

North Norfolk District Council

Site Assessment Regulation 19

Mundesley

Draft - Planning Policy & Built Heritage Working Party
03/06/2020

Document Control

| Date | Officer | Content Added | Actions / Remaining Tasks |
|----------|---------|--|---|
| 19/03/20 | CB | Reg 18 & cumulative highway comments | N/A |
| 19/03/20 | CB | Summary Consultation Comments Regulation | N/A |
| 08/04/20 | JM | Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates | Complete – subject to updates to studies/ background papers |
| 21/04/20 | CB | <ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments | N/A |
| 29.4.20 | Iw | - Assessment headings /template updated | |
| 10/05/20 | CB | - Site Maps added | Review if meets needs. |
| 19/05/20 | CD | Completion of Reg 19 SA review and conclusions | Done |
| 02/06/20 | SH | Site Assessment section | Complete |
| 4/6/20 | IW | Review and sign of ahead of PPBHWP | Complete – Formatting required post Working Party consideration |

Site Assessment Booklet (Mundesley)

This booklet provides a high-level overview of Mundesley as a growth location in the Draft Local Plan and looks in detail at the promoted sites identifying which is the most suitable to contribute towards the allocation requirements in this settlement. The identified site contributes to the overall housing requirement for the settlement and protects important areas of various types of green open space.

The sites referred to in this booklet are shown, together with their reference numbers on the Maps to the rear of the document and include all of those which were subject to consultation at Regulation 18 stage of plan preparation and any additional sites which were suggested in response to the consultation.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process.

The booklet contains:

Part 1 - Contextual background information about Mundesley together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and parish councils.

Part 2 – Updated assessment and Sustainability Appraisal of each of the sites considered.

Part 3 – The Council’s conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses.

Part 1: Background Information

Settlement:

Mundesley - Small Growth Village

Plan Requirements:

Mundesley is one of four identified Large Growth Villages in the settlement hierarchy and acts as a local service centre where limited-scale growth can be accommodated. The Local Plan sets a modest housing target of approximately 50 dwellings.

Settlement Description:

Mundesley is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means it has been identified as one of four villages, the others being Blakeney, Briston & Melton Constable, and Mundesley, where a lesser scale of growth will be focused.

Mundesley is a large and popular village on the coast with a population of approx. 2,700. Mundesley has a thriving tourism industry that supports the economic vitality of the village. It is situated on high cliffs over a wide sandy beach and the beach and seafront are major assets for the economy and local environment. Parts of the village are on high ground and are visible from the wider surrounding countryside. The centre of the village is designated as a Conservation Area and land to the south is within the Norfolk Coast Area of Outstanding Natural Beauty. The qualities of the built and natural environment are important features and new development should be sympathetic to the character of the area and respect the setting of the village.

Employment (To update with findings of the employment study)

There are two employment areas within Mundesley representing small scale employment uses within the village. Given the environmental constraints, opportunities for expansion of employment sites remain limited and given the proximity of the village to North Walsham, 5 miles to the south, there is little evidence of market demand for additional employment land.

Constraints & Opportunities

There is very little previously developed land in and around Mundesley which inevitably means that new locations for development are on the edge of the village in countryside locations. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

There are a range of factors which influence the potential location of development in Mundesley including its location on the coast and landscape considerations. Overall, both the suggested scale and location of development has to balance the need for growth with the protection of the landscape setting of the village.

In summary, the main considerations which influence the suggested location of development sites are:

- the AONB to the south;
- the landscape setting along the coast;
- the proximity to the coastal erosion zone;
- the impact of development on the Conservation Area;
- constrained land supply;
- Individual site specific constraints.

Infrastructure (To update following updates to the IDP)

The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees. Background Paper 4 - Infrastructure Position Statement provides more details.

Mundesley is a busy tourist destination which does place pressure on the highway network and on parking. However, public transport is available and for the visitors that arrive by car, there are public car parks.

Anglian Water identified that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required.

Connectivity

The village benefits from amenities with a good range of day to day services and a range of community facilities including, a Tesco Express, a number of other shops and post office, pubs, restaurants and take-aways, doctor's surgery and primary school. These services are supplemented by a number of tourism related services and offers.

There are bus services to both Cromer and North Walsham with a school bus service to the catchment high school in North Walsham.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the district for the plan period. Assessed against these standards the study identifies that Mundesley has a moderate surplus of Amenity Greenspace, but has a requirement for all other types of open space, particularly Allotments and Parks and Recreation Grounds.

School Provision (To review following update from Norfolk County Council Education)

There are two schools within Mundesley: Mundesley infant school and Mundesley Junior School. Secondary provision is provided by North Walsham High School.

Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to mitigate the impact of additional housing growth.

Affordable Housing Zone & Policy Percentage

Mundesley is identified in Zone 2 for affordable housing with a plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings.

Demographics:

Population in Mundesley: 2765

| | Number | % |
|---------------|--------|------|
| Aged 0 to 15 | 378 | 13.6 |
| Aged 16 to 29 | 306 | 11.1 |
| Aged 30 to 44 | 270 | 9.7 |
| Aged 45 to 64 | 764 | 27.6 |
| Aged 65+ | 1047 | 37.8 |

Housing Stock

| | Number | % |
|--|--------|------|
| Detached house or bungalow | 677 | 43.1 |
| Semi-detached house or bungalow | 359 | 22.9 |
| Terraced house or bungalow | 307 | 19.6 |
| Flat, maisonette or apartment - Purpose-built block of flats | 96 | 6.1 |
| Flat, maisonette or apartment - Part of a converted or shared house | 88 | 5.6 |
| Flat, maisonette or apartment - In a commercial building | 13 | 0.8 |
| Caravan or other mobile or temporary structure | 30 | 1.9 |

Affordability

| | |
|-----------|------|
| Mundesley | 8.26 |
|-----------|------|

| | |
|---------------|------|
| North Norfolk | 8.72 |
|---------------|------|

Parish Boundaries:

Two the site options extend partially outside of the Mundesley parish boundary into the adjacent parishes of Gimingham (MUN11) and Paston (MUN08). Neither of these are preferred locations for development.

