

North Norfolk District Council

Site Assessment Regulation 19: Briston & Melton Constable

DRAFT - Planning Policy & Built Heritage Working Party
19.06.20

Document control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
06/04/20 27/04/20	CD	Reg 19 SA updates for sites Reg 19 wording of updates altered	Complete, need reviewing with IW
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
08/04/20	CB	Site Maps	Review if meets needs.
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	- Draft water mark added, site assessments headings added	
15.05.20	JR	- Started Site Assessment	
22/05/20	JR	- Continued on Site Assessment	Try to finish next week
28.5.20	iw	- Intro updated	
29/05/20 – 5/6.20	JR	- Continued on Site Assessment –	Review and Finalise Policy wording
18/06/20	IW	- Reviewed Site Assessment	Sign off draft for PPBHP
		-	

Site Assessment (Briston & Melton Constable)

This booklet provides a high-level overview of Briston & Melton Constable as a growth location in the Local Plan and looks in detail at the promoted sites identifying which are the most suitable to contribute towards the allocation requirements in this settlement. Collectively the identified sites contribute to the overall housing requirement for the settlement and district and protect 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 the villages together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and the parish council.

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:

Briston & Melton Constable - Large Growth Village

Plan Requirements:

Briston & Melton Constable 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 80 dwellings.

Settlement Description:

In the Draft Plan the adjacent villages of Briston & Melton Constable are combined and identified as a Large Growth Village in the proposed Settlement Hierarchy. This means they have been identified as one of four locations, the others being Blakeney, Ludham and Mundesley, where a limited scale of growth will be focused in comparison to the higher order settlements such as Cromer, Fakenham, North Walsham.

Briston & Melton Constable are two separate villages with a combined population of approx. 3,200. They are closely related in terms of their proximity to each other and residents use the combined facilities which are available. For example, the doctor’s surgery is in Melton Constable whilst the primary school is in Briston. Briston has no significant landscape designations or other significant constraints.

Employment (To update with findings of the employment study)

Melton Constable Industrial Estate, although fully developed, represents opportunities over the plan period for recycling of employment land. Given the location of Briston and Melton Constable, within close proximity to Fakenham and Holt, there is little evidence of demand for further employment land within the villages over the plan period.

Constraints and Opportunities

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

Key considerations which influence the location of development include:

- the relationship between Briston and Melton Constable;
- transport impacts associated with school traffic;
- the relatively rural location of the village;
- the relationship to road network and in particular avoiding traffic on the poorer quality road network;
- Proximity of sites to key services such as the school and shops; and
- Any identified site specific constraints

Infrastructure (To update following updates to 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** contains more information and has informed the **Infrastructure Deliver Plan**.

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

Connectivity

The village's benefits from amenities with a good range of day to day services and a range of community facilities including village stores, doctor's surgery offered as part of the Holt medical Practice and primary school. They lie approximately 10 miles from Fakenham and 5 miles from Holt, both higher order centres

Sports Pitch Strategy

Briston Playing Field is identified as a priority project in the Playing Pitch Strategy. This involves the internal remodelling of changing facilities for football and upgrading the courts and providing floodlighting for tennis.

A FF Small Grant Fund has been applied for to re-arrange the internal layout of the changing facilities for football.

S106 obligations may be sought to provide for the upgrading of the courts and providing floodlighting for tennis on Briston Playing Field.

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 Briston has a surplus of Amenity Greenspace and Parks and Recreation Grounds, but has a requirement for all other types of open space, particularly Play (Youth). Melton Constable has a surplus of Allotments (when assessed against the standards), but has a requirement for all other types of open

space, particularly Parks and Recreation Grounds.

School Provision

There is one primary school that serves both Briston and Melton Constable, Astley Primary School, which feeds into Fakenham Academy. 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

Briston & Melton Constable is identified in Zone 1 for affordable housing with a plan requirement for 15% of the total dwellings provided on schemes of 6+ dwellings.

Demographics:

Population in Briston & Melton Constable: 3204

	Number	%
Aged 0 to 15	579	18.7
Aged 16 to 29	481	15.5
Aged 30 to 44	413	13.3
Aged 45 to 64	870	28.0
Aged 65+	761	24.5

Housing Stock

	Number	%
Detached house or bungalow	595	47.1
Semi-detached house or bungalow	364	28.8
Terraced house or bungalow	265	21.0
Flat, maisonette or apartment - Purpose-built block of flats	13	1.0
Flat, maisonette or apartment - Part of a converted or shared house	20	1.6
Flat, maisonette or apartment - In a commercial building	1	0.1
Caravan or other mobile or temporary structure	5	0.4

Affordability

Briston Ward (Briston)	8.06
Astley Ward (Melton Constable)	8.34
North Norfolk	8.72

Parish Boundaries:

BRI29 is located in Stody parish. All other sites are located within the parish of Briston.

Services:

Briston & Melton Constable offers a limited number of shops and services which serve residents of the villages and the surrounding area.

Services & Facilities		
Key Services	Primary School	Astley Primary School
	Convenience Shopping	Co-op Foodstore
	GP surgery	Melton Constable Surgery
Secondary Services	Main Road	B1352
	Post Office	Briston Post Office, Melton Constable Post Office
	Other Shopping	
	Public House	Melton Constable Country Club
	Meeting Place (e.g. Village Hall)	Copeman Centre
Desirable Services	Petrol Filling Station	Eke's Garage
	Vehicle Repair Shop	Bragg of Briston, North Norfolk Vehicle Solution, M Moregan Motor Engineer Ltd.
	Place of Worship	All Saints Church
	Employment Land	Melton Constable Industrial Estate

Constraints

Built Environment:

Melton Constable Conservation Area is concentrated on the west of the village taking in an area of open landscape to the north, up to the remains of St Mary's church, in the ancient hamlet of Burgh Parva.

