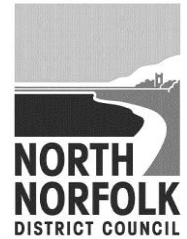


Planning Policy & Built Heritage Working Party



Please Contact: Linda Yarham

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

Direct Dial: 01263 516019

2 November 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 12 November 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 A Fitch-Tillett, Ms V Gay, Mrs A Green, Mrs P Grove-Jones, Mr N Pearce, Ms M Prior, Mr R Reynolds, Mr S Shaw, Mr R Shepherd, Mrs V Uprichard, D Young

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 15 October 2018.

4. ITEMS OF URGENT BUSINESS

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

5. DECLARATIONS OF INTEREST

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

6. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

7. Local Plan – Identification of provisional housing sites across the District for inclusion within the emerging First Draft Local Plan (consultation version)

Page 12

(Appendix 1 – page 20; Appendix 2 – page 27; Appendix 3 – page 45)

Summary:

The purpose of this report is to outline the sites that are proposed to be included as preferred options for housing site allocations within the First Draft Plan (Reg.18) which will be subject to public consultation next year. The report presents further information on issues that have been deferred at previous meetings and details additional sites in Cromer, Sheringham, Holt and North Walsham (agreed in principle at the Working Party in August). It also brings Members up to date in relation to latest position on housing targets.

Recommendations:

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

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officers, telephone number and email: Jodie Rhymes, 01263 516304, jodie.rhymes@north-norfolk.gov.uk Stuart Harrison, 01263 516308, stuart.harrison@north-norfolk.gov.uk	

8. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

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

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

15 OCTOBER 2018

Minutes of a meeting of the **PLANNING POLICY & BUILT HERITAGE WORKING PARTY** held in the Council Chamber, Council Offices, Holt Road, Cromer at 9.30 am when there were present:

Councillors

Mrs S Arnold (Chairman)
R Reynolds (Vice-Chairman)

Mrs A Green
N Pearce
Ms M Prior
S Shaw

R Shepherd
Mrs V Uprichard
D Young

Ms K Ward (Chair, Overview and Scrutiny Committee)

Mrs A Claussen-Reynolds (observing)
M Knowles (observing)

6 members of the public were in attendance

Officers

Mr M Ashwell – Planning Policy Manager
Mr I Withington – Planning Policy Team Leader
Ms C Batchelar – Landscape Officer (Design)

38. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs A Fitch-Tillett and Mrs P Grove-Jones.

39. PUBLIC QUESTIONS

None.

40. MINUTES

The Minutes of the meeting held on 20 August 2018 were approved as a correct record and signed by the Chairman.

41. ITEMS OF URGENT BUSINESS

None.

42. DECLARATIONS OF INTEREST

None.

43. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

Staffing

The Planning Policy Manager introduced James Mann, who had recently joined the Planning Policy Team as a Senior Planning Officer.

Whole Plan Viability Assessment

The Planning Policy Manager reported that a workshop for developers had been very well received in terms of process.

There had been some scepticism about some of the conclusions in the viability report and that the consultants had underestimated the build costs and land transfer values, all of which impacted on the amount which would be available for planning obligations. The consultants had offered to review the study and carry out an interim study. There was a question of when it would be appropriate to carry out the study so that the evidence was not criticised for being out of date.

The Planning Policy Manager suggested that the affordable housing percentages would need to be carefully considered to ensure that they were viable and that it was likely that there would be two affordable housing zones in the District.

A further report would be brought to the Working Party in due course.

National Planning Policy Framework - Housing

The Planning Policy Manager reported that the latest household projection figures published in September had indicated a dramatic fall in population and household formation which suggested that lower housing targets in the Local Plan would be defensible. The Government was revising its methodology as the projections suggested that the required number of dwellings would be less than the Government's policy position. Based on the figures, the Council's target had fallen from 520 dwellings per year to 438 per year, which would result in 8,700-8,800 new dwellings in the Plan period instead of up to 11,000 which had been agreed at the last meeting. He considered that the Council should proceed on the basis of up to 11,000 to allow flexibility but it was likely that there would be a need for around 10,000 dwellings when the revised methodology was published.

Councillor R Reynolds stated that there needed to be a realistic figure and he considered that 10,000 dwellings would be about right.

Councillor Mrs S Arnold expressed concern that allocating sites in rural areas would give communities and landowners an expectation but it might not be possible to sell their sites.

Councillor R Reynolds expressed concern that the east of the region was suffering in terms of provision of affordable housing.

Councillor Mrs S Arnold stated that it was of concern that 82% of house purchases in North Norfolk were for second homes or letting homes.

44. LOCAL PLAN PREPARATION – SMALL RESIDENTIAL ALLOCATIONS AND APPROACH TO GROWTH IN VILLAGES

The Planning Policy Manager presented a report which considered the approach to small scale developments in villages, following publication of the revised NPPF which required land to be identified in development plans to accommodate at least 10% of the housing requirement on sites of no more than one hectare. The Working Party had previously agreed in principle that small scale growth opportunities would be permitted in a range of identified villages via infill, subdivision, rural building conversions, brownfield redevelopments and growth promoted via Neighbourhood Plans. The Planning Policy Manager recommended that in addition to this, the draft plan, or separate plans, seek to allocate small areas of land suitable for between 10 and 20 dwellings with no more than one or two sites in each community.

The Planning Policy Manager stated that the work required could delay the Local Plan, but it was possible to split the Plan into two parts. He suggested that it would be appropriate to consult on the draft Plan, which would include details of the policy approach to smaller villages and the settlements in which allocations would be made. Specific sites in villages would be identified at a later stage in the process, which would allow the majority of the plan to proceed to public consultation. This would allow communities to comment on the overall approach to growth in villages and their comments taken into account when considering allocations.

The Chairman considered that the suggested approach was sensible. She requested clarification with regard to development boundaries in villages. She was also concerned that the majority of allocations in villages in the current plan had not been taken up and asked if sites could be made more attractive to developers, eg. through Section 106.

The Planning Policy Manager explained that development boundaries were controversial and would be a matter for the second part of the Plan. He stated that there were very few companies building 10-20 dwellings in the area. He considered that the only way to incentivise developers was to compromise on affordable housing, which was not desirable as the rationale of these allocations was to provide some affordable housing in villages.

In response to concerns raised by Councillor R Reynolds with regard to Policy SS2, the Planning Policy Manager stated that SS2 would need to be amended to give a little more flexibility but was otherwise in line with the NPPF.

Councillor D Young asked what the current position was with regard to the five year housing land supply and whether it could be defended.

The Planning Policy Manager explained that the five-year housing land supply had been fluctuating over the past 18 months, but based on the current housing requirement of 438 per year, the supply currently stood at approximately 6.5 – 7 years. However, this would reduce again when the Government revised its methodology. There was a need to replace deliverable supply when developments were built and there would be more risk to the supply over time.

Councillor Young stated that the new NPPF encouraged sustainable development in villages and he considered that smaller villages would not be sustainable according to the Council's definition.

The Planning Policy Manager explained that consideration was being given to a five tier settlement hierarchy, with a new category of small or infill villages between service villages and the Countryside. He explained that there were many factors which had to be taken into account in considering where development could take place. In the small villages there would be opportunities for growth but they would be limited to infill, rural exceptions and neighbourhood plan developments. It would not deliver sites of 20-30 dwellings. There would still be restrictive policies in Countryside areas.

The Planning Policy Manager confirmed that sites would be sought which could provide affordable housing. It was likely that smaller sites would only provide financial contributions towards exceptions schemes.

Councillor R Shepherd stated that North Norfolk had a large amount of AONB and there was concern regarding ribbon development. He considered that careful consideration and testing was needed and that site visits would be necessary.

The Planning Policy Manager stated that there was a need to make progress. Public consultation had not yet taken place. He considered that there was little option other than to deal with the plan in two parts. The second part of the plan was likely to be more time consuming and controversial than the first.

Councillor Ms K Ward asked what the starting point was for considering settlements in the additional tier. She stated that she was aware of groups of people who had approached the Housing Strategy and Community Manager with regard to community land trusts. They were younger people who had finished apprenticeships and were looking to set up development companies. They were currently undertaking builds of two or three dwellings but were looking for sites for around 15 dwellings.

The Planning Policy Manager stated that there would be a new process for identifying small villages. It was anticipated that the results would be similar to the current Plan but may include additional villages as their function in relation to adjacent settlements could now be taken into account.

Councillor R Reynolds stated that there was a need to consider young people and find a way of providing affordable homes for them to rent or buy. He stated that housing in Wells in particular, and in other places along the coast, was bought up for second homes and there was a need to control it.

The Planning Policy Manager explained that the issue was not straightforward and stated he would bring a paper to the Working Party on the second homes issue.

Councillor Ms M Prior stated that developers were not prepared to build sufficient numbers of 2-bed houses as it did not produce sufficient profit. She asked how the Council could control the type of development taking place on large sites. Dwellings were not affordable for young people to buy and she was concerned about the future of our communities.

The Planning Policy Manager stated that viability was key, and developers and landowners were entitled to make a reasonable profit. Planning permission could be refused but this could mean that the Council did not have a five year land supply. Ultimately it was a matter of judgement as to whether or not the Council had tried as hard as possible to secure a public benefit.

The Planning Policy Manager stated that the new definition of affordable housing in the NPPF was an attempt to address some of the concerns, allowing for low cost purchase models to be classed as affordable. However, this was at the expense of other tenure types. It was in the gift of Members to decide the proportion of low cost market to affordable rent. In the opinion of the Housing Strategy and Community Manager, affordable rented accommodation was the only affordable tenure in North Norfolk. Discounted market houses were not affordable to buy in the District.

The Planning Policy Team Leader referred to the viability study being undertaken, which would provide the evidence base to assist in policy formulation based on the type of development which was needed.

Councillor Mrs A Claussen-Reynolds stated that two-bedroom dwellings were not necessarily cheap and cited an example in her Ward which was on the market for £400,000.

The Planning Policy Manager explained that dwellings were referred to in terms of floor area rather than number of bedrooms. A small house would have a floor area of 80-85m².

It was proposed by Councillor R Reynolds, seconded by Councillor Ms M Prior and

RESOLVED unanimously

That the Working Party re-affirms its previous decision that small scale growth opportunities will be permitted in a range of identified villages via infill, subdivision, rural building conversions, brownfield redevelopments and growth promoted via Neighbourhood Plans but *additionally* the draft plan (or a separate plan) will also seek to allocate small areas of land suitable for between 10 and 20 dwellings with no more than one or two sites in each community.

45. NEIGHBOURHOOD PLANNING UPDATE – CORPUSTY AND SAXTHORPE EXAMINATION

The Planning Policy Team Leader presented an update on the examination of the Corpusty and Saxthorpe Neighbourhood Plan and requested delegated authority to move to referendum subject to agreement with the Inspector's report. In the unlikely event of officers proposing a modification that differed from the Inspector's recommendations a further report would be brought back for discussion.

Councillor Ms K Ward asked if a report on the lessons learned could be produced for other neighbourhood plan groups when the process was complete.

The Planning Policy Manager stated that the Inspector had been very complimentary about the Council's part in the process and the advice given. The lessons to be taken from the process included NP groups acting on the professional advice given to them by officers in order to avoid misguided aspirations and expectations. He undertook to advise other groups of the lessons that could be learned from this examination.

It was proposed by Councillor R Reynolds, seconded by Councillor Ms M Prior and

RESOLVED unanimously

That Cabinet be recommended to give delegated powers to the Planning Portfolio Holder in conjunction with the Planning Policy Manager to modify the Corpusty & Saxthorpe Neighbourhood Plan and allow it to proceed to referendum subject to agreement with the modifications contained in the examiner's report.

46. LOCAL PLAN – LANDSCAPE CHARACTER ASSESSMENT AND LANDSCAPE SENSITIVITY ASSESSMENT STUDIES

The Planning Policy Team Leader introduced the report, which provided an update on two landscape assessment studies which will provide evidence to inform the preparation of the Local Plan and once approved, in the determination of planning applications.

The Working Party received a presentation by Rebecca Knight, Director of Landscape Planning, and Tom Forkan from Land Use Consultants on the Landscape Character Assessment and Landscape Sensitivity Assessment studies which they had undertaken on behalf of the Authority. The presentation gave detailed information on the studies, the background legislation, the methodology used, the key outputs and how the studies could be used in the planning process.

Councillor Ms K Ward referred to a proposal to erect overground telecommunications poles between Blakeney and Morston and there were no planning grounds to resist them. However, they would fundamentally change the landscape. She had been informed that legislation on broadband communications overrode planning legislation and asked what the legal position of the studies would be.

The Planning Policy Team Leader explained that the intention was that the studies would inform all planning decision making, development management and the local plan process. It also provided evidence of what was important in the landscape.

The Planning Policy Manager stated that the studies would not impact on permitted development.

Councillor R Shepherd referred to development undertaken by Norfolk County Council at Pretty Corner for mineral extraction which NNDC could do nothing about as mineral rights took precedence over all other legislation.

