

North Norfolk District Council

Site Assessment (Regulation 19): North Walsham

Draft for Planning Policy & Built Heritage Working Party

21.04.20 update date when finalised

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Document Control

Date	Officer	Content Added	Actions / Remaining Tasks
19/03/20	CB	Reg 18 & cumulative highway comments	N/A
19/03/20	CB	Summary Consultation Comments Regulation	N/A
08/04/20	JM	Updated Open Space, PPS and Education. Education, Infrastructure and Employment awaiting updates	Complete – subject to updates to studies/ background papers
21/04/20	CB	<ul style="list-style-type: none"> - Part 1 / Part 2 of booklet made clearer - Cover added - References to original sources of information removed throughout. - Open Space table updated to included LGS refs, removed ref to 'provisional recommendation', and changed title from 'Open Space – AGS Study' to 'Open Space'. - Action column deleted from Reg 18 Summary of Comments 	N/A
10/05/20	CB	- Site Maps added	Review if meets needs.
28.5.20	iw	- Intro updated	
01/07/20	CD	- SA review and conclusions updated	WIP
01/11/20	SH	- Site Assessment work commences	WIP
02/12/20	CB	- Significant restructuring and content added in accordance with 'Booklets next stages 19.6.20' document.	Review

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Site Assessment (North Walsham)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of North Walsham as a growth location in the Draft Local Plan. It 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 in Section 2, and, at the rear of the document as an appendix. The maps detail all sites which were subject to consultation at Regulation 18 stage of plan preparation, and any additional sites which were suggested in response to that consultation. In the event that the sites are allocated, their development would be subject to the policies of the plan including the site specific policies in Part 3 of this document.

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

- **Part 1** - Contextual background information about North Walsham together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.
- **Part 2** - Updated Sustainability Appraisal and assessment for 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 together with the proposed policies which will be applied when planning applications are submitted.

Plan Requirements

North Walsham 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 Local Plan sets a housing target of **2590** dwellings to be delivered over the Plan period 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 **2150** dwellings, are necessary to achieve the housing requirement. North Walsham is identified as a Large Growth Town in the proposed Settlement Hierarchy and the proposed strategy considers that the town can accommodate a high level of growth in the Plan period together with the supporting infrastructure.

1.2. Sites Promoted & Considered (Regulation 18)

Residential Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
ED1	N/A	H1223	Playing Field, Station Road	3.82	114
NW01/A	N/A	Part of H0683	Land at Norwich Road & Nursery Drive	8.00	160
NW05	N/A	Part of H0683	Roseland	1.48	59
NW06/1	N/A	Part of H0683	Land South and East of North Walsham Garden Centre	28.32	1133
NW07	N/A	Part of H0683	North Walsham Garden Centre	5.21	208
NW08	N/A	H0680	Land To The South Of North Walsham	44.27	1328
NW16	N/A	H0160	Land at End of Mundesley Road	15.46	300
NW17	N/A	H0161	Land West of Melbourne House, Bacton Road	1.02	50
NW18/1	N/A	No Ref	Land At Melbourne House	1.18	47
NW19	N/A	H0929	North Walsham Caravan Park	5.65	226
NW21	N/A	H0163	Land Opposite Brick Kiln Farm, Manor Road	1.85	55
NW22	N/A	H0931	Land At Manor Road	6.65	266
NW23	N/A	H0164	Land Between Yarmouth Road and Field Lane	18.90	340
NW24 & NW43	N/A	H0165	Land Adjacent Mushroom Farm, A149	4.55	120
NW25	N/A	H0932	Land Off Laundry Loke	0.92	37
NW26	N/A	H0166	Land Adjacent Scarborough Hill House Hotel	1.41	60
NW28/1	N/A	H0167	Land at Greens Road	6.50	200
NW28/2	N/A	H0677	Land At Greens Road	10.64	319
NW28a	N/A	H2081	North Walsham Football Club	5.07	80
NW30	N/A	Part of H0683	Ladbroke Engineering, Norwich Road	1.34	54
NW34	N/A	H0169	Land at Spa Common	1.41	42
NW36	N/A	H0170	Land at Little London Road	1.56	46
NW40	N/A	H0944	Adjacent Holmfield, Little London	0.50	20
NW41	N/A	H0159	Tungate Farm, Aylsham Road	42.53	1200
NW42	N/A	H1179	Land Adjacent Happisburgh Road	1.17	47
NW44	N/A	H0945	Paston College Lawns Site	1.47	60
NW46	N/A	H0172	Land at Fernbank, West of Bacton Road	1.36	40
NW47	N/A	H0173	Land Adjacent Royston Cottage, Little London	0.70	21
NW48	N/A	H0174	Land North of Royston Cottage, Little London	0.62	18
NW49	N/A	H0175	Land at 22 Skeyton Road	0.55	6
NW50	N/A	H0176	Land South of Anchor Road	2.33	69
NW51	N/A	H0177	Land at Southcroft, Yarmouth Road	0.92	27

NW54	N/A	No Ref	Land West of Manor Road	9.94	300
NW55	N/A	H0682	Land Between Manor Road & Happisburgh Road	2.96	90
NW56	N/A	H0684	Land at Bradfield Road	0.36	15
NW57	N/A	H0685	Land At Greens Road	2.07	62
NW58	N/A	H0686	Land South Cromer Road	20.12	600
NW59	N/A	H0687/1	Land West Of Bradfield Road	4.08	163
NW60	N/A	H0689	Land Between Lyngate Road And The Street	16.93	677

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
NW01/B	DS14	Part of H0683	Land at Norwich Road & Nursery Drive	18.6	350
NW08/1	N/A	H0156	Land at Skeyton Road	20.63	396
NW08/2	N/A	H0157	Land West of Norwich Road (B1150)	25.03	800
NW09	N/A	H0158	Land at South Rise	0.53	15
NW11	N/A	H0355	Tungate Road	10.92	328
NW14/53	N/A	H0688	Land at Bradfield Road & Cromer Road	2.46	70
NW15	N/A	H0926	Land At Bradfield Road	17.45	698
NW15/1	N/A	Part of H0926	Land At Bradfield Road	4.47	179
NW20 & NW33	N/A	H0162	Land at Marshgate & Manor Road	16.21	640
NW31	N/A	H0168	Land Rear of East Coast Plastics	0.65	16
NW52	N/A	H2079	Land East of Bradfield Road	2.63	80
NW61	N/A	H0712	Wayside Farm, Skeyton Road	12.05	482
NW62	DS15	H0686	Western Extension	95.00	1800

Employment Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
E10	DS16	HE0070	Land off Cornish Way	5.11	N/A

Additional Sites

New sites promoted through or following Reg 18 consultation:

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
NW15/2	N/A	N/A	Land At Bradfield Road	2.22	30
NW62/A	N/A	N/A	Western Extension	108.31	1800

Withdrawn Sites

The following sites were withdrawn by the promoter during the local plan preparation process.