Services:

Mundesley offers a limited range of shops and services which serve residents of the village and the surrounding area.

| Services & Facilities | | |
|----------------------------------|-----------------------------------|--|
| Key Services | Primary School | Mundesley Junior School |
| | Convenience Shopping | SPAR, Tesco Express, Premier Store |
| | GP surgery | Mundesley Medical Centre |
| Secondary Services | Main Road | Cromer Road |
| | Post Office | Mundesley Post Office |
| | Other Shopping | Small number of non-food shops |
| | Public House | Ship Inn |
| | Meeting Place (e.g. Village Hall) | Coronation Hall |
| Desirable Services | Petrol Filling Station | Crayford & Abbs |
| | Vehicle Repair Shop | Crayford & Abbs |
| | Place of Worship | Mundesley All Saints Parish Church |
| | Employment Land | Land North of High Street, Land South of Cromer Road |

Constraints

Built Environment:

Mundesley Conservation Area is concentrated around the historic core of the village, in a 'T' shape from the southern end of the village (around Water Lane) following the path of the High Street to the seafront, branching out east and west around the Coast Road.

There are a total of 5 Listed Buildings in Mundesley, all Grade II and 20 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Mundesley is naturally constrained to the northwest by the North Sea. The sea front forms part of the Greater Wash Special Area of Protection (SPA).

The Mundesley Cliffs, which stretch north west, are designated as a County Wildlife Site (CWS). There are two areas along the beach either side of the town, stretching west and east, that are designated Sites of Specific Scientific Interest (SSSIs).

Mundesley is surrounded by an Area of Outstanding Natural Beauty (AONB), encroaching on the boundary to the south east. Fields to the west and south west of the built form are not within the AONB.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the **Coastal Shelf** character area. The character area to the south and east of this is the River Valleys (Mundesley Beck) character area and beyond this to the south east is the Coastal Plain character area. The Coastal Shelf character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

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

channel. With the exception of the area around Mundesley, the valley is almost wholly within the Norfolk Coast AONB.

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

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Flood Risk:

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the village is constrained to the south by the Mundesley Beck. The village is subject to pockets of surface water flooding, predominantly along the roads through the village itself. The majority of the settlement is situated within Flood Zone 1.

Coastal Change Management Area:

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Mundesley is included within SMP6. Mundesley falls under SMP policies 6.07 – 6.09 as outlined below

| Policy Unit | Name | To 2025 | 2025-2055 | 2055-2105 |
|--------------------|----------------------------------|---------------------|------------------------|-------------------------------------|
| 6.07 | Overstrand to Mundesley | Managed Realignment | No active intervention | No active intervention |
| 6.08 | Mundesley | Hold the Line | Hold the line | Managed Realignment (allow retreat) |
| 6.09 | Mundesley to Bacton Gas Terminal | Managed Realignment | No active intervention | No active intervention |

For much of the SMP coastline the policy, at least for the present, is to maintain existing defences where economically viable. Within Mundesley, the SMP predicts, losses will occur during various time periods, but the Plan includes provision for management of the realignment at some of these locations, to allow relocation or mitigation measures to be implemented. However, in the long-term a more natural coastline of sea cliffs and natural beaches may prove to be beneficial to future tourism in this area.

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Statutory Consultees Regulation 18

Highways:

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

Sustainability

The First and Junior schools are within walking distance, buses to the schools pass through High Street. Buses to the catchment high school pass the north boundary of the site at Cromer Road. Public bus routes pass the site at Cromer Road and Church Road. The village centre is within walking distance and offers limited opportunity for employment, shopping and leisure.

Safety

Footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic.

Mitigation

Footway at Church Lane required along with improvement to Cromer Road/Church Lane junction.

Cumulative Comments for Settlement

None received.

Minerals & Waste:

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

Utilities Capacity

Anglian Water

None received.

Environment Agency

None received.

Education

Norfolk County Council

No comments received.

Historic England

(Comments on all Preferred Sites)

LP705 - It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.

To that end we make the following suggestions.

a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:

- listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- registered park and garden - 'Development should protect the registered park and garden and its setting.'
- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

Alternatively, you may prefer to adapt the above and incorporate the following, 'preserve the significance of the [INSERT TYPE OF HERITAGE ASSET] (noting that significance may be harmed by development with the setting of the asset)'. This is perhaps technically more accurate but perhaps slightly less accessible.

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc.

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.

By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

Whilst there are no designated heritage assets on this site, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II listed All Saints Church. Any development therefore has the potential to impact upon these heritage assets and their settings. We welcome reference to the heritage assets in paragraph 23.16. However there is currently no mention of the assets within the policy. The policy should be amended to included reference to them.

Statement of Common Ground

None agreed.

List of Sites Promoted / Considered at Regulation 18 Stage**Residential Site Options**

| Site Ref | LP Ref | HELAA Ref | Site Name | Site Size (Ha) | Proposed Number Dwellings |
|----------|--------|-----------|------------------------------------|----------------|---------------------------|
| MUN03 | N/A | H0150 | Land West of Church Lane | 2.20 | 50 |
| MUN04 | N/A | H0915 | Land Off Links Road | 3.34 | 100 |
| MUN05 | N/A | H0916 | Land At Hill Farm | 2.37 | 71 |
| MUN08 | N/A | H0919 | Land South Of Hillside | 2.53 | 76 |
| MUN09 | N/A | H0152 | Land South of Trunch Road | 0.62 | 8 |
| MUN10 | N/A | H0153 | Land South of Gimingham Road | 3.10 | 100 |
| MUN11 | N/A | H0154 | Land at Cromer Road / Tasman Drive | 1.16 | 35 |
| MUN04/A | N/A | H0915 | Land Off Links Road | 2.50 | 40-50 |

Mixed-Use Site Options

| Site Ref | LP Ref | HELAA Ref | Site Name | Site Size (Ha) | Proposed Number Dwellings |
|----------|--------|---------------|-------------------------------------|----------------|---------------------------|
| MUN03/A | DS29 | H0150 & H0151 | Land at Cromer Road and Church Lane | 2.80 | 50 |
| MUN04/1 | N/A | H0151 | Land Off Links Road | 0.64 | 18 |

Employment Site Options

None received.

Additional sites promoted through Reg. 18

None received.