Councillor Ms M Prior referred to concerns in her ward regarding possible extension of a gravel pit. She asked if the Council should be consulted on these matters.

The Major Projects Manager referred to the issue raised by Cllr Ward regarding telecommunications. He stated that the AONB took precedence over permitted development rights and undertook to investigate the matter further. He explained that minerals were a matter for Norfolk County Council. NNDC could refer NCC to the landscape guidance but could not compel it to take the advice given.

The Chairman thanked Rebecca Knight and Tom Forkan for their presentation.

The Planning Policy Manager explained that if agreed, the documents would be published and begin to have weight in planning decisions.

Councillor Ms K Ward requested a copy of the presentation.

Councillor Mrs A Claussen-Reynolds asked if the Assessments would be amalgamated with the previous assessment carried out by the AONB Partnership.

The Landscape Officer stated that there were slight differences and discussions were taking place to ensure that the documents were cross-referenced and tallied with each other.

The Chairman asked if the documents would assist with the appeals in respect of wind turbine applications at Bodham and Selbrigg.

The Major Projects Manager explained that this would depend on whether or not the documents were agreed for use with immediate effect. Other parties to the appeal had not had sight of the documents. They would be likely to have an impact on how the appeal was determined.

The Chairman requested an update on progress on the GIS web based mapping and stated Members were awaiting a demonstration. The Working Party was informed that this was approximately three months away from being finalised.

The Chairman considered that the message should be communicated from the Council that it was not opposed to development, but that it should be the right development, in the right place and of the right design.

It was proposed by Councillor R Reynolds, seconded by Councillor R Shepherd and

RESOLVED

- 1. That Cabinet be recommended to accept and publish the Landscape Character Assessment and Landscape Sensitivity Assessment Studies as a source of evidence to support the emerging Local Plan for North Norfolk to cover the period 2016-2036.**
- 2. That both documents are subject to a minimum six-week public consultation period alongside the new Local Plan with a view to adopting both as formal supplementary planning documents (SPDs)**

47. RAPID REVIEW RECOMMENDATIONS

Councillor Ms K Ward, Chairman of Overview and Scrutiny Committee, presented the recommendations to the Working Party arising from the Rapid Review of the Local Plan.

The Planning Policy Manager explained that the recommendations under the Housing section had been dealt with and a commitment had been made with regard to SS2 and sustainability evidence. However, he considered that, although well intentioned, it would not be beneficial to introduce additional resources to assist with communication and engagement and that there was sufficient expertise already within the team to deal with this issue.

The Chairman acknowledged the support of Overview and Scrutiny Committee and the concerns raised regarding the consultation process. She emphasised that the door was not being closed and if additional resources were required in the future, the Planning Policy Manager could approach the Corporate Leadership Team, with the support of Scrutiny.

Councillor Ward expressed concern that if there was no allocation made in the Council's medium term financial strategy, it would be much harder to get additional resources if they were needed in the future.

The meeting closed at 12.10 pm.

CHAIRMAN

Local Plan – Identification of provisional housing sites across the District for inclusion within the emerging First Draft Local Plan (consultation version).

Summary: The purpose of this report is to outline the sites that are proposed to be included as preferred options for housing site allocations within the First Draft Plan (Reg.18) which will be subject to public consultation next year. The report presents further information on issues that have been deferred at previous meetings and details additional sites in Cromer, Sheringham, Holt and North Walsham (agreed in principle at the Working Party in August). It also brings Members up to date in relation to latest position on housing targets.

- Recommendations:**
- **Members consider the contents of this report and confirm the provisional preferred housing sites to be included within the First Draft Local Plan for consultation.**
 - **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. Work has been undertaken to assess sites in North Walsham, Cromer, Fakenham, Holt, Stalham, Sheringham, Wells, Ludham, Briston and Mundesley for their suitability to be allocated for housing, and recommendations on potential preferred sites were presented at the Working Party meetings between March and June. Members agreed at the last Working Party that it was desirable to also identify some smaller sites in a selection of villages but that this would be delayed until after the public consultation on the strategic plan and larger allocations programmed for early next year.

1.2 These earlier recommendations did not include assessment of suitability of those sites for alternative uses i.e. employment or mixed use. The work on other uses including employment will be undertaken shortly and the site assessment work will be brought together in order to provide a proposed strategy for each settlement setting out the designations and allocations for each place. This will include any proposed changes to the settlement boundaries, town centre designations, open space and local green space designations and any other changes to the currently adopted Local Plan Proposals Map to reflect recent developments.

1.3 This report updates Members with a number of changes that are suggested as a consequence of additional information being received, reconsiders items which have been deferred at previous meetings, and includes full details (site appraisals and policy pro forma) for the additional larger sites in Cromer, Sheringham, Holt and North Walsham which were agreed in principle at the August meeting.

2. Emerging Spatial Strategy, Settlement Hierarchy and Housing target.

2.1 At the February Working Party 2018 Members agreed in principle to a distribution of housing growth and other types of development which would be focussed mainly in and around the District towns and a small number of larger villages. At the same Working Party, it was resolved to prepare the consultation version of the Local Plan on the basis that it should aim to deliver not less than 9,000 dwellings (450 per year) and this was re-affirmed at the July meeting.

2.2 Members will be aware that over the past few months there has been considerable uncertainty in relation to housing requirements and in particular the approach to establishing how many new homes are likely to be required. Over the last two years the potential housing requirement for the district has varied from as little as 409 dwellings per year (around 8,000 over the plan period) to as high as 550 (11,000) depending on the various methods which have been specified in national guidance. This national methodology is currently subject to yet further consultation with government now suggesting that for the immediate future Council's should base their assessments of need on earlier household forecasts (2014 rather than 2016 based figures). This 2014 based assessment produces a minimum housing requirement in North Norfolk of 543 dwellings per year and this figure is now being used to prepare the consultation draft of the plan.

2.3 At the last Working Party meeting it was agreed that a Part 2 Plan should be prepared which would make provision for around 500 dwellings within 20-30, as yet to be identified villages, and that this would be subject to separate consultation arrangements later in 2019. The recommendations in this report will ensure that around 11,000 dwellings can be built in North Norfolk over the Plan period on the following basis.

TABLE 1 – Sources of housing supply 2016-2036

Source	Number of dwellings
Built	2,000
With Planning permission	1,500 -2,000
Windfall Allowance	2,000
<u>Proposed New Allocations</u>	<p><u>Growth Towns</u> Total: 3,410 North Walsham – 2150 Fakenham – 660 Cromer - 600</p> <p><u>Secondary Growth Settlements</u> Total: 895 Wells – 70 Sheringham -135 Stalham – 150 Hoveton – 160 Holt - 380</p> <p><u>Growth Villages</u> Total: 200 Briston - 80 Blakeney - 40 Ludham - 30 Mundesley – 50</p> <p><u>Other Villages (Part 2 Plan)</u> Total 500</p> <p>Total: 10,500-11,000</p>

3. Site Selection Methodology

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

3.2 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.

4. Sustainability Appraisal

4.1 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.

4.2 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.

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

5. Detailed Site Assessment

5.1 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.

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

5.2 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.

5.3 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.

5.4 Further detailed work has been undertaken in relation to highways, utilities and other infrastructure which has informed the draft policy wording for the preferred option sites.

6. Additional Site Recommendations

6.1 The remainder of this report sets out officer recommendations and justification for the selection of new sites as preferred sites for consultation and provides an update on sites where issues have been deferred from previous Working Party meetings, including:

- Details of the four larger sites agreed at the Working Party in August – former allotment site at Sheringham, enlargement of the Lovell Homes development at Holt, former golf practice ground at Overstrand Road, Cromer, and increasing the expected number of dwellings on the large North Walsham allocation.
- A new preferred site in Mundesley as the land owner has advised that the previously preferred option will not now be made available for development.
- Enlargement of a further site in North Walsham (land adjacent to North Walsham garden centre).
- Discounting of additional options in Cromer which have been put forward after sites in Cromer were previously considered.
- A small extension to one of the Stalham sites to allow for alternative access arrangements (Hopkins homes scheme on Yarmouth Road).

6.2 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 sites and settlements are included in **Appendix 1**. Detailed provisional pro forma for the emerging preferred sites are attached in **Appendix 2**. A summary of the site assessment is attached in **Appendix 3**.

6.3 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 included 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.

7. North Walsham

7.1. At the Working Party meeting in June Members resolved to identify 2 sites for allocation in North Walsham. NW62 (the Western Extension) was to provide up to 1500 dwellings and NW01/A was to provide 160 dwellings. It is suggested that these two previously identified preferred option sites for North Walsham are revised as detailed below.

7.2. Additional growth on the Preferred Sites

7.3. Following a comprehensive review of all of the sites in North Walsham, it was considered appropriate to enlarge the previously identified preferred option sites.

7.4. It is suggested that the large Western Extension allocation (NW62) has the residential allocation increased to provide further capacity on this large site. The extent of the land will not change, however, it is suggested that the *upper* limit of development is revised from 1500 to 1800. The site is very large (95ha) and is more than capable of accommodating the increase without significantly effecting the amount of land available for other uses.

7.5. Site NW01/A (the Nursery Drive/Norwich Road allocation) is suggest to be enlarged to add in an extra 7ha of land and increase the residential allocation from 160 to 350. This extra land and residential allocation provides the opportunity to provide a large area of public open space and ensure that the allocation delivers on the needed infrastructure (link estate road and service roads) that may not have been viable with the previous allocation. This site will be renamed NW01/B.

7.6. Recommendations:

That the enlarged NW01/B site is identified as a provisional preferred site and that site NW62 has the upper limit of dwellings increased from 1500 to 1800.

8. Cromer

8.1 Additional Preferred Site

8.2 Following a comprehensive review of the non-preferred sites in Cromer, C16 – Golf Practice Area, Overstrand Road was identified as the most suitable site for additional housing numbers.

8.3 C16 is a relatively large site and if allocated could provide around a third of the housing required for Cromer. The site would be within walking distance to the town, schools,

hospital and other facilities and is also served by public transport. The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). Careful consideration will need to be given to the views of the site, ensuring there is sufficient landscaping and open space provided throughout the site. A development brief/ masterplan would be required to ensure that development in this location is well designed and protects the special qualities of the AONB. It is important that trees/ hedges across the site are retained.

8.4 Sites not preferred

8.5 Following the May Working Party, five sites were put forward for consideration for Cromer which have been assessed for their suitability. This includes sites C42/1 and C42/2 off Roughton Road and C43/1 and C43/2 off Norwich Road. And a combination of all four sites with a proposed link road between Roughton Road and Norwich Road to the south of Cromer.

8.6 These sites are not considered as preferred options for a number of reasons. The sites are detached from the settlement and remote from the services and facilities within Cromer. The sites are highly visible in the landscape, and development would be a pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the townscape and the special qualities of the AONB.

8.7 There are highways concerns; Roughton Road is considered unsuitable for further development, and a link road has been unproven in its effectiveness to allow suitable pedestrian and vehicular improvements. Furthermore, a link could only address local issues associated with the delivery of these sites and will not deliver wider benefits to the town centre.

8.8 Recommendation:

That C16 is identified as an additional provisional preferred site.

9. Holt

9.1 Additional Preferred Site

9.2 Following a comprehensive review of the non preferred sites in Holt, H20, Land at Heath Farm, was identified as the most suitable site for the additional housing numbers.

9.3 Site H20 is Land at Heath Farm and is a greenfield site on the eastern edge of town. The site would be an extension and continuation of the existing allocation H09 which is currently being built out by Lovell Homes. The extended parcel of H20 would be serviced off the new roundabout on the A148.

9.4 Recommendation:

That the enlarged H20 site is identified as a provisional preferred site

10. Sheringham

10.1 Additional Preferred Site

- 10.2 Following a comprehensive review of the non preferred sites in Sheringham, SH07 **Former Allotments Adjacent to Splash** was considered the most suitable additional site.
- 10.3 SH07 is a greenfield site to the west of Sheringham which comprises of scrub/ grassland and lies between the allotments and leisure/sports centre. The site lies adjacent to, but outside, of the AONB and development should be sympathetic to, the setting of the protected area. The site can accommodate around 40 dwellings and an area of open space. Open space and a buffer should be provided to minimise the impact of development on the open landscape and longer views on the approach into Sheringham. The site is within the defined setting of Sheringham Park and development should have particular regard to the impact on the long views available from the Park. The site would be within walking distance to the town, schools and other facilities and is also served by public transport.

10.4 Recommendation:

That SH07 is identified as an additional provisional preferred site.

11. Stalham

- 11.1 Site ST23, Land North of Yarmouth Road, East of Broadbeach Gardens was identified as a preferred site option for Stalham but NCC Highways identified issues with the access, stating that the existing estate road is not suitable for extension. Further work has subsequently been undertaken, and a suggested new access is proposed from Yarmouth Road which is considered to be suitable by NCC Highways.
- 11.2 The amended site includes part of the site that was allocated previously, ST01 and which was granted planning permission in 2012 (PF/12/1427). And is also subject to a planning application for 34 dwellings and 12 mixed use units PF16/0240 which is awaiting a decision.

