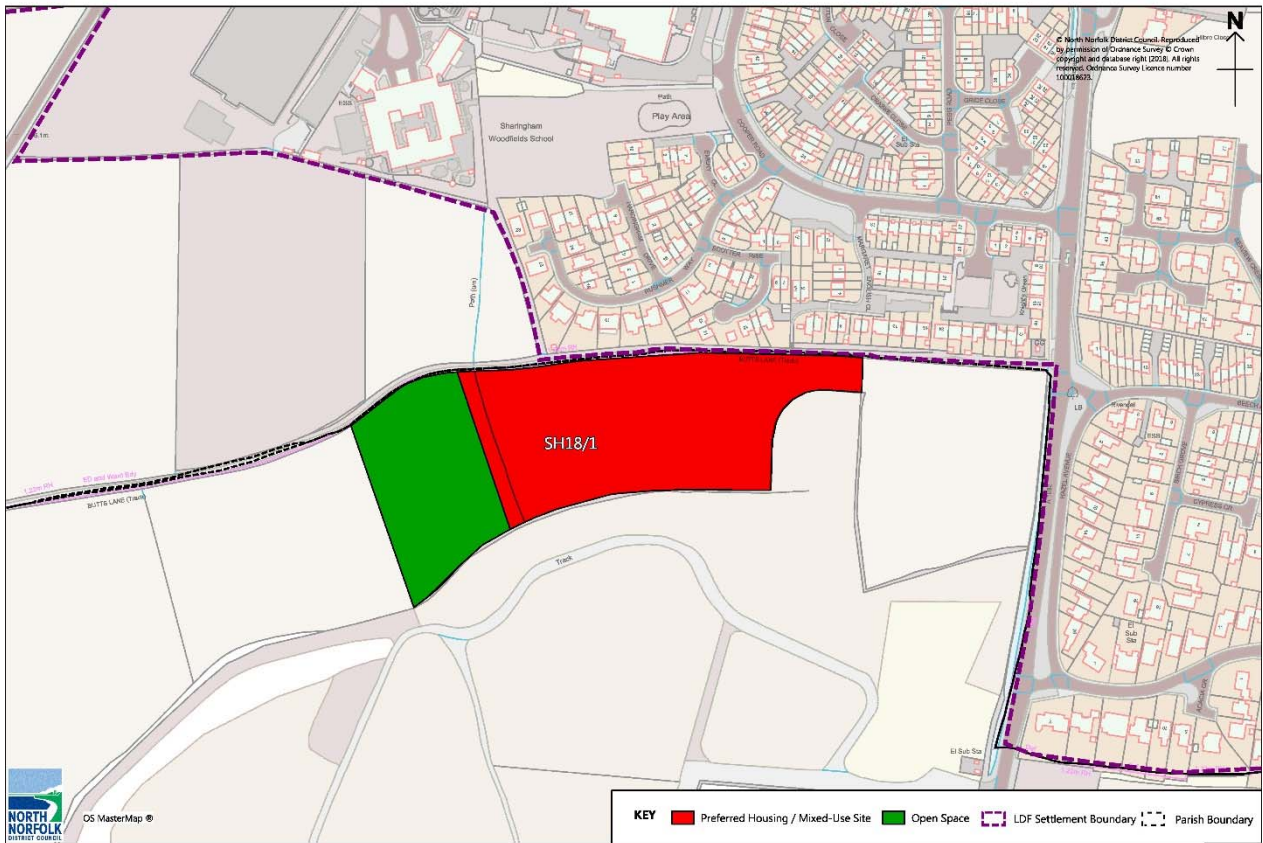
Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; within AONB, close proximity CWS (Pretty Corner & The Plains), scrub, mature trees around and within site. Loss of agricultural (1-3) land.

Social – Scores positively; within settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.

Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Sheringham

Site Reference	SH18/1
Site Address	Land South of Butts Lane
Site Area	2.74 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 50 – 80 dwellings.



Residential Allocation: Land South of Butts Lane

Description

This site comprises an agricultural field located on the edge of the town. It is enclosed by mature woodland and existing residential development to the north and is not prominent in the landscape. Although slightly distant from the town centre it is close to local schools and informal recreational areas. Development would have limited impact on the character of the town.

The site adjacent SH14 was previously allocated and has planning permission for 52

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dwellings. Vehicular access could be provided through this development onto Holway Road.

The hedgerow and woodland around the site provide biodiversity benefit and could be further enhanced through additional planting. The woodland edge should be buffered from any development.

The site lies within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is within the defined setting of Sheringham Park. Development should have particular regard to the impact on the long views available from the Park.

Constraints

NCC Highways have indicated that a maximum of 50 new dwellings can be provided off the point of access from Holway Road. In order to provide up to 80 new dwellings on this site a second point of access would need to be provided. The possibility of a second access is currently being explored.

The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. It is therefore proposed that this section of the site is provided for public open space.

There are water mains crossing the site.

Deliverability

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

Policy SH18/1

Land South of Butts Lane

Land amounting to approximately 2.74 hectares is allocated for residential development of approximately 50 – 80 dwellings including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required and:

- Retention and enhancement of perimeter hedgerows;
- Provision of a landscaped buffer between the woodland and development and other wildlife improvement and mitigation measures as required;
- A layout and design which minimises the loss of amenity to residents of dwellings to the north.

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

Sustainability Appraisal Summary

SH18/1 – Overall the site scores as positive.

Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative

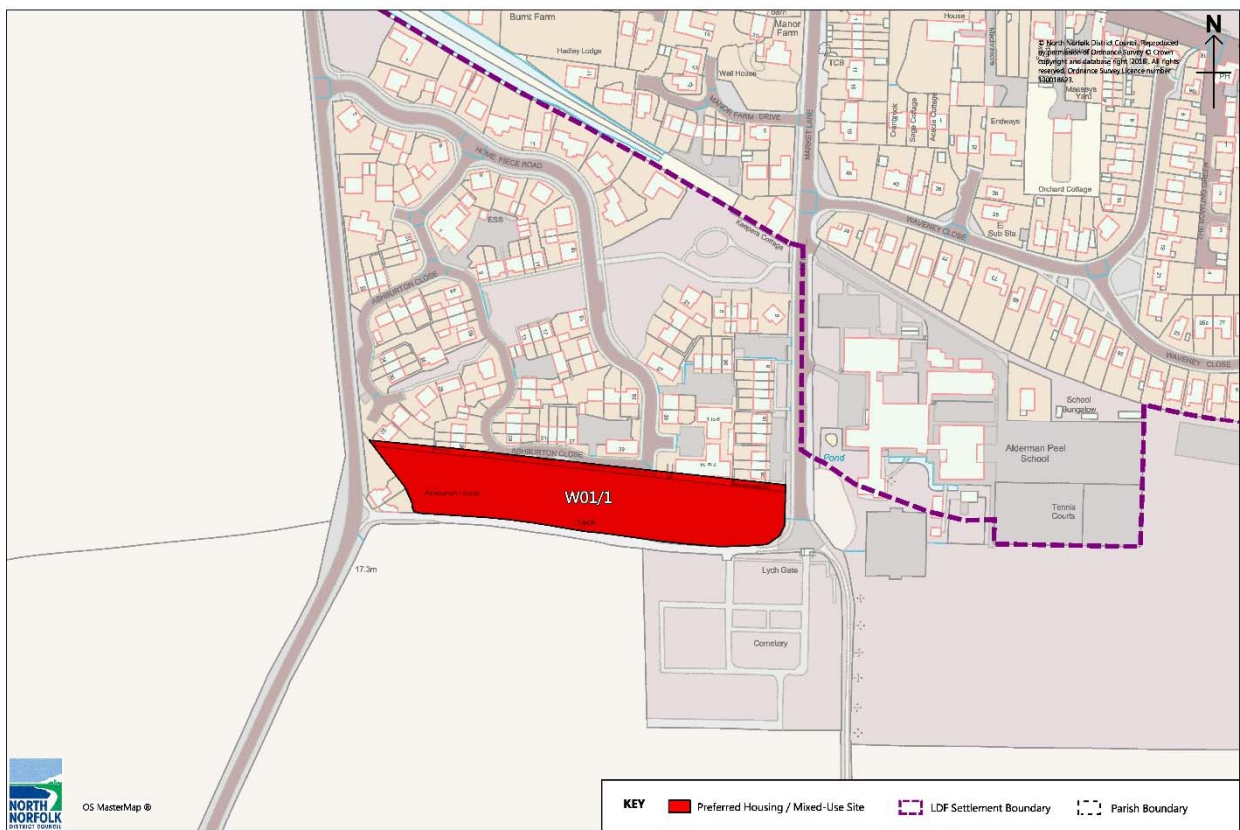
biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.

Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Wells-next-the-Sea

Site Reference	W01/1
Site Address	Land to rear of Market Lane
Site Area	0.78 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 20 dwellings.



Residential Allocation: Land to rear of Market Lane

Description

This is a small greenfield site located on the southern edge of Wells-next-the-Sea and comprises of an arable field that is located to the south of the previously allocated and now completed W01. Vehicular access should be provided from the existing development service road.

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.

Provisional site assessment working party review 05.18

Policy W01/1

Land to rear of Market Lane

Land amounting to approximately 0.78 hectares is allocated for residential development of approximately 20 dwellings including appropriate levels of affordable housing. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development will be subject to:

- Access from Ashburton Close to the north;
- Retention and enhancement of mature hedgerows and trees around the site.

Sustainability Appraisal Summary

W01/1 – Overall the site scores as positive.