There are a total of 24 Listed Buildings in Melton Constable, two of which are Grade I, the Church of St Peter and Melton Constable Hall; these are both situated over 1 km south west of the village centre within the rural Conservation Area. Melton Constable Park, which is also designated as a Grade II* Historic Park and Garden (Melton Constable Hall) and a further two Grade II* listed buildings. Six buildings have been included on the Local List as important buildings.

There is no designated Conservation Area in the village of Briston.

There are a total of 13 Listed Buildings in Briston, one of which is Grade II*. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Briston

The area to the south west, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). There are a number of other sites to the south of Briston to the south east and south west that are also designated CWSs.

Melton Constable

The area to the south east, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). Melton Constable, Melton Park & Wood, situated to the south west, are also designated CWSs.

There are four areas of Ancient woodland to the south of both settlements: Railway Wood; Redland Wood; Holmes Wood and Wood Severals.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the villages of Briston and Melton Constable are situated within the Tributary Farmland character area. The River Valleys (Bure and Tributaries) character area is situated to the south east and east of the two parishes.

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional

character and vernacular. The landscape retains a rural character with dark night skies.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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.

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 villages are subject to pockets of surface water flooding, predominantly along the roads through the villages and the ditch leading from the River Glaven in the north. The majority of the settlement is situated within Flood Zone 1.

Coastal Change Management Area:

N/A

Statutory Consultees Regulation 18

Highways:

BRI01

Policy DS 25: Land East of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.

Mitigation

None identified

BRI02

Policy DS 26: Land West of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB.

Mitigation

None identified

Cumulative Comments for Settlement

None received.

Minerals & Waste:

BRI01

Policy DS 25: Land East of Astley Primary School

No comments received.

BRI02

Policy DS 26: Land West of Astley Primary School

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. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

Utilities Capacity

No comments received.

Environment Agency

No comments received.

Education

Norfolk County Council

No comments received.

Others

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.

BRI01

Policy DS 25: Land East of Astley Primary School

Whilst there are no designated heritage assets on this site, development of this site (and BRI01) would remove an important gap and separation between the villages of Melton Constable and Briston.

Coalescence of settlements is to be avoided. It is important to maintain the character and distinctiveness of settlements. Suggested change: Consider issue of coalescence.

BRI02

Policy DS 26: Land West of Astley Primary School

Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building. There is no reference to this listed building at paragraph 21.14 or in the policy.

The policy and paragraph should be amended accordingly. Suggested Amendments: Amend paragraph 21.14 to make reference to the grade II listed Manor Farmhouse.

The policy should be amended to read, Development should preserve the grade II listed Manor Farmhouse and its setting.

Consider issue of coalescence.

SoCG

None.

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
BRI01	DS25	H0766	Land East of Astley School	1.43	43
BRI02	DS26	H0767	Land West of Astley School	1.95	30-50
BRI02/A	N/A	H0767	Land West of Astley School	4.48	134
BRI03	N/A	H0768	Land At The Lanes	1.37	41
BRI04	N/A	H0769	Land At Holt Road, Opposite Horseshoe Common	0.56	17
BRI05	N/A	H0770	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	29
BRI07	N/A	H0772	Lawn Farm	23.7	711
BRI08	N/A	H0773	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	9
BRI10	N/A	H0775	Land To The South Of Playing Field	4.43	133
BRI11	N/A	H0776	Land to The North Of Craymere Beck Road	1.66	50
BRI12	N/A	H0026	Land at Craymere Road	0.74	16
BRI13	N/A	H0778	Land At Craymere Road (Site 8)	0.51	15
BRI17/1	N/A	H0027	Land at Reepham Road	1.21	15
BRI17/2	N/A	Part of H0788	Land at Reepham Road	1.15	34
BRI17/3	N/A	Part of H0788	Land at Reepham Road Scrap Yard	2.59	77
BRI18	N/A	H0783	Land at Highfield	1.4	42
BRI20	N/A	Part of H0788	Land at Reepham Road	1.92	57
BRI23	N/A	Part of H0788	Land At Reepham Road	0.32	13
BRI25	N/A	H0790	Land South Of Woodfield (Coal Yard)	0.64	19
BRI26	N/A	H0791	Land At The Loke	1.2	36
BRI28	N/A	H0028	Land at West End	0.4	4.1
BRI29	N/A	H0029	Land East of Holt Road	4.15	200

Mixed-Use Site Options

None received.

Employment Site Options

None received.

Additional sites promoted through Reg 18

None received.