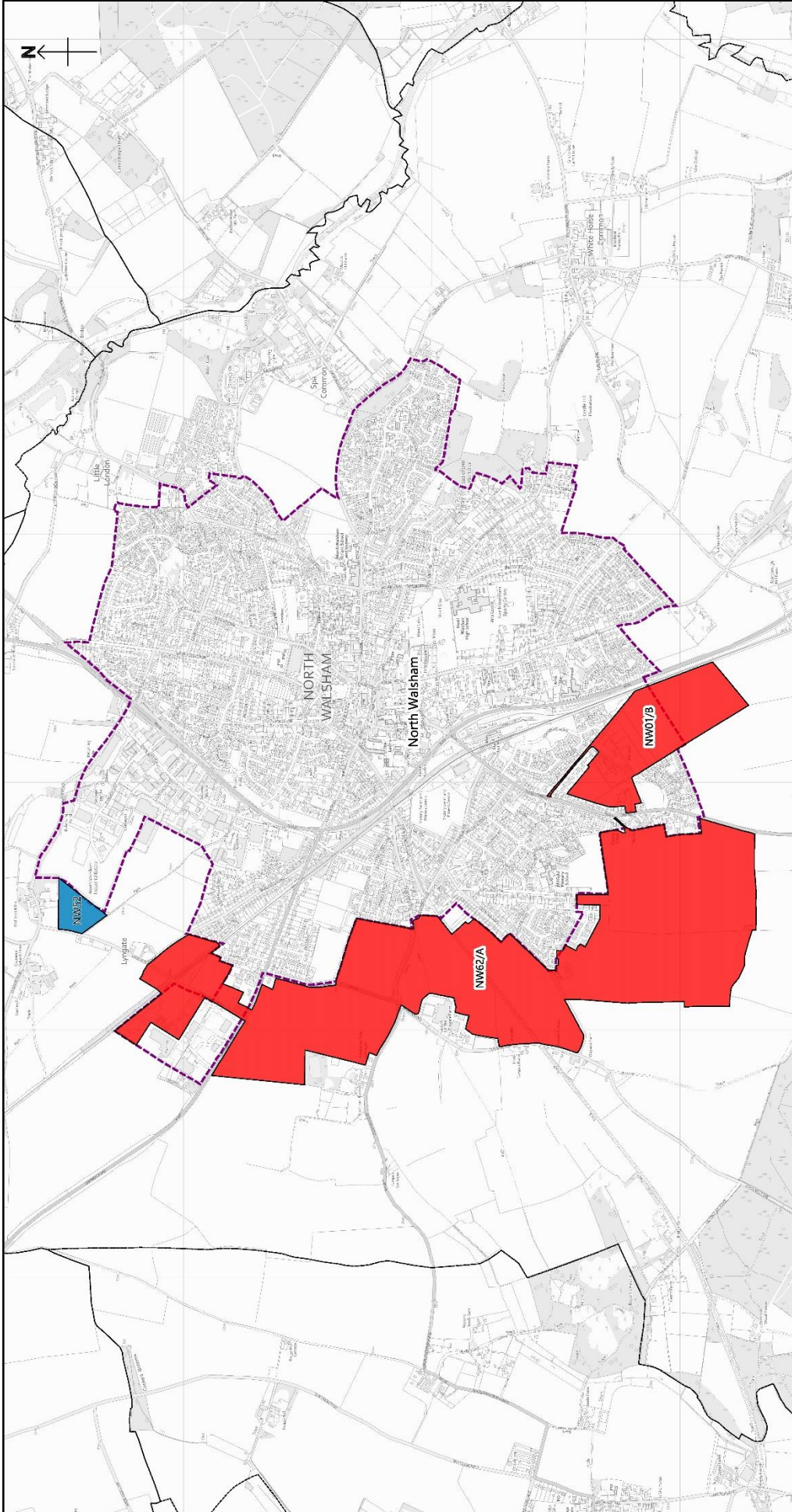
Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Discounted Sites

Many of the sites put forward to the Council are incompatible with the emerging spatial strategy of the Local Plan, are not required to meet development needs, do not require allocation in order to be delivered, are below the minimum site threshold, or, are environmentally constrained. The majority of these sites were eliminated at an early stage through the Housing & Economic Land Availability Assessment (HELAA) and have not been subject to full site assessment. Additional sites which have subsequently been discounted from the process are detailed below:

Further details can be found in the Site Selection Methodology Background Paper and HELAA (Part 1).

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Discounted
NW19	N/A	H0929	North Walsham Caravan Park	5.65	226	Site Unavailable
NW25	N/A	H0932	Land Off Laundry Loke	0.92	37	Within Settlement Boundary
NW44	N/A	H0945	Paston College Lawns Site	1.47	60	Site Unavailable



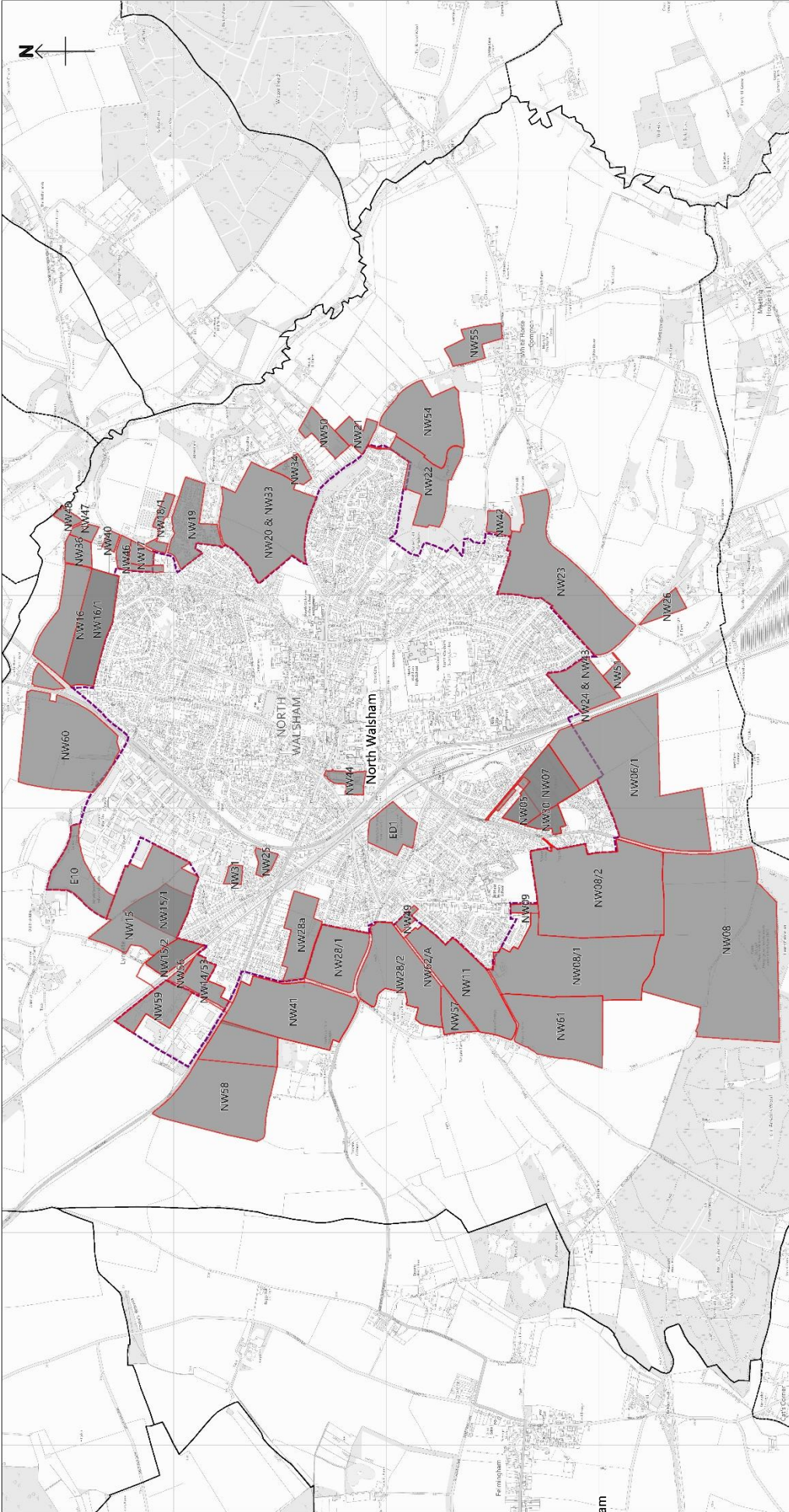
North Walsham - Preferred Sites (Reg 19)


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

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North Walsham - Alternative Sites (Reg 19)

- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

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1.3. Background Information

North Walsham is identified as a Large Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of three towns, the others being Cromer and Fakenham, where large scale growth is promoted.

Characteristics

North Walsham is the largest town in the District with a recorded population of 12,634 at the 2011 census. The town offers a broad range of services and local employment. It has strong links with Norwich, with the close proximity of the city encouraging high levels of out commuting for jobs and other services. Two sites for mixed use allocation have been identified for North Walsham which, if allocated would be suitable for approximately 2,150 new dwellings and other uses across the two sites. When added to potential small scale developments within the town this Plan proposes that some 23% of all housing growth in the District is located in North Walsham which by the end of the Plan period would see the population of the town increase by around 5,000.

Employment (to update with findings of the employment study)

The town's industrial businesses are focused on manufacturing of machinery and equipment, plastics products and metal fabrication. North Walsham has recorded a consistent level of premises take-up and, along with Fakenham, is a primary industrial node in North Norfolk. North Walsham's industrial estates are reaching capacity and further employment land is required to be available to the market in the short term to ensure continuity of the town's growth.

