

North Norfolk District Council

Site Assessment Regulation 19 : Fakenham

Draft for Planning Policy & Built Heritage Working Party
06.08.20

Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & cumulative highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation 18	N/A
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
21/04/20	CB	<ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments 	N/A
10/05/20	CB	- Site Maps added	Review if meets needs.
28.5.20	lw	- Introduction updated	
19.06.20	CD	- Reg 19 SA Conclusions	Complete for PPBHWP
29.6.20	IW	- Reviewed and updated part 1 wording re background and contextual info	Complete for PPBHWP
06.08.20	MA	Site Assessment updates, conclusions and edit for WP	Complete

Site Assessment Booklet (Fakenham)

This booklet provides a high-level overview of Fakenham 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, provide for additional employment development on specifically allocated land, 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 Fakenham together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.

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

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

Part 1: Background Information

Settlement:

Fakenham - Large Growth Town

Plan Requirements:

Fakenham is one of three identified Large Growth Towns in the settlement hierarchy and acts as a district centre where relatively large-scale growth can be accommodated. The Draft Local Plan sets a housing target of approximately 1,972 dwellings to be delivered over the plan period (20 years) via a combination of small scale ‘infill’ developments, new allocations and existing commitments. New sites, to supplement those already consented and under construction, suitable for in the region of 680 dwellings are necessary to achieve the housing requirement.

The current adopted Local Plan contains a strategic allocation to the north of the town between the current built up area and the A148 by-pass. Currently partly consented, the development of this allocation is expected to deliver a further 950 dwellings, employment land, a new Primary School, district centre, substantial areas of public open space and supporting infrastructure over the period covered by the emerging Plan.

Whilst the emerging Plan identifies sites for a further 680 dwellings the current plan indicates that additional releases of sites within the already allocated growth area will depend upon a clear demonstration that supporting infrastructure is available. (principally highway, drainage and supporting services).

Settlement Description:

Fakenham is identified as a Large Growth Town in the settlement hierarchy. This means it has been identified as one of three towns, the others being Cromer and North Walsham where relatively large scale growth is directed. The town functions as one of the Districts main centres and offers a broad range of services and employment.

Fakenham is an historic market town on the upper reaches of the River Wensum with a population at the time of the census of 7,743. The town acts as a local and district centre for employment, retailing, health, higher education and other services meeting the needs of the residents of the town and a large rural hinterland. It has an attractive central market place and square, medieval church, weekly market and shopping precinct, Millers Walk. The town centre benefits from a number of national retail chains as well as a mixture of local independent stores and office based employment, with the Primary shopping area containing 130 class A retail/service units. A further three larger scale supermarkets serve the town, 2 of which are located in the town centre, with a third located out of centre. The racecourse to the south of the town lies in the wildlife rich Wensum valley.

Employment (To update with findings of the employment study)

Over recent years Fakenham has seen one of the strongest take-up rates of employment land within the District. The town has the highest levels of self-containment in respect of travel to work journeys of all towns in North Norfolk. In part, this is due to the town's location some distance from both Kings Lynn and Norwich, but it is mainly due to the high number and range of jobs that are locally available. A high proportion, approximately 65% of those working within the Town, also live within the District. Fakenham employs approximately 4,573 employees, with around 1,400 of these within the manufacturing sector. The town occupies one of the most accessible locations in the District in terms of access to the national road network and, as a result, has a strong manufacturing base and presence of distribution companies. It is seen as an attractive location for investment. In recent years the town has seen some change in its manufacturing base, with the loss of some jobs in the food processing sector, although this remains the single largest employment sector in Fakenham.

The largest Employment Areas within the town, Fakenham Commerce Park and Fakenham Industrial Estate, provide the opportunity for recycling of employment land with pockets of undeveloped land. Part of the previously allocated site, F01 - Land to the North of Rudham Stile Lane, has a further 6 hectares of land designated as Employment Land which will be available for development over the Plan period.

Town Centre & Retail

Fakenham has one of the larger town centres in the District which is focused around the historic core of the Market Place and Corn Exchange. It is classed as a Large Town Centre in the proposed retail hierarchy where new retail and town centre investment should be directed. The Town centre retains a high percentage of retail expenditure and has a good mix of convenience shops, national multiples and Class A2 services, such as banking, estate agents and solicitors. In terms of scale of future retail development, the town would be vulnerable to impacts from large out-of-town retail growth and a locally derived impact threshold of 1,000sqm is set for retail and leisure development in Fakenham through policies in the emerging Local Plan (ECN4 @Regulation 18). There is an identified need for comparison goods shopping and to a lesser extent food/beverage floorspace. Recent re-development has seen some additional growth accommodated in former vacant units. Future small scale growth can be accommodated through the take up of further vacant units and the development of vacant land within the town centre, existing car parking (subject to replacement), redevelopment opportunities

around the auction building, bowling alley and the adjacent vacant land on the edge of the town centre. The policies of this Plan would require these town centre opportunities to be comprehensively explored before considering out-of-centre developments.

Designated Sites

To the south of Fakenham is the River Wensum, the internationally designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The Wensum has been recognised as one of a national series of rivers of special interest as an example of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species. The SAC is strictly protected under the EC Habitats Directive, forming part of a European network (Natura 2000). The site makes a significant contribution to conserving those habitats and species considered most in need of protection at a European level. Large areas of land that abut the River Wensum SAC are designated as County Wildlife Sites - such as Night Common, Hempton Common, Sculthorpe Moor & Meadows and the water meadows to the south west of Oak Street.

Infrastructure (To update following updates to the IDP)

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

- The County Council has published a Fakenham Network Improvement Strategy, April 2020 which identifies local improvements which are desirable/necessary to support the growth of the town including improvements to the A148/A1065 Roundabout (Shell PFS Roundabout). Contributions towards these will be required from future development proposals as appropriate.
- Anglian Water identified that off-site mains water supply reinforcement will be required in certain locations and that for new development of over 10 dwellings, some enhancement to the foul sewerage network capacity will be required. In some cases enhancement will be required to the Water Recycling Centre treatment capacity.
- The Highway Authority indicate that localised highway network improvements will be required to support each of the development proposals. An access strategy for large scale growth to the north of the town should minimise cross town traffic and will require junction improvements on the A148.
- The Strategic Flood Risk Assessment identifies the south of Fakenham as being at fluvial flood risk stemming from the River Wensum, along with the risk of surface water flooding. The rest of Fakenham has some risk of surface water flooding, predominantly from pockets of water ponding on roads.
- The Health Authority indicate that there is likely to be sufficient capacity in health services to support the proposed growth.
- There is a general need to improve open space provision to support the planned growth.
- A new Primary School is planned within the existing strategic allocation.

As development takes place, it will need to be served by appropriate supporting physical infrastructure and services. All developments are required to address any identified shortages in infrastructure to the extent necessary to make the specific proposal acceptable.

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

There are three schools within Fakenham: Fakenham Academy provides secondary education, which serves a wide catchment area including Little Snoring, Blenheim Park, Briston, West Raynham, Sculthorpe and Stibbard; and Fakenham Junior and Fakenham Infant & Nursery School which provide primary provision.

Norfolk County Council as the Education Authority state that:

In recent years, the Transforming Education in Norfolk (TEN) group (a multi-academy trust) has rationalised the Fakenham Academy on one site with a new £750,000 6th form facility. The adopted Site Specific Proposals DPD allocated land north of Rudham Stile Lane for 950 dwellings and this includes proposals for a new 2 Form Entry Primary School, including the transfer of 2ha of land. As part of the current planning application on the site (PO/17/0680), Norfolk County Council consider that a site of 2.5ha needs to be safeguarded in the event that any future school needs expanding to a three form entry school.

There is sufficient capacity at the high school for development in the existing Core Strategy and future planned growth.

Affordable Housing Zone & Policy Percentage

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

Sports Pitch Strategy

Football

There is pressure on Clipbush Park and Fakenham FC who have a lack of training facilities. Provision of 3G FTP at Clipbush park would reduce the pressure on youth training and matchplay.

Rugby

The provision of a 3G FTP at Clipbush Park should also include a rugby shockpad.

If possible re-instatement of playing facilities at Trap Lane

Depending on the potential of improvements at Clipbush Park and the re-instatement at Trap Lane an additional pitch may be required.

Cricket

Access to an additional pitch with the preferred site being the former Fakenham Grammar School site.
Upgrade non turf wicket at Trap Lane

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 Fakenham has a requirement for all types of open space, particularly Amenity Greenspace and Parks and Recreation Grounds.

Connectivity

Located approximately 19 miles north east of King's Lynn, 19 miles south west of Cromer, and 25 miles north west of Norwich Fakenham has relatively high levels of self-containment compared to other towns in the District meaning that a high proportion of people access jobs and services locally. There are regular bus services to other nearby settlements and beyond. Fakenham is around 10 miles from the coast at Wells. Fakenham is one of the most accessible location in the district in terms of access to the national road network via the A148, however, there are no rail connections.