11.3 Recommendation:

That ST23/1 is chosen as a provisional preferred site.

12. Briston

- 12.1 Briston is identified as a Growth Village in the emerging growth strategy and modest allocations of around 50 are considered suitable. In xx Members resolved to allocate 2 sites which would have 40 dwellings on each which brought the total proposed allocations for Briston to 80.
- 12.2 There are no proposed changes to the Briston preferred sites, however, one site was incorrectly missed off the original assessment and this report provides details on the assessment for that site.
- 12.3 Site BRI18 is land at Highfield and is at the southernmost extent of the parish. The site is detached and remote as it is located some distance away from village services and would be accessed off roads that are considered unsuitable. BRI18 (Land at Highfield) is not considered to be suitable, furthermore, the other sites previously identified more than meet the quantum of development required in Briston.

13. Mundesley

13.1 At the March Working Party members resolved to allocate 1 site for up to 50 dwellings. MUN04/A, Land at Links Road, was considered to be the preferred option, however, the landowner has considered the matter further and stated that in his view the land is not suitable for development and is no longer available for development.

14. New provisional preferred site for Mundesley

14.1 The landowner has put forward further information in relation to MUN03 and suggested that the landscape considerations (that previously counted against the site) can be mitigated with a sensitive landscape led approach to the development. Given the change in circumstances and further information from the landowner it is appropriate to re-assess site MUN03.

14.2 Furthermore, the landowner has submitted a new (combined) site which comprises of MUN03 (land at Cromer Road) and MUN04/1 (Open Land Area at Links Road/Church Lane), together will part of the former railway embankment. This new combined parcel is named MUN03/A.

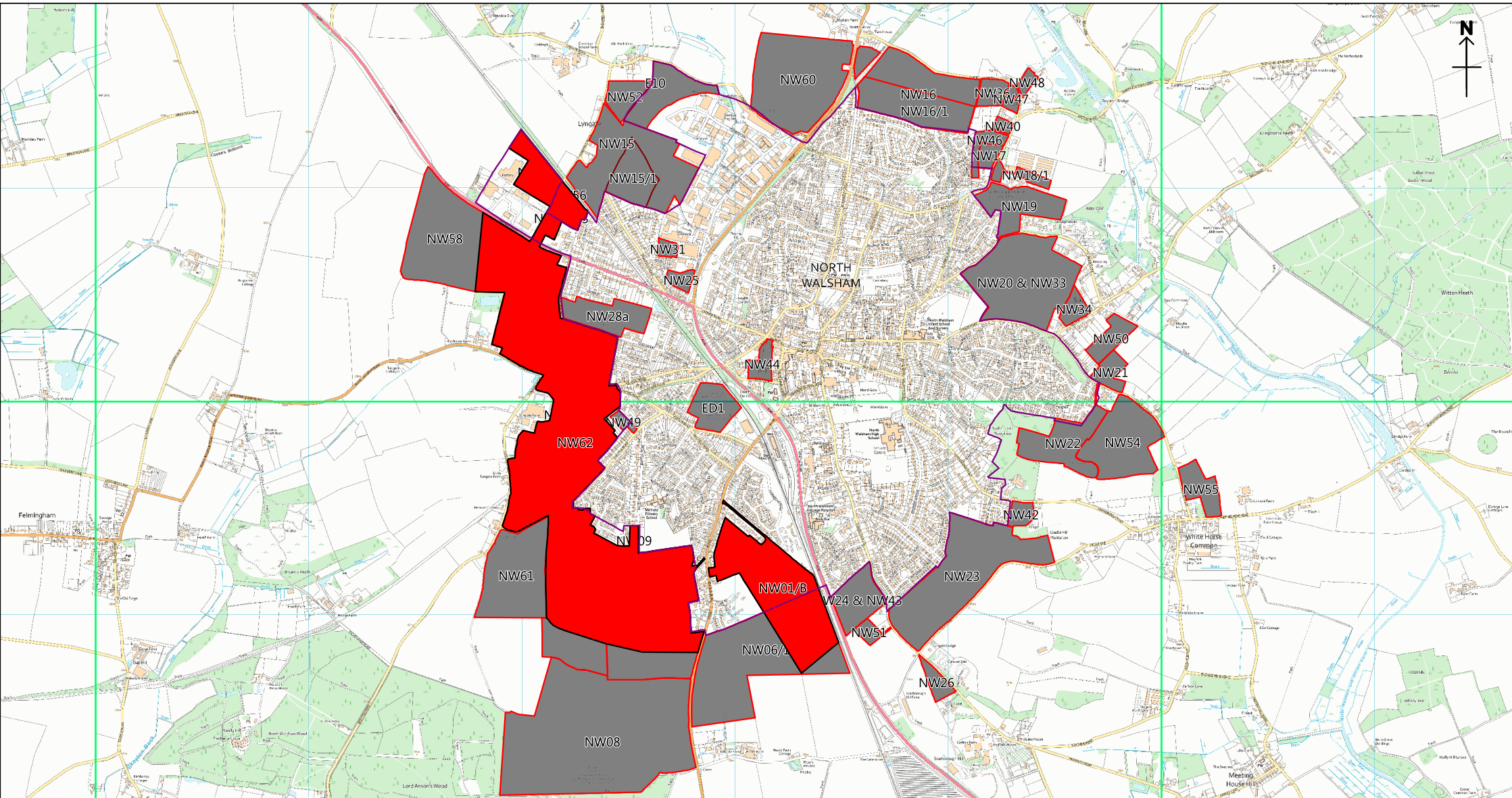
14.3 Following a comprehensive review of all sites in Mundesley and the new site put forward by the landowner MUN03/A is considered the most suitable provisional preferred site.

14.4 MUN03/A, Land at Cromer Road and Church Lane, is located just outside the residential area of Mundesley with the former railway embankment running through the centre of the site. The site has three distinct characteristics: the northern section is an elevated pasture field in a prominent part of the village; the central section is the former railway embankment with scrub and trees, and the southern part of the site is an open pasture field offering views towards the coast and across the village. This part of the site is currently designated as 'Open Land Area'.

14.5 The site is well located to the services in the historic village centre (Station Road and the High Street) and those services along Beach Road. Any development on the site will have to be predicated on a robust landscape based approach to the site – taking into account the prominence and topography of the site. Public access improvements will be required through the former railway embankment together with provision of high quality open space.

14.6 Recommendation:

That MUN03/A is identified as the provisional preferred option for Mundesley to provide a residential allocation of up to 50 dwellings.



For consideration by Planning Policy & Built Working Party, Monday 12 November 2018

Potential Sites in North Walsham - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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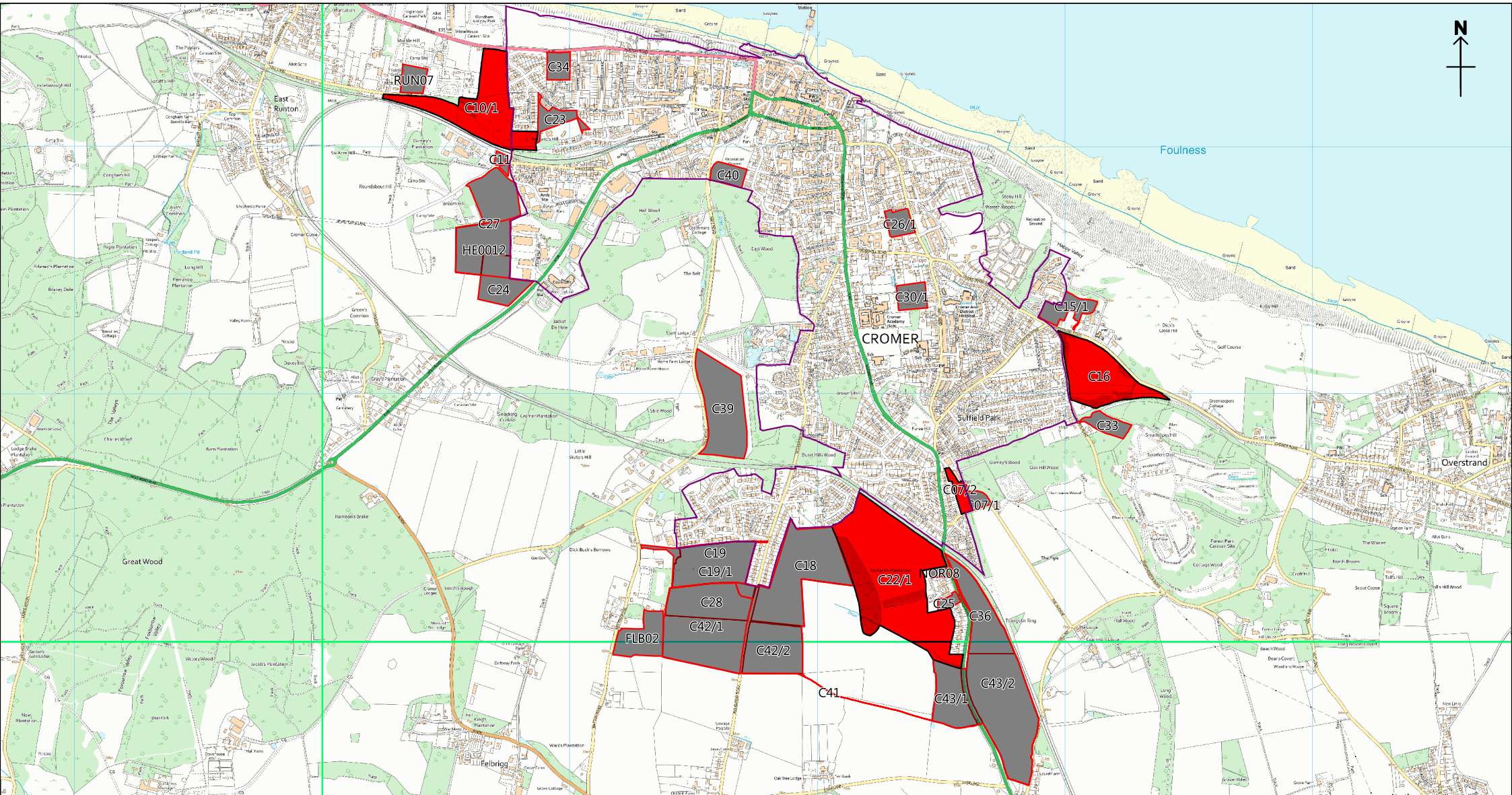
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****For consideration by Planning Policy & Built Working Party, Monday 12 November 2018****