Town Centre & Retail

North Walsham has the third largest retail provision in the District in terms of floorspace and is classed as a Large Town Centre in the proposed retail hierarchy where new retail and town centre investment should be directed. Expenditure retention rates, (a measure of what proportion of available expenditure is retained in the town) for convenience shopping remain high at 78% due to the presence of national chains in the town centre and edge/out of centre locations. This is significantly lower for comparison (28%) and food/beverage expenditure (14%) in large part due to the draw of Norwich and the relatively limited range of goods available locally. The town centre itself consistently has the highest recorded shop vacancy rate in the District at 10 - 17% and would benefit from qualitative improvements and investment in the retail offer.

The evidence suggests that the scale of growth proposed in the town is likely to increase the available retail expenditure and notwithstanding the vacancy rate and shifts away from town centre shopping would support the provision of further retail floorspace for both convenience and comparison goods. The health and vitality of North Walsham town centre is relatively fragile and it would be vulnerable to impacts of development over 2,500 sq.m gross.(the national default threshold for impact tests). A locally set threshold of 500 sq.m gross is appropriate for retail and leisure development in North Walsham (see Retail & Town Centres), reflecting the scale and vulnerability of the town centre and to ensure the impacts of out of centre development are robustly considered.

There is an identified need, in the mid to long term, for comparison and convenient goods shopping and to a lesser extent food/beverage floor space. Vacant shop units could reasonably accommodate up to 70% of the identified projections in the first 10 years of the Plan period and should remain a focus for investment. Large scale development sites are not readily available within the defined Primary Shopping Area and site assembly may be complex due to the many Listed Buildings. Even so, the 'town centre first' approach embodied in national and local policy should be rigorously applied. Alternatively, future growth requirements could be provided through intensification within the existing out of centre retail area (Waitrose), but only if the sequential and impact tests are met.

Infrastructure (to update following further progress on the IDP)

The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees and large-scale growth without supporting infrastructure would not be acceptable. **Background Paper 4 - Infrastructure Position Statement** provides more information and has informed the **Infrastructure Delivery Plan**.

The Education Authority has indicated that the high level of growth proposed in the town will necessitate the provision of a new primary school.

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

North Walsham is not identified in the Strategic Flood Risk Assessment as being at risk of fluvial flooding but there are a number of un-named drains with potential to present a flood risk. Predominantly isolated and minimal pockets of water ponding on roads, gardens and other open spaces pose a risk of surface water flooding.

Anglian Water identified that off-site water mains reinforcement is required in certain parts of the town and that enhancement to the foul sewerage network capacity will be required.

The scale of growth envisaged in the town will require improvements in health service provision.

In summary, the main infrastructure considerations are:

- traffic management and congestion in the town including access to industrial estates and town centre and low bridge restrictions, particularly for large or heavy goods vehicles;
- lack of a bus terminus/ interchange;
- limited capacity at schools particularly at primary school level;
- insufficient capacity in health services to support future growth;
- minerals resource allocation MIN 115 – Land at Lord Anson's Wood, near North Walsham;
- enhancements to the sewerage network capacity and off-site water mains reinforcement are required in some parts of town;
- surface water drainage capacity;
- insufficient capacity in health services to support large scale growth;
- potential electricity supply constraints

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. Policy SD5 and Background Paper 4 explain this process.

Education

There are a total of four schools within North Walsham: North Walsham Junior School, North Walsham Infant School and Nursery and Millfield Primary provide primary education while North Walsham High School provides secondary education. North Walsham High School has a wide catchment and provides secondary education for Antringham & Southrepps, Bacton, Mundesley, Swanton Abbott and Worstead.

Norfolk County Council Education Authority stated:

Although there is current capacity at primary schools in North Walsham, the growth levels proposed in the emerging local plan will necessitate the provision of a new primary school. The exact location of the school within the site has not yet been determined and would be influenced by catchment areas the suitability of sustainable connections. Further consideration to this will be given through the proposed master planning approach in the subsequent stages of the development of the emerging Local Plan.

Affordable Housing Zone & Policy Percentage

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

Connectivity

North Walsham, in general, has reasonable connectivity and the catchment schools are within walking distance from most of the residential areas. The town centre is also within walking and cycling distance from most residential areas. The town has a range of employment, shopping and leisure opportunities. North Walsham offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, Cromer and Norwich. Rail services to Norwich take 30mins are every hour. The bus stops are located through-out the town, however, the town does not have a bus station.

Green Infrastructure

All development in North Walsham should consider the Green Infrastructure Strategy for the town and incorporate green infrastructure proposals as outlined in the Action Plan. Five 'G.I. Action Zones' have been identified for North Walsham:

- Weavers Way Corridor
- Paston Way Corridor
- Witton Heath to Bacton Corridor
- River Ant & Dilham Canal Corridor
- Town wide G.I. Improvements

Sports Pitch Strategy

Football

Provision of a new 3G pitch at North Walsham High School to reduce pressure on youth training and match day venues.

Tennis

Potential to provide floodlighting on the Recreation Ground tennis courts, however this is next to the High School which currently has floodlighting and has surface upgrades planned.

Rugby

The provision of a new 3G pitch at the High School should also include shockpads.

Over the plan period new rugby pitch provision will be required (one minimum).

Floodlights for North Walsham RFC.

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

Constraints & Opportunities

North Walsham does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth. There are a range of factors which influence the potential location of development in North Walsham including the need to take into account the availability of infrastructure and need for new infrastructure.

North Walsham has a broad range of services and employment opportunities and has good transport connections including road connections across the District. The town has a main line rail station which provides direct rail access into Norwich, Hoveton & Wroxham, Cromer and Sheringham. The town does not have a bus station or a focused bus interchange area.

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

- consider the delivery of new infrastructure, in particular, a new link road around the west of the town;
- locate developments where they are, or can be connected, to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- enhance the capacity in primary schools;
- avoid locations which are detached from the town and not well related to existing built up areas;
- avoid increases in traffic passing through the town centre;
- respect the quality of the surrounding landscape, particularly to the north and east of the town.

Demographics

Population

Population in North Walsham: 12,696

	Number	%	District Comparison (%)
Aged 0 to 15	2,106	16.9	14.5
Aged 16 to 29	4,002	32.1	27.2
Aged 30 to 44	2,044	16.4	14.4
Aged 45 to 64	3,168	25.4	29.7
Aged 65+	3,249	26.1	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	2,143	36.7	44.0
Semi-detached house or bungalow	1,891	32.4	28.8
Terraced house or bungalow	1,073	18.4	16.2
Flat, maisonette or apartment - Purpose-built block of flats	536	9.2	6.4
Flat, maisonette or apartment - Part of a converted or shared house	50	0.9	2.7
Flat, maisonette or apartment - In a commercial building	75	1.3	1.2
Caravan or other mobile or temporary structure	77	1.3	0.8

Affordability

Location	Affordability Ratio
North Walsham East	8.26
North Walsham North	7.43
North Walsham South	7.82
North Norfolk	8.72

Data Source: Village Assessment & Settlement Profiles Topic Paper (March 2018), Census Data.

Parish Boundaries

One of the site options (NW48) extends partially outside of the North Walsham parish boundary into the adjacent parish of Knapton.

Services

North Walsham 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"> • North Walsham Infant School & Nursery • North Walsham Junior School • Millfield Primary School • North Walsham High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> • Paston Surgery • Birchwood Surgery • North Walsham and District War Memorial Hospital • A number of private and NHS Dental Care Practices. 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community.
Retail	30 comparison retail units and 7 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre.
Public transport	<p>Regular bus services to Cromer, Stalham, Norwich & Great Yarmouth.</p> <p>Regular Greater Anglia train services to Cromer, Sheringham, Hoveton and Norwich.</p>	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities; Manufacturing; Education; Construction; and Accommodation and food service activities.	It is considered that there are extensive employment opportunities within the town.

1.4. Constraints

There are a range of factors which influence the potential location of development in North Walsham, including highways & transport, connectivity to the town centre and landscape considerations. There is also the need to take into account the existing services and infrastructure in the town.

Built Environment

North Walsham Conservation Area covers the historic core of the town and extends, in part, south along the Yarmouth Road.

There are a total of 103 Listed Buildings in North Walsham, two which are Grade I (Church of St Nicholas and the Market Cross which is also a Scheduled Ancient Monument) and four Grade II*. In addition, there are four Scheduled Ancient Monuments in total and 38 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Bacton Woods, a designated Ancient Woodland is situated to the east of the Town.