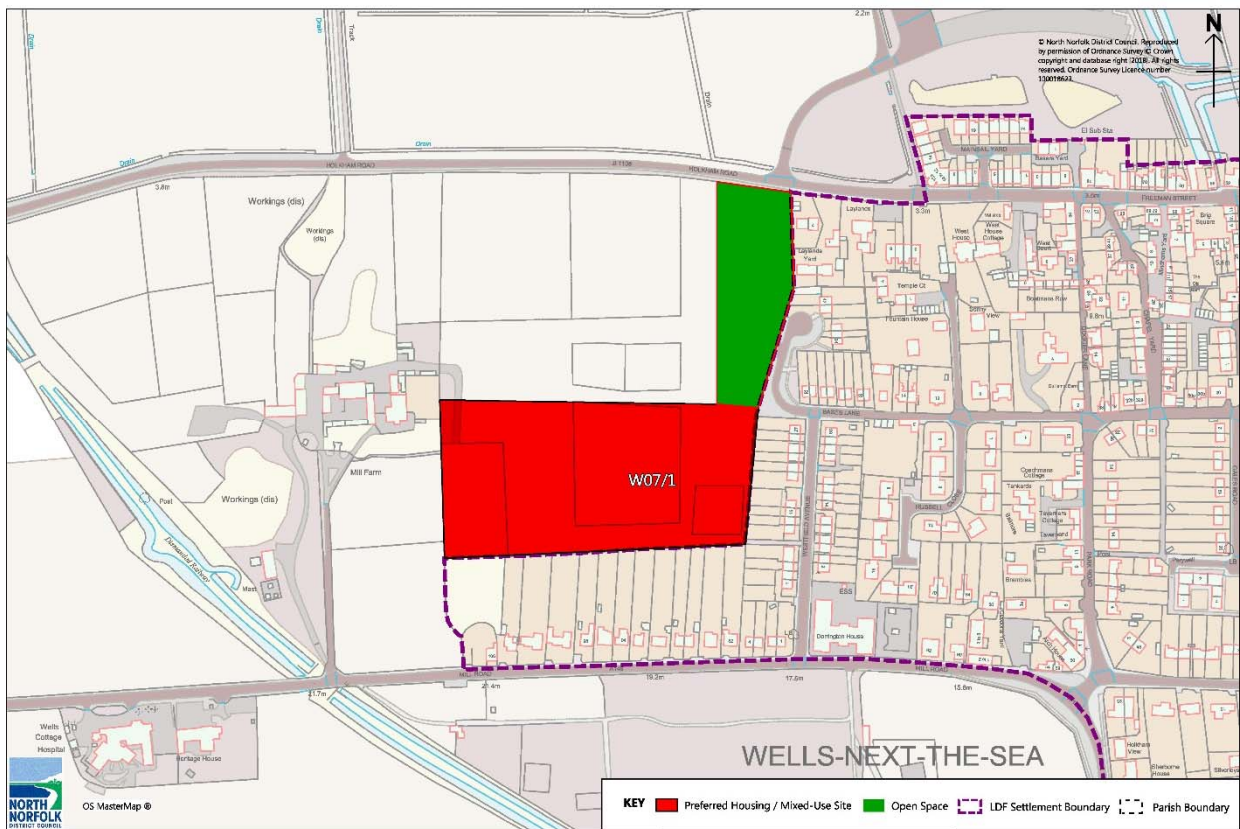
Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores positively; edge of the settlement with good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.

Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.

Wells-next-the-Sea

Site Reference	W07/1
Site Address	Land Adjacent Holkham Road
Site Area	2.6 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 50-60 dwellings and area of public open space of approximately 0.6 ha.



Residential Allocation & Public Open Space: Land Adjacent Holkham Road

Description

This is a greenfield site located on the western edge of Wells-next-the-Sea and comprises of grass field which slopes down towards the Holkham Road. The site is within the Norfolk Coast Area of Outstanding Natural Beauty and the site is reasonably prominent in the local landscape - particularly when viewed from the lower ground to the south and the site can be seen from the Beach Road causeway. The area identified as suitable for development has been selected in order to minimise landscape impact, however, it is important that the new development gives careful attention to design and landscape setting.

Provisional site assessment working party review 04.18

The site is bounded by some mature trees and hedgerows and these should be retained and extended with a strategic landscape buffer to the north of the housing site.

The open space recognises a deficiency of open space in the west of the town and provides a formalisation of informal access that is currently taking place. The site should provide pedestrian and cycle access from the site to Holkham Road and into Bases Lane.

Vehicular access should be provided via Holkham Road or Bases Lane subject to Highway approval.

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.

Further work is required to ascertain the suitability of vehicular access from the Holkham Road or Bases Lane.

Policy W07

Land Adjacent Holkham Road

Land amounting to approximately 2 hectares is allocated for residential development of approximately 50 to 60 dwellings including appropriate levels of affordable housing and land amounting to 0.6 hectares to be provided as public open space. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development will be subject to:

- Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
- Provision of 0.6 ha of high quality public open space including facilities for play & informal recreation;
- Delivery of pedestrian access through the open space to Holkham Road;
- Retention and enhancement of mature hedgerows and trees around the site including provision of landscaping along the northern boundary of the housing.

Sustainability Appraisal Summary

W07 – Overall the site scores as neutral.

Environmental – Scores negatively; edge of settlement, north boundary just within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity of SAC (The Wash & North Norfolk Coast), arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.

Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited public transport links. Town centre easily accessible from the site.