Summary Consultation Comments Regulation 18 June 2019

MUN03/A

Policy DS29: Land at Cromer Road and Church Lane

| Individuals | Number Received | Summary of Responses (Site Policy DS13) |
|-----------------------------|-----------------|--|
| Summary of Objections | 12 | <p>The responses primarily focus on concerns over the impact of development on the existing infrastructure and the landscape; located on the highest point of the village, development could be prominent and be detrimental and could result in the loss of views of church and other landmarks. Thereby impacting on tourism. Could also impact on biodiversity on the site, considered best to leave as a natural habitat. Open Space surplus to requirement. Infrastructure is under pressure development could result in more traffic along Cromer Road. Concerns about the safety of the access, located on a dangerous busy bend and the safety of the pedestrian footpaths. No footpath to access school. Further pressure on doctors, schools and public transport. Site adjacent to Coastal Erosion Zone. Need more affordable housing. Market housing will merely increase second home ownership. Not enough work opportunities. Development should be dispersed around the village, more preferential sites within village.</p> <p>A number are proposing alternative sites and consider MUN08, MUN09 and MUN11 as more suitable sites than the preferred site, perceived that the alternatives would have less impact on the landscape and less detrimental visual impact. MUN09 is located behind existing housing, with suitable access and close to key services and school. Suggest that MUN11 would have suitable access and has existing services available. Suggest that building a number of smaller sites would be more appropriate for the village than one large site.</p> |
| Summary of Support | 0 | None received |
| Summary of General Comments | 1 | <p>One comment received. Concerns of the impact on local infrastructure especially safety of Cromer Road. Will cause a strain on services including schools, doctors. Reduction of local buses causing more traffic. Potential for more flooding from water erosion. Impact on wildlife. No objection to smaller developments which enhance the village. Need more affordable housing, rather than second homes. Development needs to respect and fit in with the local environment.</p> |
| Overall Summary | | <p>The responses primarily focus on concerns over the landscape impact and impact on infrastructure. That development would be prominent, have detrimental impact on views of church and other landmarks and impact on tourism and on wildlife. Open Space considered to be surplus to requirement. Exacerbate existing traffic issues. Concerns with the safety of the access and the pedestrian footpaths. No footpath to access school. Further pressure on doctors, schools and public transport. Site adjacent to Coastal Erosion Zone. Potential for more flooding from water erosion. Need more affordable housing. Market housing will merely increase second home ownership. Not enough work opportunities. Suggest that development be dispersed around the village, more preferential sites within village. Development needs to respect and fit in with the local environment.</p> |

| Parish & Town Councils | Number Received | Combined Summary of Responses (Site Policy DS13) |
|------------------------|-----------------|--|
| Objection | 0 | <p>One town council expressed support for well-designed homes and retention of open spaces but raises concerns over the impacts development of this site would have on the vista, increase in traffic and erosion of a natural break in development.</p> |
| Support | 0 | |
| General Comments | 1 | |

| Statutory & Organisations | Number Received | Combined Summary of Responses (Site Policy DS13) |
|---------------------------|-----------------|---|
| Objection | 2 | Limited response received. Historic England sought consistency in approach to heritage assets and requested consistent wording. NCC (M & W) provided supporting comments to add to appropriate site policies. General support expressed for biodiversity net gain, creation of habitats and GI corridors. |
| Support | 1 | |
| General Comments | 2 | |

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Part 2: Assessment of Sites

| Site Ref | Site Name | Site Size (ha) | Use | Proposed Dwellings | Connectivity | Safe achievable access | Impact on utilities Infrastructure (Hazards) | Utilities Capacity | Contamination and ground stability | Flood Risk | Landscape Impact | Townscape | Biodiversity and Geodiversity | Historic Environment | Loss of beneficial use | Compatibility with Neighbouring/Adjoining Uses |
|----------|-------------------------------------|----------------|-----------|--------------------|--------------|------------------------|--|--------------------|------------------------------------|------------|------------------|-----------|-------------------------------|----------------------|------------------------|--|
| MUN03/A | Land at Cromer Road and Church Lane | 2.80 | Mixed Use | 50 | Green | Green | Green | Yellow | Green | Green | Yellow | Yellow | Green | Green | Green | Green |
| MUN03 | Land West of Church Lane | 1.95 | Housing | 50 | Green | Green | Green | Yellow | Green | Green | Yellow | Yellow | Green | Green | Green | Green |
| MUN04/1 | Land Off Links Road | 0.64 | Mixed Use | 18 | Green | Red | Green | Yellow | Green | Green | Yellow | Green | Green | Green | Red | Green |
| MUN08 | Land South Of Hillside | 2.53 | Housing | 76 | Yellow | Red | Yellow | Yellow | Green | Green | Yellow | Green | Green | Green | Green | Green |
| MUN09 | Land South of Trunch Road | 0.62 | Housing | 8 | Yellow | Red | Green | Green | Green | Green | Yellow | Green | Green | Green | Green | Green |
| MUN11 | Land at Cromer Road / Tasman Drive | 1.16 | Housing | 35 | Red | Yellow | Green | Yellow | Green | Green | Yellow | Green | Green | Green | Red | Green |

Reg 19 SA Conclusion:

| Site Reference | Reg 19 SA Conclusion - Residential |
|----------------|--|
| MUN03 | <p>Overall the site scores negative and positive</p> <p>Review of consultation comments / objections reveals concerns about prominence of site, impact on heritage assets and adequacy of services. These matters already score negatively within the Environmental objectives and so it is considered that the overall SA scoring concludes as negative and positive.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Adjacent CERZ (small area of northern boundary just within). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>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.</p> |
| MUN03/A | <p>Overall the site scores negative and positive</p> <p>In reviewing the consultation comments/ objections it is considered that the SA scores reflect the concerns expressed. As such, it is considered that the overall SA objectives score is negative and positive.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| MUN04 | <p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>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.</p> |
| MUN04/1 | <p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>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</p> |

| | |
|--------|--|
| | broadband uncertain. Could support local services. |
| MUN04A | <p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area.</p> <p>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.</p> |
| MUN05 | <p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>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.</p> |
| MUN08 | <p>Overall the site scores as positive</p> <p>The consultation comments are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & Local Geodiversity Site (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.</p> |
| MUN09 | <p>Overall the site scores as positive</p> <p>The consultation comments are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.</p> |
| MUN10 | <p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negative; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimingham Cliffs), CWS (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement but good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement but good access to employment and transport links and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p> |
| MUN11 | <p>Overall the site scores as negative</p> <p>Reviewing the SA scoring, it is considered that the Social objectives score as mixed. Taken with the Environmental objectives score of negative and Economic objectives score of</p> |