Bryant's Heath, a designated SSSI, is situated to the west of the Town.

There are a small number of County Wildlife Sites (CWS) on the fringe of North Walsham. Alder Carr and Spa Common, the closest to the built form located to the east of the settlement. The Weaver's way, which connects Cromer to Great Yarmouth runs is designated as a CWS.

Landscape Character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the town is situated within the Low Plains Farmland Character Area. The area to the north and east of the town is categorised by the River Ant and Tributaries Character Area.

The **Low Plains Farmland** Character Area is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

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

Flood Risk

The **North Norfolk Strategic Flood Risk Assessment (SFRA) (2017)** climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the town is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1. To the north of the town the North Walsham and Dilham Canal represents an area of Flood Zone 3a.

Coastal Change Management Area

N/A

There are a range of factors which influence the potential location of development in North Walsham including, environmental and landscape considerations and the need to take into account available infrastructure.

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

-
-
-
-
-

1.5. Habitat Regulations Assessment / Appropriate Assessment

TO BE ADDED

DRAFT

1.6. Statutory Consultee Responses (Regulation 18)

The following section provides a summary of the representations received in relation to each of the proposed sites during the Regulation 18 consultation period of May - June 2019.

The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term 'General Support for the allocation' has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the policy. The intention is that these will be incorporated into the Plan at the next stage'.

Highways

NW01/B

Policy DS14: Land at Norwich Road & Nursery Drive

Sustainability

All schools are within acceptable walking distance. North Walsham has good public transport links with both bus and rail being available. Employment, shopping and leisure are all available locally. Pedestrian access to the town relies on crossing the A149, the existing traffic signal junction includes a facility for the movement.

Safety

Whilst it is recognised that Nursery Drive presently serves some housing, along with an operational garden centre. The road is a narrow private road, without footways and doesn't appear to have scope for improvement. It is suspected that the visibility splays at Norwich Road do not meet the requirements of MfS. The road is not considered to be appropriate for an increased level of usage. More than one point of vehicular and pedestrian/cycle access is required to the site and to aid permeability, it should be link with the existing developments to the north and south of the site.

Mitigation

The development must have at least two points of vehicular access. The development should incorporate links to the sites located to the north and south. The development should not permit additional vehicular access via Nursery Lane. Congestion at the B1150/A149 traffic signal junction is a known problem. Submission of Transport Assessment (TA) required, along with provision of any identified development traffic mitigation measures. The traffic analysis should as a minimum include the traffic signal junction between the B1150, A149 and Grammar School Road. As the development strategy includes linking with the existing developments, the TA should consider impact at their accesses.

NW62

Policy DS15: North Walsham Western Extension

Will be dealt with separately - as part of Development Brief production.

E10

Policy DS16: Land off Cornish Way

The site is understood to be currently allocated and continues to be supported. The requirement to preserve the ability for the site to be accessed from Bradfield Road is noted. It should be highlighted that Cornish Way is not presently public highway for its full extent.

Sustainability

The site is well located for access from North Walsham and the B1145 North Walsham Bypass is a bus route.

Safety

The existing junction of B1145 is of an appropriate standard to support further development of the employment area.

Mitigation

A Transport Assessment would be required to assess whether off-site highway mitigation works are necessary.

Cumulative Comments for Settlement

Until proposals for DS 15 have been fully developed, it will not be possible to fully understand the cumulative impact of the allocations proposed at North Walsham.

However, site reference DS 14 is likely to contribute to the ongoing congestion concern at the A149/B1150 traffic signals, applications to develop that site should include analysis of impacts at the junction.

The scale and form of employment proposed at DS 16 will inform the mix and volume of vehicles that would be likely to access the site. When those are known, it will be possible to take a view on likely impact at North Walsham.

Minerals & Waste

NW01/B

Policy DS14: Land at Norwich Road & Nursery Drive

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

NW62

Policy DS15: North Walsham Western Extension

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

E10

Policy DS16: Land off Cornish Way

LP739 - The following wording should be included in the allocation policy - The site is with the consultation area for a safeguarded mineral or waste site or adopted allocation, defined by the adopted Norfolk Mineral and Waste safeguarding policy. 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 the safeguarding of such sites, to the satisfaction of the Mineral Planning Authority.

Utilities Capacity

Anglian Water

NW01/B**Policy DS14: Land at Norwich Road & Nursery Drive**

LP398 - There is an existing water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required. Amend policy DS14 to include reference to existing water main located on site and that this is a consideration for the applicant. Suggested that the following wording be added to Policy DS14: '9. That suitable access is safeguarded for the maintenance of water supply infrastructure.'

NW62**Policy DS15: North Walsham Western Extension**

LP356 - existing borehole located within the proposed North Walsham Western extension which is connected to North Walsham Water Treatment Works (NWLWW) which supplies potable (clean) water to a wider area including North Walsham. The Water Treatment Works is located at Stump Cross, Norwich Road, North Walsham adjacent to the site boundary. It is important to ensure that adequate safeguards are put in place to ensure that the proposed mixed use development does not adversely affect the continued operation of Anglian Water's existing borehole, associated infrastructure and the North Walsham Water Treatment Works for our customers. This existing infrastructure is critical to enable us to carry out Anglian Water's duty as a water undertaker. Policy DS 15 as drafted does not make reference to the existing boreholes, how this is protected from potential polluting activities or how access to this will be maintained both during and after construction. Anglian Water would require the applicant(s) for this site prepare an appropriate risk assessment which considers the risk and protection of the source, both during construction and once developed. The risk assessment should identify any risk to source and mitigation. As such we would ask that the policy make specific reference to this requirement. The borehole is currently located in an agricultural field it is therefore important to ensure this land is not developed in such a way that would prevent being able to access and maintain the borehole. Consideration should be given to the extent of the proposed allocation site, the distribution of the proposed uses within the allocated site and how to ensure that the area in and around the borehole will remain undeveloped. The area in and around the borehole site should remain undeveloped to allow continued access by Anglian Water. The following wording is suggested for consideration in Policy DS15: 'A detailed groundwater risk assessment will be required to demonstrate no adverse impact from polluting activities on the groundwater source. Proposals will be supported where it can be demonstrated to the Council in consultation with the water undertaker that pollution to existing groundwater sources can be avoided or suitably mitigated. There is an existing borehole, horizontal audit and water mains within the boundary of the site and the site layout should be designed to take this into account. Proposals should demonstrate how access to the existing boreholes will be safeguarded for operational and maintenance purposes by the water undertaker.'

E10**Policy DS16: Land off Cornish Way**

No comment received.

Environment Agency

No comments received.

Education**Norfolk County Council**

While the emerging Local Plan does not raise any immediate issues for the County Council as education provider the following point needs to be made: North Walsham (Western Extension) – The County Council supports the provision of a new primary sector school as part of the proposal for 1,800 new homes to the west of North Walsham (Policy DS15).

Others

Historic England

(Comments on all Preferred Sites)

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

To that end we make the following suggestions.

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

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

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

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

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

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

NW01/B

Policy DS14: Land at Norwich Road & Nursery Drive

LP705 - Whilst there are no designated heritage assets within the site, Stump Cross/Wayside Cross which lies to the west of the site is a scheduled monument and grade II listed. However, development of the site is likely to have limited impact on this heritage asset, owing to the nature of the asset itself.

NW62**Policy DS15: North Walsham Western Extension**

This site is a large mixed use extension to the west of North Walsham. Whilst there are no designated heritage assets within the site, there are two grade II listed buildings to the west of the site at Bradmoor Farm and Stump Cross/Wayside Cross which lies to the east of the site and is a scheduled monument and grade II listed. Development of this site has the potential to impact upon the setting of these designated heritage assets.

There is currently no mention of these designated heritage assets in paragraph 16.36. There is also no mention of the heritage assets in the policy. This should be amended to make reference to the heritage assets. .