Sustrans National Cycle Route No 1 passes through west side Fakenham providing a cycle route to Sculthorpe to the north and Great Ryburgh to the south and is part of a long distance route that

provides a route to Wells, Walsingham, Hunstanton, Dereham. This route is not a segregated route and is on main roads and cycle links from the town onto the National Route are poor and essentially entail cycling on the town's road network. In terms of public rights of way Fakenham is relatively poorly served by its public rights of way network. There are no significant routes to the north of the town, whilst there is one path to the south running along the attractive, but sensitive, River Wensum corridor. Many of the public rights way within the town have been subsumed into the urban road network and provide little connectivity to the wider countryside. There is through further development the opportunity to introduce new linkages and to improve wider countryside access. A number of green infrastructure opportunities have been identified in Background paper 5 (Regulation 18 stage)

Constraints & Opportunities

There is very little previously developed (brownfield) land in Fakenham. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide for a further supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth and some of these sites will need to be located outside of the parish boundary of Fakenham in the adjacent parish of Sculthorpe. There are a range of factors which influence the potential location of development in Fakenham including, environmental and landscape considerations and the need to take into account available infrastructure and infrastructure improvements. Growth in Fakenham will be dependent on further investment in infrastructure, and a large majority of the growth will be dependent on the timely provision of infrastructure improvements associated with the current strategic allocation to the north of the town (Core strategy reference F01A). A planning application for the remainder of the site and associated infrastructure remains live and is expected to be determined in 2020.

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

- growth of the town to the south and west is constrained by the River Wensum, its flood plain and sensitive wetland habitats;
- the need to minimise the impact of development proposals on the designated and protected sites, setting of the town and on the wider landscape;
- locating developments where they are, or can be connected, to key services and the town centre preferably be walking, cycling or public transport or via better quality roads;
- delivery of key infrastructure improvements such as road network improvements and ability to ensure enhancement to foul sewage network capacity;
- retaining existing green spaces within the town boundary where they are either functionally or visually important;
- protect employment land for that purpose;
- avoiding locations which are detached from the town and not well related to existing built up areas;
- Opportunities to improve green infrastructure and the wider connectivity of the town with the surrounding countryside.

Demographics:

Population in Fakenham: 7,725

	Number	%
Aged 0 to 15	1265	15.3
Aged 16 to 29	2544	30.7
Aged 30 to 44	1335	16.1

Aged 45 to 64	2194	26.5
Aged 65+	2212	26.7

Housing Stock

	Number	%
Detached house or bungalow	1308	35.5
Semi-detached house or bungalow	1329	36.1
Terraced house or bungalow	727	19.7
Flat, maisonette or apartment - Purpose-built block of flats	211	5.7
Flat, maisonette or apartment - Part of a converted or shared house	44	1.2
Flat, maisonette or apartment - In a commercial building	55	1.5
Caravan or other mobile or temporary structure	8	

Affordability

Lancaster North Ward	8.06
Lancaster South Ward	8.97
North Norfolk	8.72

Parish Boundaries:

Two of the site options (F02, F03) are situated within the adjacent parish of Sculthorpe.

Services:

Fakenham offers a wide range of shops and services which serve residents of the town and the surrounding area.

Services & Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> Fakenham Infant & Nursery School Fakenham Junior School Fakenham Academy Norfolk 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> Fakenham Medical Practice: NHS GP Surgery Bridge Street Dental Surgery Brooklyn House Dental Surgery Wensum Dental Practice 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	39 comparison retail units and 13 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre

Public transport	Regular bus services to Wells, Kings Lynn, Holt & Norwich	Good public transport to a number of other towns and good connectivity to Norwich & Kings Lynn, both considered to be 'higher order' settlements.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Manufacturing; human health and social work activities; construction; and education.	It is considered that there are extensive employment opportunities within the town.

Constraints

Built Environment:

Fakenham has one large Conservation Area which is concentrated on the town centre and is in relatively close proximity to Hempton Conservation Area which lies to the south west of the town, separated by the River Wensum.

There are a total of 96 Listed Buildings in Fakenham, one of which is Grade I (Church of St Peter and St Paul) and two Grade II*. In addition, there is one Scheduled Ancient Monument and 30 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Fakenham is constrained to the south by the River Wensum, which is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC). This includes wetlands to the south west of the town.

In addition to this a number of County Wildlife Sites (CWSs) are located to the south and south west of the town.

Landscape Character:

The North Norfolk Landscape Character Assessment (2018) identifies that the northern part of the town is situated within the Rolling Open Farmland Character Area and the southern part of the town is situated within the River Valleys (Wensum and Tributaries) Character Area.

The **Rolling Open Farmland** is characterised by high level open, gently rolling arable farmland with relatively large, geometric fields enclosed by hedgerows. With the exception of the Holkham estate there is limited woodland cover and relatively few field/hedgerow trees. Flatter plateau areas are associated with former airfield sites. Settlement is focused principally on river valleys that pass through and alongside the Rolling Open Farmland – the Stiffkey Valley to the east and the Wensum Valley which cuts through the southern part of the area – which are assessed as a separate Landscape Character area. There is little habitation within the Character area other than farmsteads, small hamlets, development associated with airfields and the two towns: Wells-next-the-Sea and Fakenham.

The vision for this landscape character area is of a sustainably managed and actively farmed rural landscape that makes the most of field margins for biodiversity to provide a network of semi-natural features, and where increasing visitor numbers are managed in a sensitive and co-ordinated manner. New development within the existing settlements will reinforce traditional character and incorporate green infrastructure to provide visual screening and integration, improved habitat connectivity and recreational links to the countryside and neighbouring settlements via pedestrian and cycle routes. A wild coastal edge with semi-natural habitats with opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night.

The **River Valleys (Wensum and Tributaries)** provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, being 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 Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides. The town of Fakenham and the extended village of Hempton effectively meet at the valley floor and there is a complex interplay of settlement, riverine, industrial and surprisingly high quality ecological land types within a very small and discrete area.

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) identifies that the much of the land to the south of the town and adjacent to the river Wensum falls into flood zone 2 with areas within, further identified as functional floodplain. When assessing the potential effects of climate change in line with Environment Agency expectation for residential use (1% AEP with 65% CC i.e 1 in 100 chance) this is predicted to increase. The town is also subject to surface water flooding, with the SFRA identifying areas predominantly adjacent to the river Wensum and along some of the road network, predominantly to the south when climate change is taken into account.

Coastal Change Management Area:

N/A

Statutory Consultees Regulation 18

This section summarises the responses which were received as part of the Regulation 18 consultation. The reference numbers referred to are the site references given to the site in the Regulation 18 consultation document and their associated draft policies.

Highways:

F01/B

Policy DS6: Land North of Rudham Stile Lane

Sustainability

The site is well located to make sustainable travel a realistic choice for local journeys including to the catchment schools. It is a requirement that only pedestrians, cycles and public transport may access the development from the south. All other vehicular access should be via the A148 to the north. Allocation F01 (2011 Local Plan) seeks to deliver a primary school along with employment and those would contribute to sustainability of this proposed allocation. Highway improvements will be required to facilitate sustainable travel, particularly between the site and the town centre.

Safety

Improvements would be required to the A148 crossing at Trap Lane. All new infrastructure at the A148 should accord with the requirements of DMRB.

Mitigation

A comprehensive assessment of access strategy will be required. Key to the site being acceptable in highway terms is the ability to deliver capacity improvements at the A148/A1065 roundabout. The roundabout improvement will require 3rd party land, including from site DS 7 and the site south east of the roundabout, should that come forward. The A148/B1105 Wells Road junction is considered to be at capacity and an improvement scheme is required. A transport assessment (TA) is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes. The TA should pay particular attention to the A148/A1067 Fakenham Bypass, including all junctions over its length. Site accesses should be via a roundabout junction at the A148, and via site F01/A to the east. It may be most appropriate for the new access roundabout to be at the junction with the B1105 in order to minimise the number of locations where vehicle turning movements occur at the A148 and provide the required capacity improvement.

The network comprising Barsham Road, Trap Lane and Wells Road should be reviewed and consideration given to improvements to aid road safety and better support sustainable travel north of the site. This may alter the required capacity improvement scheme at the B1105 and should be considered integral to the access strategy for the site.

F03

Policy DS7: Land at Junction of A148 & B1146

Sustainability

Whilst the site is approximately 1 mile from Fakenham infant school and the junior school is closer, the catchment primary school is at Sculthorpe. There is not a safe walking/cycling route to the catchment primary school which is likely to result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. Improvements are required to the pedestrian route between the site and Fakenham High School via the PROW that connects Toll Bar/Old Wells Road with Rudham Stile Lane. They would assist students with safe and sustainable journeys to school. The site is well located to enable access to public transport and sustainable travel to employment within Fakenham along with local facilities.

Safety

It appears feasible to form a safe access to Toll Bar/Old Wells Road, but vegetation will need to be removed to enable provision satisfactory vision splays. Existing development is set back and does not create a sense of place, visibility should be provided in accordance with DMRB. Carriageway widening and footway will be required at Toll Bar/Old Wells Road.

Mitigation

- Vehicular trips from the site would compound the long-standing capacity concern at the A148/A1065 roundabout. It is considered that a larger roundabout would resolve the concern. Whilst it is recognised that a development of this scale could not fund works of the magnitude required, land should be reserved and made available to facilitate a capacity improvement scheme at the roundabout.
- Toll Bar/Old Wells Road should be widened to a minimum of 5.5m between the site access and C590 Creake Road.
- Footway should be provided at the site frontage, connecting directly with the existing facility at the south side of Creake Road and to the existing footway at Toll Bar.
- Improvements are also required to enable a safe pedestrian route between the site and Fakenham High School via Toll Bar/Old Wells Road and Rudham Stile Lane PROW.

F10

Policy DS8: Land South of Barons Close

Sustainability

Well located to provide sustainable access to Fakenham Town Centre. Walking / cycling routes are available to the catchment schools.

