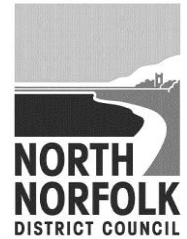


Planning Policy & Built Heritage Working Party



Please Contact: Linda Yarham

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

Direct Dial: 01263 516019

8 June 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 18 June 2018 at 9.30 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
Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005
Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence, if any.

2. PUBLIC QUESTIONS

3. MINUTES

Page 4

To approve as a correct record the Minutes of a meeting of the Working Party held on 21 May 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 (if any)

7. FIVE YEAR LAND SUPPLY 2018-2023

Page 11

Summary:

This report compares the latest evidence in relation to the requirement for new homes in the District with the amount of deliverable housing land that is available. It explains the approach to identifying what is required in terms of new dwellings and how the deliverable supply is calculated. It recommends that an Interim Position Statement is published pending the publication of new National Household Projections in September 2018 which are likely to impact on the local housing requirement.

Recommendations:

That a Five Year Land Supply Interim Position Statement 2018-2023 is published.

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

8. LOCAL PLAN - IDENTIFICATION OF PROVISIONAL HOUSING SITES IN NORTH WALSHAM FOR INCLUSION WITHIN THE EMERGING FIRST DRAFT LOCAL PLAN (CONSULTATION VERSION)

Page 14

(Appendix 1 – page 31; Appendix 2 – page 32; Appendix 3 – page 50; Appendix 4 - 66)

Summary:

The purpose of this report is to identify the provisional housing site allocations in North Walsham 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	

9. 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.”

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

21 MAY 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)
J Punchard (Vice-Chairman)

Mrs S Bütikofer	Ms M Prior
Mrs A Fitch-Tillett	R Reynolds
Mrs A Green	S Shaw
Mrs P Grove-Jones	Mrs V Uprichard

Observer:

J Rest

Four members of the public were present

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ms V Gay and N Pearce.

2. CHAIRMAN'S ANNOUNCEMENT

The Chairman suggested that meetings of the Working Party commence at 9.30 am instead of 10.00 am on a temporary basis given the Working Party's increasing workload over the coming months.

RESOLVED

That meetings of the Working Party commence at 9.30 am on a temporary basis.

3. PUBLIC QUESTIONS

None.

4. MINUTES

The Minutes of the meeting held on 23 April 2018 were approved as a correct record and signed by the Chairman.

5. ITEMS OF URGENT BUSINESS

None.

6. DECLARATIONS OF INTEREST

Councillor Mrs A Fitch-Tillett declared that she knew the landowner of Cromer C07/2 and C22/1 and would not comment or vote on them.

7. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

The Planning Policy Manager stated that the consultation on the revised NPPF had now closed and he would forward the Council's response to Members. He considered that it was unlikely that significant changes would be made to the NPPF as a result of the consultation.

8. LOCAL PLAN – IDENTIFICATION OF PROVISIONAL HOUSING SITES IN CROMER, HOLT, SHERINGHAM AND WELLS FOR INCLUSION WITHIN THE EMERGING FIRST DRAFT LOCAL PLAN. (CONSULTATION VERSION)

The Planning Policy Manager stated that the promoter of a site in Sheringham wished to speak in respect of a site in Sheringham. He advised the Working Party not to make a decision on the promoter's site at this meeting but there would be an opportunity to revisit some of the sites later in the process. He stated that the proposals being put forward at this stage 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.

The Planning Policy Team Leader explained the process, methodology and criteria for selection of the provisional preferred sites for consultation.

The Working Party discussed the Officers' recommendations.

Cromer

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

The Planning Policy Manager stated that the number of dwellings which could be accommodated on the recommended provisional preferred sites for Cromer fell short of the requirement in the overarching strategy. Whilst the towns should eventually deliver significant growth, there were difficult choices to make between housing and landscape. Officers were presenting preferred sites; however Members would need to consider if this balance had been appropriately struck or whether additional sites should be considered. He suggested that any sites which the Working Party considered might be suitable for allocation be brought back for reconsideration later in the process when all of the provisional preferred sites had been considered for all uses. If sufficient numbers could not be identified than it was likely that the agreed settlement hierarchy would need to be revisited.

The Chairman referred to the cricket ground site C26/1 which was not recommended and asked if the cricket ground was likely to close.

The Planning Policy Manager explained that lease on the land would shortly expire and the site had been put forward for housing. However, this was an important green space and it was not proposed to allocate the site for housing.

The Chairman considered that it would be sensible to build a primary school on site C30/1 if it became available in the future so that all school provision could be in one location, rather than on the western side of the town as suggested.

The Planning Policy Manager explained that the suggested primary school would be in addition to the existing school and not a replacement. The Education Authority preferred to locate the school on C10/1 as there was no current provision on the western side of the town.

In answer to Members' questions regarding access and highway improvements in association with site C22/1, the Planning Policy Manager explained that it was necessary to ensure that access to the site did not prevent future development. The majority of the roundabout which would be required would be accommodated within the site, with major road realignment work which could act as a traffic calming measure. However, it was not clear if the landowner owned all the land which would be needed to deliver the road improvements.

Councillor Mrs S Bütikofer stated that C10/1 would be controversial as it would have a visual impact and was part of the coastal entrance to the town. The land was used for informal recreation. It fell within the parish of East Runton and was considered to be important in separating the village from Cromer. She asked if the sewage works had been taken into account.

The Planning Policy Manager stated that designations were a starting position and it was necessary to pay special regard to the AONB. The AONB was an important landscape consideration but it was a judgement. The entrance to Cromer was not particularly attractive at that point, with existing development giving a hard edge to the town. The development of the site would give an opportunity to soften the hard edge and make a more attractive entrance to the town. Anglian Water had been consulted with regard to the sewage works and there was sufficient land to avoid any impact. The informal recreation use would be respected in the allocation and existing routes retained where possible.

It was proposed by Councillor Mrs P Grove-Jones, seconded by Councillor Ms M Prior and

RESOLVED

That sites C07/2, C10/1 and C22/1 be identified as provisional preferred sites for inclusion in the first draft Local Plan.

Holt

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

Councillor Ms M Prior, a local Member, thanked the Officers for the work they had done. She stated that there was much concern locally regarding the provision of a new primary school, with many people in favour of siting the new school on H04 with a view to adopting the Forest School principle.

It was proposed by Councillor J Punchard, seconded by Councillor Ms M Prior and

RESOLVED unanimously

That sites H04, H17, H19/1 and H20/1 be identified as the provisional preferred site for inclusion in the first draft Local Plan.

Sheringham

Public Speakers

James Alflatt (Bidwells)

Anne Smith (Sheringham Town Council)

The Planning Officer (JR) presented the provisional preferred and non-preferred sites in Sheringham.

The Planning Policy Manager stated that the number of dwellings which were being recommended fell short of the settlement hierarchy numbers. Site SH04 was within the AONB but was, in his opinion, within the town. Whilst SH07, which was being promoted by Bidwells, was outside the AONB. Landscape impact was an important consideration and whilst the point would be made that allocations should not be made within the AONB, there were sites within it which would be suitable for development. He referred to the setting of Sheringham Park, which had been designed to take advantage of the landscape. Sheringham had crept progressively towards the park over the years and some of the development was now visible from it. Green space would be incorporated into the Butts Lane allocation (SH18/1) to help protect the landscape.

The Chairman asked how green spaces were maintained.

The Planning Policy Manager explained that developers paid a commuted sum to the Council, which took on the maintenance of green spaces. However, in some cases the commuted sum had been offered to a third party, eg. Town Council, to take on the maintenance.

The Chairman invited James Alflatt of Bidwells to speak in support of SH07.

Mr Alflatt requested reconsideration of the site assessment in respect of SH07 and stated that there were factual errors in the report. He considered that the site was suitable for a mix of uses and the proposed allocated sites had greater constraints to delivery. SH07 was within the settlement boundary, would not extend into the countryside and no legitimate reasons had been put forward to justify why the site was not suitable for development. He disputed the rationale for selecting the preferred sites and rejecting SH07.

The Chairman invited Anne Smith of Sheringham Town Council to speak.

Mrs Smith stated that SH18/1 was in the parish of Upper Sheringham and therefore Sheringham Town Council was unlikely to take on the responsibility for maintenance. The Town Council had requested that all options for SH07 were retained and did not wish to be placed in a position where either commercial or housing development had been ruled out.

The Planning Policy Manager suggested that it would be appropriate to defer consideration of site SH07. It was necessary to consider Mr Alflatt's comments with regard to the process.

Councillor Mrs A Fitch-Tillett asked if the shortfall in housing numbers could be accommodated elsewhere to avoid damage to the AONB.

The Planning Policy Manager stated that the Working Party would need to consider what to do about any shortfall in numbers later in the process. Members would need to decide whether additional sites should be considered once all of the provisional preferred sites had been considered for all uses. An option could be to revisit the settlement hierarchy to increase numbers in towns such as Fakenham or consider allocations which were not currently in the settlement hierarchy eg. former airbases and villages. This decision could not be made until all of the site allocations had been considered and the final housing requirement was known.

Councillor R Reynolds supported Sheringham Town Council's view that options should be kept open.

Councillor Mrs A Green asked if it would be preferable to substitute part of Cromer C10/1 for SH07 to allow more land to be kept for informal recreation.

The Planning Policy Manager stated that this was a possibility but it would be best to wait until after the public consultation so the Working Party could be informed by the views of the public.

Councillor S Shaw considered that SH04 was a sensible site regardless of whether or not it was within the AONB. He considered that SH07 was slightly more detached from the residential parts of Sheringham.

It was proposed by Councillor J Punchard, seconded by Councillor Mrs S Arnold and

RESOLVED unanimously

That sites SH04 and SH18/1 be identified as the provisional preferred site for inclusion in the first draft Local Plan, and that all non-preferred sites be deferred for consideration at a later stage.

Public Question

Kerry Walker (member of the public)

At this point in the meeting, the Chairman accepted a request from Kerry Walker to ask a question of the Working Party.

Ms Walker referred to the possibility of additional growth in Hoveton if North Walsham was unable to meet its obligations.

The Planning Policy Manager indicated that he considered it unlikely that Hoveton would see large scale additional growth and that any shortfall in the coastal towns would best be addressed close to those locations where possible.

Wells-next-the-Sea

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

Councillor R Reynolds asked if site W01/1, which was formerly allocated for affordable housing, would now be allocated for affordable market housing.

The Planning Policy Manager explained that market housing was now routinely included in affordable housing schemes. Affordable housing and low cost market housing was increasingly likely to be subsidised by expensive market housing.

Councillor Reynolds expressed concern that Wells-next-the-Sea had a high proportion of second homes and asked if it was possible to prevent second homes on W01/1. He was concerned that homes should be provided that young people could afford to buy.

The Planning Policy Manager explained that it was possible to impose occupancy restrictions on new homes, but it was difficult to enforce and had to be supported by evidence. Members had previously considered a paper on second home restrictions but had decided not to proceed. However, the issue was becoming increasingly important and he offered to bring a further paper to the Working Party on this matter.