Summary Consultation Comments Regulation 18 June 2019

BRI01

Policy DS 25: Land East of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

BRI02

Policy DS 26: Land West of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

Part 2: Assessment of Sites – Reg 19

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed No Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment Reg 18	Loss of beneficial use	Compatibility with Neighbouring/Ad
BRI01	Land East of Astley School	1.43	Residential	43												
BRI02	Land West of Astley School	1.95	Residential	30-50												
BRI03	Land At The Lanes	1.37	Residential	41												
BRI04	Land At Holt Road, Opposite Horseshoe Common	0.56	Residential	17												
BRI05	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	Residential	29												
BRI07	Lawn Farm	23.69	Residential	711												
BRI08	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	Residential	9												
BRI10	Land To The South Of Playing Field	4.43	Residential	133												
BRI11	Land to The North Of Craymere Beck Road	1.66	Residential	50												
BRI12	Land at Craymere Road	0.74	Residential	22												
BRI13	Land At Craymere Road (Site 8)	0.51	Residential	15												
BRI17/1	Land at Reepham Road	1.21	Residential	15												
BRI17/2	Land at Reepham Road	1.15	Residential	34												

BRI17/3	Land at Reepham Road Scrap Yard	2.59	Residential	77														
BRI20	Land at Reepham Road	1.92	Residential	57														
BRI23	Land At Reepham Road	0.32	Residential	13														
BRI25	Land South Of Woodfield (Coal Yard)	0.64	Residential	19														
BRI26	Land At The Loke	1.20	Residential	36														
BRI28	Land at West End	0.40	Residential	4														
BRI29	Land East of Holt Road	4.15	Residential	200														
BRI02/A	Land West of Astley School	4.48	Residential	134														
BRI18	Land at Highfield	1.40	Residential	42														

DRAFT

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
BRI01	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse Grade II) is approx.90 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to score as an uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees to 3 boundaries, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse, Grade II) is over 350 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02/A	<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 CWS (Briston Gorse), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI03	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational</p>

	<p>facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI04	<p>Overall site scores as negative and positive Review of SA 1 objective, where the Environmental objectives scoring concludes as mixed. Overall the SA objectives scoring is negative and positive. Environmental – Scores mixed; loosely related to settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; grazing land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI05	<p>Overall the site scores as positive The Environmental objectives scores as mixed. When taken alongside the Social objectives and Economic objectives scores of positive and mixed. The overall SA objectives scoring concludes as positive. Environmental – Scores mixed; edge of settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI07	<p>Overall the site scores as negative Environmental – Scores negatively; edge of settlement but more rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement but more rural, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores neutral; edge of settlement but more rural, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>

BRI08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, moderate susceptibility GWF, insignificant area & adjacent roads potentially susceptible to SWF (CC). Biodiversity impact uncertain; grazing land with mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI10	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, north end potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, with pond. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI11	<p>Overall the site scores as negative</p> <p>Environmental – Scores mixed; edge of settlement but more rural; FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, limited hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities; removed from peak time public transport links.</p> <p>Economic – Scores negatively; edge of settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI12	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, potential significant detrimental landscape impact, FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI13	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service,</p>

	<p>primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI17/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Mill Lane Meadow & Briston Common), grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/2	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), mostly grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/3	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; immediately adjacent CWS (Briston Common), close proximity CWSs (Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), scrap yard, mature hedgerow / trees around and within site, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Potential loss of undesignated employment land (scrap yard). High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI18	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote location, FZ1, moderate to high susceptibility GWF, majority of site potentially susceptible SWF. Rural, potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow, Mills & Washpit Plantations), arable/grazing, surrounded by mature hedgerow / trees, adjacent woodland. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores negatively; remote location, services in adjacent settlement.</p> <p>Economic – Scores negatively; remote location, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Likely to rely on car.</p>
BRI20	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI23	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI25	<p>Overall the site scores negative</p> <p>Environmental – Scores negative; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negative; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI26	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, part of south east corner potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI28	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; garden land, some mature trees north boundary. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores neutral; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI29	<p>Overall the site scores as neutral</p> <p>The Social objectives scores as positive. However, taken with the Environmental objectives and Economic objectives scores of mixed and neutral respectively, the overall SA objectives score is neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting CA (Glaven Valley). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>

Site Reference	Reg 19 SA Conclusion - Employment
	No sites assessed

Site Reference	Reg 19 SA Conclusion - Mixed Use
	No sites assessed

Planning History:

Preferred sites – None

Sites Assessment

Site Ref	Assessment
BRI01	<p>Land East of Astley School</p> <p>SA Conclusion The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p>

The site has good connectivity, the catchment primary school is adjacent to the site. Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road. The site should provide both pedestrian and cycle access through the site.

Fakenham road is a busy route and is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. The site should/could provide a car parking area for the school (pick up and drop off).

Highway Access

Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.

Environmental

Arable land with high edge surrounding the site. There is a pond in SW corner of the site so there is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity. The mature hedge and pond should be retained and enhanced.

HRA (where relevant)

Within 5000m Norfolk Valley Fens SAC

Landscape and Townscape

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with housing on south and east of the site and the school to the west. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.

The Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building. Development should preserve the significance of the listed building and its setting.

Other

No known hazards or contamination constraints. Flood Risk 1 low susceptibility of Groundwater flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.

Conclusion:

The site is suitable, available and deliverable.

It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.

The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.