Safety

The development would be serviced an upgraded restricted byway that connects to Norwich Road via Barron's Hall Lane. The promotor would need to demonstrate the availability of land to satisfactorily upgrade the byway.

Mitigation

Improvements should be provided to the restricted byway to the west of the site, between the site and Fakenham Town Centre

Cumulative Comments for Settlement

Site refs DS 7 and DS 8 are of a scale that will predominantly have only a localised impact, although the focus of the DS 7 impact will be at the already stressed A148/A1065 roundabout. The cost of a mitigation scheme at the roundabout would be disproportionate to the impact of DS 7 but it could make available land required to deliver a scheme.

The strategy for DS 6 will be for all general traffic to access the site via the A148 Fakenham Bypass, with only buses and non-motorised traffic being able to head south to travel direct to the town centre. The cumulative impact will manifest north of Fakenham, at the A148 and A1067 and mitigation is likely to be required. The Transport Assessment to support DS 6 will need to analyse the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Minerals & Waste:

F01/B

Policy DS6: Land North of Rudham Stile Lane

No comments received.

F03

Policy DS7: Land at Junction of A148 & B1146

LP739 - Many of the draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. Many of the

draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

F10

Policy DS8: Land South of Barons Close

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

Anglian Water

F01/B

Policy DS6: Land North of Rudham Stile Lane

LP389 - Policy DS6 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. Query reference to sewage treatment for this site only as would apply more generally to sites within catchment. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network' Also reference is made to demonstrating that there is capacity at the receiving Water Recycling Centre (formerly sewage treatment works). This requirement is not specific to this allocation site and would apply to all sites which come forward within a specific catchment.

F03

Policy DS7: Land at Junction of A148 & B1146

LP391: Policy DS7 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

F10

Policy DS8: Land South of Barons Close

LP394 - Policy DS8 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

Environment Agency

F10**Policy DS8: Land South of Barons Close**

LP480 Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations.

- Paragraph 13.35 It is imperative that SuDS are designed into developments around Fakenham to protect the River Wensum from poor water quality. A buffer between the proposed development and river is essential to keep ecological connectivity, minimise disturbance to sensitive habitats and avoid

Education

This appears to be considered as the part closest to the river is proposed to

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 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

Statement of Common Ground

N/A

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
F03	DS7	H0215	Land at Junction of A148 and B1146	2.16	65
F10	DS8	Part of H0485	Land South of Barons Close	2.13	35-55
F01/2	N/A	Part of H0054	Land North of Rudham Stile Lane	14.32	430
F01/4	N/A	Part of H0054	Land North of Fakenham High School	1.55	46
F02	N/A	H0056	Land Rear of Shell Garage, Creake Road	2.40	72
F04	N/A	H0841	Land To South Of Whitehorse Street	0.93	28
F05	N/A	H0057	Land Between Holt Road & Greenway Lane	0.71	21
F06/1	N/A	H0842	Great Eastern Way Railway Cutting	0.37	11
F11	N/A	H0701	Distribution Centre, Corner Of Drift Road & Norwich Road	1.35	41
F12	N/A	H0061	Land off Parker Drive	1.27	38
F15	N/A	H0846	Land Adjacent To Baron's Hall Farm / Meadow	1.01	30
F16	N/A	H1134	Land Adjacent Football Ground	1.31	39
F17	N/A	H1169	Land Adjacent 72, Holt Road	0.72	22
SCU16	N/A	H0218	Land North of Creake Road	12.77	250
SCU17	N/A	H0219	Land South of Creake Road	20.77	400
H0702	N/A	H0702	Land at Barber's Lane	0.74	22
H0705	N/A	H0705	Fakenham College	3.37	101

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
F01/B	DS6	H0055 & H0054 (Part)	Land North of Rudham Stile Lane	26.45	560
F01/A	N/A	H0054	Land North of Rudham Stile Lane	46.28	560
F01/3	N/A	H0055	Land North of Fakenham High School	3.39	102
F07	N/A	H0058	Land East of Clipbush Lane	67.97	850
F08	N/A	No Ref	Land rear of 41 Hayes Lane	0.31	2
F18	N/A	H0063	Land at Thorpland Road	2.61	78
F19	N/A	H0062	Land Abutting Short Stay Travellers Site	1.04	31
HEMP03	N/A	H0085	Land East of Dereham Road	0.70	21
HEMP04	N/A	No Ref	Land NorthEast of Back Street	0.25	8
SCU15	N/A	H0217	Land off Creake Road	2.45	73

Additional sites promoted through Reg 18

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Proposed Number Dwellings
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F01/5	N/A	N/A	Land at Cherry Corner, Thorpeland Road	2.64	79
F11/A	N/A	N/A	Aldiss Distribution Centre, 125 Norwich Road	1.31	39

DRAFT

Summary Consultation Comments Regulation 18 June 2019

F01/B

Policy DS6: Land North of Rudham Stile Lane

Individuals	Number Received	Summary of Responses (Site Policy DS6)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS6)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS6)
Objection	3	Feedback was supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure are not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.
Support	2	
General Comments	0	

F03

Policy DS7: Land at Junction of A148 & B1146

Individuals	Number Received	Summary of Responses (Site Policy DS7)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS7)
Objection	0	None received

Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS7)
Objection	2	Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

F10

Policy DS8: Land South of Barons Close

Individuals	Number Received	Summary of Responses (Site Policy DS8)
Summary of Objections	12	The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.
Summary of Support	1	One supports this proposal, on the basis of providing better access to the river and improving the town's amenities.
Summary of General Comments	2	Comment received stating that the land is not in one ownership and includes land that is unavailable for development. Raises concern that proposed development would be lower than the existing properties and therefore would be at a risk of flooding. Developing on the flood plain puts existing properties further along river at risk. No shortage of alternative land available in Fakenham.
Overall Summary		The responses primarily focused on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and the potential adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services. One comments that the land is not in one ownership and includes land that is unavailable for development. One supports this proposal, providing better access to the river and improving the town's amenities.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS8)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS8)
Objection	2	The Fakenham Area Conservation Team raised concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. Would support more sustainable locations for housing elsewhere. Anglian Water advised that SUDS would need to be designed into the development to protect the River Wensum from poor water quality and a buffer provided to minimise impact on biodiversity. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording. Historic England sought consistency in approach to heritage assets.
Support	1	
General Comments	2	

DRAFT

Reg 19 SA Conclusion:

Site Reference	Reg 19 SA Conclusion - Residential
F01/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries, pond. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/B	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. These do not alter the SA objectives scoring.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/2	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/3	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/4	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p>

	<p>Social – Scores neutral; loosely related to settlement with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities, High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F02	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site 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 but disconnected, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement but disconnected, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F03	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of 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, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F04	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, approximately 3/4 site within FZ2, south boundary adjacent FZ3a & FZ3b, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent SAC and SSSI (River Wensum), close proximity to CWSs (adj. Fakenham Sewage Works & Land West of Oak Street, Fakenham), informal car park, grassed with mature hedgerow and trees to some boundaries. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F05	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Potential townscape enhancement. Limited biodiversity impact; PDL mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F06/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low to moderate susceptibility GWF, potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on townscape. Biodiversity impact uncertain; disused railway, mature trees cover site. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities (no obvious physical access to site). Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement good access to employment, transport links, services / facilities, access to educational facilities (no obvious physical access to site). No</p>

	access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.
F07	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, PDL, approximately 1/3 within FZ2, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Land West of Oak Street), close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum), existing housing, mature trees to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, leisure and cultural opportunities and access to local healthcare service. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F10	<p>Overall the site scores as positive</p> <p>The consultation comments / objections are noted, particularly with regard to potential flood risk and environmental and biodiversity impacts. It should be noted that the SA scoring differentiated between the part of site proposed for housing and that proposed for open space. As such, the Environmental objectives take account of the matters raised by the comments/ objections. The comments do not alter the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, area of site proposed for housing is part within FZ2 and adjacent to FZ3a & 3b, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Majority of area of site proposed for public open space is within FZ3a & 3b, majority of that area potentially susceptible to SWF (CC). Potential negative biodiversity impact; area of site proposed for housing within close proximity CWS (adj. Fakenham Sewage Works), SAC and SSSI (River Wensum), wider site immediately adjacent SAC and SSSI (River Wensum). Part of area proposed by housing and majority of area proposed for open space is indicated as 'floodplain grazing marsh' habitat. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Town centre easily accessible from the site.</p>
F11	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, limited mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

F12	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; grass and scrub with mature hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F15	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement but more rural, part within FZ2 (adjacent FZ3a & 3b), low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity SAC and SSSI (River Wensum), arable land, adjacent woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities (no obvious physical access to site).</p> <p>Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities (no obvious physical access to site). Access to high speed broadband uncertain. Town centre accessible from the site.</p>
F16	<p>Overall the site scores as neutral</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; part playing field, mown grass, mature trees to two boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of sports facility.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, transport links, and some services / facilities. Distant from educational facilities. Access to high speed broadband uncertain. Town centre distant, likely to rely on car.</p>
F17	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, mostly PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; PDL with mature trees to one boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.</p>
F18	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F19	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light</p>