Natural England**NW62****Policy DS15: North Walsham Western Extension**

Policy DS 15 Site allocation NW62 is of significant size and within 1km of Bryants Heath SSSI which is linked directly via a public footpath. Due to the lack of alternative green space in the area we would anticipate an increase recreational use of the designated site. To mitigate disturbance impacts, the proposal will require suitable onsite open space that is proportionate to the scale of the development and sufficient to absorb the routine recreational requirements for the anticipated number of residents (a country park or equivalent). In addition, this allocation should provide significant contributions to net gain and opportunities for habitat creation as in line with emerging Policy ENV 4. Historically, the land parcels adjacent to the site were heathland and recreation of this habitat could provide an extension and buffer to the SSSI, potentially supporting wildlife whilst integrating recreation. Natural England would welcome a conversation about net gain and GI opportunities.

Statements of Common Ground (SoCG)

None.

1.7. Summary Consultation Comments (Regulation 18) June 2019

The following section provides a summary of the representations received in relation to each of the proposed sites during the Regulation 18 consultation period. These are grouped into individuals, parish & town councils, plus statutory bodies and other organisations. The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term ‘General Support for the allocation’ has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees as detailed above which sought changes to policy wording to either reflect national advice or improve the effectiveness of the Policy. The intention is that these will be considered and incorporated into the Plan if necessary.

NW01/B

Policy DS14: Land at Norwich Road & Nursery Drive

Individuals	Number Received	Summary of Responses (Site Policy DS14)
Summary of Objections	1	The proposal received one objection. Existing issues with congestion. Concern about capacity at doctors and dentist.
Summary of Support	2	Two support this site, recognising North Walsham as the largest urban area in North Norfolk and the need for it to grow. However comment on concerns with the existing road infrastructure, with the town suffering from traffic congestion exacerbated by residential growth in the town and the lack of pedestrian and cycle routes. Suggest that it would be desirable to reroute the A149 and to improve the railway station. Also for the town centre to become a Conservation Redevelopment Zone and be pedestrianised. Development should be designed to be sensitive to the environment and Section 106 funding must come to North Walsham (and other NNDC towns) first and work must be undertaken to improve infrastructure before homes are signed off/sold.
Summary of General Comments	2	Two comments received. Concerns over the impact of the proposal on the existing road system and on drainage. Agree with the requirement for a Development Brief but think policy is insufficiently precise in its treatment of utility provision. Must be a requirement to demonstrate sufficient capacity in electricity and telecommunications to meet the needs of any proposed development. Would like additional wording to make specific North Walsham’s requirement for a well-designed development with proper provision of essential utilities.
Overall Summary		Limited comments received on this policy. Overall support for this site, recognising North Walsham as the largest urban area in North Norfolk and the need for it to grow. However there are concerns with the existing road infrastructure, traffic congestion, lack of pedestrian and cycle routes, capacity at doctors and dentists, electricity and telecommunications and issues with drainage. Suggest that it would be desirable to reroute the A149, to improve the railway station and for the town centre to become a Conservation Redevelopment Zone and be pedestrianised. Development should be designed to be sensitive to the environment and for Section 106 funding to come to North Walsham (and other NNDC towns) first and work undertaken to improve infrastructure before homes are signed off/sold. Suggest

		additional wording requiring a well-designed development with proper provision of essential utilities.
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Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS14)
Objection	1	General comments received from the town council raised concerns around the reliance on one site for the towns allocations and the additional impact growth would have on existing highways and other infrastructure along with the quality of life of existing residents. Specifically access concerns would result in a 'rat run'. Issues around the quality of development on the previous allocation were also raised.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS14)
Objection	1	General support for site allocation, Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. Historic England sought consistency in approach to heritage assets and requested consistent wording. NCC (M & W) provided supporting comments to add to appropriate site policies.
Support	2	
General Comments	2	

NW62

Policy DS15: North Walsham Western Extension

Individuals	Number Received	Summary of Responses (Site Policy DS15)
Summary of Objections	10	A number of objections raise concern over the potential impact on the environment; the loss of a large area of greenspace / agricultural land, adverse landscape impact, impact on public footpaths including Weavers Way and wildlife and biodiversity impact. There needs to be an approach to local planning that addresses the Climate Emergency. Suggest that the scheme should include cycleways, a commitment to carbon offsetting, use of renewable technology, rainwater harvesting, electric car charging points, passivhaus/ carbon neutral homes. Need for social housing. One comments that this would create a commuter town rather than local employment and will increase rather than reduce the carbon footprint. Potential impact on the site of the 1381 Battle of North Walsham, significant in local and social history. Many raise concern over the infrastructure; existing issues with traffic, pollution, safety concerns on Aylsham road. Vital infrastructure has been neglected resulting in the loss of industry in the town. How Coltishall is going to deal with the extra cars. Some acknowledge that there is a need for a link road, to remove HGV's from local streets but consider it necessary to extend it to the industrial estate and to ensure that it is in place before development commences. How will it be funded and will it actually be used, problems along Station Rd and Mundesley Rd might not be addressed. No access should be available from development onto Skeyton Road. Concern that development could result in the loss of amenity for local residents. Concern about capacity of healthcare, schools, refuse collection, drainage, water supply, national grid, policing, buses etc. Need Social housing in North Walsham. Suggestions that other locations such as on the outskirts of

		Norwich would be favourable over this site and consider the town has reached capacity. One proposes a new alternative site, perceived to more suitable, having less impact on the natural environment and suggests that it should be compulsory purchased.
Summary of Support	5	Agrees that North Walsham needs an expansion and supports the link road between Norwich Rd and Cromer Rd but would need to extend onto the industrial estate. Otherwise high vehicles will still go through town centre. Existing road infrastructure is unsuitable and there are a lack of pedestrian and cycle routes. Would require an increase in public amenities, access to quality play park provision is vital. Section 106 funding must come to North Walsham before houses are signed off. B1145 improvements required. Questions the suitability of the link road and suggests that rerouting the A149 would be desirable. Concerns over traffic. Improvements needed to the railway station and suggestions that the town centre should become a Conservation Redevelopment Zone and be pedestrianised.
Summary of General Comments	12	Agree in principal. This provides an opportunity to build green and sustainable buildings and be a flagship site for sustainability. No development should be built until infrastructure is in place. The new link road will provide opportunities for industry and businesses and opens town to growth and address current traffic issues. However others feel that the road will only stop certain amount of traffic and push more vehicles along Norwich Rd. Need to ensure the road extends over the railway line to allow access to the industrial estate and need to improve public transport links and pedestrian links. There is a lack of employment opportunities. Concerns over parking and the impact on the town centre and impact on amenity of existing residents. Will result in the loss of agricultural land. Need to provide buffers and open grassland. Some concerns over additional pressure on school, healthcare capacity and drainage. Suggestions that other sites should be prioritised first, including brownfield sites, and as part of existing development. Seek an increase in percentage of social rented housing on this site. Seeking a comprehensive traffic impact study for the town as a whole. Must provide GI. Seeking a study of the impact of the development upon health on residents and how there need will be met. Evidence that there is sufficient capacity in electricity and telecommunications.
Overall Summary		Some support for the expansion of North Walsham acknowledging the need for a link road (extending to the industrial estate) but questions how it will be funded, if it will actually be used and if it will resolve current issues on Station Rd and Mundesley Rd. Concern that North Walsham lacks the infrastructure necessary to accommodate growth. Existing traffic issues in the town and a lack of pedestrian and cycle routes. Concerns over parking, the impact on the town centre and impact on amenity of existing residents. Lack of employment opportunities. Concerns over the potential impact on the environment; loss of a large area of greenspace / agricultural land, adverse landscape impact, impact on wildlife and biodiversity and Weavers Way, impact on the site of the 1381 Battle of North Walsham. There needs to be an approach to local planning that addresses the Climate Emergency and a number of suggestions made to offset carbon in the development. Concern about capacity of healthcare, schools, refuse collection, drainage, water supply, national grid, policing, buses etc. Need for social housing. Would require an increase in public amenities, access to quality play park