	<p>There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off).</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>BRI02</p>	<p>Land West of Astley School</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p> <p>The site has good connectivity, the catchment primary school is adjacent to the site .Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.</p> <p>Highway Access</p> <p>Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB. The Design Manual for Roads and Bridges. The site provides through access to BRI02/A.</p> <p>Environmental:</p> <p>Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity.</p> <p>HRA (where relevant)</p> <p>Within 5000m Norfolk Valley Fens SAC</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with development on either side. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building.</p> <p>Other:</p> <p>No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.</p> <p>The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy</p>

	<p>Policy.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable.</p> <p>It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.</p> <p>The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.</p> <p>There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). Development should however not obstruct access to adjacent site BRI02/A</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>
BRI02/A	<p>Land West of Astley School</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity</p> <p>The site has good connectivity, the catchment primary school is adjacent to the site .Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.</p> <p>Highway Access</p> <p>Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with The Design Manual for Roads and Bridges (DMRB). Site access would be through BRI02</p> <p>Environmental:</p> <p>Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity.</p> <p>HRA (where relevant):</p> <p>Within 5000m Norfolk Valley Fens SAC</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with development on either side. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton</p>

	<p>Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building.</p> <p>Other: No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.</p> <p>Conclusion: The site is suitable, available and deliverable.</p> <p>It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage.</p> <p>Although the site is considered to be suitable, development of the site would be in addition to and through the adjacent site BRI02 and in excess of the numbers required in the spatial strategy therefore has been discounted from further consideration at this stage.</p> <p>Recommendation: That this site is not considered further at this stage</p>
BRI03	<p>Land At The Lanes</p> <p>SA Conclusion The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity impact.</p> <p>Connectivity The Lane is semi-rural residential street within 30mph zone. There is a footway on north side and the site is within walking distance of shops to the east and school to the north west and playing fields to the south.</p> <p>Highway Access Satisfactory access could be provided off The Lane.</p> <p>Environmental Mature mixed hedge and trees on the boundary of The Lane with a verge between The Lane and the hedge.</p> <p>Landscape and Townscape The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development along the northern side of The Lane and further east.</p>

	<p>Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.</p> <p>Other</p> <p>No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. Water mains crossing the site. Anglian Water advice that off-site water mains reinforcement required.</p> <p>Conclusion</p> <p>Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI04	<p>Land At Holt Road, Opposite Horseshoe Common</p> <p>SA Conclusion</p> <p>The site scores as negative and positive The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. The site has a rural location, where there is potential for significant detrimental impact on landscape and potential negative biodiversity impact. However, the site scores positively in that it is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC).</p> <p>Connectivity:</p> <p>The site has poor connectivity, there is no footway along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. The highway network is considered to be sub-standard.</p> <p>Highways:</p> <p>Access off Holt Road is considered unacceptable by NCC Highways,</p> <p>Environmental:</p> <p>Site has mature mixed hedge and trees on the boundary of Holt Road and mature trees and hedges through site. Development on this site is likely to impact on biodiversity and result in the loss of mature trees.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. There is existing residential development along the eastern side of Holt Road. Development on this site could have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. No known hazards or contamination constraints. No utilities issues identified.</p> <p>Conclusion:</p>

	<p>The site is remote and detached from the village and services, with no footways available. Highways access is considered unsuitable and pedestrian access to the school would have to cross the Fakenham-Norwich road. It would be a development in open countryside. Development of the site would result in the loss of trees and potential adverse impact on biodiversity and could have an adverse impact on the landscape.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI05	<p>Land At Norwich Road (Old Vicarage To Horseshoe Lane)</p> <p>SA Conclusion</p> <p>The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is a potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, the highway network is considered to be sub-standard and the site is segregated from the village by B1354. No footway along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access off Norwich Road is considered unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>The site forms part of a larger arable field with mature mixed hedge and trees along boundary of Norwich Road.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site has rural countryside character and is prominent in the landscape. 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>Other:</p> <p>The site is in Flood Zone 1 and low susceptibility to ground water flooding. East part of the site has historical contamination. Anglian Water advice that off-site water mains reinforcement required.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would have a negative effect on the quality of the landscape reducing the rural character. Highway Access off Norwich Road is considered to be unacceptable by the Highway Authority and unsuitable pedestrian access to school and village services. For these reasons the site is not considered suitable site for development.</p>

	<p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI07</p>	<p>Lawn Farm</p> <p>SA Conclusion</p> <p>The site scores as negative. In particular, the Environmental objectives score negatively due to the sites rural location, the potential significant detrimental impact on landscape and the potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, it is a large site which is detached from the settlement and is segregated by the main road. The local road network is substandard to the north. There is no footways available along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access off Norwich Road or Edgefield Road is considered to be unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>A large site which is partly developed associated with Lawn Farm. The western side of the site is wooded and is subject to Tree Preservation Order. The site is therefore constrained and there is a potential adverse impact on biodiversity.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This is a large site which is detached from the settlement and is prominent in the open countryside. Development would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.</p> <p>Other:</p> <p>Flood Zone 1. No contamination issues identified. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This would require remedial action. Anglian Water advice that off-site water mains reinforcement required and enhancement to treatment capacity will be required.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape. Highway Access off Norwich Road and Edgefield Road is considered to be unacceptable by the Highway authority NCC Highways and unsuitable pedestrian access to the school. A Tree Preservation Order covers part of the site and there is potential adverse impact on biodiversity. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This site has the potential to impact upon the setting of the listed</p>

	<p>buildings. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI08</p>	<p>Land At Mill Road (Springfield To Horseshoe Lane)</p> <p>SA Conclusion The site scores as neutral. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has moderate susceptibility to Groundwater Flooding and an uncertain biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, with a moderate walking distance from the school. Furthermore Mill Road is narrow and has no footways available for access to services and facilities within Briston and Melton Constable.</p> <p>Highways: Considered unacceptable by NCC Highways, Mill Road is narrow and no footpaths available to village.</p> <p>Environmental: A small agricultural parcel of land with rough grass and areas of scrub</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site is located amongst existing residential development along Mill Road. Development could be well integrated with the existing properties and shouldn't have a detrimental impact on the landscape and wider countryside.</p> <p>Other: Flood Zone 1, has moderate susceptibility to Groundwater Flooding and small amount susceptible to surface water flooding. No contamination or utilities issues identified.</p> <p>Conclusion: The site access is not achievable and no footways available for access to services and facilities within Briston and Melton Constable. The site could only provide a small number of dwellings, yielding few, if any, affordable. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI10</p>	<p>Land To The South Of Playing Field</p>