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| | <p>positive, the overall SA objectives score is negative.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/4 of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimmingham Cliffs), CWS (Mundesley Cliffs), arable and woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links but distant from local healthcare service, education facilities, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, access to employment and transport links and other services / facilities. High speed broadband in vicinity. Could support local services.</p> |
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| Site Reference | Reg 19 SA Conclusion - Employment |
| | No sites |

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| Site Reference | Reg 19 SA Conclusion – Mixed Use |
| | No sites |

Planning History:

N/A

| Site Ref | Assessment |
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| MUN03/A | <p>Land at Cromer Road and Church Lane - Housing and Public Open Space</p> <p>SA Conclusion: The site scores as negative and positive. Environmental objectives score as mixed being edge of settlement, within Flood Zone 1, with the potential to affect the setting of a Grade II Listed Building (Church of All Saints) and Conservation Area and potential negative biodiversity impact being in close proximity to a CWS (Mundesley Cliffs). Social objectives score as mixed and Economic objectives score as positive, having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within walking distance from the site. The site could provide increase connectivity by providing an off road pedestrian connection through the site between Cromer Road and Links Road/Station Road and footway improvements along Church Lane.</p> <p>Highways: Suitable highway access can be achieved from Cromer Road and Church Lane. NCC Highways suggest a footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic.</p> <p>Environmental: 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: the northern section is an elevated arable field in a prominent part of the village with a raised hedge along the Cromer road and Church Lane frontages; the former railway embankment with scrub and trees runs through the centre of the site; and, the southern part of the site is an open pasture field offering views towards the coast and across the village, with hedge boundaries on the Church Lane and Links Road frontages. The pasture field to the south is currently designated as 'Open Land Area'. The site surrounds a number of buildings with a row of terrace houses and a telephone exchange at the east of the site. Construction has started on 4 new residential dwellings to the NW of the site – on the same field.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging. <i>Information to be updated following final HRA</i></p> <p>Landscape and Townscape: The northern section of the site, as it is an open and elevated field which currently provides a green gap between the two parts of the village. Residential development would be highly visible in the landscape. The openness of the site and the potential impact of development on the landscape will influence design and layout. Furthermore, the site is adjacent to the Conservation Area and directly opposite the Grade II listed church. The residential</p> |

development to the NW of the site has started to alter the character of the area with new build properties on the Cromer Road frontage.

The southern part of the site is designated as Open Land Area as it provides an important visual amenity for the village. The openness of this land should be preserved and provided as high quality public open space with access routes through to Cromer Road to the north.

Other:

The site is adjacent to the Mundesley Conservation Area and directly opposite the Grade II listed All Saint's church. Any development of the site therefore, has the potential to affect these heritage assets and their settings.

The site is in Flood Risk 1 and an area in the proposed open space is susceptible to surface water flooding.

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel.

Regulation 18 responses

There were 12 objections to the site's allocation and 1 general comment regarding the site. The responses primarily focus on concerns were: that development would be prominent, have detrimental impact on views of church and other landmarks; have an impact on tourism and on wildlife; that development would exacerbate existing traffic issues; concerns with the safety of the access and the pedestrian footpaths; and, further pressure on doctors, schools and public transport.

Overall Conclusion:

The site is considered suitable; it is available and if allocated there is no evidence to suggest that development is undeliverable.

The site is a combination of 2 sites: MUN03 & MUN04/1 and includes an area of the former railway embankment that links the two parcels. All the land is in the same ownership with the central and southern parts of the site providing new open space and connections.

The site is well located for access to the village services including the school, local shops and the seafront. Bus stops are located adjacent to the site which provides services to Cromer and North Walsham.

Residential development on the site would be visible and prominent in the landscape when viewed from the Cromer Road; furthermore, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II Listed All Saint's Church. Therefore, it is important that development gives careful attention to design, building heights and layout to mitigate the impact on the landscape and in particular development should preserve and, where opportunities arise, enhance the Conservation Area and the setting of the church. The maximum number of dwellings possible on the residential portion of the site should be reduced to allow for the landscape and conservation led approach to design and layout.

The existing Open Land Area to the south of the site should be provided as high quality open space and provide a pedestrian access route through the railway embankment to the residential development and onto the Cromer Road. Improvements to the footway are required to provide a continuous facility between Cromer Road and Links Road/Station Road in order to provide a safe route to school at the services on Station Road/High Street. The Church Lane junction with Cromer Road will have to be improved to enable it to service the site.

There were a number of objections received during the Draft Local Plan consultation on grounds of highways impacts, impact on landscape and local services.

The Local Plan must seek to address the development needs of the village over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available.

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| | <p>This site coming forward would provide a number of benefits; providing a range of housing options in Mundesley including potentially a mix of market and affordable housing and self-build plots. The site would bring forward new open space and associated on and off site infrastructure requirements.</p> <p>Recommendation</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p> |
| <p>MUN03</p> | <p>Land West of Church Lane</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. Environmental objectives score negatively being edge of settlement, within Flood Zone 1, with the potential to affect the setting of Grade II Listed Building (Church of All Saints), Conservation Area and there being potential negative biodiversity impact being in close proximity to a CWS (Mundesley Cliffs). The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity:</p> <p>The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site frontage. Mundesley has a range of shopping, leisure and other services within walking distance from the site</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Cromer Road and Church Lane. NCC Highways suggest a footway should be provided at the west side of Church Lane to provide a continuous facility between Cromer Road and Links Road/Station Road. The Church Lane junction with Cromer Road requires improvement to enable it to service development traffic</p> <p>Environmental:</p> <p>The site is an elevated arable field in a prominent part of the village with a raised hedge along the Cromer road and Church Lane frontages. To the SW of the site is the former railway embankment that is now covered with trees and scrub. To the SE of the site are a number of buildings including a row of terrace houses and a telephone exchange.</p> <p>HRA (where relevant)</p> <p>The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape:</p> <p>The site, as is an open and elevated field which currently provides a green gap between the two parts of the village. Residential development would be highly visible in the landscape. The openness of the site and the potential impact of development on the landscape would have to influence design and layout. Furthermore, the site is adjacent to the Conservation Area and directly opposite the Grade II listed church.</p> <p>Other:</p> <p>The site is adjacent to the Mundesley Conservation Area and directly opposite the Grade II listed All Saint’s church. Any development of the site therefore, has the potential to affect these heritage assets and their settings.</p> |