		<p>provision is vital. Section 106 funding must come to North Walsham before houses are signed off. B1145 improvements required and no access should be available from development onto Skeyton Road. Need to provide buffers and open grassland. Suggestions that other sites should be prioritised first, including brownfield sites, and as part of existing development. Improvements needed to the railway station and suggestions that the town centre should become a Conservation Redevelopment Zone and be pedestrianised. Seek a comprehensive traffic impact study for the town as a whole, a study of the impact of the development upon health on residents and how there need will be met and evidence that there is sufficient capacity in electricity and telecommunications.</p>
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Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS15)
Objection	1	Support for the principle of growth to the west of the town however the Town Council raised objections over the potential for growth without jobs, lack of joined up infrastructure and the requirement to deliver a link road first that connects into the industrial site. The Council also asks that development is brought forward in one phase, that retail element is defined, that the school site is adjacent to Millfield school, and additional land put aside for a new GP surgery. Connectivity and open spaces should feature in any site.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS15)
Objection	4	General support for site allocation. Anglian Water advised that policy wording should be amended to safeguard operation of Anglian Water's existing borehole and associated infrastructure. Natural England expressed support for suitable on-site open space and, along with the National Wildlife Trust, sought specific reference within the policy to biodiversity net gain and the creation of habitats and GI corridors. NCC (Children Services) support the provision of a new primary sector school and NCC (M & W) provided supporting comments to add to appropriate site policies. The Battlefields Trust sought specific reference within the policy to the need for archaeological surveys. Some objections were based around the preference for an alternative site and concerned that there was over reliance on the site allocation to deliver development and that significant infrastructure improvements would be required to accommodate growth. Concerns also raised about the local planning approach to climate change and the need for the policy to enable a community led development approach.
Support	3	
General Comments	4	

E10

Policy DS16: Land at Cornish Way

Individuals	Number Received	Summary of Responses (Site Policy DS16)
Summary of Objections	1	The proposal received one objection. Concerns that North Walsham lack the infrastructure necessary to accommodate growth and improvements, including a road connecting to Bradfield Road, should be provided before development starts. This would help to encourage

		businesses, such as those serving the wind farms, to locate in North Walsham. Bringing high skilled, well paid jobs to North Walsham and improving the economy. Concern that this could turn into a dormitory commuter estate. By encouraging the development of a vibrant, sustainable local new community would help to reduce commuting and car journeys.
Summary of Support	0	None received
Summary of General Comments	1	One comment received, support further employment land in North Walsham, have suffered from a lack of contemporary office space as well as in an inadequate road infrastructure. Expect to see a road linking to the Western extension, to attract businesses.
Overall Summary		Limited comments received on this policy. No substantive issues raised. Support for further employment land in North Walsham, concern that North Walsham lacks the infrastructure necessary to accommodate growth and improvements, including a road connecting to Bradfield Road, should be provided before development starts. This would help to encourage businesses, such as those serving the wind farms, to locate in North Walsham. Bringing high skilled, well paid jobs to North Walsham and improving the economy. Concern that this could turn into a dormitory commuter estate. By encouraging the development of a vibrant, sustainable local new community would help to reduce commuting and car journeys. Lack of contemporary office space available

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS16)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS16)
Objection	1	Limited response received. Historic England sought consistency in approach to heritage assets and requested consistent wording. NCC (M & W) provided supporting comments to add to appropriate site policies.
Support	0	
General Comments	1	

Part 2: Assessment of Sites

2.1. RAG Assessment Matrix

The following table summarises the site assessment results and adopts the traffic light system to ‘grade’ the merits of the site (with green representing those sites contributing significantly towards the sustainability objectives and considered as being the most suitable for development). **Full details can be found in the Site Assessment and Sustainability documents (LINKs) [What document is ‘Site Assessment’?](#)**

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
E10	Land at Cornish Way	5.31	Employment	E10	Previously Allocated and subject to planning permission for part of site. Discounted from further consideration.											
ED1	Playing Field, Station Road	3.82	Residential	114	Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green	Green	Orange	Green
NW01/A	Land at Norwich Road & Nursery Drive	8.00	Mixed use	160	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green
NW01/B	Land at Norwich Road & Nursery Drive	18.50	Mixed use	350	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green
NW05	Roseland	1.48	Residential	59	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
NW06/1 (Forms Part of NW01/B)	Land South and East of North Walsham Garden Centre	28.32	Residential	1133	Green	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow
NW07 (Forms Part of NW01/B)	North Walsham Garden Centre	5.21	Residential	208	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Green

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Sites
NW08	Land To The South Of North Walsham	44.27	Residential	1328												
NW08/1 (Forms Part of NW62/A)	Land at Skeyton Road	20.63	Mixed use	396												
NW08/2 (Forms Part of NW62/A)	Land West of Norwich Road (B1150)	25.03	Mixed use	800												
NW09 (Forms Part of NW62/A)	Land at South Rise	0.53	Residential	15												
NW11 (Forms Part of NW62/A)	Tungate Road	10.92	Residential	328												
NW14/53 (Forms Part of NW62/A)	Land at Bradfield Road & Cromer Road	2.45	Mixed use	70												
NW15	Land At Bradfield Road	17.45	Mixed Use	698												
NW15/1	Land At Bradfield Road	4.47	Mixed Use	179												
NW15/2 (Forms Part of NW62/A)	Land At Bradfield Road	2.22	Residential	30												
NW16	Land at End of Mundesley Road	15.46	Residential	300												
NW17	Land West of Melbourne House, Bacton Road	1.02	Residential	50												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Sites
NW18/1	Land At Melbourne House	1.18	Residential	47												
NW19	North Walsham Caravan Park	5.65	Residential	226												
NW20 & NW33	Land at Marshgate & Manor Road	16.21	Mixed use	640												
NW21	Land Opposite Brick Kiln Farm, Manor Road	1.85	Residential	55												
NW22	Land At Manor Road	6.65	Residential	266												
NW23	Land Between Yarmouth Road and Field Lane	18.90	Residential	340												
NW24 & NW43	Land Adjacent Mushroom Farm, A149	4.55	Residential	120												
NW25	Land Off Laundry Loke	0.92	Residential	N/A	Previously Allocated and site is subject to planning permission. Discounted from further consideration.											
NW26	Land Adjacent Scarborough Hill House Hotel	1.41	Residential	60												
NW28/1 (Forms Part of NW62/A)	Land at Greens Road	6.50	Residential	200												
NW28/2 (Forms Part of NW62/A)	Land At Greens Road	10.64	Residential	319												
NW28a	North Walsham Football Club	5.07	Residential	80												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Sites
NW30 (Forms Part of NW01/B)	Ladbroke Engineering, Norwich Road	1.34	Residential	54												
NW31	Land Rear of East Coast Plastics	0.65	Mixed use	16												
NW34	Land at Spa Common	1.41	Residential	42												
NW36	Land at Little London Road	1.56	Residential	46												
NW40	Adjacent Holmfield, Little London	0.50	Residential	20												
NW41 (Forms Part of NW62/A)	Tungate Farm, Aylsham Road	42.53	Residential	1200												
NW42	Land Adjacent Happisburgh Road	1.17	Residential	47												
NW44	Paston College Lawns Site	1.47	Residential	N/A	Site was previously allocated, however, the site is no longer available. Discounted from further consideration.											
NW46	Land at Fernbank, West of Bacton Road	1.36	Residential	40												
NW47	Land Adjacent Royston Cottage, Little London	0.70	Residential	21												
NW48	Land North of Royston Cottage, Little London	0.62	Residential	18												
NW49	Land at 22 Skeyton Road	0.55	Residential	6												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
NW50	Land South of Anchor Road	2.33	Residential	69												
NW51	Land at Southcroft, Yarmouth Road	0.92	Residential	27												
NW52	Land East of Bradfield Road	2.63	Employment	N/A												
NW54	Land West of Manor Road	9.948 4	Residential	300												
NW55	Land Between Manor Road & Happisburgh Rd	2.961	Residential	90												
NW56 (Forms Part of NW62/A)	Land at Bradfield Road	0.367	Residential	15												
NW57 (Forms Part of NW62/A)	Land At Greens Road	2.07	Residential	62												
NW58 (Forms Part of NW62/A)	Land South Cromer Road	20.12	Residential	600												
NW59 (Forms Part of NW62/A)	Land West Of Bradfield Road	4.08	Residential	163												
NW60	Land Between Lyngate Road And The Street	16.93	Residential	677												
NW61	Wayside Farm, Skeyton Road	12.05	Mixed Use	482												

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
NW62	Western Extension	95.00	Mixed Use	1800												
NW62/A	Western Extension	108.3 1	Mixed Use	1800												

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2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
ED1	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS, playing fields, surrounded by mature trees / hedgerow with area of mature trees & bushes (north east). Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW01/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, an insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</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 businesses), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW01/B	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL / part arable, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (but loss of businesses), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW05	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; rough grass land, part cultivated, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW06/1	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building</p>