	<p>SA Conclusion</p> <p>The site scores as neutral. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has low susceptibility to Groundwater Flooding and where the north end of the site is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. There is a footway into the village along Hall Street however the site is a moderate walking distance from the school and other facilities.</p> <p>Highways:</p> <p>The local highway network is considered to be substandard by NCC Highways. Stone Beck Lane is narrow and there are no footways available, the junction with Hall Street is considered substandard. There is no ability to provide vehicular access from Hall Street and access off Stone Beck Lane is considered to be unacceptable by NCC Highways.</p> <p>Environmental:</p> <p>Arable land with rough grass and areas of scrub.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics.</p> <p>Limited visibility of the site from Hall Street, the site is located behind existing properties. However development would protrude into the countryside and wider views available along Stone Beck Lane. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other:</p> <p>Flood Zone 1, with the northern part of the site susceptible to surface water flooding. No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified: The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. Furthermore the site access is not achievable. The site is fairly remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI11</p>	<p>Land to The North Of Craymere Beck Road</p> <p>SA Conclusion</p>

	<p>The site scores as negative. The site scores as mixed for Environmental and Social objectives and negatively for Economic objectives. In particular, the site is located edge of settlement, is within Flood Zone 1 and has a high susceptibility Groundwater Flooding. There is an uncertain biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Craymere Road has no footways available 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. This area of Briston is remote from the village centre and services.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off Craymere Road which is considered unsuitable by NCC Highways and the junctions are considered to be sub-standard.</p> <p>Environmental:</p> <p>A small agricultural parcel of land</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Limited visibility of the site from Hall Street, the site is located behind existing properties. However development would protrude into the countryside and wider views available along Craymere Road. 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>Other:</p> <p>Flood Risk 1 and has a high susceptibility Groundwater Flooding. No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI12</p>	<p>Land at Craymere Road</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the</p>

	<p>site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available 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. This area of Briston is remote from the village centre and services.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1. No utilities issues identified. Historical contamination on the site.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BRI13</p>	<p>Land At Craymere Road (Site 8)</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site</p>

	<p>is over 2km walk to the school. This area of Briston is remote from the village centre and services. The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1. No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI17/1	<p>Land at Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding, where approximately one third of the site susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p>

	<p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. The majority of site is located behind existing properties along Reepham Road. Development would be loosely related to settlement (back-land) and would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other: Flood Risk 1 with high susceptibility to Groundwater Flooding, and approximately one third of the site susceptible to Surface Water Flooding. No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI17/2	<p>Land at Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p>

	<p>Environmental:</p> <p>A small agricultural parcel of land</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
BRI17/3	<p>Land at Reepham Road Scrap Yard</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement, being rural in nature and has a high susceptibility to Groundwater Flooding. There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>A small agricultural parcel of land with trees along southern boundary, potential biodiversity</p>

	<p>impact.</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding and part of the site susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI18</p>	<p>Land at Highfield</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental, Economic and Social objectives. In particular, the Environmental objectives score negatively, as the site has a remote location, has moderate to high susceptibility to Groundwater Flooding and the majority of the site is potentially susceptible to Surface Water Flooding (CC).</p> <p>Connectivity: The site has poor connectivity, Craymere Road has no footways available 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. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Craymere Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land</p>

	<p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development would be very remote and detached from the built up area. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding and susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be very remote and detached from the built up area. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI20</p>	<p>Land at Reepham Road</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>A small agricultural parcel of land</p>

	<p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other: Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion: A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BRI23	<p>Land At Reepham Road</p> <p>SA Conclusion The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard.</p> <p>The site is likely to promote car use even for short journeys.</p> <p>Highways: Access would be off Reepham Road which is considered unsuitable by NCC Highways.</p> <p>Environmental: A small agricultural parcel of land, trees adjacent to site potential impact on biodiversity.</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and</p>

	<p>mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development in this location would have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI25</p>	<p>Land South Of Woodfield (Coal Yard)</p> <p>SA Conclusion</p> <p>The site scores as negative. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.</p> <p>Connectivity:</p> <p>The site is loosely related to the settlement. The Lane is semi-rural residential street with development to the north and west. Within 30mph zone. Footway on north side. Within walking distance of shops to the east and school to the north west and playing fields to the south. Close to village services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Considered to be acceptable by NCC Highways.</p> <p>Environmental:</p> <p>Part of a larger arable field. Mixed hedge and trees along northern and southern boundaries. There is a pond in NE corner of the site so there is potential for biodiversity impact.</p> <p>Landscape and Townscape</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development to the north of the site and hedgerow along the southern boundary. Development in this location could have an impact on the landscape by reducing the</p>