	<p>pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, removed from educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
H0702	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to CWS (Starmoor Wood & Plantation), SAC & SSSI (River Wensum), grazing land, mature tress / hedgerow to boundaries. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; within settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H0705	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect Grade II Listed Building (Former Grammar School) and setting and setting of CA. Potential negative biodiversity impact; close proximity CWS (Land West of Oak Street, Fakenham), part PDL, playing fields, mature trees / hedgerow within and to parts of boundary. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Loss of part of designated open land / formal recreation area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
HEMP03	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment (but loss of undesignated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
HEMP04	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; close proximity CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), agricultural building, some mature trees. No loss of agricultural (1-3) land.</p>

	<p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores positive; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement (separated by bypass), removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SCU16	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (small village), FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement (small village) / rural location, services in adjacent settlement.</p> <p>Economic – Scores neutral; likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
SCU17	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), SSSI & SAC (River Wensum), arable land, mature hedgerow / trees to parts of boundary. Part loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement (separated by bypass), removed from services.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>

Additional Reg 19 sites:

Site Reference	Reg 19 SA Conclusion - Residential
F01/5	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility to GWF, two very small areas potentially susceptible to SWF (CC). Potential for remediation of contamination as area of site on western side is contaminated (unknown filled ground). Potential for limited detrimental impact on landscape. Biodiversity impact uncertain: grassland with some hedgerows/ trees. Loss of agricultural land (1 – 3).</p> <p>Social – Scores positively; edge of settlement, but removed from existing residential areas. Good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p>

	<p>Economic –Scores positively; edge of settlement, good access to employment, education facilities, services/ facilities, transport links. High speed broadband in vicinity. Town centre accessible from site.</p>
F11/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, some mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

Site Reference	Reg 19 SA Conclusion - Employment
F01/B	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
F07	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
F19	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide employment opportunity, access to potential employees and transport links. Access to high speed broadband uncertain. Likely to result in reliance on the car.</p>
HEMP03	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential enhancement of the street scene. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village).</p>

	Economic – Scores positively; edge of settlement (small village), existing employment use, potential to improve provision, access to potential employees and transport links. High speed broadband in vicinity.
SCU15	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement. Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.

Site Reference	Reg 19 SA Conclusion – Mixed Use
F01/B	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
F03	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land Social – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
F07	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees & transport links, access to educational facilities & services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.

F19	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services. Likely to result in reliance on the car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, potential employees and transport links, removed from educational facilities, services / facilities. Limited potential to accommodate a range of uses. Access to high speed broadband uncertain. Could support local services. Likely to result in reliance on the car.</p>
HEMP03	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, access to educational facilities, potential employees, transport links and services / facilities. Limited potential to accommodate a range of uses. Likely reduction in undesignated employment land. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, potential employees, access to educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to result in reliance on the car.</p>

Sites Assessment:

Site Ref	Assessment
F01/B,2,3 and 4	<p>Land North of Rudham Stile Lane</p> <p>This group of sites (F01/B,2,3, and 4) all fall within an area identified in the current Core Strategy for long term development so the principle of development is already</p>

approved. They are in a number of ownerships and parts are already in beneficial uses including the Sports Centre and Rugby Club which will need to be retained or replaced if and when development occurs on those parts of the site. The current Core Strategy indicates that the site should only be released for development if infrastructure issues (mainly highways and drainage) are first addressed.

Collectively, and singularly, they all perform comparatively well in the Site Appraisal and Sustainability Appraisal processes reflected their edge of town locations, access to services nearby and moderate landscape impacts.

Piecemeal development in separate parcels is unlikely to be acceptable, although some areas may be capable of development before others, and therefore a single allocation is proposed to encompass all of the potential development area and ensure that comprehensive phased development can be secured via the allocation policy.

A key constraint is site access which is likely to only be acceptable via the large scale development to the east as further direct access to the A148 is unlikely to be acceptable. Development is likely to require further improvements to junctions on the A148 which will potentially involve 3rd party land (Site F03, which is also proposed for allocation). A comprehensive access strategy and phasing agreement will be required to bring this site forward.

All four sites have been appraised as a single proposal and also as separate parcels notwithstanding that piecemeal development is not favoured.

F01/B – Four combined sites

SA Conclusion for whole area (F01/B):

Overall the site scores as **positive**. The Environmental objectives score is mixed, due to its greenfield and part open space status and edge of settlement location. It lies within Flood Zone 1 (low risk) and there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impacts. The Social and Economic objectives of sustainability both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities and it could also provide significant public open space. Its relative sustainability will be further improved as development proceeds on the adjacent site which includes a new primary school and district centre.

Connectivity:

The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance.

Highways:

Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)

Environmental:

The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints.

	<p>Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. It is visible from the A148 but relatively contained in the landscape.</p> <p>Reg 18 Responses</p> <p>Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.</p> <p>Conclusion: The site is suitable, available and deliverable. It provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal.</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>F03</p>	<p>Land at Junction of A148 and B1146 <i>opposite</i> the Shell PFS</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity:</p> <p>The site enjoys relatively good pedestrian and road connections to a broad range of local facilities and services.</p> <p>Highways:</p>

	<p>The site has a road frontage to Toll Bar from where a suitable site access can be formed. The layout of development on the site should provide land alongside the A148 frontage to allow for potential improvements to the A148/A1065 junction (Shell Roundabout)</p> <p>Environmental: Currently in agricultural use the site is not known to have any specific biodiversity interested.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is well contained within the landscape and subject to careful design development would only have localised visual impacts.</p> <p>Reg 18 Responses Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed as these are adequately addressed elsewhere in the draft Plan. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.</p> <p>Conclusion: The site is suitable, available and deliverable. It is a well contained site within the landscape, and well related to existing development. The site has suitable access and is well connected to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Fakenham alternatives.</p> <p>Recommendation: 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>F10</p>	<p>Land South of Barons Close</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, where the area of site proposed for housing is partly within Flood Zone 2 and adjacent to Flood Zone 3a and 3b and there is a potential negative biodiversity impact as the area of the site proposed for housing is adjacent to Fakenham Sewage Works and within close proximity to CWS, SAC and SSSI (River Wensum) and the wider site is immediately adjacent to SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.</p> <p>Connectivity: This area is very close to the town centre which is highly accessible including by walking.</p> <p>Highways:</p>

There is currently very limited access to the site and significant improvements will be required to deliver vehicular access to the required highway standard. The promotor confirms that this will require third party land and agreements are in place to secure these improvements. Subject to this, acceptable access can be provided from Barons Hall Close.

Environmental

Parts of the site lie within the functional flood plain of the river Wensum and also have biodiversity value. These areas would not be suitable for development. The remaining (dry) part of the site could accommodate between 35-55 dwellings depending on size and mix of types. The proposal would bring forward substantial areas of public open space on those parts of the site and adjacent land which is not suitable for development (Riverside Park)

HRA (where relevant)

Landscape and Townscape:

The site is currently undeveloped and visually attractive and its development would have localised landscape impacts. Development would however be well integrated into the built up area of Fakenham.

Reg 18 responses

The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.

Conclusion:

The site is considered suitable, available and deliverable. This site provides an opportunity for new housing along with a large amount (2.6 hectares) of open space and connections to the River Wensum. The site has good connections to the town, school and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable locations of the Fakenham alternatives.

Recommendation:

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.

Note: It is recommended that the site area shown on the allocations Map (end of this document) is amended to incorporate the proposed 2.6hectare Open Space Area to ensure this is delivered as part of the residential development via appropriate phasing obligations.

F01/A

Land North of Rudham Stile Lane

Recommendation:

	<p>This site is already allocated for development and is expected to secure outline planning permission during 2020. There is no need to allocate the site in the new Plan.</p>
<p>F01/2</p>	<p>Land North of Rudham Stile Lane This is part of site F01/B which is appraised above</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. It is visible from the A148 but relatively contained in the landscape.</p> <p>Reg 18 Responses Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available as this is adequately addressed elsewhere in the Plan. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.</p> <p>Conclusion:</p>

	<p>The site is suitable, available and deliverable it provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal.</p> <p>Recommendation: 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>F01/3</p>	<p>Land North of Fakenham High School</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land (F01/04 and 02). A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape</p> <p>Conclusion: The site is suitable, available and deliverable but only if brought forward as part of a comprehensive development including adjacent land (F01/2) from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations</p> <p>Recommendation</p>

	Allocate for development as part of comprehensive scheme F01/B
F01/4	<p>Land North of Fakenham High School</p> <p>SA Conclusion: SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land (F01/2). A good range of services lie within a reasonable walking distance</p> <p>Highways: Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)</p> <p>Environmental: The site comprises agricultural land. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.</p> <p>HRA (where relevant) N/A.</p> <p>Landscape and Townscape: The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape</p> <p>Conclusion: The site is suitable, available and deliverable but only if brought forward as part of a comprehensive development including adjacent land (F01/2) from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations.</p> <p>Recommendation: That this site is allocated as part of the larger comprehensive development – F01/B</p>
F01/5	<p>Land at Cherry Corner, Thorpeland Road</p> <p>This site is already allocated for development in the adopted Core Strategy where it is proposed to be reserved for employment development as part of the large scale 'Trinity' proposals. The owner is seeking to promote residential development on the site, arguing that access constraints, ownership and availability of alternative employment sites make employment development on this site unlikely and difficult to deliver.</p> <p>SA Conclusion:</p>