Potential Sites in Cromer - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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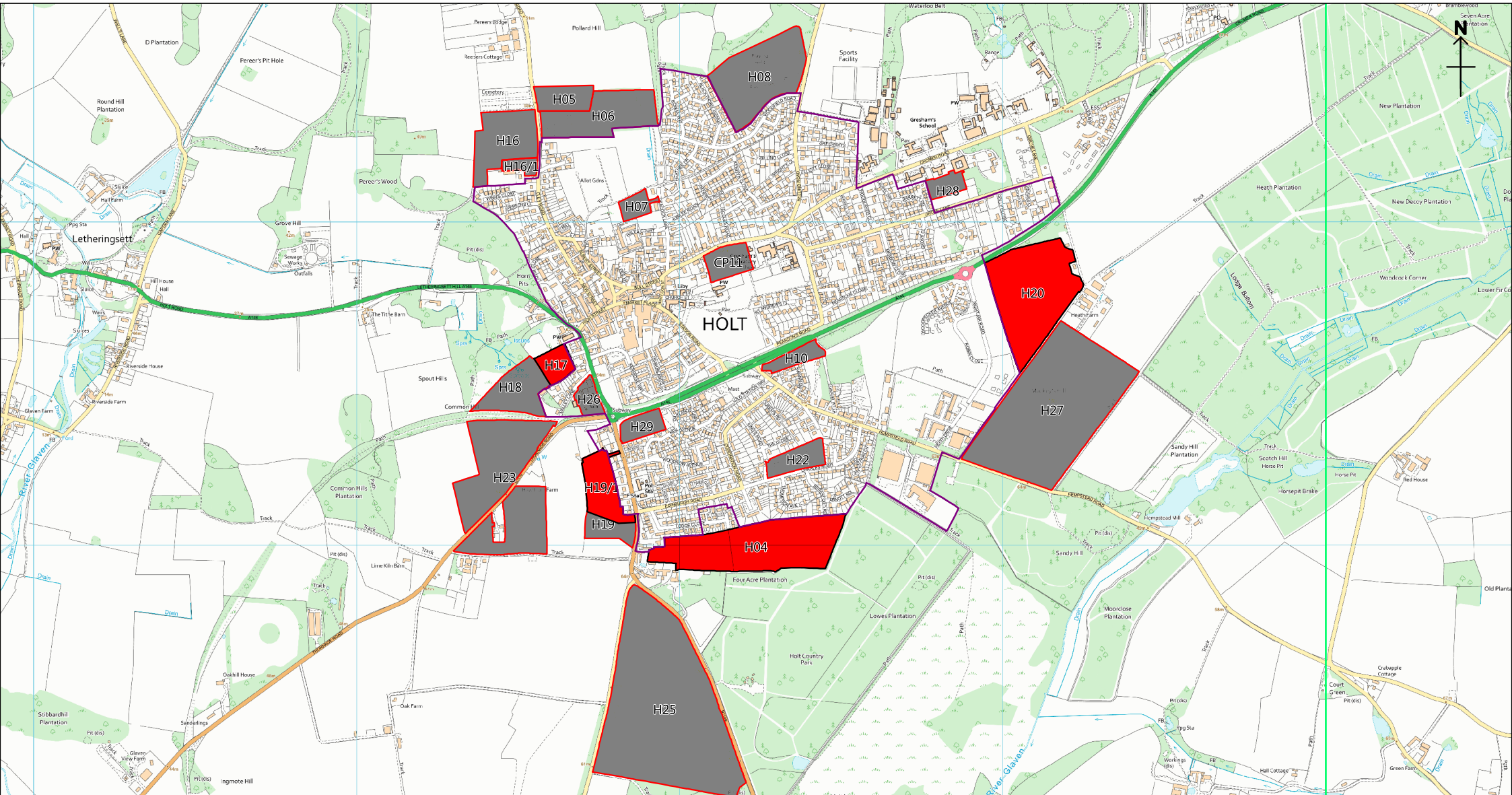
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Potential Sites in Holt - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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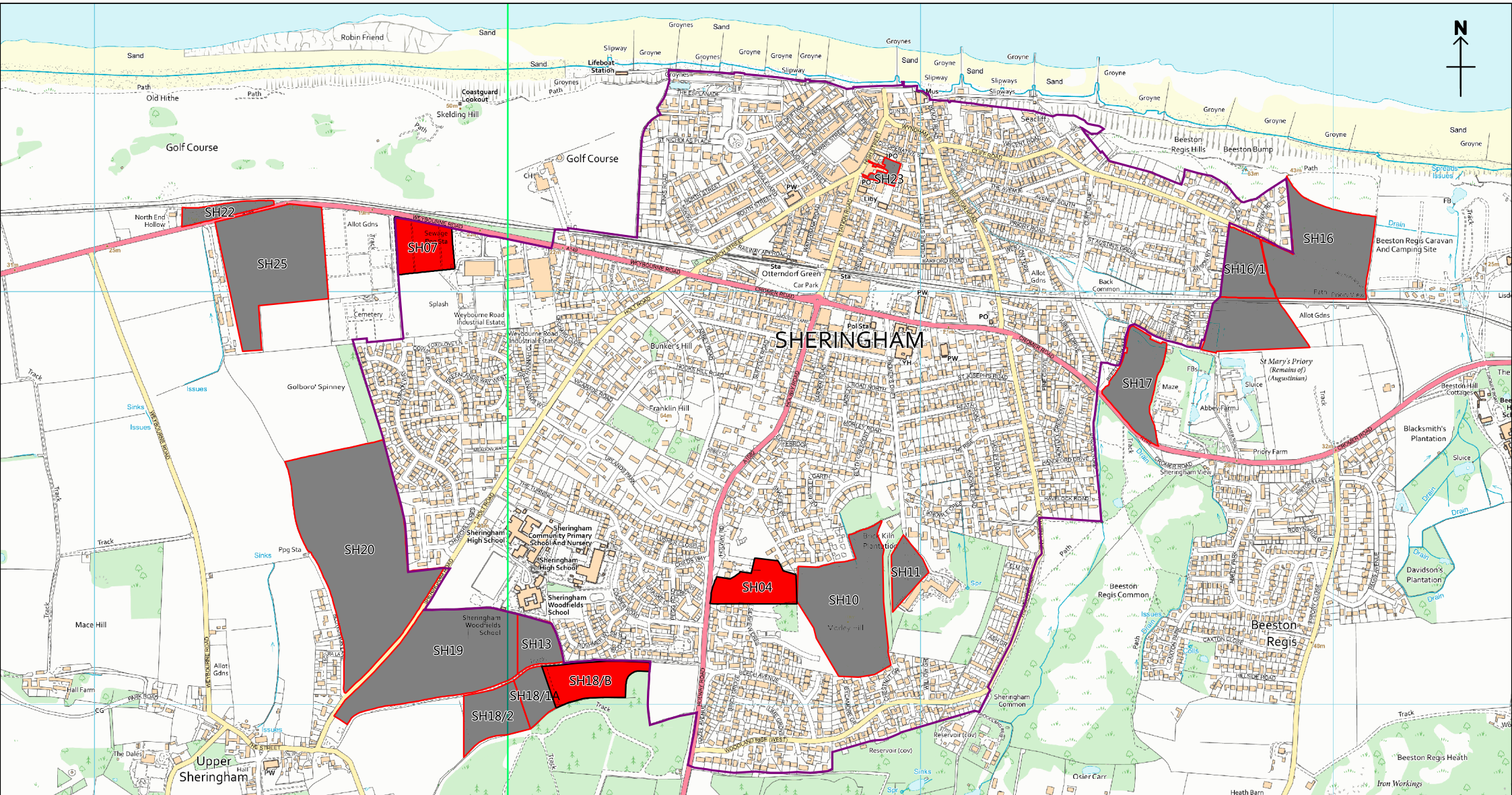
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Potential Sites in Sheringham - Preferred & Alternatives Combined

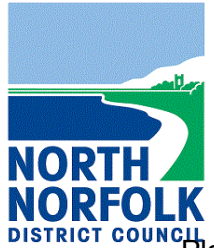
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- Alternative Site Considered
- LDF Settlement Boundary

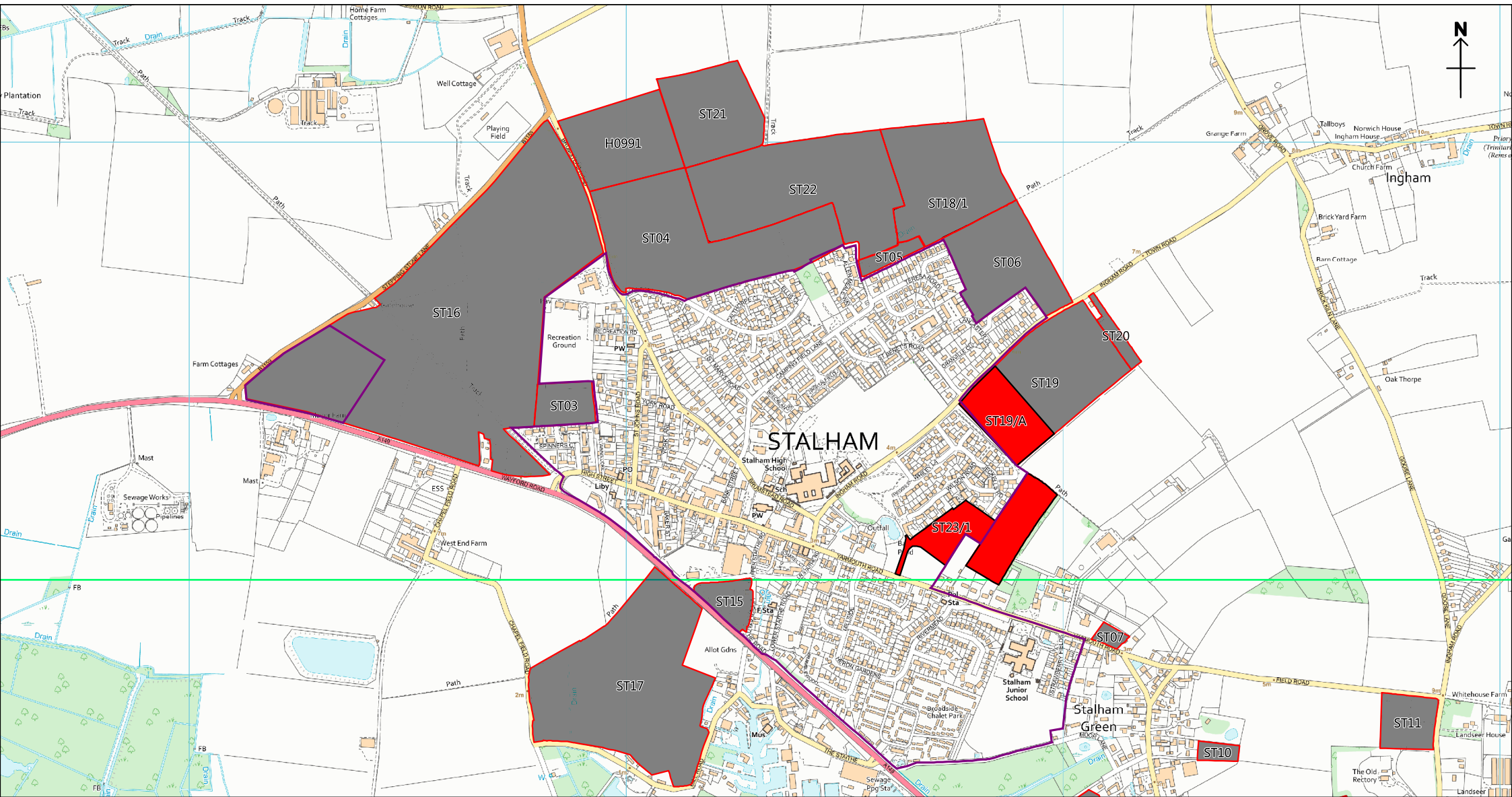
The above sites have been assessed for their suitability as potential housing or mixed-use allocations as part of the North Norfolk Local Plan. Preferred sites are highlighted in red as potential candidates for future public consultation.

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Potential Sites in Stalham - Preferred & Alternatives Combined