	<p>rural character.</p> <p>Other:</p> <p>Part of the site may have historical contamination.</p> <p>Planning permission for 1 dwelling on part of the site which may impact on delivery of further development behind.</p> <p>Flood Risk 1, high susceptibility to Groundwater Flooding. Water mains crossing the site.</p> <p>No utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site is loosely related to the settlement. Development in this location could have an impact on the landscape by reducing the rural character and potential for biodiversity impact.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI26</p>	<p>Land At The Loke</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement, where part of south east corner is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, The Loke is a narrow unmade private road with poor visibility onto Mill Road which is also narrow with no footways. The highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.</p> <p>Highways:</p> <p>Access would be off The Loke private road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Mature mixed hedge boundary of The Loke.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.</p> <p>There is residential development to the north, east and west of the site and hedgerow along the southern boundary. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character.</p> <p>Other:</p> <p>No contamination or utilities issues identified.</p> <p>Part of the site may be susceptible to surface water flooding which would require mitigation.</p>

	<p>Conclusion:</p> <p>A number of constraints were identified. The site has poor connectivity, Mill Road has no footways available. Furthermore the site access is not achievable. The site is remote from village services. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI28</p>	<p>Land at West End</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, no footway along West End and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Access would be off via private road off West End which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Garden with boundary hedges and trees.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>The majority of site is located behind existing properties along West End. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape.</p> <p>Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.</p> <p>Other:</p> <p>No flooding, contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. The site access is not achievable and pedestrian access to the school would have to cross the Fakenham-Norwich road. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape. For these reasons the site is not</p>

	<p>considered suitable site for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>BRI29</p>	<p>Land East of Holt Road</p> <p>SA Conclusion</p> <p>The site scores as neutral. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact and potential to affect the setting of Glaven Valley Conservation Area. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.</p> <p>Connectivity:</p> <p>The site has poor connectivity, the highway network is considered to be sub-standard. The site is segregated from the village by the B1354. There are no footways along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.</p> <p>Highways:</p> <p>Access would be off Holt Road which is considered unsuitable by NCC Highways.</p> <p>Environmental:</p> <p>Large arable field with tree and hedge boundaries.</p> <p>Landscape and Townscape:</p> <p>The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development.</p> <p>Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside. Potential for development to affect the setting of Glaven Valley Conservation Area.</p> <p>Other:</p> <p>Flood Risk 1.</p> <p>No contamination or utilities issues identified.</p> <p>Conclusion:</p> <p>A number of significant constraints were identified. The site has poor connectivity, Holt Road has no footways available and pedestrians would have to cross Norwich Road to get onto the footway into the village. The highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services, segregated from the village by the B1354. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>

Further Comments	
Name	A summary of any further information received
N/A	N/A

Part 3 Overall Site / Settlement Conclusions

The location of site options has been carefully considered in order to avoid significant expansion of the villages beyond its natural boundaries and to avoid adverse impact on the road network and have been subject to detailed review. Together, the Sustainability Appraisal (SA) and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which sites are the preferred option for growth.

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

There is very little previously developed (brownfield) land in Briston and Melton Constable; therefore, a new greenfield allocation is necessary in order to deliver the required growth. The proximity to local services, the relationship between Briston and Melton Constable, transport impacts associated with school traffic, the impact of any development on the landscape and the impact on the local road network are key considerations for where new development should be located.

Three sites have been identified as suitable. BRI01, BRI02 and BRI02/A. However the extension and potential increase in numbers offered through the development of BRI02/A substantially increase the numbers as required and set out in the spatial strategy and as such is not recommended to be taken forward at this stage. Access to the site should however be preserved.

Two sites, BRI01 and BRI02 have been identified. These are intended to deliver, collectively, a minimum of 80 dwellings over the Plan period, including affordable homes, on site open spaces, contributions towards road, drainage and other necessary infrastructure.

These two sites are considered to be the most suitable sites available for Briston and Melton Constable and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing requirement. Each are well located to services within the villages, they are reasonably contained within the landscape and are located on the better quality road network.

Discounted sites were not chosen for a number of reasons including the impact development could have on the Conservation Area, impact on heritage assets and the unsuitability of the surrounding highway network to accommodate the numbers and or access as well as more generally the potential to impact on the wider landscape.

Those sites with adverse junction and highway network impacts and those where suitable vehicular access isn't achievable were also ruled out. Some sites are not well connected to key services and the village services by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid sites which are detached from the villages and not well related to the existing built up areas.

None of the selected sites are subject to insurmountable constraints and the consultation process has shown that they are deliverable over the Plan period provided that development proposals come forward which comply with the suggested policies of the Plan (as modified following the consultation).

The following sites have been identified as the preferred sites, and meet the requirements for Briston and Melton Constable:

BRI01: Land East of Astley School is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities. The site will allow for development of approximately 40 dwellings. This site could deliver 6 affordable homes in addition to market housing, public

open space and associated on and off site infrastructure. There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

BRI02 Land West of Astley School is adjacent to the primary school, will allow for development of up to 40 dwellings. The site is well connected to the villages. This site could deliver 6 affordable homes in addition to market housing, public open space and associated on and off site infrastructure. There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BRI01	Land East of Astley Primary School	1.43	40
BRI02	Land West of Astley Primary School	2	40

Emerging Policy wording for Regulation 19 – (05.06.20)

BRI01 Land East of Astley Primary School

Land amounting to 1.4 hectares is proposed to be allocated for residential development of Approximately 40 dwellings.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

- consideration of the landscaping and site setting on the Fakenham Road;
- provision of an off-road car parking area for the school (pick up and drop off);
- Development should preserve the significance of the grade II listed Manor Farmhouse and its setting;
- the provision of pedestrian and cycle access through the site;
- provision of green infrastructure corridors to support biodiversity;
- retention and enhancement of the mature hedge and pond; and
- a water main crosses the site and enhancement to the foul sewerage network capacity will be required.