	<p>The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, with potential for some impact on landscape and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Although currently somewhat detached from the town, as the adjacent allocated areas are brought forwards for development this area will be well connected to a broad range of services facilities and employment opportunities.</p> <p>Highways: Intensification of use would require access improvements which only appear deliverable across third party land. Development of the site on its own would be subject to a highway objection.</p> <p>Environmental There are no significant environmental constraints</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Development would have no significant landscape or townscape impacts</p> <p>Conclusion This area is already allocated for development as part of the larger Trinity scheme but is shown in the approved Development Brief as employment land. Although currently it would appear difficult to develop the site for its planned purpose due to ownership and access constraints it is important as part of the long term development of Fakenham to ensure sufficient opportunities are retained for employment development. Piecemeal residential development of the site would not relate well to adjacent employment allocations and may lead to further pressure to re-designated further employment land in favour of residential development.</p> <p>Recommendation Retain the site as part of the larger employment area.</p>
<p>F02</p>	<p>Land Rear of Shell Garage, Creak Road</p> <p>This site was not identified as a preferred location for development in the Regulation 18 consultation document as it was thought not to be possible to provide it with safe vehicular access. Further details submitted by the site promoter now demonstrate how safe access can be provided.</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1, where approximately one third of site is susceptible to Surface Water Flooding (CC) and where the biodiversity impact is uncertain. The Social</p>

	<p>objectives score is positive given that there would be access to local health care services, education facilities, peak time public transport links and leisure and cultural opportunities. The Economic objectives score is neutral as whilst the site is edge of settlement, it is disconnected and as such, residents would be likely to rely on the car.</p> <p>Connectivity:</p> <p>Development of the site would be well integrated into the town and would enjoy good access to a broad range of services.</p> <p>Highways</p> <p>Safe access can be provided adjacent to the existing PFS forecourt which would require some layout changes to accommodate revised access arrangements. Such changes are in the control of the site owner.</p> <p>Environmental:</p> <p>The site is not subject to any environmental designations and is not known to have any significant biodiversity value</p> <p>HRA (where relevant)</p> <p>N/A</p> <p>Landscape and Townscape:</p> <p>This area is well related to the built up part of Fakenham and any development would have modest and localised landscape and townscape impacts.</p> <p>Conclusion:</p> <p>The site is considered suitable, available and deliverable.</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>
F04	<p>Land To South Of Whitehorse Street</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is negative, where approximately 3/4 of the site is within Flood Zone 2 and approximately 1/3 of the site is potentially susceptible to Surface Water Flooding (CC). There is potential negative biodiversity impact being immediately adjacent to SAC and SSSI (River Wensum) and in close proximity to CWSs (adj. Fakenham Sewage Works and Land West of Oak Street). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities</p> <p>Connectivity</p> <p>Very central site with good connectivity to broad range of facilities and services</p>

	<p>Highways: Safe access could be provided</p> <p>Environmental: Much of the site lies within the high risk flood zone and is unsuitable for development</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development of the site would have modest localised landscape impacts and the potential to improve the townscape.</p> <p>Conclusion: The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy, an updated Retail Study has been prepared which continues to suggest a modest need for further retail development. The other allocated sites adequately deliver the quantum of residential development required.</p> <p>Recommendation That this site is discounted from further consideration</p>
F05	<p>Land Between Holt Road & Greenway Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1 and where there is potential for remediation of contamination (being Previously Developed Land), the potential for townscape enhancement and limited biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Relatively good connectivity with good facilities readily accessible close to the site</p> <p>Highways: Safe access could be provided</p> <p>Environmental: No specific environmental designations.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development of the site would raise no landscape objections and would have the potential to improve the appearance of the area.</p> <p>Conclusion:</p>

	<p>The site falls within the settlement boundary of Fakenham and is currently designated as residential area. The site could therefore come forward at any time, and does not require being allocated in order for it to be developed.</p> <p>Recommendation That this site is discounted from further consideration</p>
F06/1	<p>Great Eastern Way Railway Cutting</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being former railway land, within the settlement and Flood Zone 1, where there is a potential for significant detrimental impact on the townscape and an uncertain biodiversity impact. The Social objectives score is mixed, as development of the site would result in the loss of a designated open land area. The Economic objectives score is neutral with there being good access to employment, transport links, services / facilities, access to educational facilities.</p> <p>Connectivity: Centrally located site with good connectivity including on foot to a broad range of service, facilities and employment opportunities</p> <p>Highways: Adjacent highway network has limited capacity and is not considered suitable for any significant intensification of use.</p> <p>Environmental: The area is designated as Open Land Area in the current Core Strategy and comprises overgrown railway cutting. It is likely to have some modest biodiversity value but is not subject to any specific environmental designations.</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would have localised landscape/townscape impacts resulting from the loss of Open Land Area.</p> <p>Conclusion: This site is not considered to be suitable for development due to the resulting loss of Open Land Area. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation That this site is discounted from further consideration</p>
F07	<p>Land East of Clipbush Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of</p>

	<p>settlement, within Flood Zone 1, with potential to affect the setting of a Grade II listed building (Heath Farmhouse) and with an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.</p> <p>Connectivity:</p> <p>Slightly peripheral location (compared to other options) but nevertheless enjoys good connectivity to services both in the town centre and the towns retail and business parks.</p> <p>Highways:</p> <p>Safe access could be provided</p> <p>Environmental:</p> <p>The site is not subject to any specific environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p> <p>Prominent undeveloped area with some rising ground but landscape impacts would be contained within the A148 corridor.</p> <p>Conclusion:</p> <p>The site is suitable, available and deliverable but development would result in a significant extension of the town into the open countryside. Development of this scale is not proposed in the draft settlement hierarchy and the preferred sites can deliver sufficient housing for Fakenham over the Plan period.</p> <p>Recommendation</p> <p>That this site is discounted from further consideration</p>
F08	<p>Land rear of 41 Hayes Lane</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, approximately 1/3 of the site within Flood Zone 2, with a potential negative biodiversity impact being immediately adjacent to CWS (Land West of Oak Street), in close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity:</p> <p>Relatively well located on the edge of town with good access to town centre services</p> <p>Highways:</p> <p>Access does not appear achievable</p> <p>Environmental:</p> <p>Parts of the site fall within the functional flood plain of the Wensum</p>

	<p>HRA (where relevant)</p> <p>Landscape and Townscape: No significant impacts</p> <p>Conclusion: The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F11 and F11/A</p>	<p>Aldiss Distribution Centre, 125 Norwich Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/3 of the site potentially susceptible to Surface Water Flooding (CC) and a limited biodiversity impact, being Previously Developed Land. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: Very well connected site with good access to broad range of day to day services</p> <p>Highways: Safe access could be provided</p> <p>Environmental: No known environmental constraints</p> <p>HRA (where relevant) N/a</p> <p>Landscape and Townscape: Site is currently occupied by a storage and distribution building of no particular architectural merit. Re development could facilitate localised townscape improvements</p> <p>Conclusion: The site is very well located for residential development but is currently designated in the Core Strategy as part of a larger employment area. This designation gives priority to the retention of the existing employment use but given the small numbers of employees and the sites location on the edge of the designated employment area an alternative residential use could well be acceptable. However, it is important to protect existing employment opportunities and also consider alternative employment uses where possible and only consider residential uses if commercial uses are first ruled out.</p>

	<p>Recommendation That this site is discounted from further consideration</p>
<p>F12</p>	<p>Land off Parker Drive</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/6 of the site potentially susceptible to Surface Water Flooding (CC) and the biodiversity impact is uncertain. The Social and Economic objectives both score positively as the site has good access to employment (but loss of designated employment land), peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.</p> <p>Connectivity: Centrally located site with good connectivity to a broad range of services and facilities</p> <p>Highways: Safe access could be provided.</p> <p>Environmental: No environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: The site has no landscape or townscape value</p> <p>Conclusion: Although reasonably close to key services the site is poorly related to the residential area and located amongst existing employment uses. The site is not considered to be suitable for residential development. The site is currently designated as an Employment Area in the Core Strategy. The preferred sites can deliver sufficient housing for Fakenham and it is considered important to retain a long term supply of designated employment land.</p> <p>Recommendation That this site is discounted from further consideration</p>
<p>F15</p>	<p>Land Adjacent To Baron's Hall Farm / Meadow</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, being edge of settlement but more rural, partly within Flood Zone 2 (and adjacent FZ3a & 3b), with the potential for a detrimental impact on landscape and potential negative biodiversity impact, being in close proximity to SAC and SSSI (River Wensum). The Social and</p>

	<p>Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities,</p> <p>Connectivity: Edge of settlement location with comparatively good connectivity</p> <p>Highways: It does not appear that safe access can be provided</p> <p>Environmental: The site is partly within Flood Zone 2 (High Risk)</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would have modest localised landscape impacts</p> <p>Conclusion: The site is not considered to be suitable for development, the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F16</p>	<p>Land Adjacent Football Ground</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is positive being edge of settlement, within Flood Zone 1 and where the biodiversity impact is uncertain, as part of the site is a playing field. The Social and Economic objectives both score neutral with the site having good access to employment, peak time public transport links, local healthcare service, education facilities but its development would result in the loss of a sports facility.</p> <p>Connectivity: Slightly peripheral location but reasonable range of services nearby. Town centre and schools are distant</p> <p>Highways: Unlikely that safe access could be provided</p> <p>Environmental: The site is not subject to any specific designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape:</p>