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| | <p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is well located for access to the village services including the school, local shops and the seafront. Bus stops are located adjacent to the site which provides services to Cromer and North Walsham.</p> <p>Residential development on the site would be visible and prominent in the landscape when viewed from the Cromer Road; furthermore, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II Listed All Saint’s Church. Therefore, it is important that development gives careful attention to design, building heights and layout to mitigate the impact on the landscape and in particular development should preserve and, where opportunities arise, enhance the Conservation Area and the setting of the church.</p> <p>The maximum number of dwellings possible on the residential portion of the site should be reduced to allow for the landscape and conservation led approach to design and layout.</p> <p>The combined site MUN03/A is being recommended as this provides an area of public open space, important access link and a landscape buffer to make the preferred option acceptable.</p> <p>Recommendation:</p> <p>That this site is not considered further at this stage.</p> |
| <p>MUN04/A</p> | <p>Land Off Links Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and site Assessment processes reflecting its relatively integrated location and minimal environmental constraints.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p> |
| <p>MUN04/1</p> | <p>Land Off Links Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with the potential to affect setting of a Conservation Area and potential for a negative biodiversity impact being in close proximity to CWS (Mundesley Cliffs). Social objectives score as mixed and Economic objectives score as positive, having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity:</p> <p>The site has good connectivity, the catchment school is within a reasonable walking distance and Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located close to the site on Station Road. Mundesley has a range of shopping, leisure and other services within walking distance from the site</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Links Road, however, NCC Highways suggest that visibility northwards from Links Road is constrained by the highway extent and is a concern. The junction layout is unconventional and should be reconfigured to increase separation between Warren Drive and Links Road. Links Road should be widened to a minimum of 5.5m</p> |

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| | <p>between Station Road and the development access. Footway should be provided between Links Road and All Saints Way. Improvements are required at the Links Road junction with Station Road and Warren Drive.</p> <p>Environmental: The site is an open pasture field, with hedge boundaries on the Church Lane and Links Road frontages. The site is currently designated as 'Open Land Area'. It is bounded on the west by the former railway embankment and to the NE by a number of terraced cottages that are within the Conservation Area.</p> <p>HRA (where relevant): The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: The site is designated as Open Land Area as it provides an important visual amenity for the village. The site, as is an open field close to the centre of the village. Due to the openness of the site, development would have a potential detrimental impact on the landscape. Furthermore, the site is adjacent to the properties to the north which are in the Conservation Area.</p> <p>Other: The site is in Flood Risk 1 and the northern half of the site is susceptible to surface water flooding.</p> <p>Conclusion: The site is an important designated open space in the village and residential development would result in a loss of beneficial use. The site is considered a preferred location for public open space and will be combined with site MUN03 to form preferred allocation MUN03/A.</p> <p>Recommendation: That this site is not considered further at this stage.</p> |
| <p>MUN04</p> | <p>Land Off Links Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and site Assessment processes reflecting its relatively integrated location and minimal environmental constraints.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p> |

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| <p>MUN05</p> | <p>Land at Hill Farm</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and moderately in the Site Assessment processes. There are significant concerns over highway access and network connections.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation: That the site is discounted from further consideration.</p> |
| <p>MUN08</p> | <p>Land South Of Hillside</p> <p>SA Conclusion: The site scores as positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with potential negative biodiversity impact being adjacent to the AONB and in close proximity to a SSSI & Local Geodiversity Site (Mundesley Cliffs). The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has poor connectivity, although the catchment school is less than 1km from the site the walking route would be along narrow rural roads with no footway. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located around 800m from the site. Mundesley has a range of shopping, leisure and other services within walking distance from the site, albeit along roads with no pavements or street lighting.</p> <p>Highways: The site could be accessed from Hillside or the Paston Road, however, such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental: The site is an agricultural field on the edge of the settlement. The site has a mature hedge and trees along its boundary with Paston Road to the SW. To the north of the site is a small holiday chalet park and to the west is a small residential development.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: The site is generally well contained in the landscape and generally screened from views from the village by the properties to the west, the holiday chalets to the north, by mature trees & hedges and its location in the village. The site is less contained when viewed from the south and would be an obvious urban extension into the countryside and would be highly visible in the landscape when viewed from the southern on the approach into Mundesley along the Paston Road.</p> <p>Other: The site is in Flood Risk 1 and a small area in the west of the site is susceptible to surface water flooding.</p> <p>Conclusion The site is not considered suitable site for development. The site is reasonably remote from</p> |

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| | <p>the village and services and highway access and network connections are considered to be unsuitable. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside.</p> <p>Recommendation: That the site is discounted from further consideration.</p> |
| <p>MUN09</p> | <p>Land South of Trunch Road</p> <p>SA Conclusion: The site scores as positive. Environmental objectives score mixed being edge of settlement, within Flood Zone 1, with potential for a negative biodiversity impact being within the AONB. The site concludes positively for Social and Economic objectives having good access to employment and transport links and to some educational facilities and other services / facilities.</p> <p>Connectivity: The site has moderate connectivity; the primary school is opposite the site. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within a reasonable walking distance from the site.</p> <p>Highways: The site could be accessed from Gordon Terrace. However, such access is considered to be unacceptable by NCC Highways as the road is an un-made private access with poor visibility at junctions.</p> <p>Environmental: The site is a small part of a large arable field to the south of the village with a hedge boundary along its Gordon Terrace frontage. To the NW of the site is a row of recently developed bungalows and opposite are the existing properties along Gordon Terrace.</p> <p>HRA (where relevant) The site is within 400m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape: Site is within the Norfolk Coast Area of Outstanding Natural Beauty, albeit, at the very edge of its extent. Residential development would be generally well contained in the landscape and would be seen in the landscape as part of the residential setting in this area. The development would be highly visible from a public footpath that runs close to the site and from existing residential properties.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is not considered suitable site for development. The site is well located to the southern part of the village and the primary school. Highways access is considered unsuitable. The preferred site is better located on the highway network and is closer to the key services in the centre of Mundesley.</p> |