Local Plan – Strategic Flood Risk Assessment Addendum

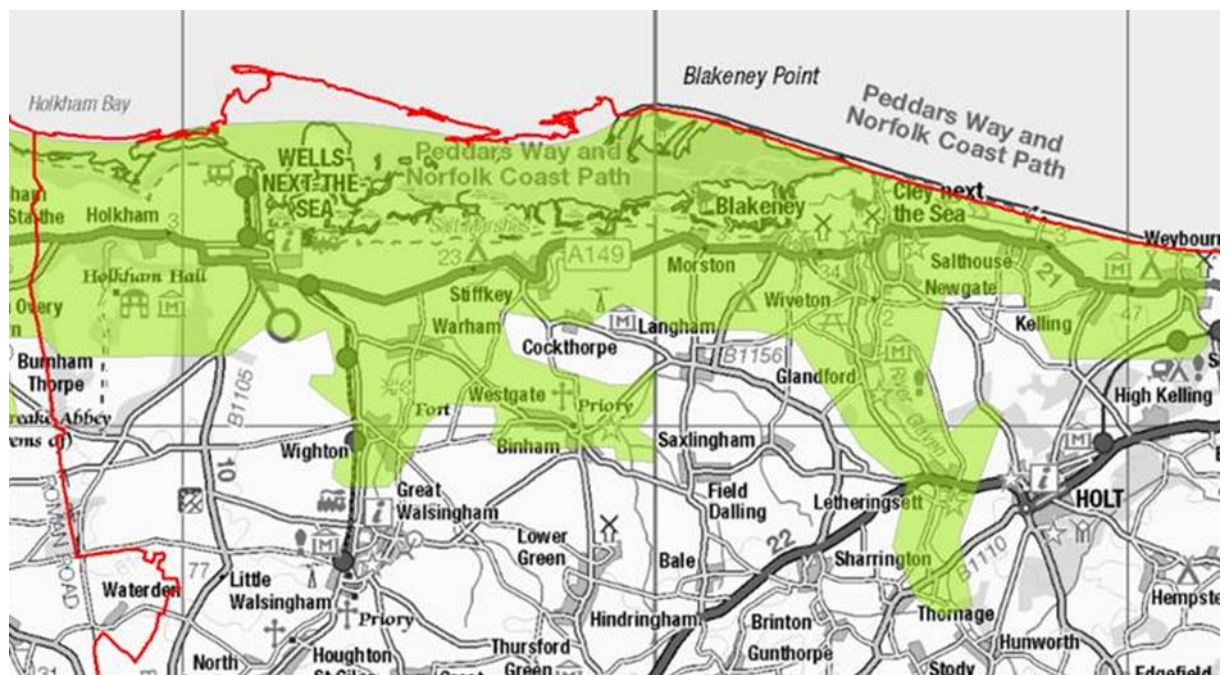
- Summary: This report provides updated evidence to inform the preparation of the Local Plan.
- Conclusions That the Addendum provides updated information to support the emerging Local Plan and is used as a basis to inform policy development.
- Recommendations: **This report recommends that the Working Party note the contents as part of the evidence base to support the preparation of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
All members	All Wards
Contact Officer, telephone number and email: Iain Withington, 01263 516034 iain.withington@north-norfolk.gov.uk	

1. Introduction

- 1.1 As part of the updating of the evidence base required to inform the emerging Local Plan, the Council commissioned and projected managed individual Level 1 Strategic Flood Risk Assessment for North Norfolk, Greater Norwich, Great Yarmouth, the Broads Authority and Kings Lynn & West Norfolk, (KL&WN) local planning areas. These studies with the exception of KL&WN have now been completed. The final report for North Norfolk was issued in November and discussed at the December 2017 Planning Policy and Built Heritage Working Party. At that time the Wells-next-the-Sea coastal modelling was still ongoing and it was agreed between the steering group and the consultants that an addendum report would be issued when this was available.
- 1.2 The Environment Agency has since signed off the Wells-next-the-Sea section of the ongoing Anglian Coastal modelling updates and the results have been incorporated into the NNDC SFRA through the attached addendum (**Appendix 5**).
- 1.3 Relevant updates have also been made to the SFRA data:
- Updates GIS outputs
 - Updated Geo pdfs
 - Updated Dry Island
 - Mapping of Breach Scenarios
 - Updated Appendix 1 – supporting information

- 1.4 Essentially the flooding risk extent covering the area for Wells-next-the-Sea – Weybourne has been updated, replacing the indicative Flood Zone 3b, FZ3b layer with defined FZ3 - functional floodplain. Tidal extents have been updated effectively updating FZ2, FZ3a and the Tidal Climate change layers.
- 1.5 The update increases the identification of Dry Island across the study to 81. These are areas where developers will need to consider safe access and egress during a flood event and are defined as an area 0.5 hectars or greater being in FZ1 but surrounded by FZ2 i.e flooding from an extreme 1 in 1000yr event.
- 1.6 The update includes Breach modelling along the coast in order to inform the flood extents was part of the modelling at Salthouse and North East of Wells-next –the- Sea.. At Salthouse they show negligible increases in flood risk against the base line/defended results. However at Wells the modelling demonstrates that Wells-next-the-Sea in particular is reliant on defences to protect against tidal (sea) flooding.
- 1.7 Fig 1 Geographical Coverage of the Wells- next- the -Sea modelling



- 1.8 The full study including the interactive mapping can be found <https://www.north-norfolk.gov.uk/tasks/planning-policy/strategic-flood-risk-assessment/>

7 Recommendation

- 7.1 **This report recommends that the Working Party note the contents as part of the evidence base to support the preparation of the Local Plan.**

Appendix 5: SFRA Addendum

1 Introduction

The Final Report Revision 2.0 of the North Norfolk Strategic Flood Risk Assessment (SFRA) was issued in November 2017. At that time the Wells-Next-The-Sea coastal modelling was still ongoing and it was agreed between JBA and the client that an addendum report would be issued when this was available.

Following confirmation that the Environment Agency had signed off on the Wells-Next-The-Sea coastal model in February 2018 relevant updates have been made to the SFRA data. The updated products include:

- Updated GIS outputs
- Updated GeoPDFs
- Re-run for Dry Islands
- Mapping of Breach Scenarios
- Annex for Appendix D1

This addendum report provides an account of the alterations made to the above products following the availability of the Wells-Next-The-Sea coastal model.

2 Updated GIS Outputs

Following the availability of the Wells-Next-The-Sea coastal model relevant GIS outputs have been amended to incorporate the results and items affected by this change.