	<p>Development would comprise a somewhat detached and incongruous location for housing development</p> <p>Conclusion: The site is not considered to be suitable for development, the site is poorly integrated with the town and cannot be satisfactorily accessed for housing development. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F17</p>	<p>Land Adjacent 72, Holt Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive, being Previously Developed Land within the settlement and in Flood Zone 1, where the biodiversity impact is uncertain. The Social objectives score is positive as the site has good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities. The Economic objectives score as neutral due to the potential loss of a designated employment land and that there is no access and no current plans for access to high speed broadband in the vicinity.</p> <p>Connectivity: Well connected site in accessible location with good access to range of services.</p> <p>Highways: Safe access could be provided.</p> <p>Environmental: The site is not subject to any specific environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Redevelopment of the site could result in localised townscape enhancements</p> <p>Conclusion: The site is currently occupied by existing businesses and is identified as an Employment Area in the Core Strategy, it is therefore not considered to be suitable for housing. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>F18</p>	<p>Land at Thorpeland Road</p>

	<p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative, being loosely related to the settlement in Flood Zone 1, which is rural in nature where there is likely to be a significant detrimental impact on landscape and the biodiversity impact is uncertain. The Social objectives score is mixed and Economic objectives score neutral, as whilst the site has access to employment, peak time public transport, local healthcare services, education facilities, leisure and cultural opportunities, residents would be likely to rely on the private car.</p> <p>Connectivity: Although not far outside of Fakenham and relatively close to some services the site is judged to have poor connectivity due to the need to cross the A148 and the likelihood that most trips would be made by car.</p> <p>Highways: Safe access could be provided</p> <p>Environmental: The site is not subject to any environmental designations</p> <p>HRA (where relevant)</p> <p>Landscape and Townscape: Development would appear detached from the built up area of Fakenham and would have an adverse landscape impact.</p> <p>Conclusion: Development on this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Fakenham segregated by the bypass with no continuous footway available and is remote from services and facilities in the town. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
F19	<p>Land Abutting Short Stay Travellers Site</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative, being remote to the settlement, within Flood Zone 1 and where there is a potential detrimental impact on landscape and an uncertain biodiversity impact. The Social objectives score is mixed as there is access to local healthcare service, but removed from educational facilities. The Economic objectives score neutral as there is access to employment, but removed from transport links and services/ facilities and so residents would be likely to rely on the car.</p> <p>Connectivity: The site is comparatively poorly connected to Fakenham and lacks safe walking routes. Trips</p>

	<p>to services and facilities would largely be by private car</p> <p>Highways: It is not clear if safe access could be provided to the A148 where the highway authority would resist multiple accesses to the carriageway.</p> <p>Environmental:</p> <p>No specific environmental designations HRA (where relevant)</p> <p>Landscape and Townscape: Development would appear detached from the town and would have adverse landscape and townscape impacts.</p> <p>Conclusion: The site is not considered to be suitable for residential development, the site is poorly integrated with the town and cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HEMP03	<p>Land East of Dereham Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed being edge of the small village of Hempton, where the eastern edge of the site is within Flood Zone 2. There is potential for enhancement of the settings of the Hempton Conservation Area & Listed Building (Grade II Wensum House) and a potential negative biodiversity impact being immediately adjacent to a CWS (Fakenham Sewage Works) and in close proximity to CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC and SSSI (River Wensum). The Social and Economic objectives both score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site) and there is good access to employment, but would lead to the loss of undesignated employment land.</p> <p>Conclusion: The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HEMP04	<p>Land North East of Back Street</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed being</p>

	<p>edge of the small village of Hempton, within Flood Zone 1 and where there is potential for enhancement of the settings of the Hempton Conservation Area and Listed Building (Grade II Wensum House) and where there is a potential negative biodiversity impact being in close proximity to CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC and SSSI (River Wensum). The Social objectives score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site). The Economic objectives score positively, with good access to employment, educational facilities, transport links and services / facilities and where the adjacent settlement's town centre is easily accessible from the site.</p> <p>Conclusion The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>SCU15/16/17</p>	<p>Land off Creake Road (Three parcels)</p> <p>These three sites all lie to the western side of the Swaffham Road and are located in Sculthorpe Parish. Development in this area would be a prominent incursion into the open countryside which surrounds the town and although not distant from the town centre and its facilities it is highly likely that most trips would be undertaken by private car. Better sites are available to meeting the housing target for the town.</p> <p>SA Conclusion: These sites scores as negative and positive. The Environmental objectives score is negative being loosely related to the settlement of the village of Sculthorpe, within Flood Zone 1 and given the rural nature of the site, there is likely to be a significant detrimental impact on landscape and there is potential for a negative biodiversity impact being in close proximity to CWS (Sculthorpe Moor & Meadows). The Social objectives score is positive and the Economic objectives score neutral as the site is separated from the settlement by the bypass and as such is removed from local facilities and services, but there is good access to employment, access to educational facilities, transport links and services / facilities. The town centre is easily accessible from the site, but residents are likely to rely on the car.</p> <p>Connectivity: Poorly connected and in parts distant from services which although available in Fakenham would require crossing the A1065 if walking. Most trips likely to be by private car.</p> <p>Highways: Not clear how safe access could be provided to service the scale of development envisaged</p> <p>Environmental: Sites are not subject to any specific environmental designations</p> <p>HRA (where relevant)</p>

	<p>Landscape and Townscape: Development would constitute a highly prominent incursion in the open countryside surrounding Fakenham resulting in adverse landscape impacts</p> <p>Conclusion: These sites have a number of constraints. Development would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area is detached from Fakenham segregated by the bypass, distant from services and facilities in the town and cannot be satisfactorily accessed. For these reasons these areas are not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That these sites are discounted from further consideration.</p>
<p>H0702</p>	<p>Land at Barber's Lane</p> <p>This site is not currently being promoted for residential development and is therefore not available. It lies within the adopted town boundary of Fakenham and is currently designated in the Core Strategy as an Open Land Area. An assessment of all Open Land Areas has been undertaken which in relation to this site concludes that it does not meet the qualifying criteria to justify continued designation. The draft Plan therefore proposes that it is designated as part of a residential area, thus allowing for its potential development in the future if proposals are put forward which comply with the development management policies of the Plan.</p> <p>SA Conclusion: The site scores as neutral. The Environmental objectives score is mixed being within the settlement, in Flood Zone 1, where there is potential for a negative biodiversity impact being in close proximity to CWS (Starmoor Wood and Plantation), SAC and SSSI (River Wensum). The Social objectives score neutral as whilst there would be good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities it would result in the loss of a designated open land area. The Economic objectives score positively having good access to employment, educational facilities, transport links and services / facilities and where the town centre is easily accessible.</p> <p>Connectivity: Highly accessible location close to a broad range of facilities and services.</p> <p>Highways: In the event of development safe vehicular access appears achievable to the site itself but the adjacent road network (Barbers Lane) appears unsuitable for any further significant increase in traffic.</p> <p>Environmental: The site currently comprises the garden area of the adjacent property and consequently has some limited biodiversity value, it is not however subject to any specific environmental designations.</p> <p>Conclusion The site is not considered to be suitable for allocation as it is not currently available and</p>

	<p>the capacity of local road network to accommodate additional traffic is considered to be constrained. The preferred sites can deliver sufficient housing for Fakenham.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>H0705</p>	<p>Fakenham College</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, where there is potential to affect a Grade II Listed Building (Former Grammar School) and its setting and the Fakenham Conservation Area and the potential for a negative biodiversity impact being in close proximity to a CWS (Land West of Oak Street). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p>Connectivity: The site lies in a highly sustainable location with good access to a broad range of facilities and services within a short distance.</p> <p>Highways: In the event of redevelopment it would appear that safe vehicular access could be provided utilising the vehicular accesses which already serve the site (subject to localised improvements).</p> <p>Environmental: The site has a number of mature trees, particularly along its southern frontage and in the event of redevelopment these would need to be retained and protected.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: Parts of the former school buildings are listed. Large areas of the site are not currently developed comprising former school grounds and these are designated as Open Land Areas in the current Core Strategy as their openness contributes positively to the character of this part of Fakenham.</p> <p>Other: The site is currently subject to a planning application for a new school on part of the former school grounds.</p> <p>Conclusion: The former Fakenham College was located on this site which is no longer occupied. The site falls within the settlement boundary of Fakenham and part of it is within the designated residential area. The rest of the site is identified as Open Land Area/Formal Education Area in the current Local Plan and this designation is proposed to be rolled</p>

forward into the new Plan.

As the site lies within the adopted development boundary of the town those parts which lie within the area already designated as residential could come forwards for housing development without the need to formally allocate the site in the Local Plan. An application for a new school on parts of the site is currently awaiting determination.

As the site already lies within the town boundary and parts can come forward for policy compliant development (provided this is consistent with the Open Land Area designation) it is considered that the site should not be allocated*.

*Explanatory Note: The term '*allocation*' is used to describe the process of making a site available for a specific type of development which is known to be deliverable over the Plan period. The sites discussed in this document are those which are options for '*Allocation*'.

The term '*designation*' is used to describe the process of applying specific policies to much larger geographical areas with similar characteristics (called Policy Areas) where specified types of development *may* occur if they comply with the general policies of the Plan, eg the *Countryside Policy Area* or the designated *Residential Area*.

Recommendation:

That this site is **discounted from further consideration**.