The Planning Policy Team Leader explained that a topic paper was currently being prepared to cover optional Technical Standards to inform the development of Development Management policies, however it was likely that in time this paper would be expanded to also support the development of other policy options around the required housing mix, and tenure.

Councillor Mrs S Bütikofer considered that W11 could be an acceptable site if scaled back.

The Planning Policy Manager advised against allocating W11 at this stage. It could come forward again following public consultation but the promoter would have to satisfy the Highway Authority that its objections could be overcome.

It was proposed by Councillor R Reynolds, seconded by Councillor Mrs S Bütikofer and

RESOLVED

That a paper be prepared for consideration covering the policy options in this area.

It was proposed by Councillor Mrs P Grove-Jones, seconded by Councillor Mrs A Fitch-Tillett and

RESOLVED unanimously

That sites W01/1 and W07 be identified as the provisional preferred site for inclusion in the first draft Local Plan.

9. LOCAL PLAN – STRATEGIC FLOOD RISK ASSESSMENT ADDENDUM

The Planning Policy Team Leader presented the Addendum to the Strategic Flood Risk Assessment relating to Wells-next-the-Sea coastal modelling, which was the final part of the evidence on flood risk to support the emerging Local Plan.

The Working Party noted the report.

10. DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

The Working Party received a presentation by the Conservation and Design Officer in respect of the updating of the Design Guide.

The Conservation and Design Officer explained that the current Design Guide had last been updated in 2008 and parts were no longer fit for purpose. There had been many changes in national guidance and new materials, and the existing guide did not address place-making to guide large-scale developments. It was necessary to publish the guide in a searchable online format and make it more visual. The new guide would need to align with the revised Local Plan.

The Conservation and Design Officer outlined the next steps in the preparation of the Guide and timetable with a view to bringing the Guide into use in August 2019.

The Working Party welcomed the review of the Design Guide.

The meeting closed at 12.25 pm.

CHAIRMAN

FIVE YEAR LAND SUPPLY 2018-2023

Summary: This report compares the latest evidence in relation to the requirement for new homes in the District with the amount of deliverable housing land that is available. It explains the approach to identifying what is required in terms of new dwellings and how the deliverable supply is calculated. It recommends that an Interim Position Statement is published pending the publication of new National Household Projections in September 2018 which are likely to impact on the local housing requirement.

Recommendations: **That a Five Year Land Supply Interim Position Statement 2018-2023 is published.**

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

1. Introduction

1.1 Each year the Council is required to publish a statement which compares the latest housing requirement with the amount of land which is available for housing development. North Norfolk usually publishes these statements in June/July each year. National policy requires that at all times at least five year’s worth of deliverable housing land should be deliverable. This is to ensure that via Local Plan preparation and the grant of planning permissions there should always be a continuous supply of suitable development sites.

1.2 There is currently significant uncertainty in relation to the content of this years statement. This arises from an on-going consultation around a proposed new method for establishing housing needs and the pending publication of new Household Projections by the Office for National Statistics programmed for September 2018. Household projections are a significant component of the Five Year Land Supply statement as, in large part, they are the basis for determining how many new homes are likely to be required. The household projections will be derived from the latest population projections which have already been published and which suggest a significant slow down in the projected rate of growth (both nationally and locally). This slow down in population growth is highly likely to result in a reduction in the housing requirement for the District over the next five year period. Given this uncertainty it would be possible to delay publication of the Five Year Land Supply Statement until after September when this new information will be available but it is considered important that the Council understands

and publishes its current position as this is a major consideration in the determination of both planning applications and appeals. In the absence of an adequate five year land supply planning permissions should be granted on unallocated sites provided the proposed development is sustainable.

2. What is the current position?

- 2.1 The Council is currently basing its assessment of housing needs on the findings of the Central Norfolk Strategic Housing Market Assessment 2017. This is based on the 2014 Household Projections published by the Office for National Statistics and concludes that North Norfolk should be delivering around 409 dwellings each year. This figure has been exceeded in the last few years and this year, 2017-18, a total of 546 new dwellings were completed in the District. This is amongst the highest levels recorded in the past three decades and is a result of many of the larger site allocations in the current Local Plan being under construction.
- 2.2 The grant of new planning permissions has also remained at relatively high levels and the current assessment is that there are around 2,837 dwellings which have a realistic prospect of being built over the next five years. This includes sites which are already under construction, deliverable planning permissions and an allowance for windfall developments. The deliverable supply has reduced slightly from last year when it stood at 2,917 dwellings which is a consequence of the deliverable supply being built out at a slightly faster rate than it is being replaced with new permissions.
- 2.3 Based on the requirement to deliver 409 dwellings per year the deliverable supply of 2,837 dwellings represents a **5.8** year supply inclusive of the application of a 20% buffer which is required by the National Planning Policy Framework.

3. The Housing Requirement – The new standard methodology.

- 3.1 Government has made clear its intention to introduce a new national standard methodology which will require all authorities to adopt a simplified approach to the way that housing needs are established. This will be brought into force when the new National Planning Policy Framework is published which is expected to happen before September this year. This new approach will be based on the national household projections which will then be adjusted by applying an uplift, with the size of the uplift determined by the local ratio of house prices and incomes (affordability ratio). Based on the most recently available household projections (2014 based) this methodology would produce a much higher housing requirement for the District of 538 dwellings per year rather than the 409 identified in the latest Strategic Housing Market Assessment. At this higher level the District would nevertheless continue to show a five year land supply (5.02 years) inclusive of a buffer (5%) which would be required under the new approach.
- 3.2 As outlined above the 2014 Household Projections upon which the new methodology is currently based are about to be superseded by 2016 based updates and these are expected to show a significant decline in the number of dwellings required as a result of a slow down in the rate of population growth. The implications of the new household projections will need to be carefully considered and in particular the reasons for any local reductions in projected household growth will need to be understood before any conclusions can be reached.

- 3.3 Given the risks that a five year land supply statement published now will be out of date by September when the position in relation to housing need is likely to be very different it is recommended that as an interim measure the Council should publish a position statement based on this report confirming that the Council has a five year supply and that a revised statement will be prepared following the publication of the new household projections in September 2018 and confirmation of the governments intended approach to establishing local housing need.

Recommendation: That an interim position statement is published confirming that the Council has a Five Year Land Supply.

LOCAL PLAN - IDENTIFICATION OF PROVISIONAL HOUSING SITES IN NORTH WALSHAM FOR INCLUSION WITHIN THE EMERGING FIRST DRAFT LOCAL PLAN (CONSULTATION VERSION)

Summary: The purpose of this report is to identify the provisional housing site allocations in North Walsham 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 be 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 have brought recommendations on preferred option housing sites to Members of the Working Party over the previous 3 months. This report sets out the appraisals for the final settlement to be appraised, North Walsham, and makes recommendations of initial preferred sites to be included within the consultation Draft Local 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 and 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 (detailed in this report) 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/alternative sites considered that were not identified as preferred options for development.

1.10 The following background information will be published alongside each site assessment:

- An overview settlement map showing the preferred and alternative 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 that 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 erosion 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 table 3 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 pro-forma 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 to 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 site 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 of all 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. North Walsham

6.1 North Walsham is the largest town in the district offering a range of services and employment. There has been sustained housing growth in recent years, although, there has been a loss of some of the traditional manufacturing jobs. North Walsham has strong links to Norwich and many people travel to Norwich for employment and is less than 30 mins away by train.

6.2 North Walsham is identified as a 'Large Growth Town' in the emerging settlement strategy and it is suggested that the town accommodates high growth in the plan period, with an allocation for 1500 to 1900 new dwellings. The education authority has indicated that this scale of growth will necessitate the provision of a new Primary School. Further employment land designations are desirable and these will be considered in reports to be brought to the Working Party at a later date.

6.3 Growth of this scale in North Walsham requires special consideration and large-scale growth without supporting infrastructure would not be acceptable. Allocating a number of sites around the town *may* deliver the quantum of housing required, and some localised improvements, however, this approach may not deliver significant improvements to the town's infrastructure.

6.4 The railway bridges on the western approaches to the town along the Cromer Road, Aylsham Road & Norwich Road provide a challenge for HGV's travelling through the town and force the traffic through residential areas and along unsuitable residential streets. A western 'link road' between the B1150 (Norwich Road), the B1145 (Aylsham Road) and A149 (Cromer Road) would alleviate these issues.

- 6.5 The site appraisal considered 50 sites for North Walsham that were put forward as potential residential allocations. The majority of the sites are greenfield sites on the outskirts of the town. A small number of sites are within the town on previously developed land or used for other uses.
- 6.6 On balance, it is considered that only a large-scale single allocation would bring forward the level of infrastructure required in North Walsham. The provision of a western link road would provide an alternative route for traffic, particularly HGV's, and would address some of the traffic issues to the west of the town. The delivery of a western link road and the allocation of a single large-scale allocation naturally draws the focus to those sites on the west of town.

Recommended as provisional Preferred Sites

Western Extension NW62

- 6.7 The suggested area for the allocation stretches from the railway line to the north, across arable land around the west of the town, to Norwich Road to the south. The area covers 95ha and would envelope Link Road, Greens Road, Aylsham Road, Tungate Road and Skeyton Road.
- 6.8 There are 11 sites (listed in table 4) that make up the suggested preferred option for the western extension allocation. All of these sites have been appraised individually and subject to individual sustainability appraisals. They have also been appraised as a single large-scale allocation.
- 6.9 The development is expected to deliver around 1500 dwellings, a new western link road, a new primary school, serviced employment land and retail provision, significant areas of landscaping and public open space and other required infrastructure, improvements and mitigation.
- 6.10 Delivery of a large-scale western extension of the town will require significant further work to ensure the development is considered as a whole and provides a cohesive approach to the delivery of homes, the link road and all of the infrastructure required. The Council should make clear at this stage that the potential allocation of the site is dependent upon a clear demonstration that a comprehensive, sustainable and attractive development is deliverable including clear evidence that such a proposal is viable. In the absence of this, it would be inappropriate to promote this option through the public consultation process.
- 6.11 It is understood that a number of the landowners have come together to form a consortium and are actively promoting a western extension. However, to deliver a comprehensive scheme it may be desirable to include other land to ensure that the best distribution of land uses can be achieved, including; the site of North Walsham Football Club (as part of the wider allocation this could facilitate options for potential expansion of the club) and the sites either side of Link Road (securing the delivery of employment opportunities). These issues will need to be considered further in the event that the Working Party agrees that this is the preferred approach to growth in North Walsham.

Table 4: List of sites that form the North Walsham Preferred Western Extension (NW62).