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| | <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p> |
| <p>MUN10</p> | <p>Land South of Gimingham Road</p> <p>This area was considered as an option prior to preparation of the Regulation 18 consultation plan and scored negative and positive through the Sustainability Appraisal and moderately in the Site Assessment processes. There are concerns over landscape impact, connectivity highway access and network connections.</p> <p>The site was withdrawn by the owner at Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.</p> <p>Recommendation:</p> <p>That the site is discounted from further consideration.</p> |
| <p>MUN11</p> | <p>Land at Cromer Road / Tasman Drive</p> <p>SA Conclusion:</p> <p>The site scores as negative. Environmental objectives score negatively being edge of settlement, within Flood Zone 1, with likely significant detrimental impact on landscape (loss of woodland) and potential for a negative biodiversity impact being in close proximity to the AONB, SSSI (Sidestrand & Trimmingham Cliffs) and CWS (Mundesley Cliffs). The Social objectives score as mixed and the Economic objectives score as positive, having access to employment and transport links and to other services / facilities.</p> <p>Connectivity:</p> <p>The site has moderate/poor connectivity; the primary school is over 2.5km from the site. Mundesley offers some sustainable transport options with bus services available to Cromer and North Walsham. Bus stops are located adjacent to the site. Mundesley has a range of shopping, leisure and other services within a reasonable walking distance from the site, although the village centre is approximately 1.7km from the site.</p> <p>Highways:</p> <p>Tasman Drive is an unclassified road, but not suitable for further development. Access from Cromer Road may be possible; however, it would require significant footway provision.</p> <p>Environmental:</p> <p>The sites consists of an area of public open space with the eastern half of the site being mown grass and the west of the site is a small woodland. The site has a section of frontage along the Cromer Road with a mature hedge and is bounded to the north and south by existing properties. The site is designated as Open Land Area and serves as part of the open space provision for the 1990's development to the south at Collingwood Drive.</p> <p>HRA (where relevant)</p> <p>The site is within 1000m of the Greater Wash SPA. This site is within or at the edge of existing settlements and it is considered that it does not present any particular threats to this SPA, which is classified for seabird foraging.</p> <p>Landscape and Townscape:</p> <p>The site is well contained in the landscape and generally screened from view by trees, hedges and existing properties. Residential development on the site would be visible from the adjoining properties and development of the whole site would result in the loss of open space</p> |

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| | <p>in the village.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is reasonably remote from the village and services. The site is an important designated open space in the village and development would result in a loss of beneficial use. The site is not considered suitable site for development.</p> <p>Recommendation: That the site is discounted from further consideration.</p> |
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| Further Comments / Publications | |
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| Name / Item | A summary of any further information received |
| Norfolk Community Health and Care NHS Trust (Feb 2019) | The NHS confirmed that there is no need for a new Doctor's surgery in Mundesley, but some need for growth in the existing, possibly by way of future extension and internal configuration. Their assessment is that whilst development will give rise to an investment need, that this should / could be fulfilled within the existing curtilage of the practice building. |

DRAFT

Part 3 Overall Site/Settlement Conclusions

There is no previously developed (brownfield) land in Mundesley; therefore, a new greenfield allocation is necessary in order to deliver the required growth. The availability of suitable sites, the impact of any development on the landscape and proximity to local services are key considerations for where new development should be located. The suggested scale and location of development in Mundesley has sought to balance the need for growth while protecting the landscape and the setting of the village.

There are a range of factors which influence the potential overall numbers and suitable location of development in Mundesley including: availability of land, highways impact, environmental and landscape considerations. Overall both the suggested scale and location of development has sought to balance the need for growth while protecting the setting of Mundesley.

One housing site option has been identified for Mundesley. This is intended to deliver up to 50 dwellings over the Plan period, including affordable homes, on site open space and contributions towards road, drainage and other necessary infrastructure. The site is considered to be the most suitable site available and, subject to the detailed policy requirements, these sites are considered to be the most appropriate options to meet the housing requirement: being well located to services within the village centre and to the local school.

The location of the chosen site option has been carefully considered in order to avoid significant expansion of the village beyond its natural boundaries and to mitigate the potential impacts on the landscape. The preferred site would constitute development on a 'green gap' in the village which currently separates the main village from the development to the west along the Cromer Road. It occupies an area of land that sits adjacent to the existing established residential development at Church Lane & Cromer Road to the east, the low density dwellings along Cromer Road (including the former Grand Hotel) to the west and has the church, in its open coastal setting opposite.

The site does occupy a prominent position in the village, however, a landscape led approach to the design and layout of housing development on the site, together with landscape mitigation, appropriate building height and densities would limit visual intrusion the landscape, the impact on the Conservation Area and the Grade II Listed All Saint's Church. There is an opportunity for the preferred site to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area.

Although other site options potentially remain they were not chosen for a number of reasons, including: the impact development could have on the landscape; those sites with adverse Junction and cumulative network impacts; those where suitable vehicular access isn't achievable; those not well connected to key services and the village centre by walking, cycling or public transport; those which are detached from the village and not well related to the existing built up areas. A number of the sites ruled out had a combination of these factors and are considered unsuitable.

Some sites were assessed and considered to have a beneficial use including providing green space and/or recreational space which are considered important to retain.

Three sites that were originally put forward for consideration were subsequently made unavailable for development at the request of the landowner – *prior* to Regulation 18 consultation. This included a previously identified preferred option: MUN04/A. No further assessment has been undertaken at this stage and they are discounted from further consideration.

It was suggested in Regulation 18 representations that a new Doctor's Surgery should be built on any allocated site. However, the Norfolk Community Health and Care NHS Trust have confirmed that there is no need for a new Doctor's surgery in Mundesley.

Together, the Sustainability Appraisal (SA) and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which site is the preferred option for growth. The SA for Mundesley concluded that two sites MUN08 & MUN09 scored as positively. However, the detailed consideration of factors such as landscape impact, safe access to the highway network and network connections, in the Site Assessment, ultimately concluded (taking into account the SA) that these sites are not suitable.

The preferred site, MUN03/A, scores positively and negatively. The SA concluded that the site has the potential to impact on the setting of the Grade II Listed church and the Conservation Area and a potential biodiversity impact. These SA conclusions together with the detailed Site Assessment and the potential mitigation, provision of public open space and improved biodiversity and access improvements, have informed the overall conclusion that MUN03/A is suitable and the preferred option.

The following site has been identified as the preferred site, and meets the requirements for Mundesley:

MUN03/A: Land off Cromer Road & Church Lane is located centrally in the village and will allow for development up to 50 dwellings. Development of the site will deliver a layout and design that is sympathetic to the landscape and the nearby heritage assets. The site is well connected to the villages services by walking, cycling and has public transport connections. This site could deliver approximately 17 affordable homes in addition to market housing, self-build plots, public open space, and associated on and off site infrastructure. This site scores as negative and positive in the SA.