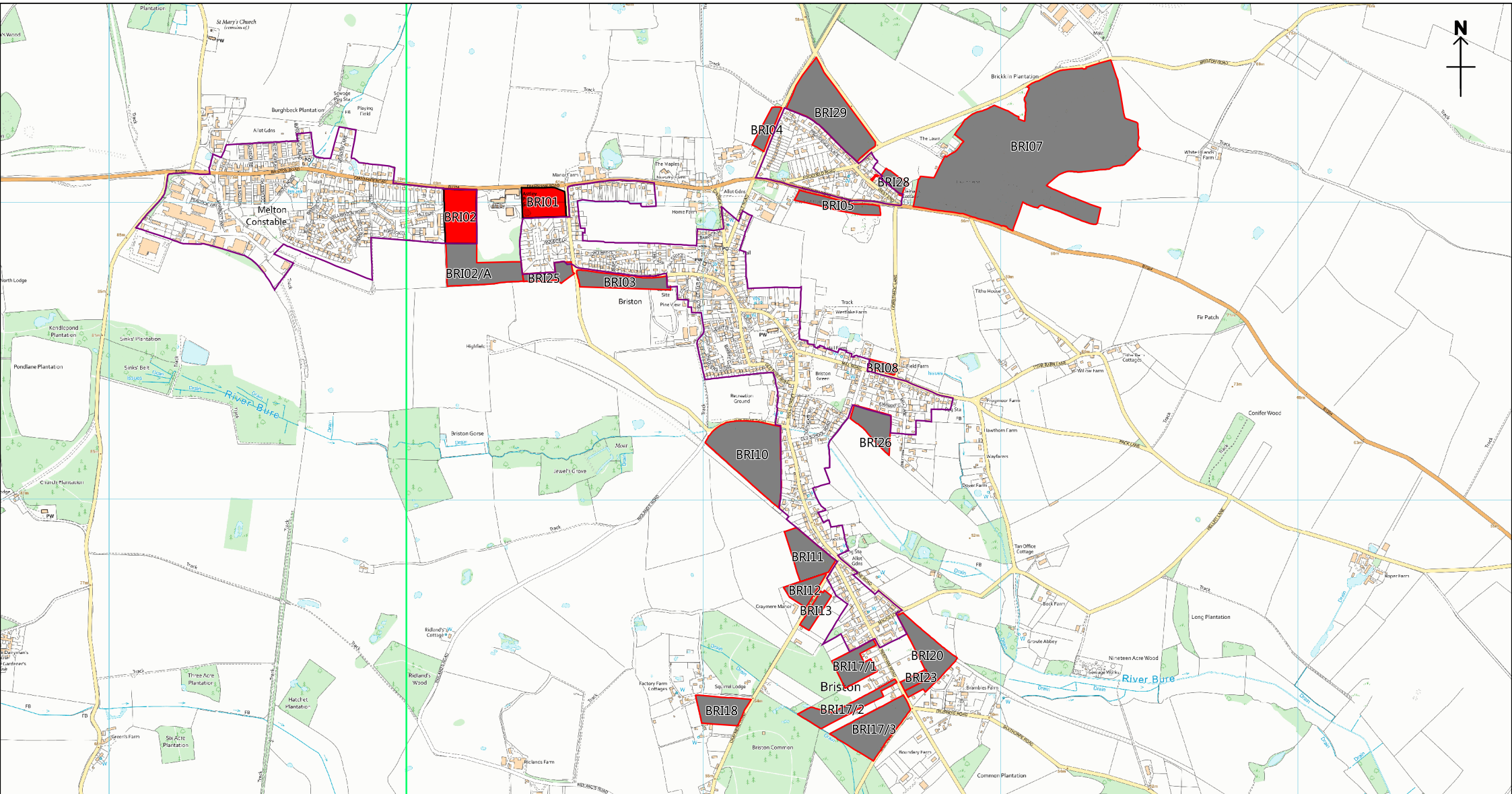
- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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Potential Sites in Briston - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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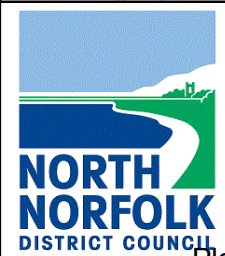
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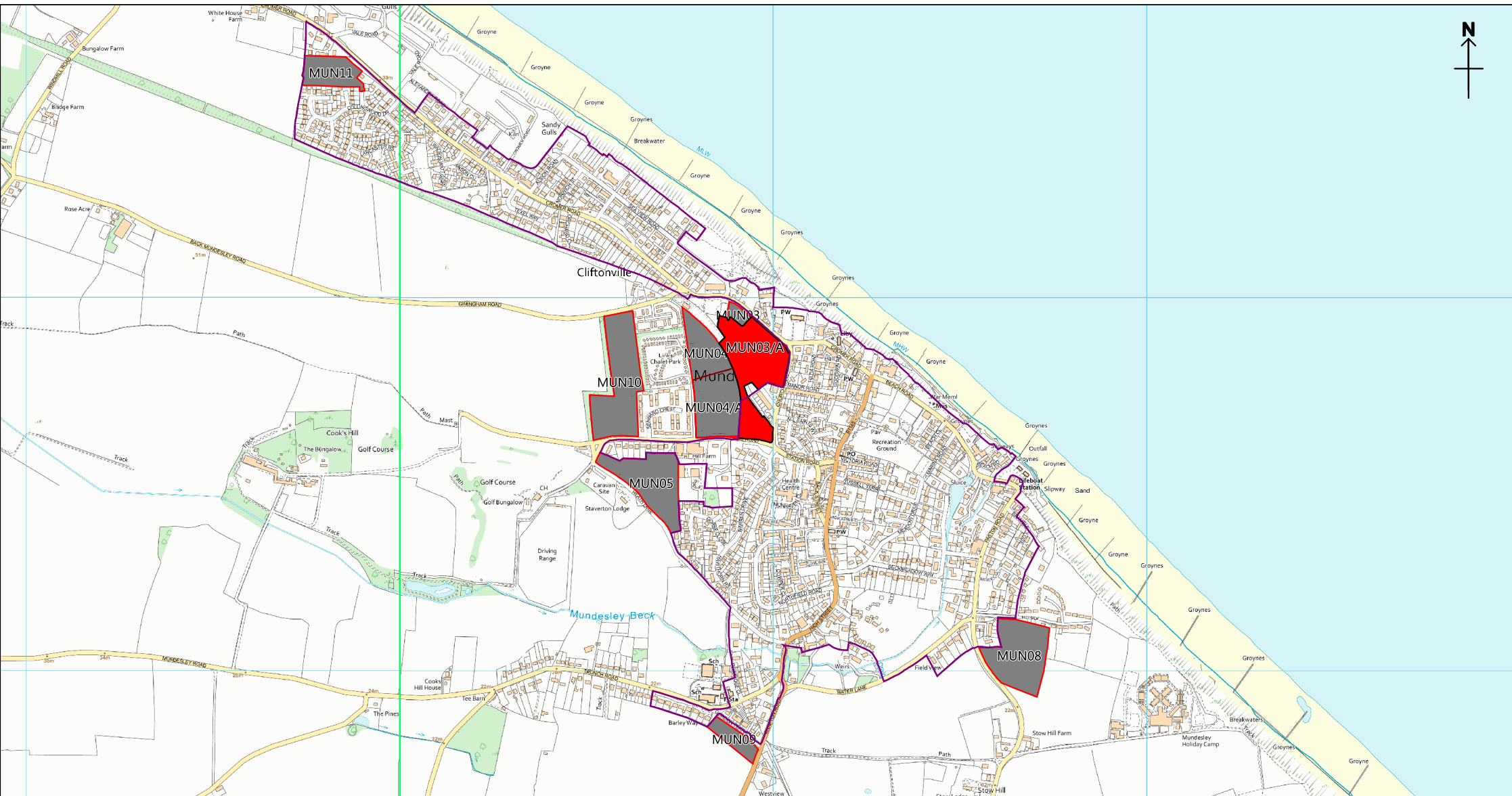
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Potential Sites in Mundesley - Preferred & Alternatives Combined

- Preferred Housing / Mixed Use Site
- Alternative Site Considered
- LDF Settlement Boundary

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

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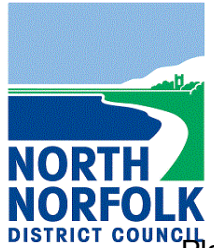
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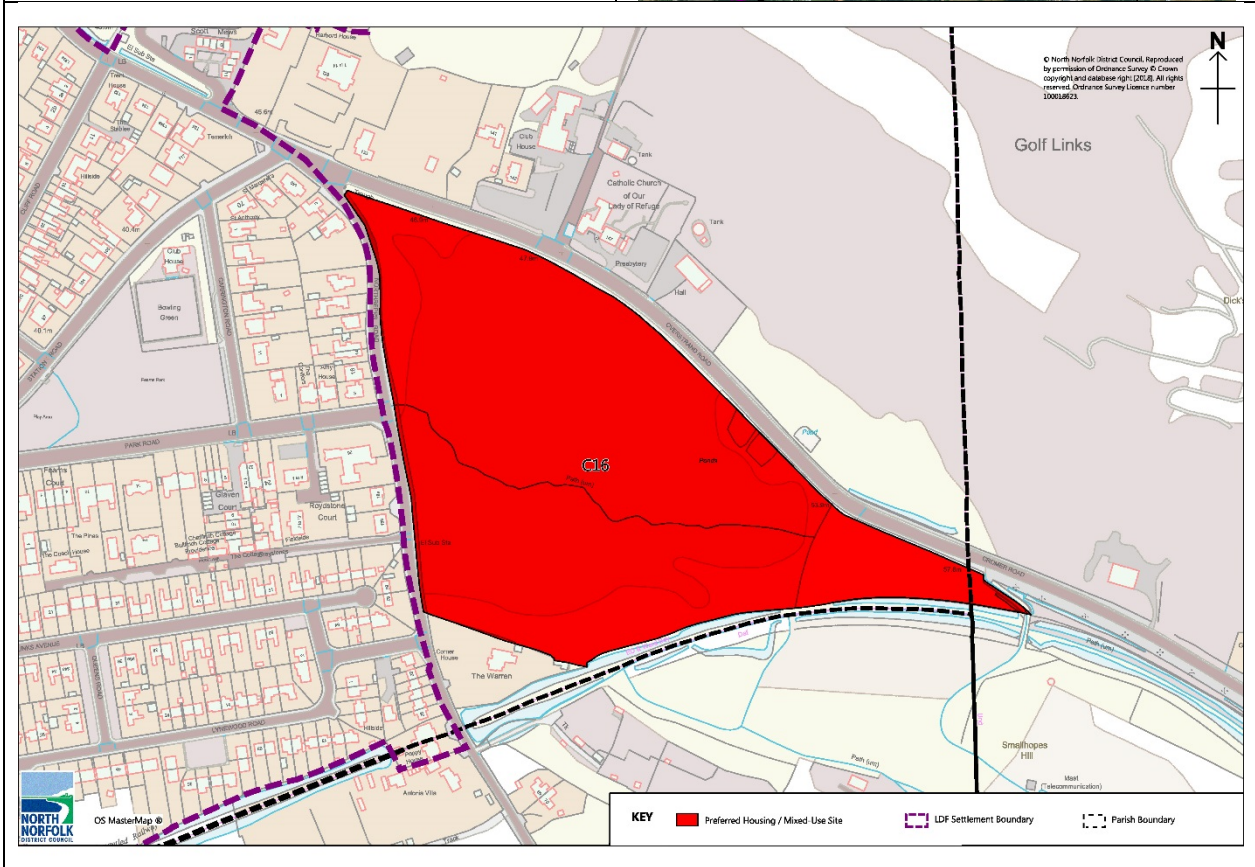
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Cromer

Site Ref	C16
Site Address	Golf Practice Area, Overstrand Road
Site Area	6.0 hectares (gross)
Proposal Considered suitable to be allocated for residential development of up to 180 dwellings.	



Residential Allocation: Golf Practice Area, Overstrand Road

Description

This greenfield site at the eastern edge of Cromer is within the Norfolk Coast AONB. Whilst development would be visible from Overstrand Road and Northrepps Road, the impact would be mitigated by retaining existing hedges and trees around the site, incorporating significant internal open space and tree planting within the site, and introducing a landscaped buffer to the northern and western boundaries. Such landscaping should aim to break up key views of the new development. The site is large enough to accommodate the proposed number of dwellings and to achieve substantial amounts of landscaping and open space.

The hedgerow and woodland around the site provide biodiversity benefit and could be further enhanced through additional planting.

This site is approximately 1km from the town centre and there are good pedestrian links available from the site. The site is within walking distance to Roughton Road train station and there is a bus stop located close to the site with a good bus service available. Access to the site could be provided from Overstrand Road.

Constraints

It is important that careful attention is given to the site layout, building heights and materials in order to minimise the visual impact of development. The precise design, layout and landscaping will need to be agreed in a development brief before any development can take place.

Deliverability

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

Policy C16

Golf Practice Area, Overstrand Road

Land amounting to 6.0 hectares is allocated for residential development of up to 180 dwellings including appropriate levels of affordable housing. The site should include open space and contributions towards infrastructure, services and other community needs as required and:

- The prior approval of a development brief to address layout, built form, density of development, landscaping and conceptual appearance;
- Retention and enhancement of hedgerows and trees (access permitting) around the site, including the protection of existing woodland within site; and,
- Provision of a landscaped buffer along the northern and western boundaries of the field.

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

Sustainability Appraisal Summary

C16 – Overall the site scores as Positive

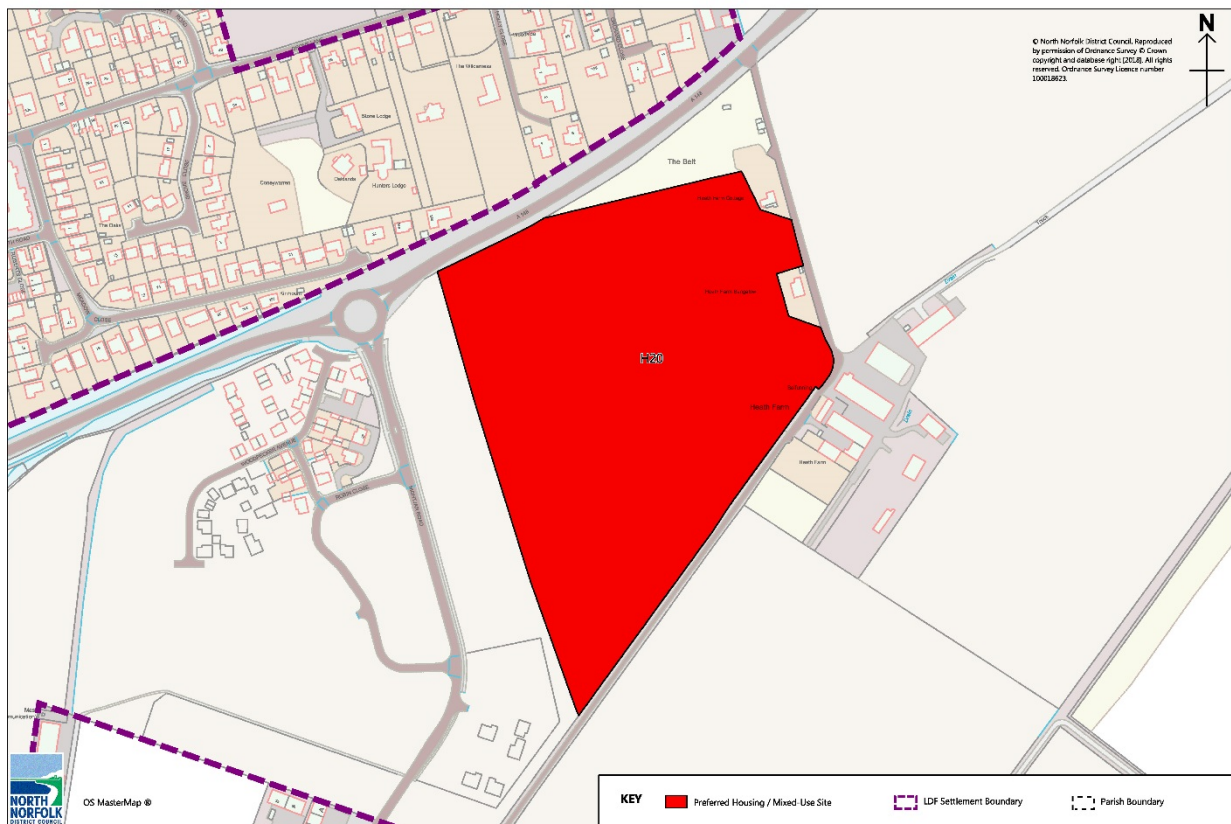
Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to local 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, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Holt

Site Reference	H20
Site Address	Land at Heath Farm
Site Area	7.1 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 200 dwellings



Residential Allocation: Land at Heath Farm

Description

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

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

The main services for Holt are located in the historical town centre; however, some

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

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

Deliverability

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

Policy H20

Land at Heath Farm

Land amounting to approximately 7.1 hectares is allocated for residential development of approximately 200 dwellings including appropriate levels of affordable housing.