Site Ref	Conclusion (Residential Sites)
	<p>(Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</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, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW07	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; part PDL, part grass / cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (but loss of undesignated employment land), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW08	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote location, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage), Scheduled Ancient Monument / Grade II Listed Standing Cross (site of battle) & Scheduled Ancient Monument (Cross). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Could impact on safeguarded mineral resources. Potential negative biodiversity impact; close proximity CWS (Lord Anson’s Wood), SSSI (Westwick Lakes), arable, mature trees / hedgerow, around and within site, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote location, services in adjacent settlement (some within 2km of site). Could provide significant public open space.</p> <p>Economic – Scores mixed; remote location, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
NW08/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW08/2	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</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>

Site Ref	Conclusion (Residential Sites)
	Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW09	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way) rough grass / scrub, many mature trees to boundary. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW11	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW14/53	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; green field land (possibly grazing), scrub, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of vacant designated employment land), services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15/1	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15/2	Overall the site scores as positive

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores neutral; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, with mature hedgerow / trees to majority of boundaries. 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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW16	<p>Overall the site scores as negative and positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (The Thatched Cottage). Potential negative biodiversity impact; immediately adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW16/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; part adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow around part of site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW17	<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, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Alder Carr), green field land (possibly grazing), heavily treed boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW18/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), green field land (possibly grazing), small woodland, mature hedgerow / trees to majority of boundaries. Would utilise mostly non-agricultural grade land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
<p>NW19</p> <p>NW20 & NW33</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; adjacent CWS (Alder Carr), close proximity CWS (Spa Common), part PDL, caravan / chalet park, mature trees around & within site (subject to TPOs). Some loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (but loss of business), educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p> <p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to 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, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW21</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spa Common), arable / grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, access to employment, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
<p>NW22</p>	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, small areas potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Potential negative biodiversity impact; part arable, part woodland (subject to TPO), part adjacent woodland. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links and access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, good access to educational facilities, services / facilities, access to employment, transport links. Access to high speed broadband uncertain. Town centre easily accessible from the site. Likely to rely on car.</p>
<p>NW23</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable, grass / trees to boundaries, small woodland adjacent north east corner. Localised potential to contribute to and / or impact on GI network. Loss of mostly 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.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW24 & NW43</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site, adjacent small woodland. Loss of mostly agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW25</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, part PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential for enhancement of townscape. Biodiversity impact uncertain; part PDL (demolished factory) overgrown land, mature trees / shrubs to approximately half of site. No loss of agricultural (1-3) land.</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, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW26</p>	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, tree belt to north east boundary and adjacent south east corner. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
<p>NW28/1</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of mostly agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW28/2</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; immediately adjacent CWS (Weavers Way), arable, mature trees / hedgerow part boundary, grass verge / drainage ditch. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</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.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW28a	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, small area PDL, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way), sports pitches, surrounded by mature hedgerow / trees, close proximity pond. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of open land area (sports pitches).</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW30	<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 setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, mature trees / hedgerow to boundary. Loss of agricultural (1-3) land.</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 business), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW31	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Limited biodiversity potential; mown grass, concrete access and fencing to boundary. No loss of agricultural (1-3) land.</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 (un-used)), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW34	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, transport links, access to services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
NW36	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Paston way and Knaption Cutting), grazing land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. Likely to rely on car.</p>
NW40	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. Likely to rely on car.</p>
NW41	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement but more rural; FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Limited potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Weavers Way), arable, surrounded by mix of grass verges, mature trees / hedgerow, adjacent pond. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW42	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; grazing land surrounded by mature trees / shrubs, adjacent small woodland. Loss of mostly agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW44	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, mostly PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect settings of CA, Grade II* Listed Building (No.15 Ivy Cottage, Aylsham Road), Grade II Listed Buildings (outbuilding south of No.15, garden walls of No.15, former girls' high school (Market Street), front wall of former girls' high school, No's. 3, 5, 7 & 9 (Market Street)). Limited biodiversity potential; PDL, group of mature trees. No loss of agricultural (1-3) land.</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, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW46	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of trees). Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; grazing /garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, access to peak time public transport links, local healthcare service, leisure and cultural opportunities.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
NW47	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
NW48	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, part within FZ2, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), rough grass, mature trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
NW49	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Weavers way), arable / grazing / garden, mature trees / hedgerow surrounding, adjacent copse. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</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.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW50	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to education facilities, access to local healthcare service, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW51	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape (loss of trees). Potential negative biodiversity impact; woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
NW52	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement (adjacent to implemented employment allocation), FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
NW54	<p>Overall the site scores as negative</p> <p>Environmental – Scores mixed; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges / mature trees / hedgerow, adjacent small woodland (subject to TPO). Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain.</p>
NW55	<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 pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges, some mature trees / hedgerow, close proximity small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
NW56	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; green field land (possibly grazing), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW57	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent CWS (Weavers way), arable, grass verges, mature trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; removed from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
NW58	<p>Overall the site scores as negative and positive</p>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Part removed from built environment; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Biodiversity impact uncertain; arable, surrounded by grass verges / scrub / mature hedgerow / trees, pond adjacent. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to 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, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW59	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, part PDL, FZ1, moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; outside storage, grass, mature trees to part boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; within settlement but removed from residential areas, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, good access to employment (but loss of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW60	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negative; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect settings of Grade II Listed Building (The Thatched Cottage) & Grade II* (Friends Meeting House). Potential negative biodiversity impact; close proximity CWS (Paston Way & Knapton Cutting), arable land, mature hedgerow / trees around and within parts of site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW61	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. Access to high speed broadband uncertain.</p>
NW62	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Ancient Monument & Grade II Listed Cross (Stump Cross). Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; parts of site within close proximity / adjacent CWS (Weavers Way), majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close</p>

Site Ref	Conclusion (Residential Sites)
	<p>proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p>

Employment Sites

Site Ref	Conclusion (Employment Sites)
E10	<p>Overall the site scores as positive</p> <p>The consultation comments/objections are noted. They do not alter the SA assessment for the site.</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste sites. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Loss of 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>
NW01/A	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF and an insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement.</p> <p>Economic – Scores positively; within settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
NW06/1	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</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>
NW15	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</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>
NW52	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement (adjacent to implemented employment allocation), FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide a range of employment opportunities, access to potential employees, poor transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
NW61	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement.</p> <p>Economic – Scores negatively; remote from settlement (adjacent to implemented employment allocation), potential to provide a range of employment opportunities, access to potential employees, poor transport links. Access to high speed broadband uncertain. Likely to result in reliance on the car.</p>

Mixed Use Sites

Site Ref	Conclusion (Mixed Use Sites)
<p>NW01/A (comprises of NW05, NW07 & NW30) housing & employment</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF and an insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p>

	<p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; within settlement, good access to employment (but potential loss of existing businesses), potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW01/B (comprises of NW05, NW06/1 (part), NW07 & NW30)</p>	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL / part arable, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</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. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses and to improve existing employment opportunities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW06/1 Housing & Employment</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</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. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, services / facilities, transport links, access to educational facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW14/53 Housing, Storage, Distribution</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; green field land (possibly grazing), scrub, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), potential employees, services / facilities, transport links, access to educational facilities. Potential to accommodate mixed use. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

<p>NW15 Housing & Employment</p>	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</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. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, services / facilities and transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>NW52 Mixed</p>	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores mixed; removed from settlement, access to potential employees, poor transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
<p>NW59 Housing & Employment</p>	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, part PDL, FZ1, moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; outside storage, grass, mature trees to part boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; within settlement but removed from residential areas, good access to 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 mixed; within settlement, good access to employment (but some loss of designated employment land), potential employees, access to educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
<p>NW61 Housing & Employment</p>	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores negatively; remote from settlement, access to potential employees, poor transport links. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Likely to result in reliance on the car.</p>

<p>NW62 (Comprises of reduced NW08/2, reduced NW08/1, NW11, NW57, NW28/1, NW28/2, NW41, reduced NW58, NW14/53, NW56 & NW59) housing, employment, education, open space</p>	<p>Overall the site scores as positive The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Ancient Monument & Grade II Listed Cross (Stump Cross. Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; parts of site within close proximity / adjacent CWS (Weavers Way), majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p>
<p>NW62/A (comprises new area of land at northern end plus NW15/2, NW56, NW14/53, NW59, NW41, NW28/1, NW28/2, NW57, NW11, NW08/1, NW08/2)</p>	<p>Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; CWS (Weavers Way) crosses through the middle section of the site. Majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through masterplanning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p>

2.3. Planning History

NW01 – Land at Norwich Road/Nursery Drive: previously allocated site (NW01) for approximately 400 dwellings and 5 hectares of employment land. 2 sites have been independently developed as part of the allocation: Hopkins Homes delivering approximately 176 dwellings and an area of employment land on the northern part of the allocation; and, Persimmon Homes delivering approximately 100 dwellings to the south. Part of this allocation is still outstanding around 120 dwellings and 2ha of employment land.