Part 3

Overall Site / Settlement Conclusions

Proposed Site Allocations

Four additional sites, together with a large number of green space designations, are proposed for allocation/designation. This is in addition to the large urban extension (Trinity scheme) which is already allocated and much of which remains to be built. Three of these four sites were identified as preferred options at Regulation 18 stage and the 4th (F02) is now recommended following the submission of further access details. These additional sites have the potential to deliver around 750 further homes, including affordable housing, and the larger areas will also provide new on site open spaces and opportunities for other uses.

The location of site options has been carefully considered in order to avoid significant expansion of the town beyond the boundary formed by the A148 corridor and to mitigate the potential impacts on designated landscapes and flood plain of the River Wensum. The preferred locations for development to the north of the town are in fact largely identified in the currently adopted Plan.

A number of the sites which were considered at Reg 18 stage are located within the adopted development boundary of the town and their locations result in them performing relatively well in the Site Assessment and Sustainability Appraisal processes. These could be allocated for redevelopment but where these sites are already in beneficial uses such as employment or open space the approach in the draft Plan seeks to retain these beneficial uses. These 'in boundary' sites

(**F04, F05, F06, F11 and F12**) may well be subject to planning applications in future years when the merits of redevelopment proposals can be considered having regard to prevailing circumstances at the time. As a general rule the allocation of in boundary sites has been avoided as possible redevelopment of such areas has already been accounted for separately in the Plans general allowance for windfall developments.

Sites **F15, F16, F17, F18 and F19** all fall beyond the natural boundary of the town formed by the A148. They are also more distant from local services and would to varying degrees have adverse landscape and environmental impacts so do not compare favourably to the preferred sites which can deliver the quantity of development that is required.

Site **F07** performs relative well in the Site Appraisal and Sustainability Appraisal process and would be suitable for development but there are currently preferable sites elsewhere of sufficient size to accommodate the required growth in the town so further large scale growth in Fakenham is not required at this time.

Existing Plans already provide for a substantial urban extension to the north of the town and the larger of the proposed allocations(**F01/B**) is effectively the next phase of planned development and has been signalled for many years.

The addition of three smaller sites (**F02, F03, and F10**) would provide for choice in the local market and assist with maintaining a five-year land supply and local housing delivery particularly in the early years of the Plan period. Given the delays often associated with delivering larger scale growth some smaller opportunities are desirable.

All four of the proposed allocations are edge of settlement greenfield locations but all perform well in relation to the social and economic aspects of sustainability given their respective ability to be successfully incorporated into the fabric of the town and close proximity to key services.

With the exception of Barons Close (**F10**) there were very few public objections, perhaps reflecting the fact that the area between the town and the A148 has been earmarked for development for some years. Site **F02** (Shell Garage) was not identified as a preferred option in the Reg 18 consultation but is now recommended following the resolution of access issues. This site is located in Sculthorpe Parish but is located immediately adjacent to the built up area of Fakenham.

List of Proposed Allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
F01/B	Land North of Rudham Stile Lane	26.54	560
F02	Land adjacent Shell petrol station	2.4	72
F03	Land at Junction of A148 & B1146	2.16	65
F10	Land South of Barons Close	4.11	35-55

Emerging Policy wording for Regulation 19

F01/B Land North of Rudham Stile Lane

Land amounting to approximately 26.5 hectares is proposed to be allocated for development comprising approximately 560 dwellings inclusive of elderly persons' accommodation, affordable homes and self-build plots, public open space, and associated on and off-site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. improvements will be required at Wells Road between the new roundabout and B1105 Barsham Rd;
2. the B1105 road between the A148 and Fakenham Road to be closed to traffic;
3. assistance with the improvements required to the Shell (A148/A1065) roundabout;
4. provision of open space and tree planting within the site and a landscaped buffer along the northern boundary with the A148;
5. off-site mains water reinforcement is required and demonstration that there is adequate capacity in the water recycling centre;
6. enhancements to the foul sewerage network capacity may be required;
7. investigation and remediation of any land contamination;
8. archaeological investigation if required;
10. retention or replacement of existing sporting uses including the rugby club and sports centre.

F0/2 –Land Adjacent to Shell PFS

Land amounting to approximately 2.4 hectares is proposed to be allocated for approximately 70 dwellings. Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Retention and enhancement of landscape buffer to A148 boundary
2. Prior approval of a comprehensive drainage strategy
3. Enhancement to foul sewerage drainage capacity may be required

F03 - Land at Junction of A148 & B1146(opposite Shell PFS)

Land amounting to approximately 2.2 hectares is proposed to be allocated for development comprising approximately 65 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off-site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. landscaping buffers should be provided to soften the boundaries between the development and the A148;
2. provision of highway access on to Toll Bar;
3. improved Public Rights Of Way on Rudham Stile Lane;
4. retention of land to enable improvements of the A148/ A1065 roundabout; and,
5. enhancements to the foul sewerage network capacity may be required.

F10 - Land South of Barons Close

Land amounting to approximately 4.1 hectares is proposed to be allocated for development comprising approximately 1.5 hectares for 35-55 dwellings inclusive of affordable homes and self-build plots, 2.6 hectares of public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. retention and enhancement of mature hedgerows and trees around the site;
2. landscaped buffer required to the south of the site;
3. development will need to consider the relationship and impact on the environmental designations particularly the SSSI;
4. provision of a safe vehicle and pedestrian access from Baron's Hall Lane;
5. no development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment.
6. The prior approval of a scheme to provide, manage and maintain 2.6 hectares of public open space managed to protect and where possible enhance the wildlife value of the site.

Open Space

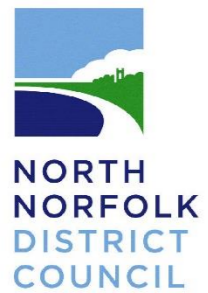
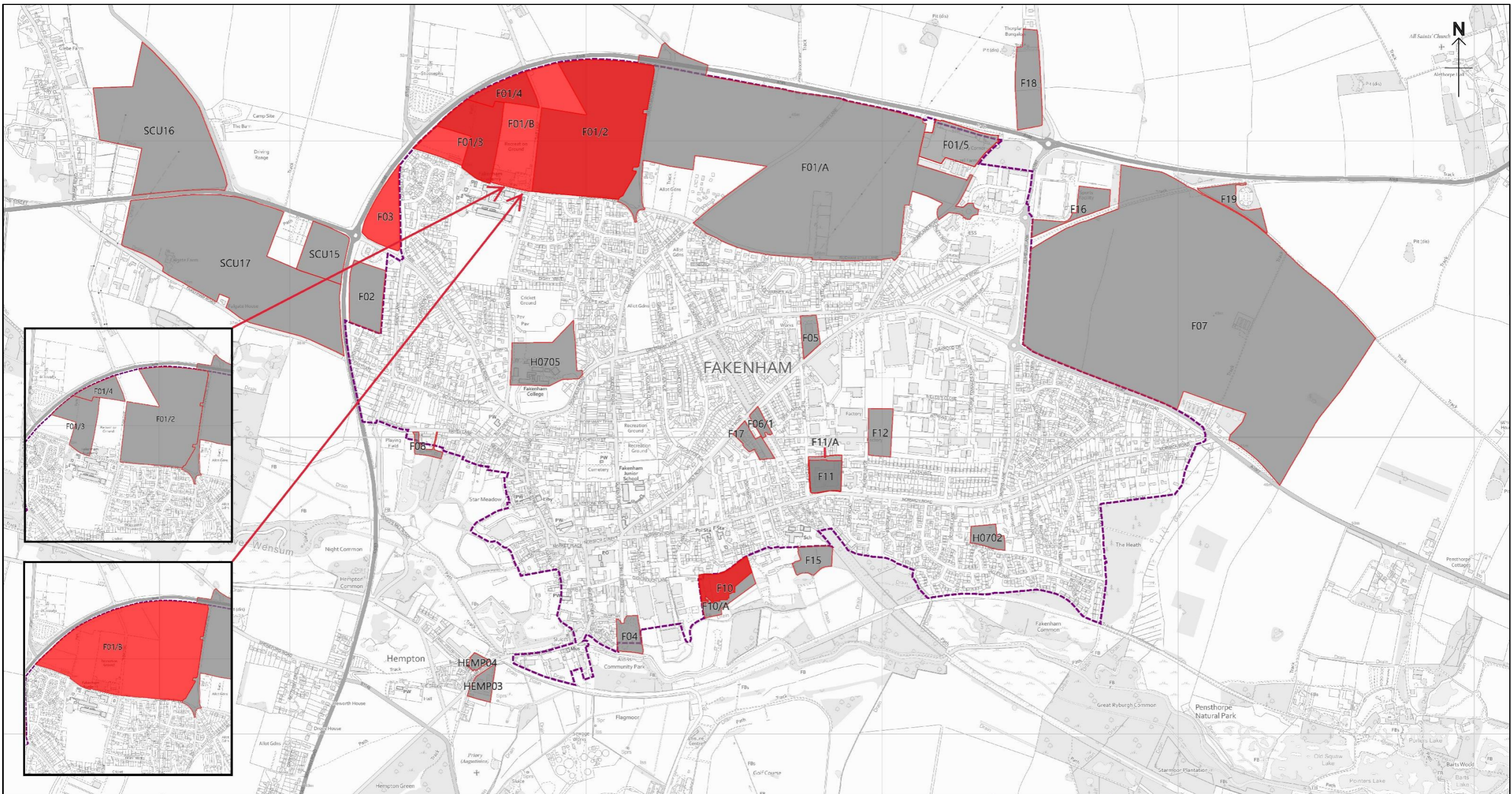
The sites in the following table and shown on the Map below were all considered and appraised as potential green space designations. Details were published alongside the Regulation 18 Plan. Three separate types of space are proposed –Open Land Areas, Formal Recreation and Education Areas, and Green Spaces and all are judged to be either visually or functional important. Under the policies of the Plan these would be protected from inappropriate built developments. Most are already designated in the currently adopted Plan.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Fakenham Academy, Field Lane	AGS/FAK01 REC/FAK01	OSP027	Open Land Area Formal Education / Recreation	School recreational grounds on northern edge of the settlement providing important sporting and recreational facilities.
Cricket Ground, Field lane	AGS/FAK02 REC/FAK02	OSP028	Open Land Area Formal Education / Recreation	Town cricket ground. Important open space within housing surrounded by mature trees and vegetation. Provides important sporting facilities.
Former Fakenham College site, Field Lane/ High Field Rd	AGS/FAK03 REC/FAK03	OSP029	Open Land Area Formal Education / Recreation	Mature designed parkland associated with former College site. Main building Grade II listed. Open mown grass, tennis courts & playing