Proposed Allocations:

| Site Ref | Description | Gross Area (ha) | Indicative Dwellings |
|----------|------------------------------------|-----------------|----------------------|
| MUN03/A | Land off Cromer Road & Church Lane | 3.3 | 50 |

Emerging Policy wording for Regulation 19

MUN03/A: Land off Cromer Road & Church Lane

Land amounting to approximately 3.3 hectares is proposed to be allocated for development of up to 50 dwellings inclusive of affordable homes and self-build plots, enhanced public open space, and associated on and off site infrastructure.

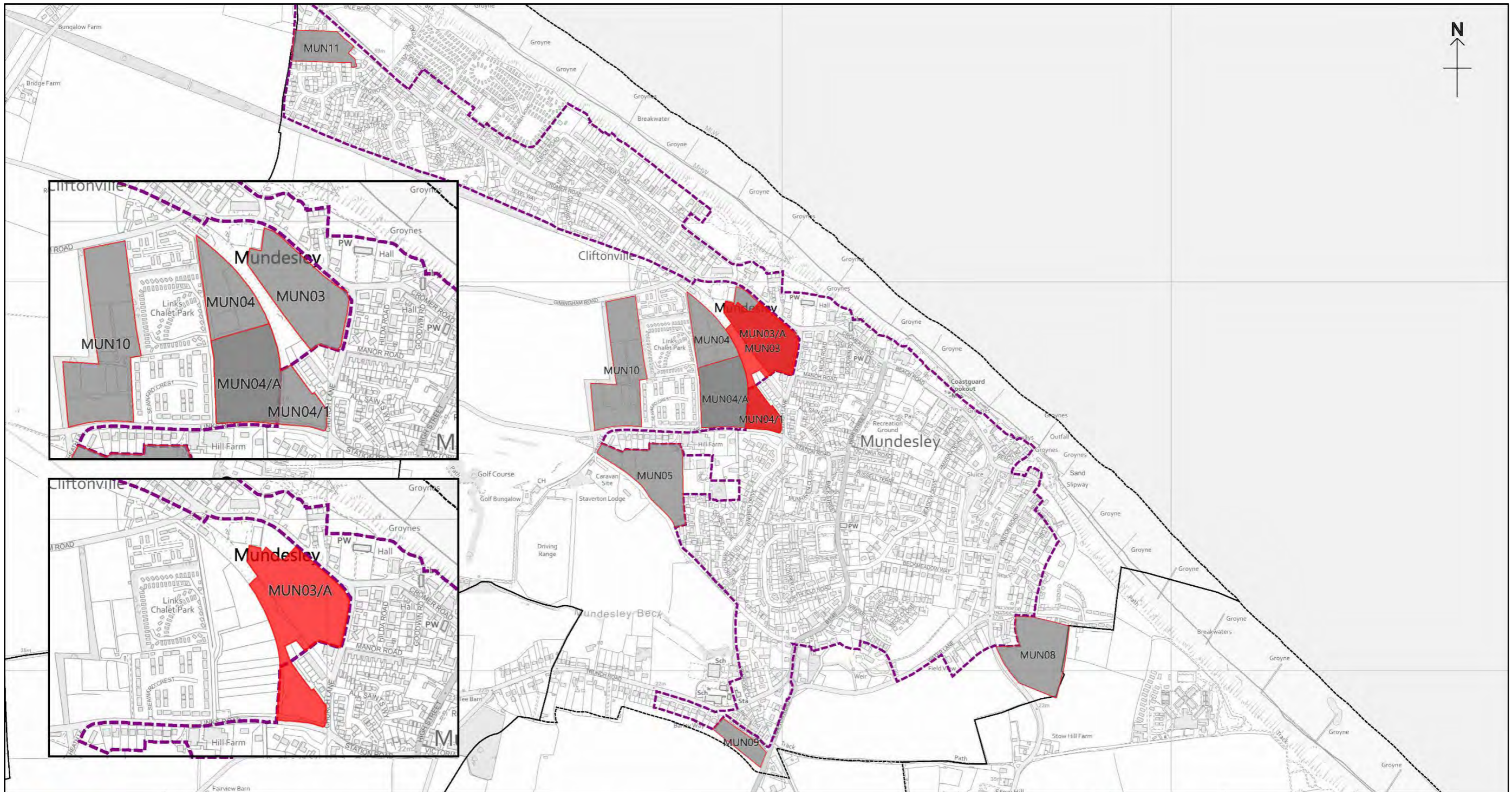
This site is prominent in the landscape and is adjacent to the Mundesley Conservation Area and the Grade II Listed All Saint's Church. Development proposals should be informed by, and be sympathetic to, the landscape character of this area and the designated heritage assets, comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. to deliver a carefully designed residential development that will integrate the surrounding built forms into a more cohesive character area;
2. Parcel 1) amounting to 1.95 hectares is allocated for residential development of up to 50 dwellings. Development is to be of an appropriate density and scale with landscaping and public open space to maintain key views, complement the setting of the village and preserve the heritage assets and their setting;
3. parcel 2) the railway embankment will be provided as informal open space, its biodiversity protected and enhanced, with improved public access connecting the residential and open space areas;
4. parcel 3) amounting to 0.64 hectares will be provided as high quality public open space including biodiversity improvements and facilities for play and informal recreation;
5. the open space and green infrastructure on the site should maximise connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place.
6. 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;
7. a new pedestrian and cycle route will be provided which provides a continuous footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site;
8. submission and approval of effective surface water management ensuring that there is no increase off site and safe access and egress;
9. that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Direction obligations.