Development will be subject to:

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

Sustainability Appraisal Summary

H20 – Overall the site scores negative and positive

Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Hempstead Woods, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

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

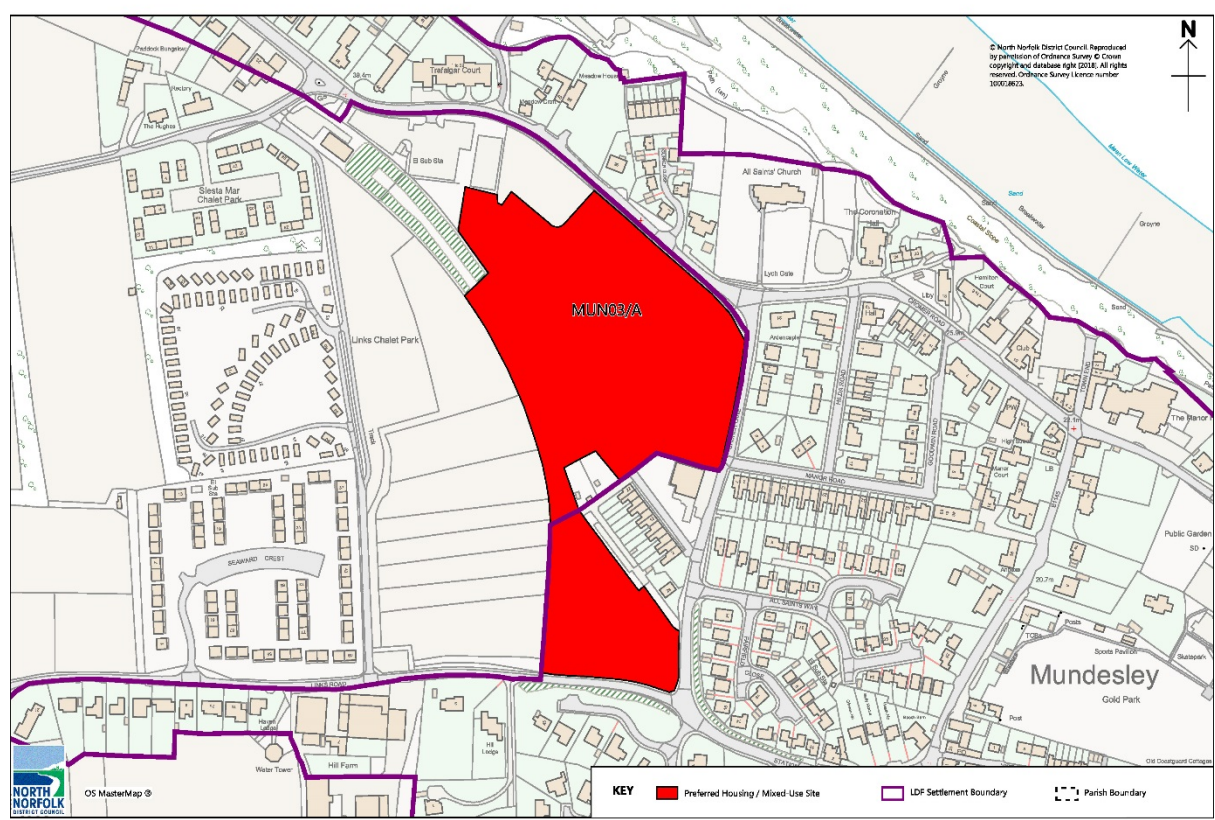
Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, peak time public transport links. High speed broadband in vicinity. Town centre accessible from the site.

Mundesley

Site Reference	MUN03/A
Site Address	Land off Cromer Road & Church Lane
Site Area	3.5 hectares (gross)



Proposal
 Considered suitable to be allocated for residential development for approximately 40 to 45 dwellings.



Land off Cromer Road & Church Lane

For the purposes of this assessment sites MUN03 & MUN04/1 have been considered together. The new site reference will be MUN03/A for the combined sites.

Description

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

The site has three distinct characteristics: 1) the northern section is an elevated pasture field in a prominent part of the village; 2) the former railway embankment with scrub and trees, and; 3) the southern part of the site is an open pasture field offering views towards the coast and across the village.

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

Provisional site assessment Working Party review 11.18

Part of the site could be used for a doctor's surgery and this use will be assessed in due course as more information and evidence emerges. This may change the policy for MUN03/A.

Constraints

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

Deliverability

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

Policy MUN03/A

Land off Cromer Road and Church Lane

Parcel 1) amounting to 2.2 hectares will be allocated for residential development of up to 45 dwellings including appropriate levels of affordable housing. Development is to be of an appropriate density and scale with landscaping & amenity greenspace to maintain key views and compliment the setting of the village.

Parcel 2) the railway embankment will be retained and its biodiversity protected and enhanced with improved public access;

Parcel 3) 0.7 ha will be provided as high quality public open space including biodiversity improvements and facilities for play & informal recreation;

The development will provide a highway access from Cromer Road and/or Church Lane to serve the residential parcel including improvements to the Cromer Road/Church Lane Junction. A new pedestrian and cycleway route will be provided which links the existing footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site; and,

Sustainability Appraisal Summary

Overall Appraisal Result = **negative and positive**

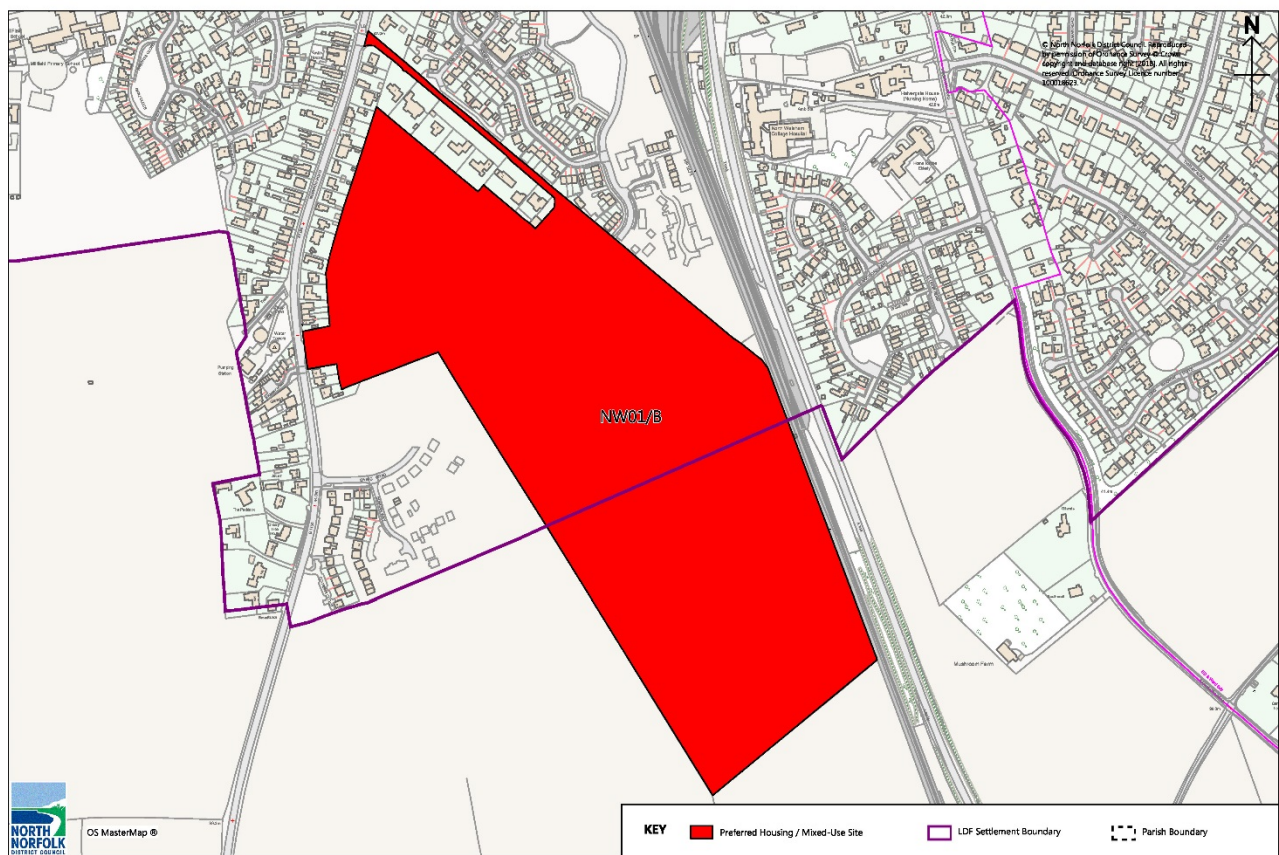
Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.

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

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

North Walsham

Site Ref	NW01/B This site includes sites NW05, NW06/1(part) NW07 & NW30
Site Address	Land at Norwich Road & Nursery Drive
Site Area	18.5 hectares (gross)
Proposal	Considered suitable for a mixed-use allocation including residential development for approx. 350 dwellings and retention and enhancement of existing employment land and provision of 3ha of public open space.



Residential Allocation: Land at Norwich Road & Nursery Drive

For the purposes of this assessment sites NW05, NW06/1(part) 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 NW01/B.

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 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.

Provisional site assessment Working Party review 11.18

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 been accommodated as part of the site design or 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 NW01/B

Land at Norwich Road & Nursery Drive

Land amounting to approximately 18.5 hectares is allocated for a mixed-use allocation including residential development for approx. 350 dwellings and retention and enhancement of existing employment land and delivery of 3ha of public open space.

The development will deliver the link estate road which will connect the 2 parcels developed by Hopkins Homes and Persimmon Homes. This link will be completed before any development in the extended allocation or at 150 homes on NW01/A – whichever comes soonest. All parts of the site will be serviced.

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;
- delivery of estate link road and service roads
- provision and delivery of the public open space (to be provided as a single piece of high quality open space with green corridor links)
- 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;

Provisional site assessment Working Party review 11.18

There will need to be evidence that the existing employment uses have been adequately retained within the site or have relocated to suitable alternative premises.

Sustainability Appraisal Summary

Overall Appraisal Result = **positive**

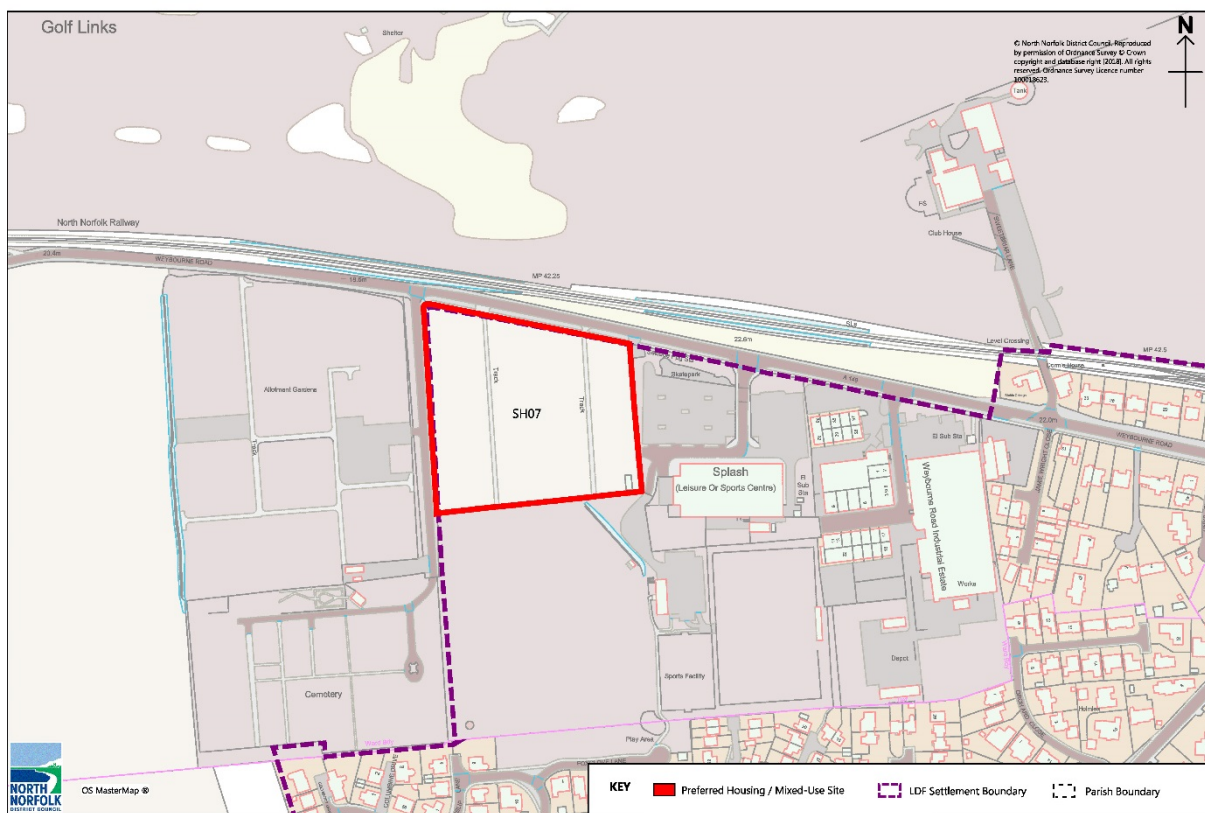
Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL / part arable, 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; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.

Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses and to improve existing employment opportunities. High speed broadband in vicinity. Town centre easily accessible from the site.

Sheringham

Site Reference	SH07
Site Address	Former Allotments Adjacent to Splash
Site Area	1.66 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 40-45 dwellings.



Residential Allocation: Former Allotments Adjacent to Splash

The site comprises of grassland and scrub and is located on the western edge of Sheringham, located between the allotments to the west and the leisure/sports centre to the east.

The site is less than 1km from the town centre and there are good pedestrian links available from the site. The site is within walking distance to the train station and there is a bus stop located close to the site with a good service available. Access to the site could be provided form Weybourne Road.

The site lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty (AONB)

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

The site is considered suitable for a small scale, well designed housing development. It is important that careful attention is given to the site layout, building heights and materials in order to minimise the visual impact of development. A comprehensive landscaping scheme should be prepared and landscaped buffer provided along the northern boundary to minimise impact of development on the surrounding countryside.

Deliverability

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

Policy SH07 Former Allotments Adjacent to Splash

Land amounting to 1.66 hectares is allocated for up to approximately 45 including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required and:

- Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
- Incorporation of a high quality landscaping scheme particularly along the northern boundary and areas of open space to retain a 'green' approach to Sheringham.

Sustainability Appraisal Summary

SH07 – Overall the site scores as positive.

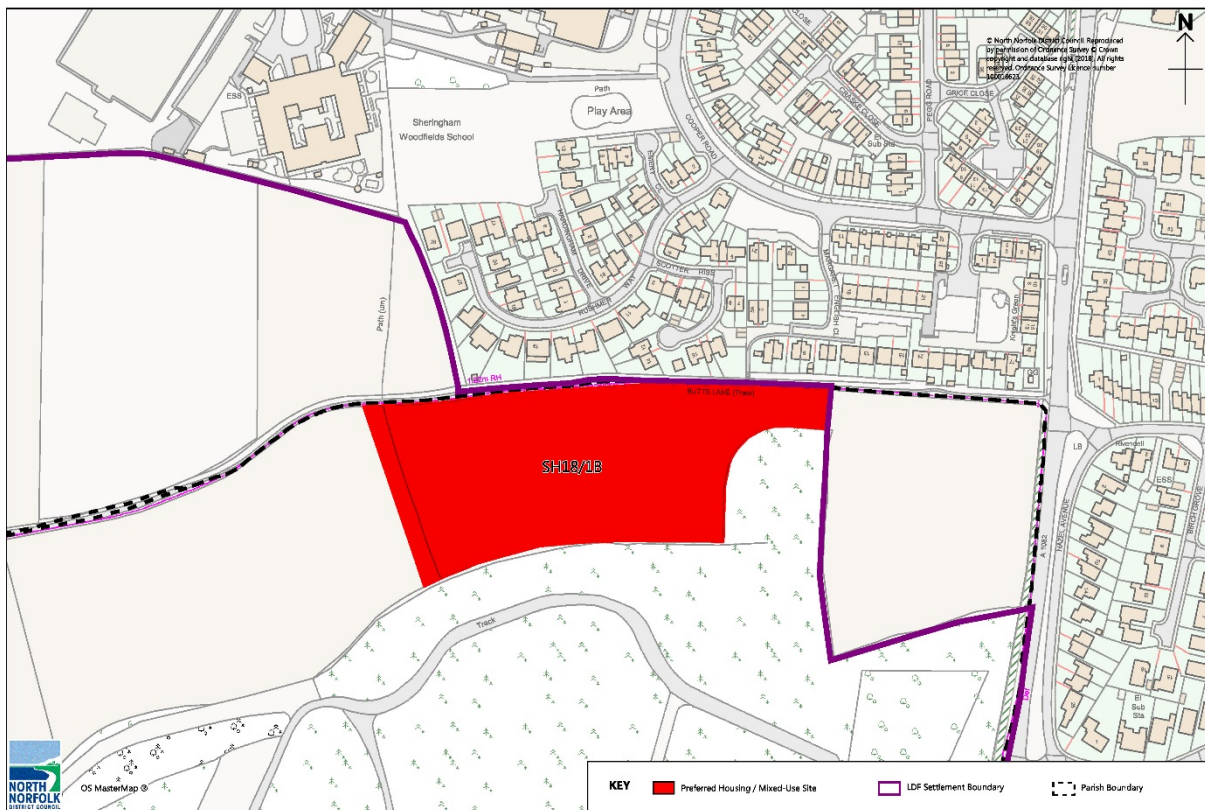
Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to local 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, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Sheringham

Site Reference	SH18/1B
Site Address	Land South of Butts Lane
Site Area	1.85 hectares (gross)
Proposal	Considered suitable to be allocated for residential development for approximately 50 dwellings.



Residential Allocation: Land South of Butts Lane

Description

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

The site adjacent SH14 was previously allocated and has planning permission for 52 dwellings. Vehicular access could be provided through this development onto Holway Road.

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

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

Constraints

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

The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. It is therefore proposed that a landscaped buffer is provided along the western boundary.

There are water mains crossing the site and diversion would be at the developers' expense.

Deliverability

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

Policy SH18/1B

Land South of Butts Lane

Land amounting to approximately 1.85 hectares is allocated for residential development of approximately 50 dwellings including appropriate levels of affordable housing. The site should include a proportionate level of open space and contributions towards infrastructure, services and other community needs as required and:

- Retention and enhancement of perimeter hedgerows;
- Provision of a landscaped buffer between the woodland and development and other wildlife improvement and mitigation measures as required;
- A landscaped buffer along the western boundary to minimise visual impact from Upper Sheringham.
- A layout and design which minimises the loss of amenity to residents of dwellings to the north.

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

Sustainability Appraisal Summary

SH18/1B – Overall the site scores as negative and positive

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

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

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

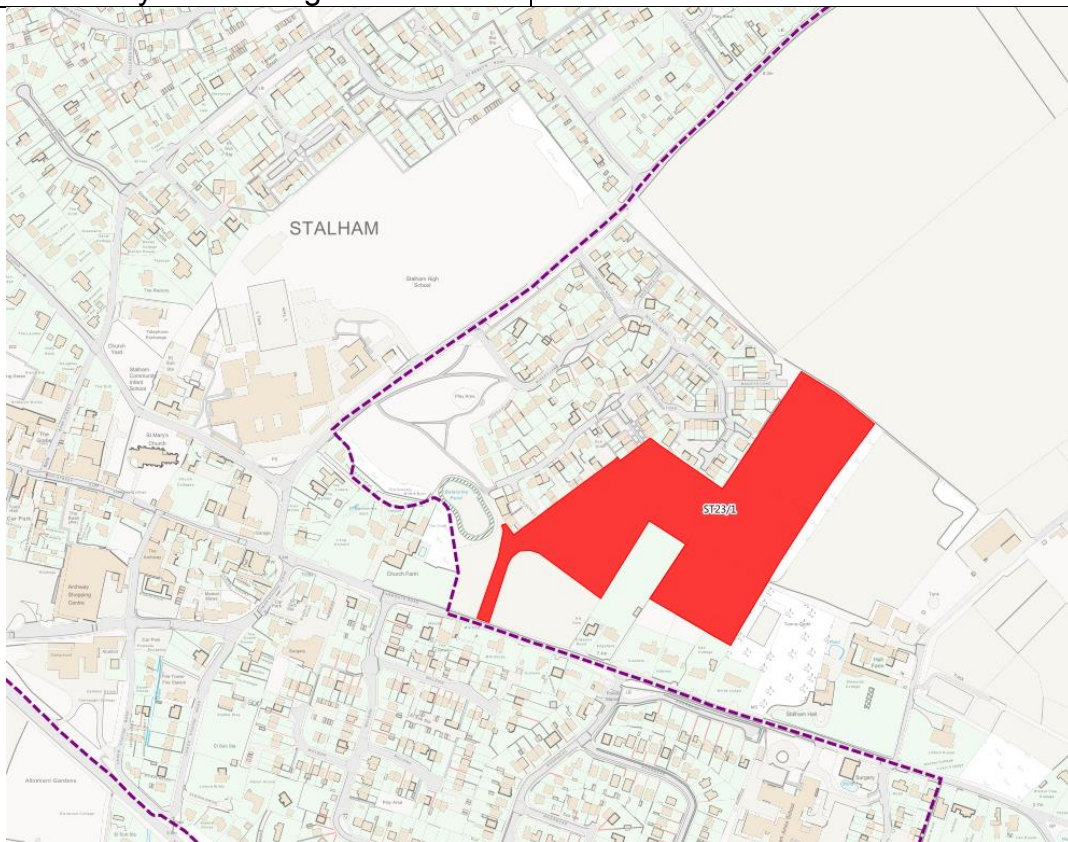
Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Stalham

Site Reference	ST23/1
Site Address	Land North of Yarmouth Road, East of Broadbeach Gardens
Site Area	3.54 hectares (gross)



Proposal
 Considered suitable to be allocated for residential development for approximately 80 dwellings.



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

Description

The site comprises of two parts, an enclosed rectangular field to the east and an open section of agricultural land to the west. The section to the west formed part of the larger ST01 site allocated previously.

The site is located off Yarmouth Road and can connect through the previously allocated site to Ingham Road. It is well related to the facilities and services within the town being only a short distance from the town centre and local schools. There

are footpath links available through the housing development to the north and bus services available.

There are hedgerows/ trees along the majority of the site boundary, and a large part of the site would be screened by existing development from Ingham Road. The site is visible from Yarmouth Road and a landscaped boundary is required along this southern boundary.

Constraints

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

Deliverability

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

Policy ST23/1

Land North of Yarmouth Road / East of Broadbeach Gardens

Land amounting to 3.54 hectares is allocated for residential development of approximately 80 dwellings including appropriate levels of affordable housing. Development to be of an appropriate density, scale and layout which should accord with the adjacent development including allocated site ST01.

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

Sustainability Appraisal Summary

ST23/1 – Overall the site scores negative and positive

Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Building (barn at Stalham Hall Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land.