Site Ref	Site Name	Description
NW08/1	Land at Skeyton Road (part)	Large arable field to the south of Skeyton Road. The residential area (Wood View) borders the north of the site. The site area has been reduced (to that submitted) to moderate the impact on the landscape.
NW08/2	Land West of Norwich Road (part)	Large arable field to the west of Norwich Road. There are properties to the east along Norwich Road and the school playing fields to the north. A public footpath crosses the site. The site area has been reduced (to that submitted) to moderate the impact on the landscape.
NW09	Land at South Rise	A small parcel of land to the south of South Rise and Millfield Primary School.
NW11	Tungate Road	A large arable field to the north of Skeyton Road. The Weavers Way forms the northern boundary of the site.
NW14/53	Land at Bradfield Road & Cromer Road	Two parcels of land to the east of Link Road/Bradfield Road and to the north of Travis Perkins. Part of this site is designated employment land and is subject to a planning application for circa 60 dwellings.
NW28/1	Land at Greens Road	An arable field to the west of Greens Road and adjacent to North Walsham Football Club. This site is subject to a planning application that is under appeal.
NW28/2	Land At Greens Road	A large arable field to the south of Aylsham Road. The Weavers Way runs along the southern boundary and Rossi's leisure complex is located to the west.
NW41	Tungate Farm, Aylsham Road	A large arable field to the west of Greens Road with Cromer Road to the north.
NW56	Land at Bradfield Road	A small parcel of land directly adjacent to the railway line off Link Road/Bradfield Road.
NW57	Land At Greens Road	A small parcel of land off Tungate Road and next to the Weavers Way.
NW58	Land South Cromer Road (part)	A large arable field on the

(H0686)		approach into town along the Cromer Road. The site area has been reduced (to that submitted) to moderate the impact on the landscape.
NW59	Land West Of Bradfield Road	An area of undeveloped land to the rear of Wall Engineering to the west of Link Road/Bradfield Road. This land has been used for storage associated with the manufacturing.

Comprehensive Masterplan for the North Walsham Western Extension

6.12 The purpose of a Masterplan is to provide over-arching guidance in more detail than the Local Plan site allocation policies. The intention is to consider the broad distribution of land use and the guiding principles against which future planning applications will be considered.

A Comprehensive Masterplan is to include:

- Overall aims and vision for the western extension in line with the Local Plan policies;
- A strategy for the early delivery of the critical infrastructure – the western link road;
- A phasing strategy for the delivery of all land uses;
- A design guide building on the principles of the district's most up to date Design Guide;
- A strategy for the delivery of essential infrastructure and mitigation measures, including landscaping, education, leisure and recreation, open space, affordable housing and water & drainage.

6.13 The Masterplan will be developed in a partnership between the promoters/consortium and the Council. Not all land parcels will deliver housing and other uses such as employment, retail, landscaping or open space may be most suitable for some sites (in part or whole). It is expected that the landowners should work together on an equalisation agreement to ensure the all the assembled land is recognised as forming an integral part of the over-arching western extension.

Previously Allocated sites

6.14 The previously allocated site at NW01 Land at Norwich Road/Nursery Drive is partly built out (around 275 dwellings for an allocation of 400 dwellings and employment land) and, on balance, it is considered that there is a reasonable prospect that the remainder will be brought forward during the plan period. Therefore, sites NW05 Roseland, NW07 North Walsham Garden Centre and NW30 Ladbroke Engineering (which form part of the NW01 allocation) will be identified as provisional preferred options. These sites will form a single allocation for up to 160 dwellings and employment land.

6.15 Site allocation NW25 Land off Laundry Loke is subject to a current planning application and there is a reasonable prospect that this site will be delivered before the new Local Plan is adopted and there is no need to carry forward this allocation.

6.16 The allocation NW44 Paston College Lawns Site was predicated on the relocation of Paston College to a new site (allocated site ED1) and was proposed as a mixed

use development including the redevelopment of the Listed Building. However, it is understood that the relocation proposal is no longer an option with the college focussing on investment into the current site following a merger with the Norwich City College. Therefore, there is no prospect that NW44 will be brought forward for residential development during the plan period and the allocation will be removed. Consequently, site ED1 is not required for the relocation of the college and the ED1 allocation will not be carried forward. Site ED1 has been previously designated as an Open Land Area and it is proposed to be designated as Amenity Greenspace in the new Local Plan. ED1 is not identified as a preferred option for residential development.

- 6.17 Site allocation NW28a North Walsham Football Club was allocated for 60-80 dwellings. Any development was dependent on the relocation of the football club to suitable alternative premises. There is no evidence that an alternative site is proposed or available and furthermore, it is understood that the football club wish to stay on the current site. On balance, it appears that there is no realistic prospect of an alternative site being identified and therefore, the site is not available. This allocation will not be carried forward.

Alternative options for provisional preferred sites

- 6.18 As stated above, the preferred approach for North Walsham is to identify a single large-scale allocation that adequately achieves the quantum of development required and delivers the significant infrastructure improvements. However, Members of the Working Party may consider whether it is appropriate to also allocate a number of smaller sites to provide alternative development sites around the town. These sites may be delivered sooner in the plan process; however, they will not deliver the same scale of infrastructure as a larger allocation and may undermine the viability of a more complex large-scale allocation.

- 6.19 Two sites have been identified as potential alternative options for provisional preferred sites and are detailed below.

- 6.20 NW24 & 43 is located to the south of the town off the Yarmouth Road. The site would deliver around 100 dwellings. The site is reasonably close to schools and services and is adjacent to the residential area. There are Highway concerns regarding access to the site, however, these may be overcome if the site can be accessed by other, acceptable, means.

- 6.21 NW16/1 is a site to the north of the town off Mundesley Road. The site is reasonably close to schools and services and is adjacent to the residential area at Swafeld Rise/Acorn Road. The site would extend into attractive countryside and there are highway concerns regarding the impact on Lyngate Road.

Sites not preferred

- 6.22 The 30 sites that were not considered as preferred options are detailed in table 5 below.

Table 5: North Walsham sites not preferred

Site Ref	Site Name	No of dwellings proposed	Reason
ED1	Playing Field, Station Road	114	Not Preferred The site is unsuitable for development as it forms part of the important open space for the town and it is considered, on balance, that it is preferable to retain the open space designation. Furthermore, the Western Extension delivers the quantum of development required.
NW06/1	Land South and East of North Walsham Garden Centre	1133	Not Preferred On balance, the site is not considered a sustainable location for development owing to its remoteness from the town. The site is considered unsuitable for development as a large scale development in open countryside. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW15	Land At Bradfield Road	698	Not Preferred On balance, the site is not considered a sustainable location for development as the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW15/1	Land At Bradfield Road	179	Not Preferred On balance, the site is not considered a sustainable location for development as the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.

NW17	Land West of Melbourne House, Bacton Road	50	Not Preferred On balance, the site is not considered a sustainable location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW18/1	Land At Melbourne House	47	Not Preferred On balance, the site is not considered a sustainable location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW19	North Walsham Caravan Park	226	Not Preferred The site is not available.
NW20 & NW33	Land at Marshgate & Manor Road	640	Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW21	Land Opposite Brick Kiln Farm, Manor Road	55	Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.

NW22	Land At Manor Road	266	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW23	Land Between Yarmouth Road and Field Lane	340	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW26	Land Adjacent Scarborough Hill House Hotel	60	<p>Not Preferred</p> <p>On balance, the site is not considered a sustainable location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW28a	North Walsham Football Club	80	<p>Not Preferred</p> <p>There is some uncertainty as to whether the site is available. The site currently forms part of the important open space for the town and it is considered, on balance, preferable to retain the open space designation. Furthermore, the Western Extension delivers the quantum of development required.</p>

NW31	Land Rear of East Coast Plastics	16	<p>Not Preferred</p> <p>On balance, the site is not considered a sustainable location for development owing to the proximity to the industrial estate and the access is considered to be unsuitable. The site is considered unsuitable for development.</p> <p>Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW34	Land at Spa Common	42	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW36	Land at Little London Road	46	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW40	Adjacent Holmfield, Little London	20	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW42	Land Adjacent Happisburgh Road	47	<p>Not Preferred</p> <p>The site may not be available during the plan period. On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW44	Paston College Lawns Site	60	<p>Not Preferred</p> <p>The site is not available as Paston College is continuing to use the site.</p>
NW46	Land at Fernbank, West of Bacton Road	40	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW47	Land Adjacent Royston Cottage, Little London	21	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW48	Land North of Royston Cottage, Little London	18	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW50	Land South of Anchor Road	69	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW51	Land at Southcroft, Yarmouth Road	27	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW52	Land East of Bradfield Road	80	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW54	Land West of Manor Road	300	<p>Not Preferred</p> <p>On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW55	Land Between Manor Road & Happisburgh Road	90	Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW08	Land To The South Of North Walsham	1328	Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape the historic environment and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW60	Land Between Lyngate Road And The Street	677	Not Preferred On balance, the site is not considered a sustainable location for development as the site is reasonably remote from town, impact on the landscape and the local road network is considered unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW61	Wayside Farm, Skeyton Road	482	Not Preferred The site is reasonably remote from town and would have an adverse impact on the landscape. This site is not required as part of the proposed Western Extension as the other sites deliver the quantum of development required with less of an impact on the landscape.

7 Next Stages

7.1 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.

- 7.2 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.
- 7.3 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.

8 Recommendations

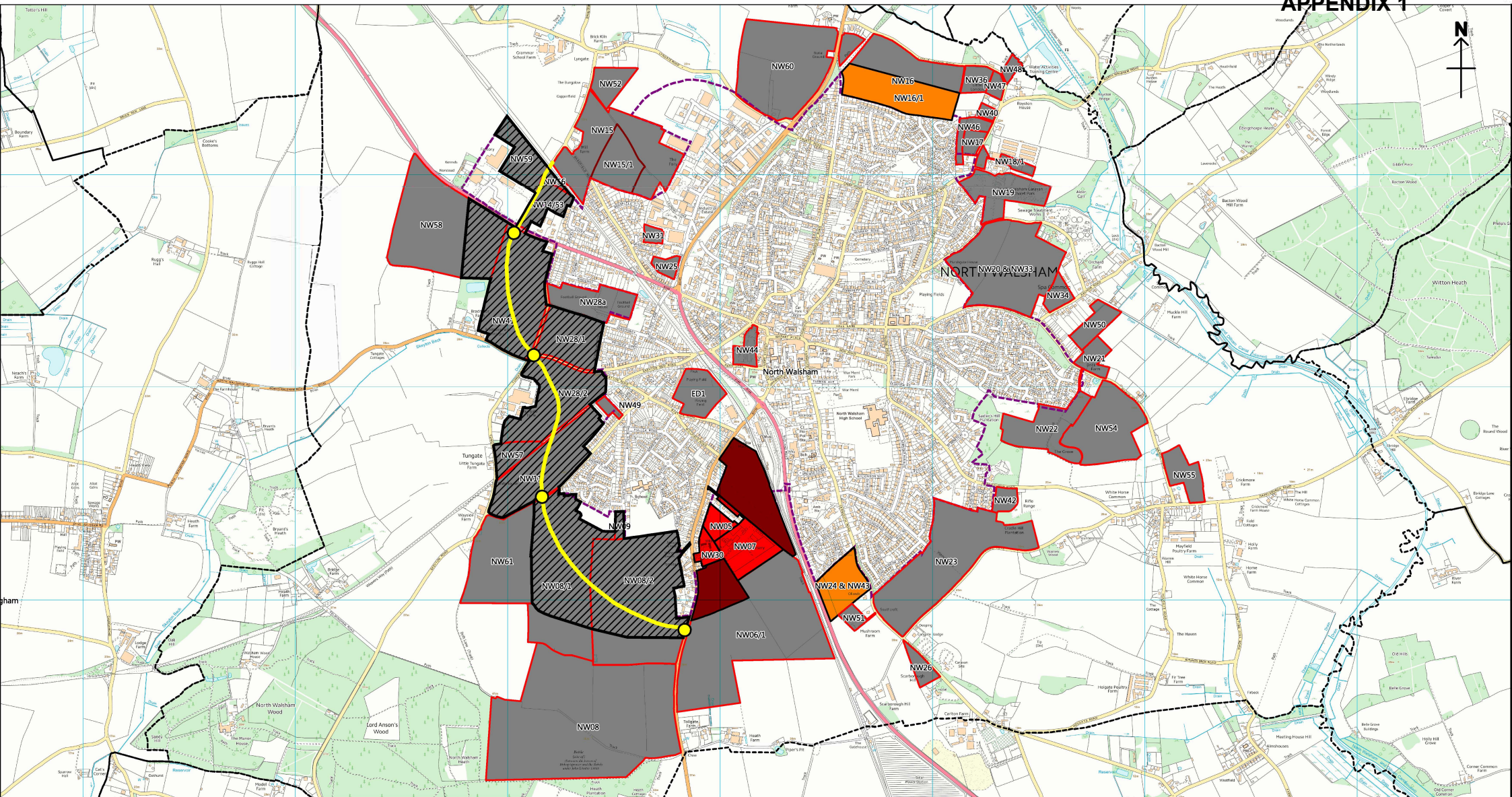
- **Members consider the contents of this report and confirm the provisional preferred housing sites to be included within the First Draft Local Plan.**
- **The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Appendix 1 – Map of all North Walsham assessed