Open Space

| Site Location | AGS Study Reference | Local Plan Reference | Recommendation | Reasoned Justification Summary |
|--|---------------------|----------------------|-------------------------------|--|
| Land off Tasman Drive | AGS/MUN01 | OSP176 | Open Land Area | Publicly accessible informal rough mown grass and scrub adjacent to 70's housing estate on edge of settlement. Directly adjacent to AONB. Good connectivity with open countryside. |
| Land off Nelson Way | AGS/MUN02 | OSP177 | Open Land Area | Publicly accessible small pocket park amongst 70's housing estate. Outside Conservation Area |
| Links Road/Church Lane | AGS/MUN03 | N/A | No Designation | Private agricultural field adj. to rail embankment and railway cottages. <i>*This site is proposed to be allocated as enhanced public open space as part of Residential Housing Allocation Site MUN03/A.</i> |
| Church of All Saints / Coronation Hall | AGS/MUN04 | OSP178 | Open Land Area | Prominent public space that forms setting to the Grade II listed Church of All Saints and provides external amenity space to Coronation Hall, a community building |
| Bowling Green, High Street | REC/MUN01 | OSP179 | Formal Education / Recreation | Regularly used bowls club and informal car park with notable mature lime trees within Conservation Area. |
| Gold Park | AGS/MUN05 | OSP180 | Open Land Area | Municipal public park in the centre of the settlement and partly in the Conservation Area providing formal and informal recreation. Important multi-functional amenity green space. The north-west section was formerly part of Mundesley House and is now laid to formal gardens with mature trees on the north and east boundaries which have significant amenity value. |
| Sea Front Gardens, Beach Road | AGS/MUN06 | OSP181 | Open Land Area | Linear area on cliff top at main entrance to the beach laid to formal gardens with seating and shelters. High amenity value |
| Adjacent to the Ship Inn on Beach Road | AGS/MUN07 | N/A | No Designation | Publicly accessible, mostly gravelled car park to pub little wider amenity value or sense |

| Site Location | AGS Study Reference | Local Plan Reference | Recommendation | Reasoned Justification Summary |
|--------------------------------------|------------------------|----------------------|--|--|
| | | | | of open space as enclosed behind brick wall, small area of mown grass to cliff edge. |
| Paston Road | AGS/MUN08 | N/A | No Designation | Essentially private lawn to 2 market houses built in 2004. Hidden from view by tree boundary. Trees are covered by TPO (TPO/15/0904). |
| Mundesley Beck, Water Lane | AGS/MUN09 | OSP182 | Open Land Area | Not in CA, adjacent to the AONB boundary. Significant green space with high ecological value due to Beck. Currently no public access but this will change. Consent for 44 dwellings north of site has incorporated the open space. |
| Mundesley Junior School, Trunch Road | AGS/MUN10 REC/MUN02 | OSP183 | Open Land Area Formal Education / Recreation | The land provides green space in conjunction with the school. |



Mundesley - Preferred & Alternative Sites (Reg 19)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

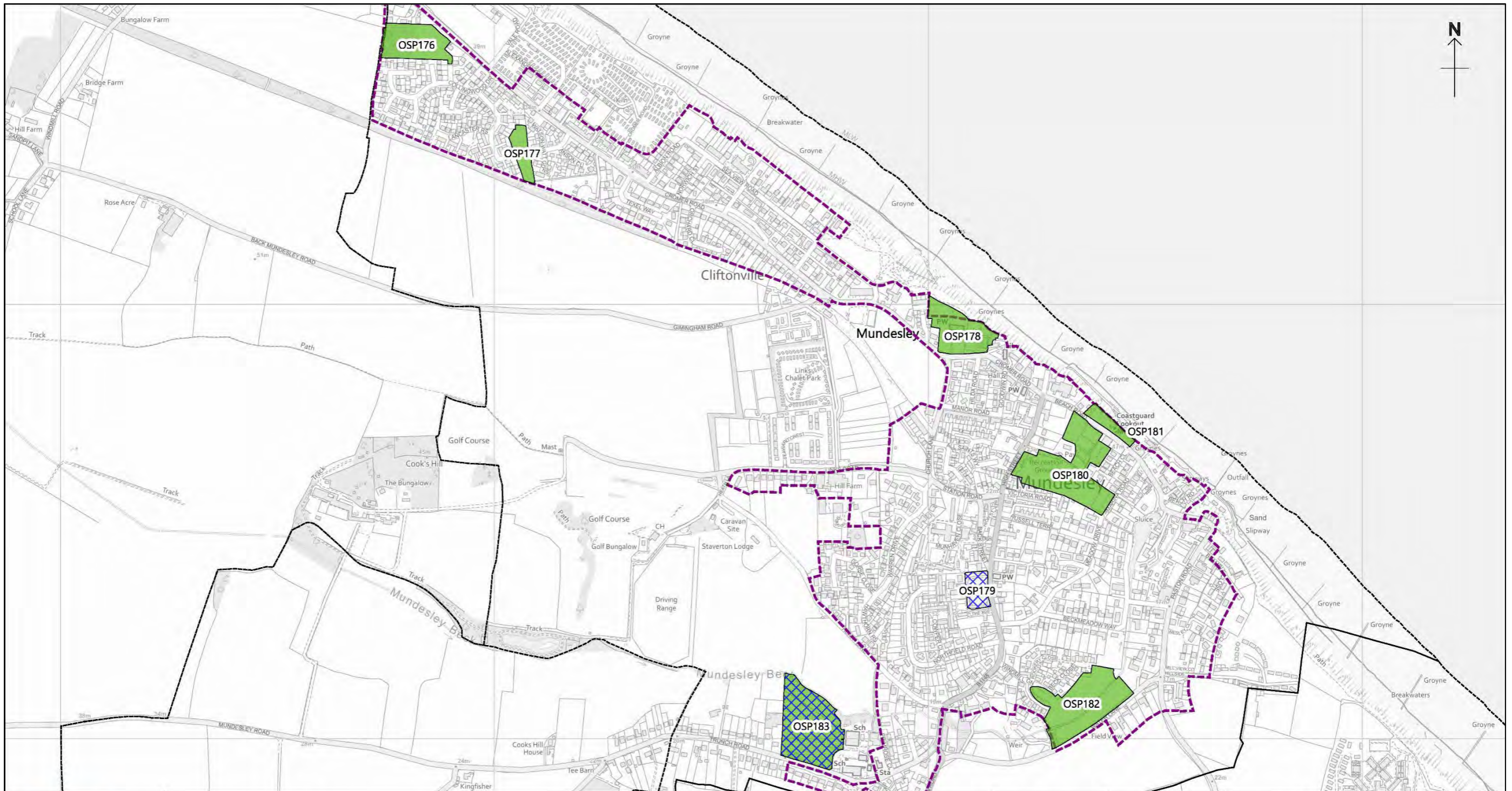
NOT TO SCALE

CB

08/04/2020

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Mundesley - Open Spaces (Reg 19)

- Open Land Area
- Local Green Space
- Open Land + Education / Formal Recreation Area
- Parish Boundary
- Education / Formal Recreation Area
- Existing Settlement Boundary

NOT TO SCALE

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