The following GIS outputs have been updated:

- Flood Zone 3b – The 20-year design/defended result has been incorporated into the Flood Zone 3b layer as the Functional Floodplain.
- Flood Zone 3b indicative – Indicative Flood Zone 3b has been removed within the domain extent of the Wells model (where the outline source was tidal) for the Flood Zone 3b indicative layer.
- Flood Zone 3a – Previous tidal source Flood Zone 3a extents within the Wells Domain have been removed and replaced with the combined 200-Year Undefended and defended Wells results (combined were used to ensure maximum extents).
- Flood Zone 2 - Previous tidal source Flood Zone 2 extents within the Wells Domain have been removed and replaced with the combined 200-Year Undefended and defended Wells results (combined were used to ensure maximum extents).
- 200-Year Tidal climate change – The Wells 200-Year climate change National Planning Policy Framework (NPPF) Defended results were added to the 200-Year Tidal climate change layer.
- 1000-Year Tidal climate change – The Wells 1000-Year climate change NPPF Defended results were added to the 1000-Year Tidal climate change layer.

3 Updated Geo-PDFs

Appendix A of the main SFRA report is presented in interactive GeoPDFs. An accompanying User Guide is provided with the GeoPDFs which provides step-by step instructions on how to navigate to data and how to use the GeoPDFs. The GeoPDFs can be used to perform high-level screening exercises, to identify whether a location or site has a potential risk of flooding. The GeoPDFs primarily display flood extents and are subject to the limitations of the flood risk datasets that are used. If detailed flood risk information is required (e.g. flood level, depth, velocity and hazard to people information), this should be addressed as part of a Level 2 SFRA and / or as part of a site-specific Flood Risk Assessment.

The GeoPDFs within Appendix A have been updated based on the GIS outputs documented in Section 2 and resupplied to the client.

4 Dry Islands

In this SFRA, dry islands are defined as an area of 0.5 hectares or greater in size, identified as being in Flood Zone 1 and completely surrounded by land which falls within Flood Zone 2 (i.e. the extreme 1 in 1,000-year extent). The 0.5 hectares threshold was selected as this reflects one of the criteria used to define "major development" (see Section 2.5). Flood Zone 2 was selected as under the National Planning Practise Guidance (NPPG), developers are required to consider the safety of the site during the extreme flood event including the potential for an evacuation before the extreme flood event.

Dry islands can present specific hazards, primarily the provision of safe access and egress during a flood event.

Using the updated GIS outputs following the inclusion of the 2017 Wells coastal modelling, the results show that there are 81 dry islands in North Norfolk district. The identified dry islands are scattered across the district but affect predominantly rural communities and unoccupied coastal areas.

5 Breach Scenarios

Coastal breach modelling covering the North Norfolk coastline was completed in 2018, to gain an understanding of potential impacts of breach failure from coastal defences along the Well-next-the-Sea coastline in North Norfolk.

Breach modelling was completed for the defended 200-year, 200-year with climate change, 1,000-year and 1,000-year with climate change scenarios. Standard guidance for breach modelling was adopted, with the breach specified to occur one hour before high tide, with elevations of the defences reducing to the ground level behind the defence.

The flood extents from the breach modelling for location 1 and 2 are shown in Figure 5-1 and Figure 5-2 respectively. The areas predicted should be seen as indicative of the influence of breaches, as the exact location of the breach, failure type, and event in which the breach occurs all could influence the flooding from such an event.

Four breach locations were assessed in North Norfolk district, as part of the Wells-next-the-Sea modelling. These are recorded in Table 5-1.

Table 5-1: 2017 Well-next-the-Sea coastal breach modelling – breach locations

Breach	Location
1	North west of Broadwater Road, King’s Lynn District
2	North of Burnham Deepdate, King’s Lynn District
3	North of Salthouse, North Norfolk District
4	North east of Wells-next-the-Sea, North Norfolk District

Breach modelling was completed for the defended 200-year, 200-year with climate change, 1,000-year and 1,000-year with climate change scenarios. Standard guidance for breach modelling was adopted, with the breach specified to occur one hour before high tide, with elevations of the defences reducing to the ground level behind the defence.

The flood extents from the breach modelling for location 1 and 2 are shown in Figure 7 12 and Figure 7 13 respectively.

Breach locations 1 and 2 are located outside the North Norfolk District and a review against the baseline results shown negligible increases in flood risk within North Norfolk when breach scenarios are compared against the baseline.

Breach location 3 north of Salthouse does not increase extents within the district when compared with the baseline/defended results.

Breach location 4 located to the north east of Wells-next-the-Sea shows significant flooding to Wells-next-the-Sea and the nearby rural area following a breach from the 200-year event upwards.

The breach modelling shows that areas of North Norfolk district are at risk should the defences breach; it demonstrates that Wells-next-the-Sea in particular is reliant on defences to protect against tidal (sea) flooding.