BRI02 Land West of Astley Primary School

Land amounting to approximately 2 hectares is proposed to be allocated for residential development for approximately 40 dwellings. Development proposals would need to comply with policies including those relating to affordable housing, open space, supporting infrastructure, elsewhere in this plan and the following site specific requirements

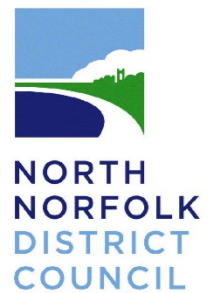
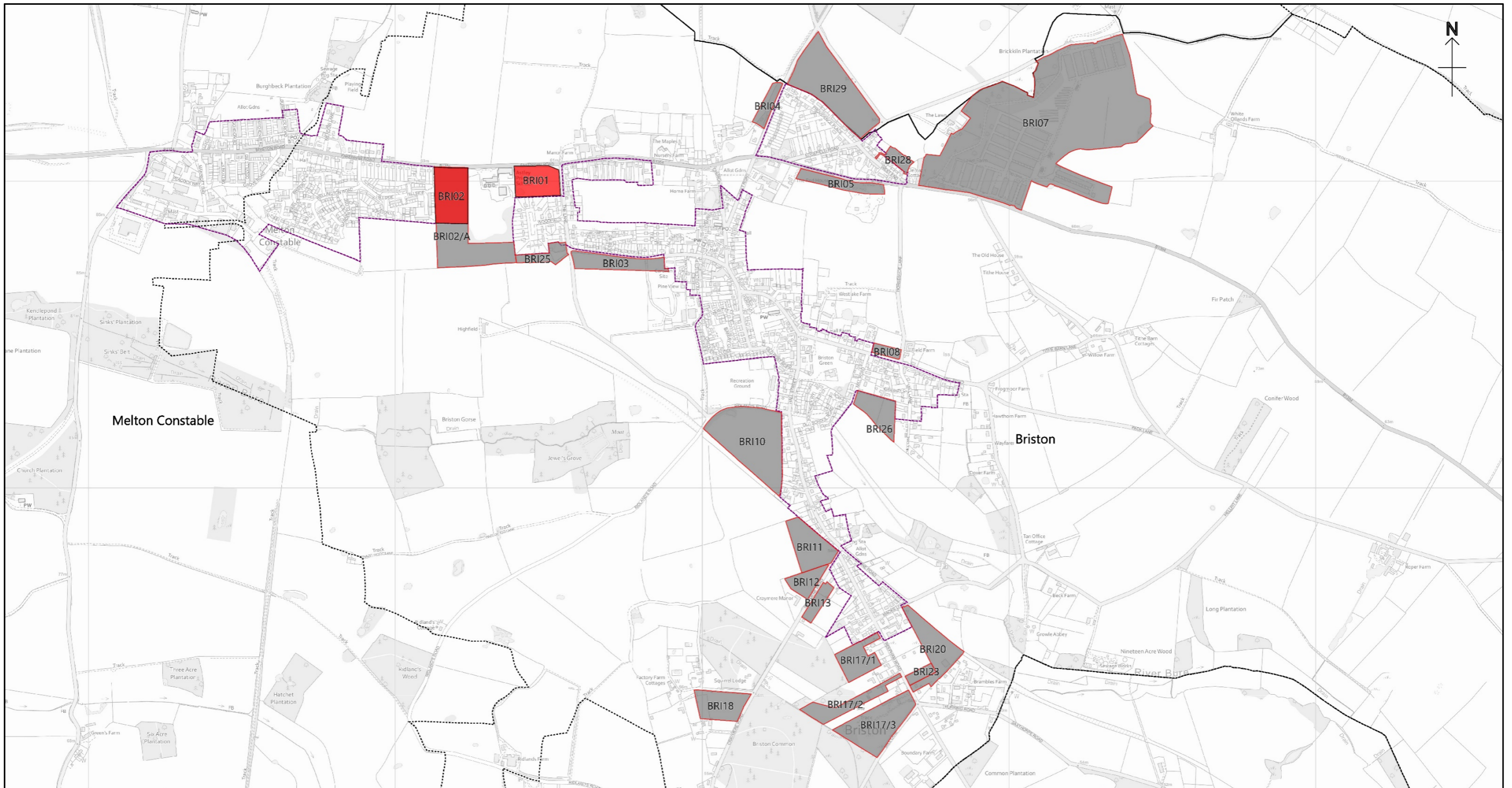
- consideration of the landscaping and setting on the Fakenham Road;
- vehicular access to Fakenham Road;
- provision of a car parking area for the school (pick up and drop off);
- Development should preserve the significance of the grade II listed Manor Farmhouse and its setting;
- provision of green infrastructure corridors to support biodiversity;
- development layout that does not prejudice the potential development/redevelopment of land to the south and west;
- provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;
- enhancement to the foul sewerage network capacity will be required.
- retention of suitable vehicle access to adjacent site BRI02/A