Appendix 2 – Summary assessment of alternative sites

Appendix 3 – Sustainability Appraisal summary

Appendix 4 – Provisional preferred site proformas



For consideration by Planning Policy & Built Heritage Working Party, Monday 18 June 2018

Potential Sites in North Walsham - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Preferred Housing / Mixed Use Site
- Proposed Western Area Extension
- Proposed Link Road
- Alternative Site Considered
- Completed Allocation (LDF)
- Parish Boundary
- LDF Settlement Boundary

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

1:17500

CB

07/06/2018

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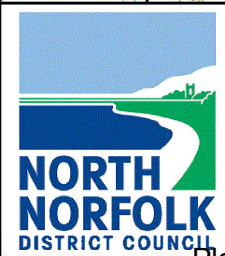
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18 June 2018



Provisional Summary Site Assessments for North Walsham					
Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
ED1	Playing Field, Station Road	3.82	114	<p>Highway Transport & Access: Access would be off Station Road which is subject to access restrictions. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: A large site that is currently used as playing fields for Paston College. The site is, in the main, surrounded by hedges and there is a small tree and scrub parcel to the east of the site. The site is predominantly grass mown and managed as sports pitches.</p> <p>Landscape and Townscape: The site is within the settlement boundary and adjacent to the residential area. The site is a large open space with no build development within it. Development would be obvious when viewed from Station Road and from the leisure centre. However, the site would be reasonably well contained within the existing residential area.</p> <p>No formal or statutory designations. Well contained and screened behind existing residential properties along Norwich Road and Nursery Drive.</p> <p>Other: The land is currently designated as Open Land and is proposed to be designated as Amenity Greenspace. No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site is unsuitable for development as it forms part of the important open space for the town and it is considered, on balance, that it is preferable to retain the open space designation. Furthermore, the Western Extension delivers the quantum of development required.</p>
NW05	Roseland	1.48	Part of a combined allocation of 160 dwellings	<p>Highway Transport & Access: Multiple access points off neighbouring developments and via Nursery Drive. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Small greenfield site adjacent to garden centre and nursery. No designations.</p> <p>Landscape and Townscape: No formal or statutory designations. Well contained and screened behind existing residential properties along Norwich Road and Nursery Drive.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option This site formed part of previous allocation NW01. Sites NW05, NW07 & NW30 should be allocated as a whole and are considered suitable to be allocated for residential development of up to 160 dwellings.</p>
NW06/1	Land South and East of North Walsham Garden Centre	28.32	1133	<p>Highway Transport & Access: Acceptable to Highways – if a roundabout is provided, together with new footways into town Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Greenfield site that comprises a number of large agricultural fields in mainly arable use. Hedge boundaries and small trees along hedgerows. No other obvious environmental features. No designations.</p> <p>Landscape and Townscape: No formal or statutory designations. The site is open and visible in the landscape when viewed from the south and on the approach along the B1150 Norwich Road. Significant screening and strategic landscaping would be required to soften the impact and integrate with the wider landscape setting.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to its remoteness from the town. The site is considered unsuitable for development as a large-scale development in open countryside. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW07	North Walsham Garden Centre	5.21	Part of a combined allocation of 160 dwellings	<p>Highway Transport & Access: Multiple access points off neighbouring developments and via Nursery Drive. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Currently used as a garden centre and other small retail units with car park, poly tunnel areas and greenfield enclosures which would have formed part of the nursery. Hedge and trees enclose a number of the small parcels that make up the site. No other obvious environmental features.</p> <p>Landscape and Townscape: No formal or statutory designations. Well contained and screened behind existing residential properties along Norwich Road and Nursery Drive.</p> <p>Other: Currently used as an employment site with a number of other ancillary businesses operating from the site. Off-site water mains re-enforcement is required. No significant flooding or contamination issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option This site formed part of previous allocation NW01. Sites NW05, NW07 & NW30 should be allocated as a whole and are considered suitable to be allocated for residential development of up to 160 dwellings.</p>
NW08/1	Land at Skeyton Road	20.63	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Option North Walsham Western Extension Part of this site is considered suitable to be allocated as part of the North Walsham Western Extension. It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW08/2	Land West of Norwich Road (B1150)	25.03	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension Part of this site is considered suitable to be allocated as part of the North Walsham Western Extension. It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>

NW09	Land at South Rise	0.53	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a small scrub and wooded parcel of land that appears to be un-utilised next to Millfield Primary School. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension. It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW11	Tungate Road	10.92	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Other: The Weavers Way runs to the north of the site and any development should enhance the route and provide connections to it.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW14/53	Land at Bradfield Road & Cromer Road	2.457	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: This site is located to the north of the Cromer Road and should be linked to the new road with improvements to Link Road.</p> <p>Environmental: The site is a small field with some redundant buildings enclosed with hedges and trees and covered in grass and scrub.. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space. This site is well contained, however, it should contribute to the overall enhancement of the landscape character.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>

NW15	Land At Bradfield Road	17.450	698	<p>Highway Transport & Access: Access to the site would be off Bradfield Road and Laundry Loke. Highways have stated an objection to access off Bradfield Road and their preference for access is off Laundry Loke. Laundry Loke would require significant improvement to make it suitable for access and use. Bus stops more limited and walking distance to train station is moderate but acceptable. Acceptable walking distance to schools and services.</p> <p>Environmental: No formal designations Large greenfield site currently used for agriculture. Spare hedge and tree cover and no other obvious environmental features.</p> <p>Landscape and Townscape: No formal designations The site is contained between the railway, Bradfield Road and the existing industrial estate. The site is visible from Bradfield Road but strategic landscaping could soften the edge with edge of the industrial estate. The site would be generally contained and screened from the wider landscape.</p> <p>Other: Part of the site may be susceptible to surface water flooding and off-site water mains re-enforcement is required. No significant flooding or contamination issues identified. Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore, there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW15/1	Land At Bradfield Road	4.471	179	<p>Highway Transport & Access: Access to the site would be off Bradfield Road and Laundry Loke. Highways have stated an objection to access off Bradfield Road and their preference for access is off Laundry Loke. Laundry Loke would require significant improvement to make it suitable for access and use. Bus stops more limited and walking distance to train station is moderate but acceptable. Acceptable walking distance to schools and services.</p> <p>Environmental: No formal designations Large greenfield site currently used for agriculture. Spare hedge and tree cover and no other obvious environmental features.</p> <p>Landscape and Townscape: No formal designations The site is contained between the railway, Bradfield Road and the existing industrial estate. The site is visible from Bradfield Road but strategic landscaping could soften the edge with edge of the industrial estate. The site would be generally contained and screened from the wider landscape.</p> <p>Other: Part of the site may be susceptible to surface water flooding and off-site water mains re-enforcement is required. No significant flooding or contamination issues identified. Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW16	Land at End of Mundesley Road	15.46	300	<p>Highway Transport & Access: Access to the site would be off Mundesley Road and Acorn Road. There is a highway concern regarding access and impact on the network. Bus stops access off Swafield Rise. Acceptable walking distance to schools and services and walking distance to train station is over 2km.</p> <p>Environmental: A large greenfield site currently in arable agricultural use. Paston Way and Knapton Cutting County Wildlife site is adjacent/runs through western part of site. Hedge and tree boundaries around site. No other obvious environmental features.</p> <p>Landscape and Townscape: No formal designations Would be a large scale extension into open countryside, however, the site is reasonably well screened and contained. The site would be visible from Little London Road and the existing properties in the Swafield Rise/Acorn Way area.</p> <p>Other: Part of the site may be susceptible to surface water flooding and off-site water mains re-enforcement is required. No significant flooding or contamination issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW17	Land West of Melbourne House, Bacton Road	1.02	50	<p>Highway Transport & Access: Highways access and impact on the network is not acceptable. Access off the Bacton Road may be challenging due to the topography and visibility. No footway along Bacton Road. Bus stops access limited and walking distance to train station is over 2km Acceptable walking distance to schools and services.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: No formal designations The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW18/1	Land At Melbourne House	1.18	47	<p>Highway Transport & Access: Highways access and impact on the network is not acceptable. Access off the Bacton Road may be challenging due to the topography and visibility. Bus stops access limited and walking distance to train station is over 2km Acceptable walking distance to schools and services.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: No formal designations The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW19	North Walsham Caravan Park	5.65	226	<p>Highway Transport & Access: Access would be off the Bacton Road via an already constructed access that serves the caravan park opposite the Bluebell pub. Footway along western side of Bacton Road. Bus stops more limited and walking distance to train station is around 2km. Acceptable walking distance to schools and services.</p> <p>Environmental: No formal designations A predominantly built up site fully occupied with static caravans and lodges, grass areas around lodges and a clubhouse and swimming pool area. Site is surrounded by a hedge and tree belt.</p> <p>Landscape and Townscape: No formal designations The site is well screened and contained in the landscape.</p> <p>Other: Currently operating as a caravan park. No indication the site is available. No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred The site is not available.</p>
NW20 & NW33	Land at Marshgate & Manor Road	16.21	640	<p>Highway Transport & Access: Highways access and impact on the network is not acceptable. Access would be off Marshgate and Manor Road which are predominately narrow single track rural lanes. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services, however, significant parts of Marshgate and Manor Road do not have footways or lighting, which would require significant work to bring them up to an acceptable standard.</p> <p>Environmental: No formal designations 2 large agricultural fields currently in arable cultivation separated by hedge and tree boundary and with hedge and trees around the site. No other obvious environmental features. The site is adjacent to a water treatment works and majority of the site would fall within a 400m consultation zone.</p> <p>Landscape and Townscape: No formal designations Would be a large scale extension into open countryside on a slightly elevated site. The site as a whole is contained between the rural lanes that surround it, however, the site forms part of the rural edge to North Walsham.</p> <p>Other: Water main crosses site. No significant flooding or contamination issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW21	Land Opposite Brick Kiln Farm, Manor Road	1.85	55	<p>Highway Transport & Access: Highways access and impact on the network is not acceptable. Access would be off Manor Road. A single-track rural road with no footway or lighting. There is a pedestrian connection through to Brick Kiln Road. Bus stops more limited and walking distance to train station is over 2km and not acceptable. Acceptable walking distance to schools and services.</p> <p>Environmental: No formal designations A greenfield site which forms part of 2 rough pasture fields with one currently in use for horse paddock. Tree and hedge boundaries around and between the fields.</p> <p>Landscape and Townscape: No formal designations The site is well screened and contained in the landscape.</p> <p>Other: Off site mains water re-enforcement is required and water main crosses the site. Part of the site may be susceptible to surface water flooding.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW22	Land At Manor Road	6.65	266	<p>Highway Transport & Access: Highway objection on the grounds of access and suitability of the network and impact on routes into town. Acceptable walking distance to schools and services, however, there is no footway along Manor Road. Bus stops more limited and walking distance to train station is over 2km and not acceptable.</p> <p>Environmental: No formal designations Part arable and part wooded site with The Grove spinney covered by a TPO. To the west of the site is Saddlers Hill Plantation woodland.</p> <p>Landscape and Townscape: No formal designations Adjacent to settlement boundary. The site slope upwards toward the spinney with the spinney very prominent in the landscape. The northern part of the site would be more visible in the landscape whilst the western section would be mainly screened and contained. The site does form part of a gently rolling mosaic landscape along the Manor Road approach and around Brick Kiln Farm.</p> <p>Other: Part of the site is subject to surface water flooding and a water main crosses the site.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW23	Land Between Yarmouth Road and Field Lane	18.90	340	<p>Highway Transport & Access: Highways objection regarding access and impact of the network. No Footways along principle routes - Yarmouth Road and Field Lane. Access off Thirlby Road does have footways. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services. Weavers Way goes through the site.</p> <p>Environmental: No formal designations Large open field with sparse hedge and tree boundaries. Cradle Hill plantation abuts a small part of the site. No other obvious physical environmental features.</p> <p>Landscape and Townscape: No formal designations Adjacent to settlement boundary and residential area. A large scale development that would be highly visible in the landscape on the approach into town along the Yarmouth Road. The site would be highly visible from the length of Field Lane.</p> <p>Other: May have historical/archaeological interest. No flooding issues.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW24 & NW43	Land Adjacent Mushroom Farm, A149	4.55	120	<p>Highway Transport & Access: Access off the Yarmouth Road is not acceptable to Highways. Access would be served off Ellinor Road and possibly Yarmouth Road. Footway and lighting along Ellinor Road. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Greenfield site that is currently in arable cultivation. Mostly open with sparse tree and hedge boundaries. No other obvious physical environmental features and no designations.</p> <p>Landscape and Townscape: Adjacent to settlement boundary and residential area. Site frontages to A149 and Yarmouth Road are open and development would be visible on approach into town along these routes. Residential properties are found to the NW and NE edges. No formal designations.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW25	Land Off Laundry Loke	0.92	37	<p>Highway Transport & Access: Access is acceptable off Laundry Loke. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Brownfield site that has become partly overgrown with scrub. The industrial buildings have been cleared in the recent past. Part of the site may have historical contamination. The rear of the land was previously designated as Open Land. No other obvious physical environmental features and no formal designations.</p> <p>Landscape and Townscape: On the edge of the industrial estate, however, the site is bounded to the south and west by residential properties on Cromer Road and Bradfield Road. There would be no detrimental impact on landscape and residential development in this location may improve the built environment.</p> <p>Other: The site is within the employment area and adjacent to premises currently operating. This is a previously allocated site and there is a 2017 planning application for 43 affordable dwellings.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site was previously allocated. However, the site falls within the settlement boundary of North Walsham. The site could therefore come forward at any time, and does not require being allocated.</p>
NW26	Land Adjacent Scarborough Hill House Hotel	1.41	60	<p>Highway Transport & Access: Highways access and impact on the network is not acceptable. Yarmouth Road narrow and no footway. Bus stops limited and walking distance to train station is around 2km. Acceptable walking distance to schools and services.</p> <p>Environmental: A greenfield site to the south of the town. Currently in agricultural use as grassland. A thick tree belt separates the grassed area from the Yarmouth Road. No other obvious physical environmental features and no formal designations.</p> <p>Landscape and Townscape: The site is detached from the main residential area and would be development remote from the town. The site would be well screened behind the tree belt</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the site is reasonably remote from town and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW28/1	Land at Greens Road	6.50	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a medium sized agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension. It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>