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				fields. Notable mature trees in south section contribute to settlement character. No public access.
St Anthony's Catholic Church, Wells Road	AGS/FAK04	N/A	No Designation	Driveway with notable mature trees in front of church. Appears as a private garden. Within Conservation Area so trees are protected. No evidence of graves. Access for church goes only. No recreational value.
St Peters & St Pauls Churchyard	AGS/FAK05	OSP030	Open Land Area	Secluded tranquil public green space in the core of the settlement. Within Conservation Area. PROW adjacent. Mature trees add biodiversity value. Contribute to the setting of the church
Queens Road Cemetery	AGS/FAK06	OSP031	Open Land Area	Valued for tranquillity and biodiversity. Adjacent to PROW and within Conservation Area. Public access. Connects to Millennium Park (Site 7)
Millennium Park, Queens Rd Road	AGS/FAK07	OSP032	Open Land Area	A formal public park with installed play facilities and informal green space. Important multi-functional amenity green space.
Fakenham Junior School, Queens Road	REC/FAK04	OSP033	Formal Education / Recreation	School recreational and playing fields.
Lancaster Avenue South	AGS/FAK08	OSP034	Open Land Area	Small area of mown grass within estate housing forming part of the designed layout. Outside Conservation Area. Pedestrian links with Sites 7 (AGS/FAK06) and 9 (AGS/FAK08).
Lancaster Avenue North	AGS/FAK09	OSP035	Open Land Area	Circular area of mown grass with one significant mature plane tree within estate housing forming part of the designed layout. Functions as informal recreation area.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				Area. Links with Site 8 (AGS/FAK07).
Jubilee Avenue	AGS/FAK10	N/A	No Designation	Small area of mown grass within estate housing, partly used for parking.
Allotments: Claypit Lane	AGS/FAK11	OSP036	Open Land Area	Formal Allotments provision in close walking distance to the town and community.
Great Eastern Way (North)	AGS/FAK12	OSP037	Open Land Area	Former railway line, now natural green corridor providing pedestrian access to the town centre. High biodiversity value as an important ecological corridor.
Great Eastern Way (South)	AGS/FAK13	OSP038	Open Land Area	Links with site AGS/FAK11. Former railway line, now natural green corridor providing pedestrian access to the town centre. High biodiversity value as an important ecological corridor. Existing Planning permission for 5 dwellings (PF/14/0386) on southern section, so boundary to be re-drawn.
Barber Lane	AGS/FAK14	N/A	No Designation	Remnant heath now private grazing enclosed by hedges within built up area land adjacent to and visible from PROW. No public access
William Road	AGS/FAK15	N/A	No Designation	Narrow linear grass verge on north east edge of settlement directly adjacent to A1067. Little public benefit and no contribution to settlement character.
Additional Sites				
Allotments, Grove Lane	AGS/FAK16	OSP039	Open Land Area	Formal Allotments provision in close walking distance to the town and community
Wensum Way Park, Thorn Road	AGS/FAK17	OSP040	Open Land Area	Open Space provided as part of the Wensum Way

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				development. Complete with natural play equipment.
Valley Way Open Space	AGS/FAK18	OSP041	Open Land Area	Open Space provided as part of the Valley Way development. Complete with natural play equipment.
Fakenham Infants School Playing Field	AGS/FAK19 REC/FAK05	OSP042	Open Land Area Formal Education / Recreation	Playing Fields Associated with School.
Aldiss Community Park	AGS/FAK20	OSP043	Open Land Area	Large Open Space with access via PROW next to Fakenham Tyres. Owned and maintained by FTC.
Fakenham RUFC	AGS/FAK21 REC/FAK06	OPS044	Formal Education / Recreation	Formal Rugby club ground with pitch and club house.
Fakenham Sports Centre	AGS/FAK22 REC/FAK07	OSP045	Formal Education / Recreation	NNDC owned sports centre with formal pitches and play area.
Rudham Stile Lane Allotments	AGS/FAK23	OSP046	Open Land Area	Established Allotment site.
Fakenham Town FC	AGS/FAK24 REC/FAK08	OSP047	Formal Education / Recreation	Football Club with training pitches and bowls club.
Cemetery, Creak Road, Sculthorpe	AGS/FAK25	OSP048	Open Land Area	Provides cemetery provision.



Fakenham - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

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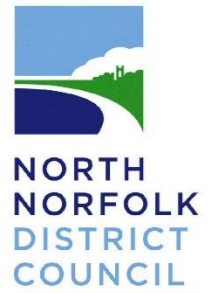
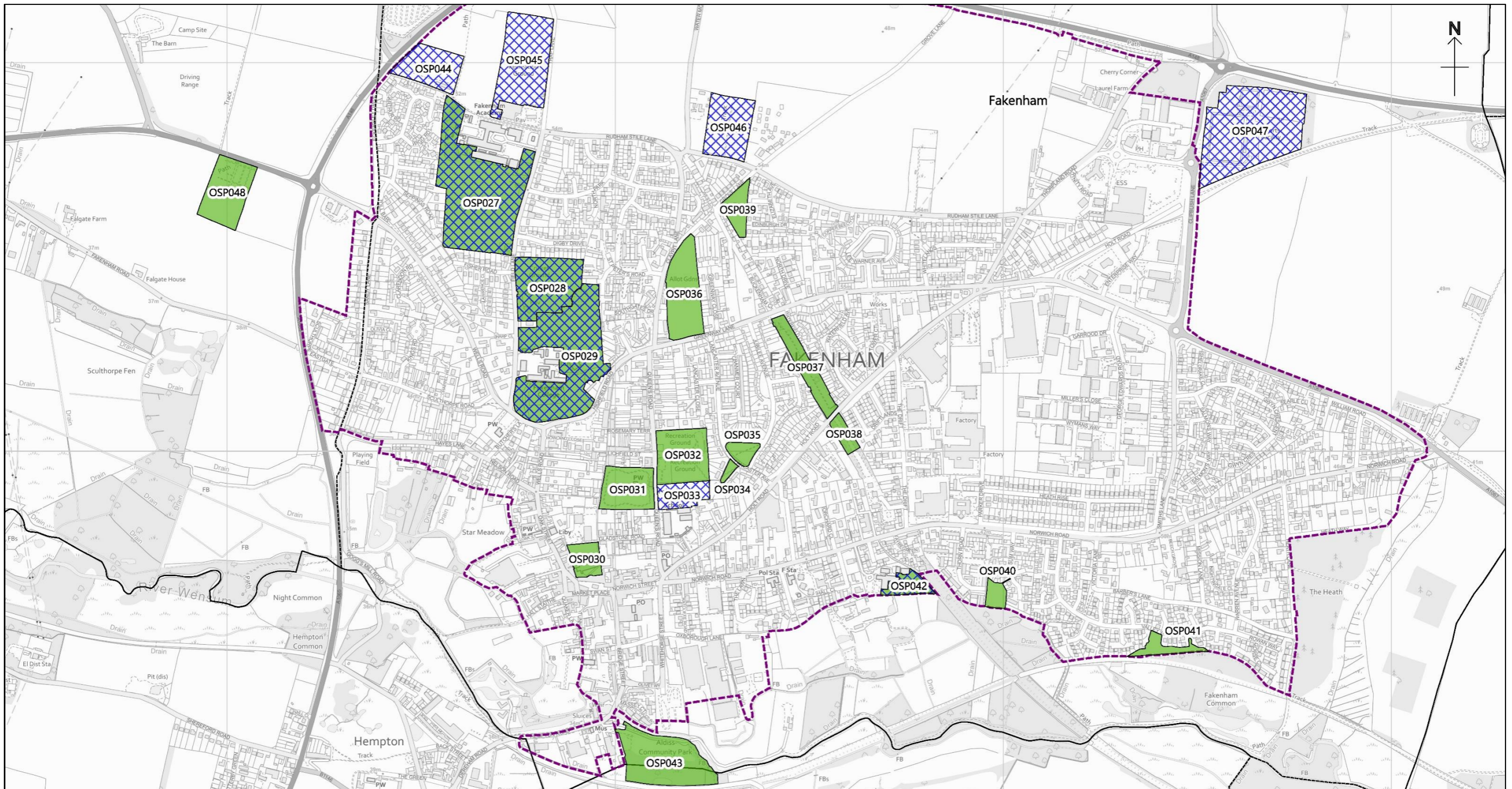
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Fakenham - Open Spaces (Reg 19)

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

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