Open Space

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Bakery Close/ Chequers Close	AGS/BRI01	OSP159	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and function of the estate.
Briston Green	AGS/BRI02	OSP160	Open Land Area	The land is publically accessible currently used for informal recreation and open space, contributes to the layout and character of the settlement.
Old School Road	AGS/BRI03	OSP161	Open Land Area	The land is publically accessible currently used for informal recreation and open space, enhances the immediate setting of the residential area. Upper reaches of River Bure runs through the site.
Additional Sites				
Church Street	AGS/BRI04	OSP162	Open Land Area	The land forms part of the Church and cemetery.
Playing Field, Stone Beck Lane	AGS/BRI05 REC/BRI01	OSP163	Open Land Area Formal Education / Recreation	Provides recreation and play area as well as formal sports facilities.
Allotment Land at Holt Road/ Norwich Road / Church Street	AGS/BRI06	OSP164	Open Land Area	Formal allotments within the built up area.
Local Green Space Review				
Play Area (1), Land North of Hastings Close / Melton Mews, Melton Constable	LGS/MLT01 AGS/MLT01	OSP165	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Play Area (2), Land South of Grove Road, Melton Constable	LGS/MLT02 AGS/MLT02	OSP166	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space

				functions as a recreation area and contributes to the open space.
Land Adjacent Marriott Way, Melton Constable	LGS/MLT03	N/A	No Designation	The site does not meet the tests for LGS or AGS.
Recreation Ground, North of Meadow Lane, Melton Constable	LGS/MLT04 AGS/MLT03	OSP167	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Allotment (1), Land West of Burgh Beck Road, Melton Constable	LGS/MLT05 AGS/MLT04	OSP168	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area
Allotment (2), Land East of Burgh Beck Road, Melton Constable	LGS/MLT06 AGS/MLT05	OSP169	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area

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Briston & Melton Constable - Preferred & Alternative Sites (Reg 19)

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

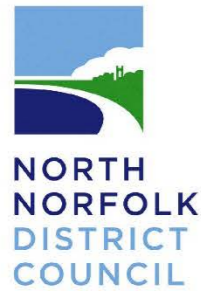
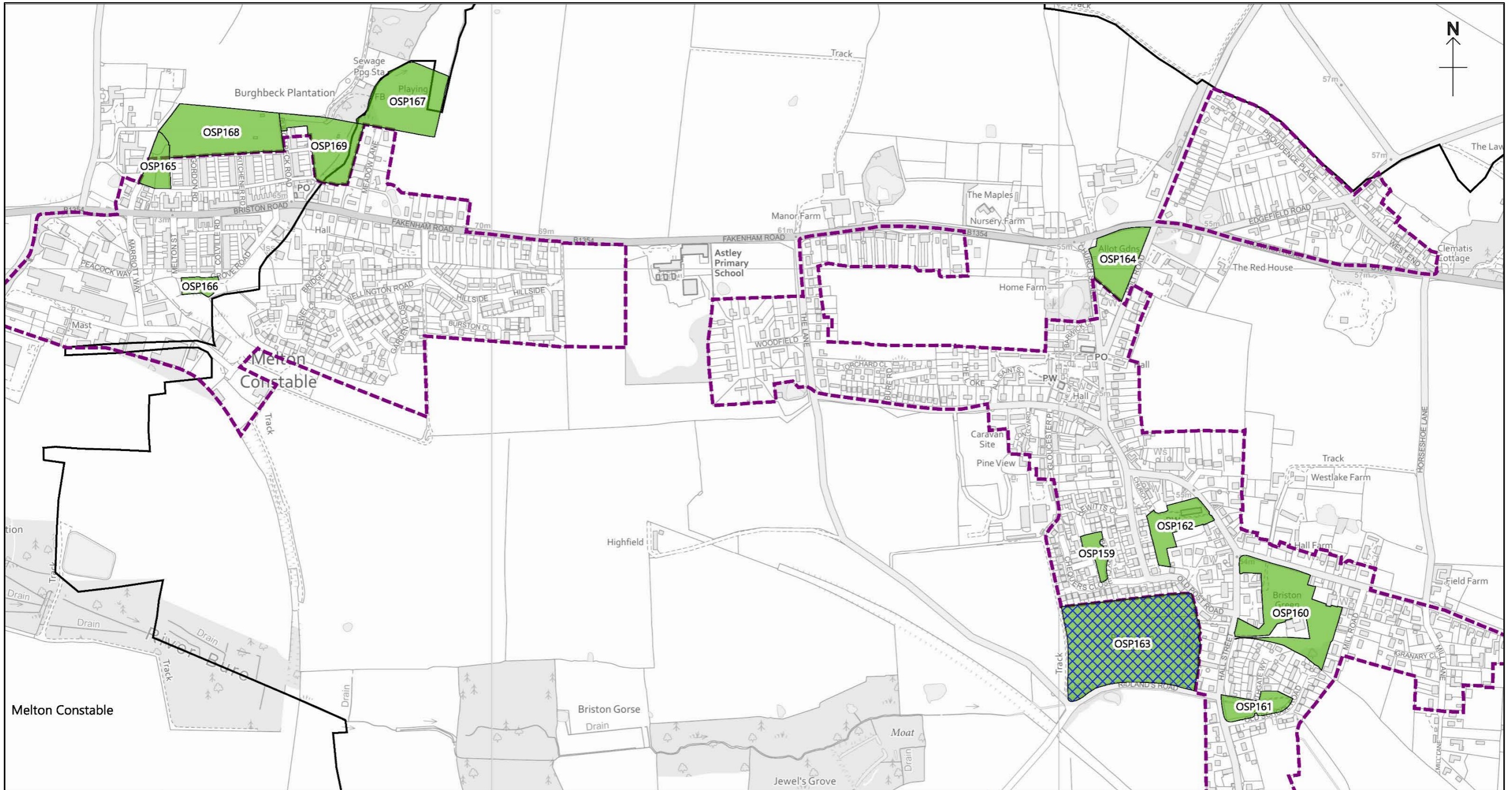
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08/04/2020

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Briston & Melton Constable - 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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