NW28/2	Land At Greens Road	10.64	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: The site is located to the rear of the Rossi's leisure complex. Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Other: The Weavers Way runs to the south of the site and any development should enhance the route and provide connections to it.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW28a	North Walsham Football Club	5.07	80	<p>Highway Transport & Access: A previous site allocation. Highway concerns over the impact of development on the network and pedestrian connections. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: An area of open space currently used as a non league football club. The site is predominately mown grass with a small number of buildings on site. There is a hedge boundary to the south.</p> <p>Landscape and Townscape: A public open space adjacent to the settlement boundary and residential area. Development could be well screen and integrated with the existing built up area.</p> <p>Other: Currently used as the site for a non league football club and is proposed to be designated as Amenity Green Space.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred</p>
NW30	Ladbrook Engineering, Norwich Road	1.34	Part of a combined allocation of 160 dwellings	<p>Highway Transport & Access: Highways access would be off Norwich Road or via the access to the adjacent allocated developments. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: A site that is partly occupied by a 1,000sqm industrial unit with associated parking, storage and outbuildings. Much of the site is grass with hedge and tree boundaries. There may be ground contamination due to the industrial use that has operated on the site for a number of years. No other obvious physical environmental features and no formal designations.</p> <p>Landscape and Townscape: The site is well screened behind existing properties on the Norwich Road and the new development immediately to the south. A developed site would not be visible in the wider landscape and would merge in to the wider townscape – especially if the other elements of the allocation are developed. The site should be developed with consideration given to the other allocations and not be considered a standalone development.</p> <p>Other: Previously allocated site.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option This site formed part of previous allocation NW01. Sites NW05, NW07 & NW30 should be allocated as a whole and are considered suitable to be allocated for residential development of up to 160 dwellings.</p>

NW31	Land Rear of East Coast Plastics	0.65	16	<p>Highway Transport & Access: Access would have to be off Laundry Loke and to the side of existing commercial/industrial unit. Appears no other access opportunity. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services. Access would appear unsatisfactory.</p> <p>Environmental: Small enclosed parcel covered in rough grass and scrub. No other obvious physical environmental features and no formal designations.</p> <p>Landscape and Townscape: The site is well screened and contained, however would be surrounded on 2 sides by industrial premises.</p> <p>Other: The site is currently designated as Employment Land.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the proximity to the industrial estate and the access is considered to be unsuitable. The site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW34	Land at Spa Common	1.41	42	<p>Highway Transport & Access: Highways access and network connections is unacceptable to Highways. Acceptable walking distance to schools and services, however, there is no footway along Anchor Road and Manor Road. Bus stops more limited and walking distance to train station is over 2km.</p> <p>Environmental: 2 grass paddock fields surrounded by tree and hedge boundaries. No formal designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is well contained within the landscape and reasonably well screened – but would alter the character of Anchor Road and Spa Common.</p> <p>Other: The site is adjacent to a Grade 2 listed building.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW36	Land at Little London Road	1.56	46	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Access off Little London Road may be challenging due to the topography. Acceptable walking distance to schools and services in principle, however, a significant part of the route is down narrow roads without footpaths. Bus stops more limited and walking distance to train station is over 2km. and visibility. No footway along Little London Road or Bacton Road. Bus stops access limited and walking distance to train station is over 2km.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW40	Adjacent Holmfield, Little London	0.50	20	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Access off Bacton Road may be challenging due to the topography and visibility. No footway along Bacton Road. Bus stops access limited and walking distance to train station is over 2km Although, in principle, acceptable walking distance to schools and services in reality there is a significant percentage of the route along rural roads with no footway or lighting.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW41	Tungate Farm, Aylsham Road	42.53	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW42	Land Adjacent Happisburgh Road	1.17	47	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Would require extension of footway along Happisburgh Road. Bus stops close by and walking distance to train station and acceptable walking distance to schools and services.</p> <p>Environmental: A small agricultural field with tree and hedge boundaries and a larger piece of woodland directly to the south. Part of the site appears to be used a small holding/allotment. No formal designations and no other obvious environmental features.</p> <p>Landscape and Townscape: Adjacent to the settlement boundary and is a site that slopes from north to south towards the woodland. The topography of the site would make any development reasonably prominent when viewed from Happisburgh Road, although the site is screened from the wider landscape.</p> <p>Other: Part of the site may be susceptible to Surface Water Flooding . A Water main crosses the site and there would have to be off-site mains reinforcement.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site may not be available during the plan period. On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW44	Paston College Lawns Site	1.47	60	<p>Highway Transport & Access: A previously allocated site that had no highways objections. Centrally located in the town and bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: A previously developed site with a mixture of buildings, car parking and open space. A large proportion of the site is currently not occupied by buildings.</p> <p>Landscape and Townscape: The site is within the Conservation Area and contains one Listed Building and is adjacent to a number of others. A carefully designed development could complement the townscape but would have to consider the setting of the listed buildings and the Conservation Area.</p> <p>Other: No significant flooding, contamination or utilities issues identified</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Not Preferred The site is not available as Paston College is continuing to use the site.</p>
NW46	Land at Fernbank, West of Bacton Road	1.36	40	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Access off Bacton Road may be challenging due to the topography and visibility. No footway along Bacton Road. Bus stops access limited and walking distance to train station is over 2km Although, in principle, acceptable walking distance to schools and services in reality there is a significant percentage of the route along rural roads with no footway or lighting.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW47	Land Adjacent Royston Cottage, Little London	0.70	21	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Access off Little London Road may be challenging due to the topography and visibility. No footway along Little London Road or Bacton Road. Bus stops access limited and walking distance to train station is over 2km Although acceptable walking distance to schools and services in theory – there is a significant percentage of the route along rural roads with no footway or lighting.</p> <p>Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is well screened and contained in the landscape.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW48	Land North of Royston Cottage, Little London	0.62	18	<p>Highway Transport & Access: Access and network connections are not acceptable to Highways. Access off Little London Road may be challenging due to the topography and visibility. No footway along Little London Road or Bacton Road. Bus stops access limited and walking distance to train station is over 2km Although acceptable walking distance to schools and services in theory – there is a significant percentage of the route along rural roads with no footway or lighting. Environmental: Small grass paddock enclosed by tree and hedge boundaries. No designations and no other obvious environmental features. Landscape and Townscape: The site is well screened and contained in the landscape. Other: No significant flooding, contamination or utilities issues identified. Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW49	Land at 22 Skeyton Road	0.55	6	<p>Highway Transport & Access: The site would be accessed off Skeyton Road. Development would be for a small number of dwellings and would require the demolition of No 22 Skeyton Road to facilitate development. Skeyton Road is a reasonably narrow residential street - but with footways on both sides. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services. Environmental: A small field to the rear of residential properties and gardens. Enclosed by hedges and trees with The Weavers Way to the NW. Consideration would have to be given to the relationship to the Weavers Way and provision of appropriate landscape buffer. Landscape and Townscape: The green field part of the site is just outside the settlement boundary and residential area. The site is well screened and contained in the landscape. Development would require the demolition of No22 Skeyton Road which would disrupt the street frontage. Other: No significant flooding, contamination or utilities issues identified. Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred The site is adjacent to the settlement boundary and any review of the boundary should take into account the new western extension. This is a small site that may be more appropriate to come forward through an application process.</p>
NW50	Land South of Anchor Road	2.33	69	<p>Highway Transport & Access: Highways access and network connections is unacceptable to Highways. Acceptable walking distance to schools and services, however, there is no footway or lighting for a significant proportion along Anchor Road and Manor Road. Bus stops more limited and walking distance to train station is over 2km. Environmental: Two grass agricultural fields with tree and hedge boundaries and areas of scrub. No designations and no other obvious environmental features. Landscape and Townscape: The site is well screened and contained in the landscape. Other: No significant flooding, contamination or utilities issues identified. Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW51	Land at Southcroft, Yarmouth Road	0.92	27	<p>Highway Transport & Access: Highways access and network connections is unacceptable to Highways. Bus stops limited but acceptable walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: A small tree and scrub covered site that would require significant clearing to deliver housing development.</p> <p>Landscape and Townscape: Remote and detached from the settlement and residential area. Would be a small-scale development in open countryside. However, if the perimeter trees and hedges are retained the site could be well screened.</p> <p>Other: No significant flooding, contamination or utilities issues identified</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW52	Land East of Bradfield Road	2.63	80	<p>Highway Transport & Access: Highways access and network connections is unacceptable to Highways. Acceptable walking distance to schools and services, however, there is no footway or lighting along Bradfield Road. Bus stops more limited and walking distance to train station is over 2km</p> <p>Environmental: An arable agricultural field with hedge boundaries around. There is a belt of new tree planting to act as screening of the Industrial estate. No designations and no other obvious environmental features.</p> <p>Landscape and Townscape: The site is an agricultural field detached and remote from the settlement boundary and residential area. Residential development would be reasonable well screened if the hedges were retained.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW54 (H0681)	Land West of Manor Road	9.9484	300	<p>Highway Transport & Access: Highway objection on the grounds of access and suitability of the network and impact on routes into town. Acceptable walking distance to schools and services, however, there is no footway or street lighting along Manor Road. Bus stops more limited and walking distance to train station is over 2km.</p> <p>Environmental: A large agricultural field which is open to the Manor Road and has tree and hedges on the other boundaries. To the south west the site abuts a small wooded spinney known as The Grove.</p> <p>Landscape and Townscape: The site forms part of the attractive rolling landscape to the east of the town and slopes up from east to west with views across to The Grove and Saddlers Hill Plantation. Any development would be highly visible in the landscape and would require significant strategic landscaping.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW55 (H0682)	Land Between Manor Road & Happisburgh Road	2.961	90	<p>Highway Transport & Access: Highway objection on the grounds of access and suitability of the network and impact on routes into town. Acceptable walking distance to schools and services, however, there is no footway or street lighting along Manor Road. Bus stops more limited and walking distance to train station is over 2km.</p> <p>Environmental: A large agricultural field that is generally open with tree and hedge boundaries around the property to the south west.</p> <p>Landscape and Townscape: Although there has been limited recent development in the area – development on the site would constitute a large extension of White Horse Common which is a hamlet detached from the main town. The site forms part of the attractive rolling landscape to the east of the town and slopes up from east to west with views across to the wider countryside. Any development would be highly visible in the landscape.</p> <p>Other: Part of the site is susceptible to Surface Water Flooding and there is a water main running through the site.</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