Figure 5-1: 2017 Wells-Next-The-Sea breach modelling - Breach location 1

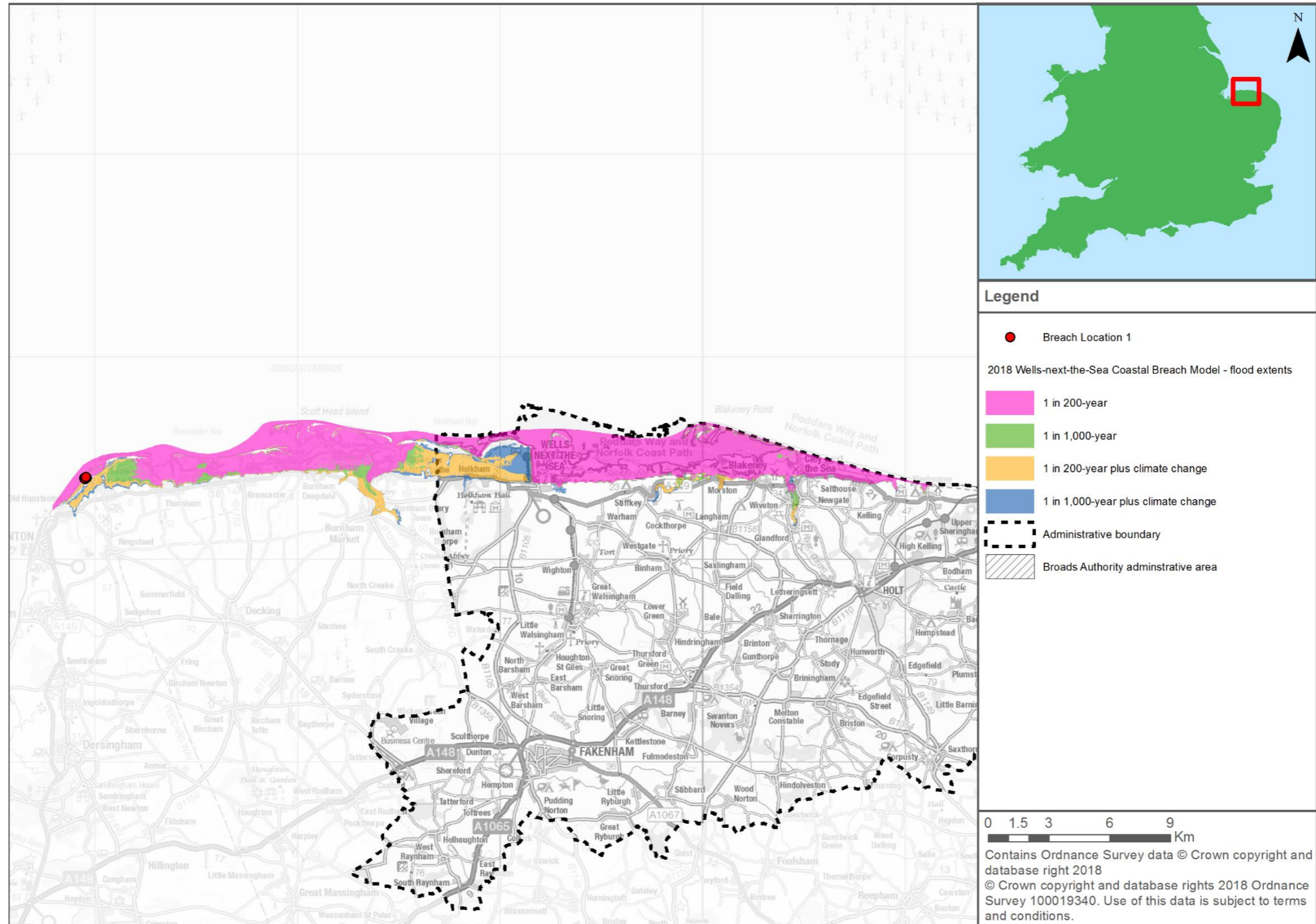


Figure 5-2: 2017 Wells-Next-The-Sea breach modelling - Breach location 2

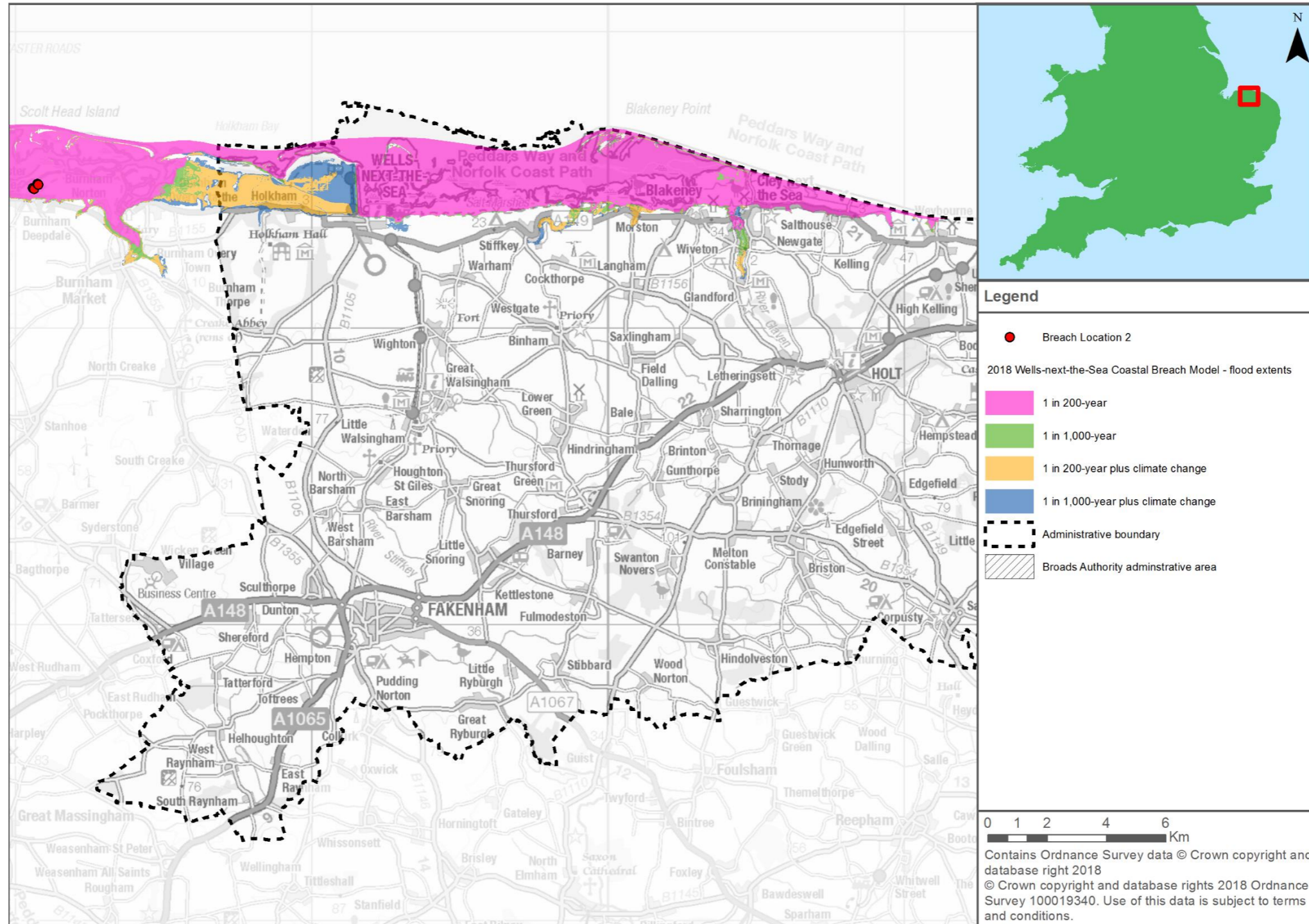


Figure 5-3: 2017 Wells-Next-The-Sea breach modelling - Breach location 3

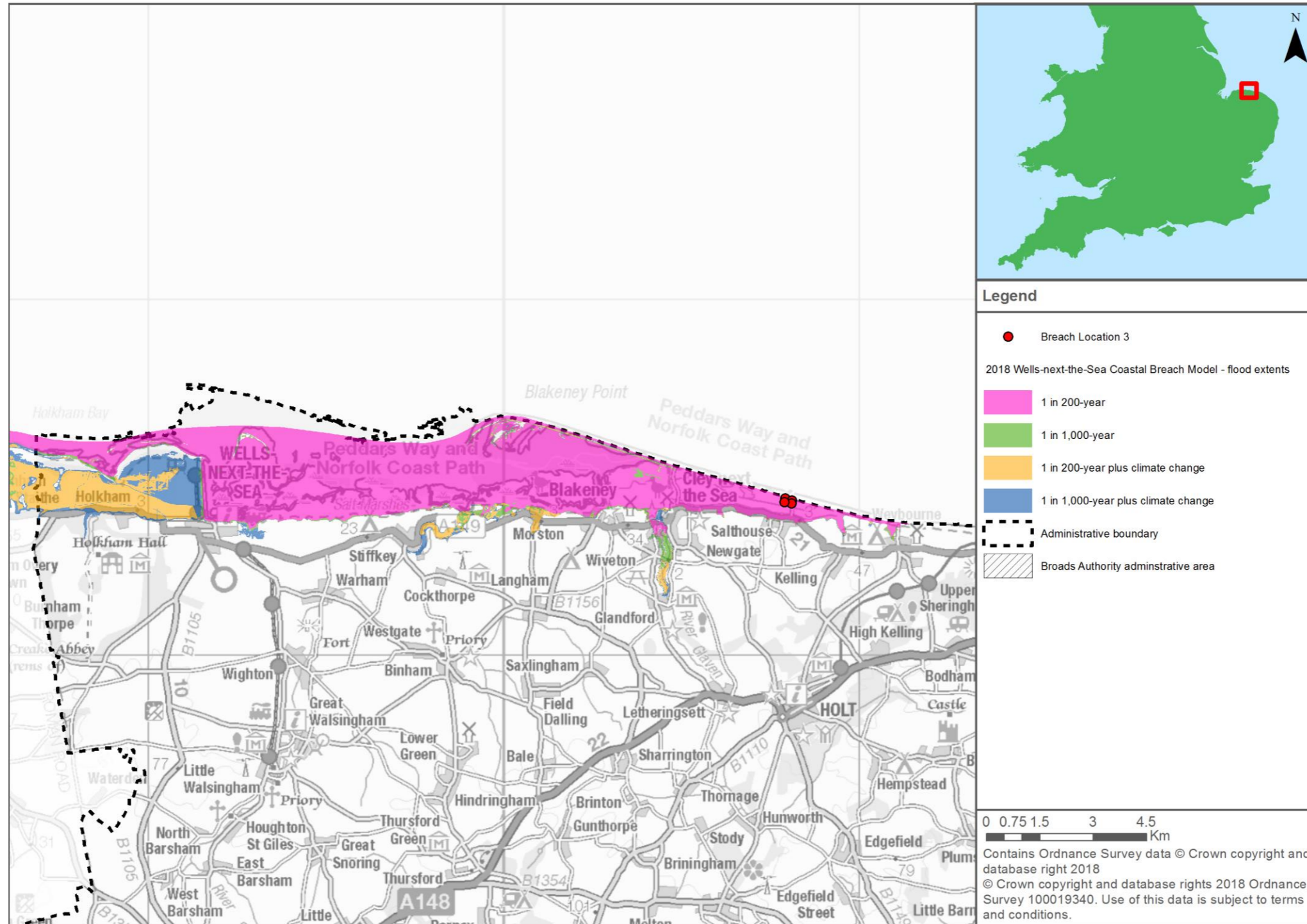
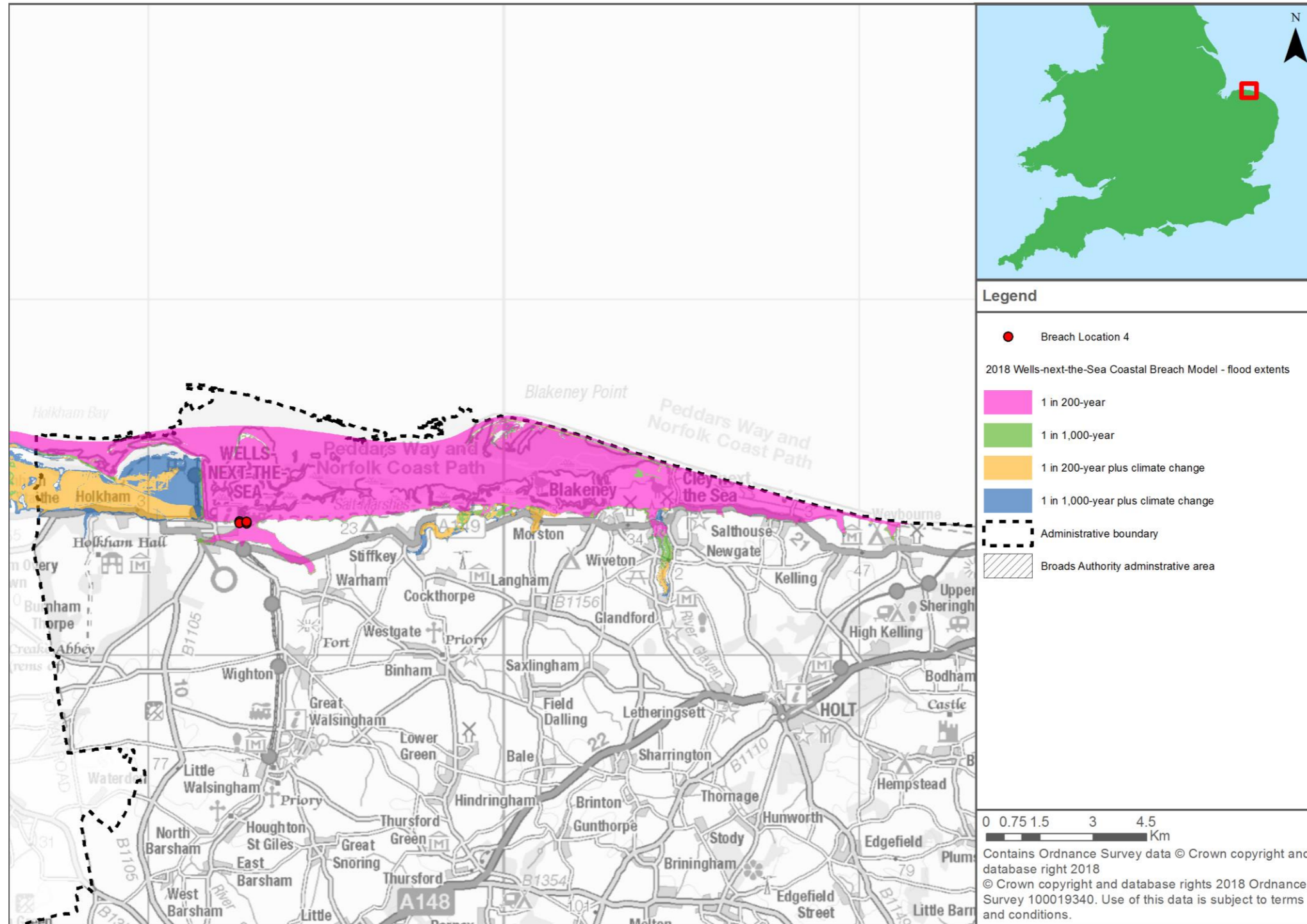


Figure 5-4: 2017 Wells-Next-The-Sea breach modelling - Breach location 4



6 Annex for Appendix D1

Table 6-1 provides an addendum to Table 1-2 included in the Appendix D1 issued with the Main Report in November 2017. This table provides details of the Wells-Next-The-Sea model used in the above SFRA which represents tidal / coastal flood risks. The table lists the model's geographical coverage, the model details, the estimated timeframe for the next model update, how the model has been used to derive the SFRA Flood Zones and if the climate change scenarios have been mapped from this model (the climate change methodology is discussed further in Section 4 and 5 of the main SFRA reports).

Table 6-1: Detailed hydraulic model used in the Level 1 SFRAs - tidal / coastal models

Model geographical coverage	Model Name	Expected Environment Agency model update	SFRA Flood Zone 2 and Flood Zone 3a	Model used to map the SFRA Flood Zone 3b	Return period event Flood Zone 3b is taken from	Climate Change 200-year outline mapped from this model	Climate Change 1000-year outline mapped from this model	Comment
Wells-Next-The-Sea	2017, JBA, Anglian Coastal Modelling, Wells-Next-The-Sea tidal Model	New 2017 modelling - No further updates are expected to this model	The results from the 2017 model have been included in the SFRAs Flood Zones	Yes	20-year	Yes	Yes	This model was finalised and signed off by the Environment Agency in February 2018 resulting in updates and resupply of products and the North Norfolk Addendum report.