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

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

Additional or Amended Provisional Summary Site Assessments					
Site Ref	Site Name	Site Size (ha) (gross)	Proposed Number of Dwellings	Suitability Conclusion	Recommendation
NW01/B	Land at Norwich Road & Nursery Drive	18.5	350	<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 (Flood Zone2 or 3b), contamination or utilities issues identified.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Site This site forms the new allocation NW01A. Sites NW05, NW06/1, NW07 & NW30 should be allocated as a whole and are considered suitable to be allocated for residential development of up to 350 dwellings.</p>
C16	Golf Practice Area, Overstrand Road	6.0	180	<p>Highway Transport & Access: The site is located between Northrepps Road and Overstrand Road. The site could be accessed from Overstrand Road which is considered to be acceptable by NCC Highways. Footways available along Overstrand Road to town, but is narrow in places. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station (Roughton Road).</p> <p>Environmental: No environmental constraints. A triangle of grassland with mature hedgerow and trees along the northern and western boundaries and woodland to the south. The site is less than 400m to the coastline SSSI and SAC. The hedgerow and woodland around the site provide biodiversity benefit and could be further enhanced through additional planting.</p> <p>Landscape and Townscape: The site falls within the AONB and the undeveloped coast. The site is an attractive area of open land lying on the approach into the town. Development on this site could have an adverse impact on the landscape and the character of the AONB. Whilst development would be visible from Overstrand Road and Northrepps Road, the impact would be mitigated by retaining existing hedges and trees around the site, incorporating significant internal open space and tree planting within the site, and introducing a landscaped buffer to the northern and western boundaries. Such landscaping should aim to break up key views of the new development.</p> <p>Other: Flood Risk 1, some risk of ground water flooding and surface water flooding. No utilities issues, but small signs of contamination near the south of the site.</p> <p>Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Option Considered suitable to be allocated for residential development for approximately up to 180 dwellings. The site is the most appropriate site to accommodate the revised dwelling numbers identified for Cromer.</p>

C41	Land south of Cromer	37.56	Mixed use phased scheme with up to 800 dwellings.	<p>This site is a combination of sites C42/1, C42/2, C43/1, C43/2 which have also been appraised separately below, and also includes C19/1 and C18 which were considered previously and taken to the May Working Party. The scheme proposes a new link road between Norwich Road and Roughton Road to the south of Cromer.</p> <p>Considered unsuitable for development</p> <p>Highway Transport & Access</p> <p>Considered to be unacceptable by NCC Highways. Roughton Road is unsuitable for further development. The key issues include; the pedestrian provision along Roughton Road, where some improvement has been made as a result of the previous application but there is no scope for further improvement. Roughton Road to the south of the site is unsuitable for the additional traffic created by the development.</p> <p>A comprehensive approach to development to the south could deliver a link road. However such a link has been unproven in its effectiveness to allow suitable pedestrian and vehicular improvements. Furthermore a link could only address local issues associated with the delivery of these sites and will not deliver wider benefits to the town centre. To deliver the link would require a significant amount of growth. As the link brings no strategic benefits to the centre of Cromer it is considered that the delivery of a link is not something the plan should seek to achieve.</p> <p>Majority of the sites are remote from the settlement and are not within walking distance to services within the town centre. Limited public transport available.</p> <p>Environmental:</p> <p>Greenfield sites consisting of mainly arable land with some mature trees/ hedgerows along the boundaries.</p> <p>Landscape and Townscape:</p> <p>Would result in a very large extension into the open countryside within the Area of Outstanding Natural Beauty. The sites are detached and fairly remote from the settlement. The sites are highly visible and prominent in the open countryside. Development would be pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB.</p> <p>Other:</p> <p>No flooding, utilities or contamination issues identified .</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>Would result in a large extension into the open countryside within the Area of Outstanding Natural Beauty. The site is remote from the settlement and is not within walking distance to the town centre. The site is detached from the residential area of Cromer and is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB. Roughton Road is unsuitable for further development. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>
C42/1	Land West of Roughton Road	10.54	316	<p>Considered unsuitable for development</p> <p>Highway Transport & Access:</p> <p>The site is located off Roughton Road which is considered to be sub-standard and unsuitable for further development by NCC Highways . No Footway along significant section of Roughton Road. Site within acceptable walking distance to schools, but not to town centre and services. Bus stop close by and walking distance to train station (Roughton Road).</p> <p>Environmental:</p> <p>No environmental designations or constraints.</p> <p>Greenfield site consisting of arable land with Hedgerows along the road frontage and Woodland to the west of the site.</p> <p>Landscape and Townscape:</p> <p>The site falls within the Norfolk Area of Outstanding Natural Beauty. The site and surrounding landscape is flat with little change in topography. The site is highly visible in the landscape and prominent in the open countryside. Development would be pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB.</p> <p>Other:</p> <p>No flooding, utilities or contamination issues identified .</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>Roughton Road is considered to be sub-standard and unsuitable for further development. The site is detached from the settlement. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. Development on this site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>

C42/2	Land East of Roughton Road	4.59	137	<p>Considered unsuitable for development</p> <p>Highway Transport & Access: The site is located off Roughton Road which is considered to be sub-standard and unsuitable for further development by NCC Highways. No Footway along significant section of Roughton Road. The site is detached from the settlement. Majority of the site is within acceptable walking distance to schools, but not to the town centre and services. Bus stop close by and walking distance to train station (Roughton Road).</p> <p>Environmental: No environmental designations or constraints. Greenfield site consisting of arable land with limited boundary treatment but some boundary hedgerows.</p> <p>Landscape and Townscape: The site falls within the Norfolk Area of Outstanding Natural Beauty. The site and surrounding landscape is flat with little change in topography. The site is highly visible in the landscape and prominent in the open countryside. Development would be pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB. The site is detached and fairly remote from the settlement.</p> <p>Other: No flooding, utilities or contamination issues identified</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>Roughton Road is considered to be sub-standard and unsuitable for further development. The site is detached from the town centre. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. Development on this site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>
C43/1	Land West of Norwich Road	3.20	95	<p>Considered unsuitable for development</p> <p>Highway Transport & Access Access off Norwich Road is considered to be acceptable by NCC Highways subject to a new footbridge over the railway and a new roundabout forming the beginning of the link road to Roughton Road. Footway available along A149, but site is not within walking distance to the town and services. Part of the site is within acceptable walking distance to schools. Bus stop close by.</p> <p>Environmental: Greenfield site consisting of arable land with mature trees/ hedgerows along the boundary.</p> <p>Landscape and Townscape: The site falls within the Norfolk Area of Outstanding Natural Beauty. The site is detached and fairly remote from the settlement. The site is located on the approach into Cromer, and is highly visible and prominent in the open countryside. Development would be pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB.</p> <p>Other: No flooding, utilities or contamination issues identified.</p> <p>Sustainability Appraisal Overall Result = Negative</p>	<p>Not Preferred</p> <p>The site is remote from the settlement and is not within walking distance to the town centre. The site is detached from the residential area of Cromer and is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB. The site is considered unsuitable for development. Furthermore there are more preferable sites available in Cromer.</p>
C43/2	Land East of Norwich Road	13.91	417	<p>Considered unsuitable for development</p> <p>Highway Transport & Access A large site located on the approach into Cromer, to the east of the A149. Access off A149 is considered to be acceptable by NCC Highways, subject to a new footbridge over the railway and potentially access via a roundabout on Norwich Road. A new footbridge could connect to existing footways along Norwich Road providing pedestrian access to. Majority of the site is within walking distance to schools, but not to the town centre and services. Bus stops close by and walking distance to train station (Roughton Road).</p> <p>Environmental: Greenfield site consisting of arable land with mature trees/ hedgerows along the western boundary.</p> <p>Landscape and Townscape: The site falls within the Norfolk Area of Outstanding Natural Beauty. There is currently no development on the eastern side of the A149 beyond the railway line. The site is located on the approach into Cromer, and is highly visible and prominent in the open countryside. Development would be pronounced and obvious extension into the countryside. Development in this location would have an adverse impact on the landscape and the special qualities of the AONB. The site is detached and fairly remote from the settlement.</p> <p>Grade II Listed Building adjacent the site.</p>	<p>Not Preferred</p> <p>A large site which is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. The site would have an adverse impact on the landscape and the townscape and the special qualities of the AONB. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. Furthermore there are more preferable sites available in Cromer.</p>

				<p>Other: No flooding, contamination or utilities issues identified. Sustainability Appraisal Overall Result = Negative</p>	
H20	Land at Heath Farm	7.1	200	<p>Highway Transport & Access: Highways access is only acceptable off the existing estate road and new roundabout. Access into town would be via new estate road and the new footpath/cyclepath which links to Hempstead Rd. There should be investigation into the provision of a footpath link across A148 to link to health services to the NE The site is a moderate walking distance to school and town centre services. Environmental: Large arable fields in countryside Tree and hedge boundaries No significant environmental constraints Landscape and Townscape: Would be an urban extension into the countryside but in keeping with existing development. Other: No flooding, contamination or utilities issues currently identified. Sustainability Appraisal: Negative and Positive</p>	<p>Preferred Site The site considered suitable to be allocated for residential development for up to 200 dwellings. The site is the most appropriate site to accommodate the revised dwelling numbers identified for Holt.</p>
SH07	Former Allotments Adjacent to Splash	1.66	40	<p>Highway Transport & Access Access off Weybourne Road is considered to be acceptable by NCC Highways. Footways available along Weybourne Road for access to town. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station. Environmental: No environmental designations or identified constraints. Greenfield site consisting of grassland and scrub, slightly undulating rising to the south. Landscape and Townscape: The site is adjacent to the Area of Outstanding Natural Beauty and is within the defined setting of Sheringham Park. The site is located on the edge of the settlement, and is in a prominent location on the approach into Sheringham. Development on this site could have an adverse impact on the landscape and the character of the AONB. The harm can be reduced, if careful attention is given to the site layout, building heights and materials. And a landscaped buffer is provided along the northern boundary to minimise impact of development on the surrounding countryside. Other: The site is designated as Open Land but it is not proposed to be re-designated as 'Amenity Green Space'. Flood Risk 1, some risk of groundwater flooding and surface water flooding. No contamination or utilities issues currently identified. Sustainability Appraisal Overall Result = Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for up to approximately 40 dwellings. The site is the most appropriate site to accommodate the revised dwelling numbers identified for Sheringham.</p>
SH18/1B	Land South of Butts Lane	2.74	110	<p>Highway Transport & Access Access through the adjacent development onto Holway Road is considered to be acceptable by NCC Highways. However NCC Highways have indicated that there can be a maximum of 100 dwellings provided off a single point of access. The adjacent SH14 site has planning permission for 52 dwellings and is currently under construction. A maximum of 50 dwellings can therefore be provided on this site off this point of access. In order to provide up to 80 new dwellings on this site a second point of access would need to be provided. Footways will be available through adjacent site and Rushmer Way to town. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station. Environmental: Greenfield site consisting of arable land with mature woodland to the south of the site, with associated biodiversity. Landscape and Townscape: The site is within the Conservation Area and within the defined setting of Sheringham Park. The site lies within the Norfolk Area of Outstanding Natural Beauty but is visually well screened by the surrounding landform and woodland to the south of the site. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. A landscaped buffer should be provided along the western boundary to limit the impact. Other:</p>	<p>Preferred Site Considered suitable to be allocated for residential development for approximately 50 dwellings. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period. On balance, the site is considered a preferred location for development.</p>

				<p>There are water mains crossing the site. No flooding or utilities issues identified. Some signs of contamination on the site. Sustainability Appraisal: Negative and Positive</p>	
ST23/1	Land North of Yarmouth Road, East of Broadbeach Gardens	3.54	80	<p>Highway Transport & Access: The site is located behind existing development along Ingham Road and off Yarmouth Road. The site is proposed to be accessed through the adjacent development to the north and also off Yarmouth Road, which is considered to be acceptable by NCC Highways. The link to the development to the north would improve permeability and be advantageous however NCC Highways have stated that this should not be the sole point of access. Footways available through adjacent site and along Yarmouth Road to town. Acceptable walking distance to schools and services. Bus stops close by. Environmental: No environmental designations or constraints. A greenfield site which comprises of two parts, an enclosed rectangular field to the east and an open section of agricultural land to the west. Hedgerows/ trees along part of boundary. Landscape and Townscape: The impact on the wider countryside and setting of the town should be minimal as there are hedgerows/ trees along the majority of the site boundary, and a large part of the site would be screened by existing development from Ingham Road. The site is visible from Yarmouth Road and a landscaped boundary is required along this southern boundary. Although there are listed buildings close to the site, it considered development would have a neutral impact. Other: It is in Flood Zone 1. A small part of the site is at risk of surface water flooding. No known hazards or contamination constraints. Sustainability Appraisal: Negative and Positive</p>	<p>Preferred Site Considered suitable to be allocated for residential development for approximately 80 dwellings. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period. On balance, the site is considered a preferred location for development.</p>
BRI18	Land at Highfield	1.4	42	<p>Highway Transport & Access: Access would be off Craymere Road which is considered unsuitable by NCC Highways. No footway along Craymere Road and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. The site is likely to promote car use even for short journeys. Environmental: No environmental designations or identified constraints. A small agricultural parcel of land Landscape and Townscape: No landscape designations or identified constraints. Development would be adjacent to the settlement but in the countryside. Other: This area of Briston is characterised by ribbon development which is remote from the village centre and services. No flooding, contamination or utilities issues identified. Sustainability Appraisal: Negative</p>	<p>Not preferred Highways Access is considered unsuitable and the site is remote from village services. The preferred sites adequately deliver the quantum of development required.</p>
MUN03/A	Land at Cromer Road and Church Lane	3.5	50	<p>Highway Transport & Access: Suitable highway access is achievable subject to improvement to Cromer Road/Church Lane junction. Footpath required along site frontage on Cromer Road and Church Lane. The site is well located to the services in the historic village centre and those along Beach Road. Environmental: A large elevated arable field with patchy hedge boundaries to the Cromer Rd & Church Ln frontages. No other obvious environmental features. No formal designations. Landscape and Townscape: The site does sit in a prominent position and development of the whole site could have a detrimental impact on the setting and character of this part of the village. Other: Very close to Coastal Erosion Zone and small part of site frontage is within CEZ. Sustainability Appraisal: Negative and Positive</p>	<p>Preferred Site The site is suitable and available for development. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period. On balance, the site is considered a preferred location for development.</p>