				Sustainability Appraisal Overall Result = Negative	
NW56 (H0684)	Land at Bradfield Road	0.367	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a small scrub and wooded parcel of land that appears to be un-utilised next to the railway. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW08 (H0680)	Land To The South Of North Walsham	44.27	1328	<p>Highway Transport & Access: Site would be accessed off Norwich Road which would require a new roundabout as part of the western extension. The site is over 2km from the railway station, town centre and high school. At present would require significant upgrades to Norwich Road to provide a new footway into town. There are bus services along Norwich Road and bus stops would have to be provided.</p> <p>Environmental: The site comprises a number of large agricultural fields with tree and hedge boundaries. The south of the site is bounded by extensive woodland. No formal designations on the site, however, a SSSI and CWS is located to the south of the site in the woodland.</p> <p>Landscape and Townscape: The site is remote from the town and would be an obvious extension into the open countryside. Significant strategic landscaping would be required.</p> <p>Other: Part of the site includes the site of a historical battlefield and development of the site would cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated. This site was assessed initially as part of the western extension, however, the landscape impact, impact on the historical environment and its distance from the town means the site is, on balance, not preferred.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape the historic environment and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>

NW57 (H0685)	Land At Greens Road	2.07	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a small triangular agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Other: The Weavers Way runs to the south of the site and any development should enhance the route and provide connections to it.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW58 (H0686)	Land South Cromer Road	20.12	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Preferred Option North Walsham Western Extension <u>Part of this site</u> is considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>
NW59 (H0687)	Land West Of Bradfield Road	4.08	Part Western Extension mixed use allocation	<p>This site is to form part of the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a greenfield site with no pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a large agricultural field enclosed by hedges with occasional small trees. The site is currently in arable use. There are no other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Neutral</p>	<p>Preferred Option North Walsham Western Extension Considered suitable to be allocated as part of the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>

NW60 (H0689)	Land Between Lyngate Road And The Street	16.93	677	<p>Highway Transport & Access: Highways access and network impact acceptable. Acceptable walking distance to schools and services although there would have to be improvements to footways along the B1145 and consideration of a crossing of the B1145. . There are no bus stops in the area and limited services. Walking distance to train station is over 2km.</p> <p>Environmental: 2 large agricultural fields with hedge and tree boundaries. No other obvious environmental features and no formal designations. The site would surround the small burial ground.</p> <p>Landscape and Townscape: An elevated site that forms part of the attractive rolling landscape to the north of the town and slopes up from south east to north west. Any development would be highly visible in the landscape and would require significant strategic landscaping.</p> <p>Other: The site is adjacent to the Industrial estate and views from this elevated site would be across the industrial estate. The nearest unit to the site is used for waste removal and management.</p> <p>Sustainability Appraisal Overall Result = Negative and Positive</p>	<p>Not Preferred On balance, the site is not considered a preferred location for development as the site is reasonably remote from town, impact on the landscape and the local road network is considered to be unsuitable. Therefore, the site is considered unsuitable for development. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.</p>
NW61 (H0712)	Wayside Farm, Skeyton Road	12.05	482	<p>Highway Transport & Access: Access would be off Skeyton Road which is a narrow country lane. A significant distance along Skeyton Road has no footway. The site is a significant distance from town centre and high school. Limited bus services along Skeyton Road.</p> <p>Environmental: A large agricultural field with spare hedge and tree boundaries. No other obvious environmental features and no formal designations.</p> <p>Landscape and Townscape: The site is remote and detached from the settlement. The site slopes down from east to west and provides long views across to the woodland to the south.</p> <p>Other: This site was assessed initially as part of the western extension, however, the landscape impact and it's distance from the town means the site is, on balance, not preferred.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred The site is reasonably remote from town and would have an adverse impact on the landscape. This site is not required as part of the proposed Western Extension as the other sites deliver the quantum of development required with less of an impact on the landscape.</p>
NW62 (New Ref)	Western Extension	95.00	1500 dwellings as part Western Extension mixed use allocation	<p>This site is to form the Western Extension Allocation.</p> <p>Highway Transport & Access: Opportunity to secure a new western road for the town associated with new development, enabling a link from the B1150 (North Walsham/Norwich Road) to the Cromer Road (A149) in the north west. Such a new route could remove the need for vehicles having to go through the centre of the town and importantly remove the need for some traffic to negotiate the low bridges in the town. At present a number of greenfield sites with limited pedestrian or cycle connections to the town. The western development will require provision of cycling and walking routes into town and the extension of bus routes into and around the development.</p> <p>Environmental: The site is a collection of a number of agricultural fields and other smaller parcels of land . There are no formal designations. Comprehensive environmental surveys will be required.</p> <p>Landscape and Townscape: Large scale development on the west of the town will have a significant impact of the landscape and the overall setting of the town. The strength of the landscape character is considered to be low to moderate and development could have a positive benefit of the landscape through strategic landscaping and provision of significant areas of open space.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option North Walsham Western Extension This site is considered suitable to be allocated as the North Walsham Western Extension . It will be a mixed-use development for up to 1500 dwellings, link road, employment land, primary school and other key infrastructure.</p>

NW01A (New Ref)	Land at Norwich Road & Nursery Drive	8.00	160	<p>Highway Transport & Access: Multiple access points off neighbouring developments and via Nursery Drive. Bus stops close by and walking distance to train station. Acceptable walking distance to schools and services.</p> <p>Environmental: Small greenfield site adjacent to garden centre and nursery. No designations.</p> <p>Landscape and Townscape: No formal or statutory designations. Well contained and screened behind existing residential properties along Norwich Road and Nursery Drive.</p> <p>Other: No significant flooding, contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option This site forms the new allocation NW01A. Sites NW05, NW07 & NW30 should be allocated as a whole and are considered suitable to be allocated for residential development of up to 160 dwellings.</p>
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Draft Sustainability Appraisal - Sites in North Walsham.																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
ED1	N. Walsham	Res	+	++	+	++	+	-	?	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). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS, playing fields, surrounded by mature trees / hedgerow with area of mature trees & bushes (north east). Localised potential to contribute to and / or impact on GI network. 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 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.
NW01A	N. Walsham	Res	~	++	+	++	+	?	0	0	-	++	+	++	++	-	++	++	Overall the site scores as positive (Site comprises of NW05, NW07 & NW30) Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). 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 (but loss of businesses), educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW05	N. Walsham	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; rough grass land, part cultivated, 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
NW06/1	N. Walsham	Res	--	++	+	++	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 to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of 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. Could provide significant public open space. 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.
NW07	N. Walsham	Res	0	++	+	++	0	?	0	-	-	++	+	++	++	-	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; part PDL, part grass / cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). 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 (but loss of undesignated employment land), educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW08	N. Walsham	Res	--	~	+	++	-	-	?	--	-	-	+	++	0	0	-	~	Overall the site scores as negative Environmental – Scores negatively; remote location, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage), Scheduled Ancient Monument / Grade II Listed Standing Cross (site of battle) & Scheduled Ancient Monument (Cross). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Could impact on safeguarded mineral resources. Potential negative biodiversity impact; close proximity CWS (Lord Anson's Wood), SSSI (Westwick Lakes), arable, mature trees / hedgerow, around and within site, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores negatively; remote location, services in adjacent settlement (some within 2km of site). Could provide significant public open space. Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW08/1	N. Walsham	Res	--	++	+	++	-	-	+	--	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW08/2	N. Walsham	Res	--	++	+	++	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 to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space. 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.
NW09	N. Walsham	Res	--	++	+	++	0	-	0	-	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 negative biodiversity impact; close proximity CWS (Weavers Way) rough grass / scrub, many mature trees to boundary. 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
NW11	N. Walsham	Res	--	++	+	++	0	-	?	-	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 negative biodiversity impact; adjacent CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. 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.
NW14/53	N. Walsham	Res	-	++	+	++	+	?	0	-	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 for remediation of contamination. Biodiversity impact uncertain; green field land (possibly grazing), scrub, 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15	N. Walsham	Res	-	?	~	++	0	?	?	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15/1	N. Walsham	Res	0	?	~	++	0	?	?	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. 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, 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
NW16	N. Walsham	Res	--	++	~	++	0	-	?	-	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (The Thatched Cottage). Potential negative biodiversity impact; immediately adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow to majority of boundary. 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW16/1	N. Walsham	Res	--	++	~	++	0	-	?	-	0	++	+	++	+	0	++	+	Overall the site scores as negative and positive (Reduced parcel of NW16) Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; part adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow around part of site. 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW17	N. Walsham	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, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Alder Carr), green field land (possibly grazing), heavily treed boundary. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access to healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to the settlement, good access to employment, educational facilities, access to peak public transport links, services / facilities. 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
NW18/1	N. Walsham	Res	-	++	+	++	-	-	0	--	-	+	+	++	++	0	++	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), green field land (possibly grazing), small woodland, mature hedgerow / trees to majority of boundaries. Would utilise mostly non-agricultural grade land.</p> <p>Social – Scores positively; loosely related to the settlement, good access to healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to the settlement, good access to employment, educational facilities, access to peak public transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW19	N. Walsham	Res	+	++	~	~	0	-	0	-	-	+	+	++	++	-	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; adjacent CWS (Alder Carr), close proximity CWS (Spa Common), part PDL, caravan / chalet park, mature trees around & within site (subject to TPOs). Some loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (but loss of business), educational facilities, access to peak public transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW20 & NW33	N. Walsham	Res	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>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.</p>

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW21	N. Walsham	Res	--	++	+	++	0	-	0	-	0	+	+	++	+	0	++	0	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spa Common), arable / grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, access to employment, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW22	N. Walsham	Res	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, small areas potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Potential negative biodiversity impact; part arable, part woodland (subject to TPO), part adjacent woodland. Loss of mostly 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 neutral; edge of settlement, good access to educational facilities, services / facilities, access to employment, peak time public transport links. Access to high speed broadband uncertain. Town centre easily accessible from the site. Likely to rely on car.
NW23	N. Walsham	Res	-	++	+	++	+	?	?	-	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 for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Loss of mostly 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.
NW24 & NW43	N. Walsham	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; arable land, mature hedgerow / trees around and within site, adjacent small woodland. Loss of mostly 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
NW25	N. Walsham	Res	++	++	~	~	+	?	0	+	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, part PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential for enhancement of townscape. Biodiversity impact uncertain; part PDL (demolished factory) overgrown land, mature trees / shrubs to approximately half of site. 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. 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.
NW26	N. Walsham	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; arable land, surrounded by mature hedgerow / trees, tree belt to north east boundary and adjacent south east corner. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
NW28/1	N. Walsham	Res	-	++	+	++	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; close proximity CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of mostly 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
NW28/2	N. Walsham	Res	--	++	+	++	-	-	?	--	0	++	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, extends into open countryside, 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; immediately adjacent CWS (Weavers Way), arable, mature trees / hedgerow part boundary, grass verge / drainage ditch. 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.
NW28a	N. Walsham	Res	0	++	+	++	0	-	?	-	0	~	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, small area PDL, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way), sports pitches, surrounded by mature hedgerow / trees, close proximity pond. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of open land area (sports pitches). 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.
NW30	N. Walsham	Res	~	++	+	++	+	?	0	0	-	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, mature trees / hedgerow to boundary. 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 (but loss of business), 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
NW31	N. Walsham	Res	+	++	+	++	+	+	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). Potential for remediation of contamination. Limited biodiversity potential; mown grass, concrete access and fencing to boundary. 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. Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land (un-used)), educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW34	N. Walsham	Res	--	++	+	++	-	-	0	-	0	+	+	++	++	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access to healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Economic – Scores positively; loosely related to the settlement, good access to employment, educational facilities, peak time public transport links, access to services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
NW36	N. Walsham	Res	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Paston way and Knapton Cutting), grazing land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. 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
NW40	N. Walsham	Res	--	++	+	++	-	-	0	-	0	-	+	++	++	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from 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; close proximity CWSs (Alder Carr, Spa Common), grazing, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. Likely to rely on car.
NW41	N. Walsham	Res	-	++	+	++	~	-	0	--	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement but more rural; FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Limited potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Weavers Way), arable, surrounded by mix of grass verges, mature trees / hedgerow, adjacent pond. 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, services / facilities, peak time public transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW42	N. Walsham	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; grazing land surrounded by mature trees / shrubs, adjacent small woodland. Loss of mostly 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
NW44	N. Walsham	Res	++	++	~	~	~	+	0	0	-	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores mixed; within settlement, mostly PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect settings of CA, Grade II* Listed Building (No. 15 Ivy Cottage, Aylsham Road), Grade II Listed Buildings (outbuilding south of No. 15, garden walls of No. 15, former girls' high school (Market Street), front wall of former girls' high school, No's. 3, 5, 7 & 9 (Market Street)). Limited biodiversity potential; PDL, group of mature trees. 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. 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.
NW46	N. Walsham	Res	-	++	+	++	-	?	?	--	0	+	+	++	++	0	++	0	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of trees). Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; grazing /garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, access to peak time public transport links, healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, access to peak time public transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
NW47	N. Walsham	Res	--	++	~	~	-	-	0	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW48	N. Walsham	Res	--	++	+	+	--	-	0	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, part within FZ2, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), rough grass, mature trees around and within site. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW49	N. Walsham	Res	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Weavers way), arable / grazing / garden, mature trees / hedgerow surrounding, adjacent copse. 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.
NW50	N. Walsham	Res	--	++	~	~	-	-	0	-	0	+	+	++	+	0	++	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to the settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access to education facilities, access to healthcare service, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to the settlement, good access to educational facilities, access to employment, services / facilities, peak public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW51	N. Walsham	Res	--	++	+	++	--	-	0	--	0	-	+	++	0	0	~	0	Overall the site scores as negative Environmental – Scores negatively; removed 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 (loss of trees). Potential negative biodiversity impact; woodland. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.

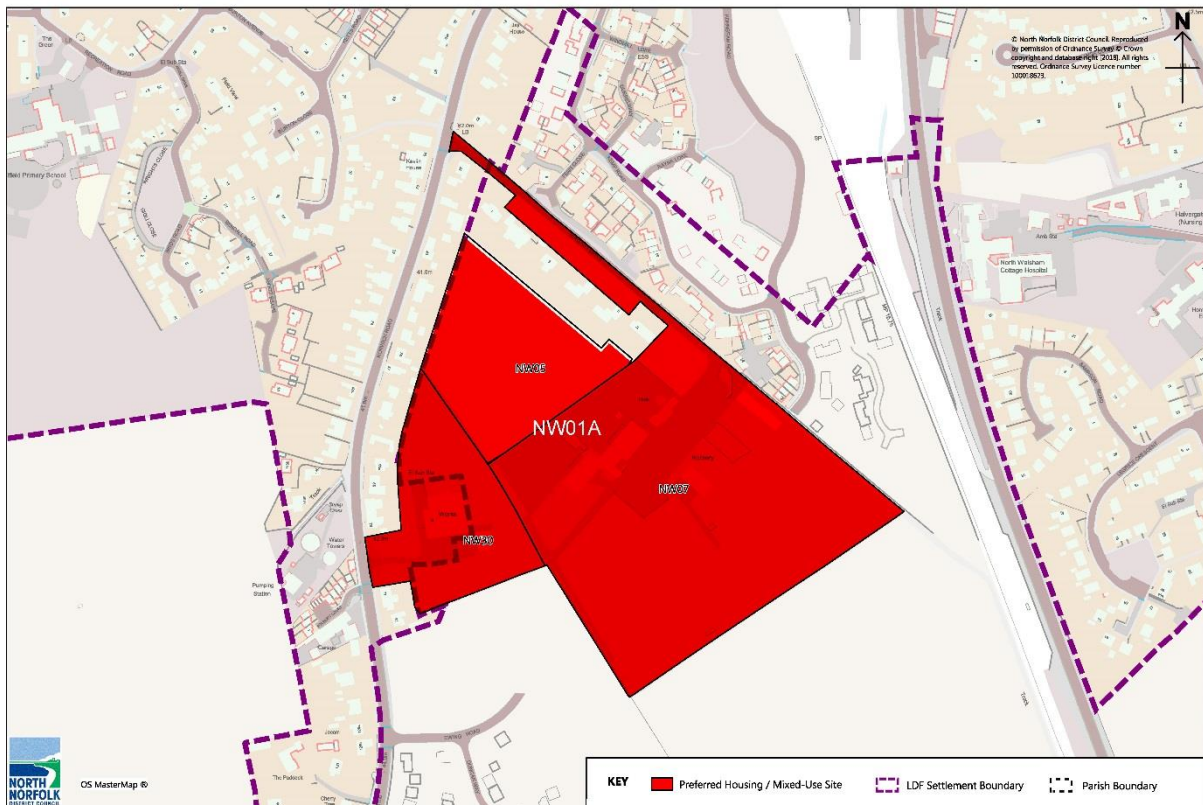
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW52	N. Walsham	Res	--	++	~	++	~	?	?	--	0	-	+	++	0	0	~	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW54	N. Walsham	Res	--	++	+	++	~	?	0	--	0	-	+	++	0	0	~	~	Overall the site scores as negative Environmental – Scores mixed; removed 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; arable, surrounded by grass verges / mature trees / hedgerow, adjacent small woodland (subject to TPO). Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain.
NW55	N. Walsham	Res	--	++	+	++	--	?	0	--	0	-	+	++	0	0	-	-	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges, some mature trees / hedgerow, close proximity small woodland. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.
NW56	N. Walsham	Res	--	++	+	++	0	?	0	-	0	+	+	+	0	0	++	0	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; green field land (possibly grazing), 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. Limited scope for open space provision. Economic – Scores neutral; 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
NW57	N. Walsham	Res	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	-	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent CWS (Weavers way), arable, grass verges, mature trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.
NW58	N. Walsham	Res	--	++	+	++	-	?	0	-	-	+	+	++	0	0	-	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Part removed from built environment; potential to increase light pollution, likely detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges / scrub / mature hedgerow / trees, pond adjacent. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores neutral; 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.
NW59	N. Walsham	Res	0	++	~	++	+	?	0	0	0	++	+	++	0	-	-	+	Overall the site scores as neutral Environmental – Scores neutral; within settlement, part PDL, FZ1, moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; outside storage, grass, mature trees to part boundary. Loss of agricultural (1-3) land. Social – Scores positive; within settlement but removed from residential areas, good access to healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores mixed; within settlement, good access to employment (but loss of designated employment land), 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.
NW60	N. Walsham	Res	--	++	+	++	0	-	0	-	-	++	+	++	0	0	-	0	Overall the site scores as negative and positive Environmental – Scores negative; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect settings of Grade II Listed Building (The Thatched Cottage) & Grade II* (Friends Meeting House). Potential negative biodiversity impact; close proximity CWS (Paston Way & Knaption Cutting), arable land, mature hedgerow / trees around and within parts of site. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; good access to employment, access to educational facilities, services / facilities, peak 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
NW61	N. Walsham	Res	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	-	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. Access to high speed broadband uncertain.
NW62	N. Walsham	Res	--	++	~	++	~	-	?	~	-	++	+	++	+	0	++	+	Overall the site scores as positive (Comprises of reduced NW08/2, reduced NW08/1, NW11, NW57, NW28/1, NW28/2, NW41, reduced NW58, NW14/53, NW56 & NW59) Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Ancient Monument & Grade II Listed Cross (Stump Cross). Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; parts of site within close proximity / adjacent CWS (Weavers Way), majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, majority of the site has good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities. Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.

North Walsham

Site Ref	NW01A This site includes sites NW05, NW07 & NW30
Site Address	Land at Norwich Road & Nursery Drive
Site Area	8 hectares (gross)
Proposal	Considered suitable for a mixed-use allocation including residential development for approx. 160 dwellings and appropriate level of employment land.



Residential Allocation: Land at Norwich Road & Nursery Drive

For the purposes of this assessment sites NW05, NW07 & NW30 have been considered together to form this single allocation. The assessment proposes that the sites are combined and that the new site reference is NW01A.

Description

This is a mixed-use site on the Norwich Road to the south of North Walsham. The land is in several ownerships and comprises small green field parcels, existing businesses and land associated with the garden centre. The site is well related to the town centre and other facilities and is considered suitable for a mixed-use allocation comprising houses, employment and public open space.

A comprehensive development brief for the whole site is required before any development is brought forward including provision of serviced employment premises.

Constraints

A proportion of this allocation is a brownfield site and therefore a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks posed. If the desktop study 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. This is a mixed-use allocation which may need to be delivered in phases. The site is in several ownerships and a development brief will be required for the proposed development, which will establish the broad principles of access, movement, mix of uses, layout, built form, density of development, phasing and conceptual appearance.

There is a desire to retain existing uses associated with the existing businesses which provide local employment and services and evidence will be required to demonstrate that the existing employment uses have found suitable alternative premises before any residential development can take place.

There are no known reasons why development on the site cannot be achieved within the plan period.

Policy NW01A**Land at Norwich Road & Nursery Drive**

Land amounting to approximately 8 hectares is allocated for a mixed-use allocation including residential development for approx. 160 dwellings and appropriate level of employment land and open space.

The development will provide appropriate levels of affordable housing and contributions towards infrastructure, services, and other community needs as required.

Development Brief

Prior approval of a development brief is required to provide the over-arching guidance on the broad distribution of land use and the guiding principles against which future planning applications will need to address, including:

- access, movement, mix of uses, layout, built form, density of development, landscaping, phasing and conceptual appearance.

- phased provision of buildings for employment uses and details on the size, nature, amount and location of the units to be specified in the brief;
- provision of appropriate points of vehicle access to Norwich Road through the adjoining previously developed parcels of allocation NW01;
- provision of improved pedestrian links to the railway station, town centre and local schools;
- investigation and remediation of any land contamination;
- measures to prevent the input of hazardous substances to groundwater;

There will need to be evidence that the existing employment uses have found suitable alternative premises before any residential development can take place.;

Sustainability Appraisal Summary

NW01A (comprises of NW05, NW07 & NW30) – Overall the site scores as positive

Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). 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 (but loss of businesses), educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

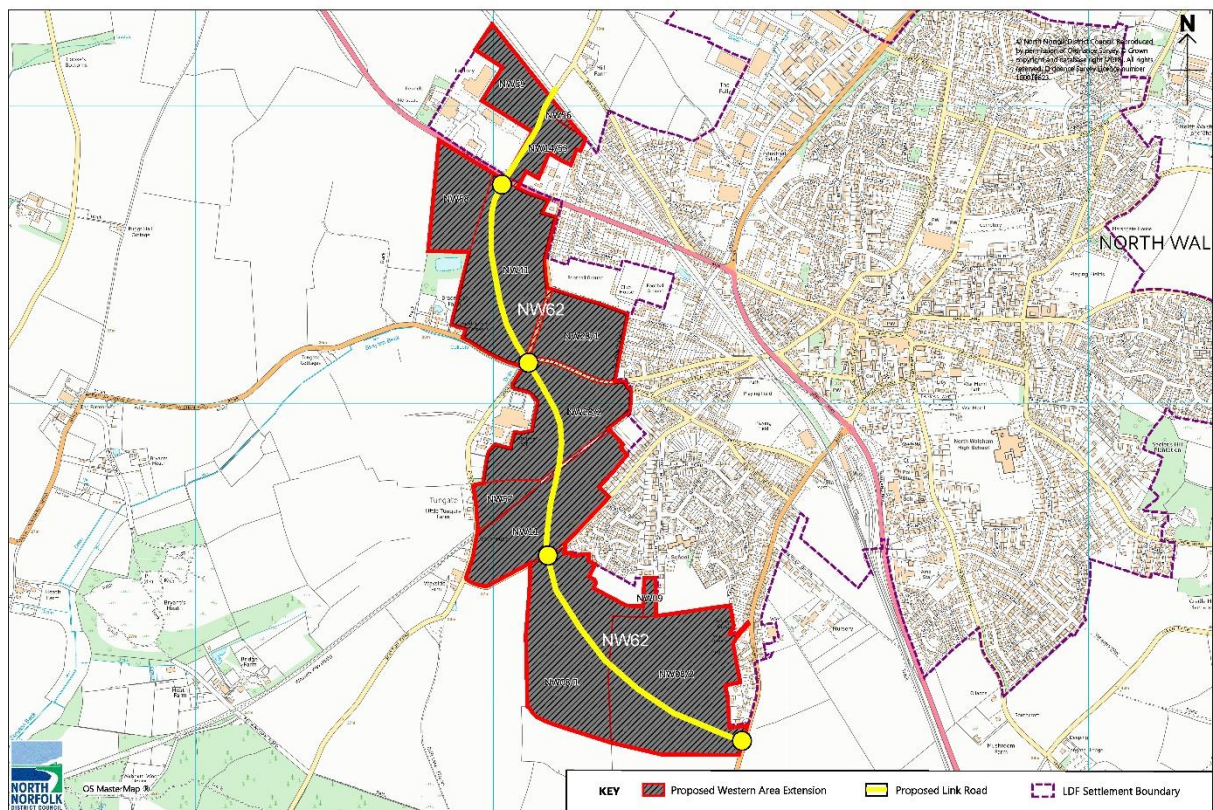
North Walsham

Site Reference	NW62 (incorporating sites NW08/1, 08/2, 09, 11, 14/53, 28/1, 28/2, 41, 56, 57, 58 & 59)
Site Address	North Walsham Western Extension
Site Area	95 hectares (gross)



Proposal

Considered suitable to be allocated for residential development for approx. 1500 dwellings and delivery of western link road, associated supporting infrastructure including new primary school, public open space, employment provision - final mix and quantity of land uses to be subject to the production and approval of a comprehensive masterplan.



Residential Allocation: North Walsham Western Extension

For the purposes of this assessment sites NW08/1, NW08/2, NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 have been considered together to form the Western Extension. The assessment proposes that the sites are combined and that the new site reference is NW62.

Description

The Western Extension stretches from the railway line to the north, across arable land around the west of the town, to Norwich Road to the south. The area covers 95ha and would envelope Link Road, Greens Road, Aylsham Road, Tungate Road and Skeyton Road.

The western extension allocation is expected to deliver around 1500 dwellings, a new western link road, a new primary school, serviced employment land and retail provision, significant areas of landscaping and public open space and other required infrastructure, improvements and mitigation.

The site (in part or whole) cannot be brought forward without the adoption of a comprehensive masterplan for the whole site.

Constraints

This is a large site that will require further work to be carried out on a range of factors and potential constraints.

Transport

One of the pieces of evidence required before the allocation progresses any further is a Transport Assessment that will explore the benefits of the western link road and the impacts (with mitigation required) on the surrounding network. The Transport Assessment should include an assessment of walking and cycling routes and a comprehensive strategy to promote walking and cycling and other modes of sustainable transport.

Other evidence will be required on landscape, water, flooding & drainage and a number of other areas. Some of this may be required before the allocation is taken forward.

Deliverability

The delivery of the site will be complex and will take a number of years to come to fruition. The majority of the site is being promoted by a single consortium, however, there may be a need to open this consortium up to other landowners whose land forms part of the western extension. This will require land assembly and equalisation agreements. A large-scale allocation such as this will be complex, however, it is expected that it will be substantially complete during the plan period.

Policy NW62**North Walsham Western Extension**

Land amounting to approximately 95 hectares is allocated for a mixed use development to include 1500 dwellings, a new western link road, employment land, retail land, a new 2 form entry primary school. The allocation will be subject to the production of a comprehensive site wide Masterplan.

Comprehensive Masterplan for the North Walsham Western Extension

The Masterplan will provide the over-arching guidance on the broad distribution of land use and the guiding principles against which future planning applications will be considered.

The Comprehensive Masterplan is to include:

- Overall aims and vision for the western extension in line with the Local Plan policies;
- A strategy for the early delivery of the western link road;
- A phasing strategy for the delivery of all land uses; including residential, employment and retail;
- A design guide building on the principles of the district's most up to date Design Guide;
- A strategy for the delivery of essential infrastructure and mitigation measures, including:
 - Strategic landscaping;
 - Primary school;
 - Highways mitigation to include a package of measures to mitigate the impact of the development on the highway network;
 - Leisure and recreation – including enhancements to the Weavers Way and provision of a network of new pedestrian and cycle routes and to consider options for the enhancement to North Walsham Football Club – if required;
 - Significant levels of public open space
 - Appropriate levels of affordable housing and housing for older people
 - Water, flooding & drainage management

The Masterplan will be developed in partnership between the landowners/promoters/consortium and the council. Not all land parcels will deliver housing and other uses such as employment, retail, landscaping or open space may be most suitable for some sites (in part or whole).

It is expected that the landowners should work together on an equalisation agreement to ensure the all the assembled land is recognised as forming an integral part of the over-arching western extension.

Sustainability Appraisal Summary

NW62 (Comprises of reduced NW08/2, reduced NW08/1, NW11, NW57, NW28/1, NW28/2, NW41, reduced NW58, NW14/53, NW56 & NW59) – Overall the site scores as positive

Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Ancient Monument & Grade II Listed Cross (Stump Cross. Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; parts of site within close proximity / adjacent CWS (Weavers Way), majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, majority of the site has good access to healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green

infrastructure and improved road infrastructure opportunities.

Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.