NW14/53 – Links Road/Bradfield Road: two planning application have been considered for the site. Both applications were for mixed use development. **Application PF/17/2197** was for 71 dwellings and area for commercial development and was **refused in March 2018**. **Application PF/19/0827** was for 66 dwellings and an area for commercial development and was **refused in Sept. 2019**. This site now forms part of the proposed Western Extension allocation.

NW28/1 – Greens Road: A planning application **PO/17/0549 for 200 dwellings was refused** and an appeal dismissed in 2018. This site now forms part of the proposed NW62/A Western Extension allocation.

DRAFT

2.4. Site Assessment

This section draws together the Site Assessment and Sustainability Appraisal processes, the results of the Regulation 18 stage consultation and the various evidence documents to make a recommendation as to whether each site is considered suitable for retention in the next stage of plan preparation, or if no further consideration should be given.

Site Ref	Assessment
ED1	<p>Playing Field, Station Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score positively being edge of settlement, within Flood Zone 1, where there is a potential negative biodiversity impact being in close proximity to a CWS and being a playing field surrounded by mature trees / hedgerow with an area of mature trees and bushes (north east). The Social objectives score mixed and the Economic objectives score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, but development of the site would result in the loss of a designated open land area.</p> <p>Connectivity: The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities.</p> <p>North Walsham offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, Cromer and Norwich. Rail services to Norwich take 30mins are every hour. The bus stops are located within 250m of the site.</p> <p>Highways: Highway access is possible to be achieved off Station Road, however, the Highway Authority have concerns over the increase in vehicular movement through the Station Road / Norwich Road junction. The junction is subject to severely sub-standard visibility in the critical direction to the south east.</p> <p>Environmental: The site is a large mown grass recreational field. On the eastern side of the site is a small woodland with hedges and trees along the southern, western and northern boundaries. There are no other environmental features on the site. To the north is a footpath and to the north east is the railway. To the west and south is residential development at Station Road and Oak Road.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is a large open area in the south western part of town. The site, together with the open space around the leisure centre provide a feeling of openness along Station Road which provides a rare verdant visual amenity and provides a unique character for this area of North Walsham. Although there is no public access into the site, although there is a footway on Station Road and a public footpath to the north which offer views across into the site. Residential development on the site would change the character of the area and diminish the views available across the site.</p> <p>Other: The whole site is within Flood Zone 1 and there is a small area that may be at risk of surface water flooding. There are no heritage assets on the site or in the vicinity.</p>

Conclusion:

This is a large designated open space site in the centre of town. The site is not considered suitable for residential development as it would result in the loss of an open space which is considered important for its visual amenity value. The site is not considered to be suitable for development.

The allocation of the site for the Paston College Relocation (Policy ED1) will not be carried forward.

Recommendation:

That this site is discounted from further consideration.

NW01/B

Land at Norwich Road & Nursery Drive

SA Conclusion:

The site scores as **positive**. The Environmental objectives score mixed being edge of settlement, partly Previously Developed Land and within Flood Zone 1. There is the potential to affect the setting of a Scheduled Monument / Grade II Listed Cross (Stump Cross) and the biodiversity impact is uncertain. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.

Connectivity:

The site has excellent connectivity and all catchment schools are within walking distance. The town centre is within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities.

North Walsham offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, Cromer and Norwich. Rail services to Norwich take 30mins are every hour. The bus stops are located within 500m of the site.

Highways:

Suitable highways access can be achieved off the Norwich Road. The development must have at least two points of vehicular access. The development should incorporate links (including pedestrian and cycling) to the sites located to the north (Hopkins Homes) and south (Persimmon Homes). The development should not permit additional vehicular access via Nursery Lane. Congestion at the B1150/A149 traffic signal junction is a known problem.

Environmental:

The site is currently in a number of land use including industrial premises, a garden centre, redundant nursery and greenhouses and to the SE a large arable field. There are a number of established hedgerows and trees throughout the site. The land around the industrial and commercial uses may be contaminated and that may require remediation.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is located behind existing development along Norwich Road and is well related to the built area of North Walsham. The area is generally screened from view by existing development, although, the SE of the site can be glimpsed from the North Walsham Road and is visible from the railway.

Other:

The site is in Flood Risk Zone 1 and has a small area of the NW corner of the site that may be susceptible to surface water flooding.

Site Ref	Assessment
	<p>Conclusion:</p> <p>The site is available and if allocated there is no evidence to suggest that development is undeliverable.</p> <p>Part of the site is already allocated for residential development in the current adopted Plan. The site is well located in relation to the town centre and services. There are no significant environmental constraints and the site is well contained in the landscape. The site scores positively in the Sustainability Appraisal. It is a combined site which includes sites: NW05, NW06/1, NW07 & NW30</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>
NW08	<p>Land To The South Of North Walsham</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative, having a remote location, within Flood Zone 1, where there is potential to affect the setting of a Grade II Listed Building (Monument Cottage), Scheduled Monument / Grade II Listed Standing Cross (site of battle) & Scheduled Monument (Cross), a likely significant detrimental impact on landscape and potential negative biodiversity impact being in close proximity to CWS (Lord Anson's Wood), SSSI (Westwick Lakes). Development of the site could also impact on safeguarded mineral resources. The Social objectives score negatively and Economic objectives score is mixed, as services are found in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). The site could provide significant public open space.</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW15	<p>Land At Bradfield Road</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. There could be an impact on an allocated waste site and the biodiversity impact is uncertain being arable land with mature hedgerow / trees around and within the site. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>This is a large site that is reasonably remote and detached from the main town although it is well located to the employment area. Highways access and the local network are considered to be</p>

Site Ref	Assessment
	<p>unsuitable. The whole site is not considered to be suitable for development, however, a small parcel is suitable. That parcel has been renumbered NW15/2 and is assessed above.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW15/1	<p>Land At Bradfield Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1. There could be an impact on an allocated waste site and the biodiversity impact is uncertain being arable land with mature hedgerow / trees around and within the site. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>This site is a reduced part of NW15. The site is reasonably remote and detached from the main town although it is well located to the employment area. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development and would not bring forward the benefits associated with NW15/2.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW15/2	<p>Land At Bradfield Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1. There could be an impact on an allocated waste site and the biodiversity impact is uncertain being arable land with mature hedgerow / trees around and within the site. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Connectivity:</p> <p>The catchment schools are within acceptable walking distance. North Walsham has good public transport links with both bus and rail being available. The site location corresponds well with an employment area.</p> <p>Highways:</p> <p>Access is available via Bradfield Road. However, Bradfield Road is considered by the Highway Authority to not to be of a standard that would be able to accommodate development traffic. To the south west Link Road is constrained by a rail bridge that limits forward visibility and restricts available width. Substantial highway improvement and 3rd party land would be required to make allocation acceptable to the Highway Authority. This site does offer the opportunity to provide land that could facilitate delivery of highway improvements to the rail bridge that would benefit access into the site and also improve access into the industrial estate which would offer significant strategic benefits for the town.</p> <p>Environmental:</p> <p>The site is a small rectangular arable field with hedge boundaries on all four sides. There are no</p>

	<p>other environmental features on the site. To the south east of the site is residential bungalow development along Bradfield Road. The south western side of the site is bounded by the railway line.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: This small site is not visible in the wider landscape and residential development would have limited impact on the landscape setting of the town with this part of town mainly consisting of modern bungalow development. Views into the site would change, however such views are currently only glimpses from the adjacent roads and are generally contained by trees and hedges.</p> <p>Other: The whole site is within Flood Zone 1 and there is a small area that may be at risk of surface water flooding. There are no formal environmental designations on the land. There are no heritage assets on the site or in the vicinity.</p> <p>Conclusion: The site is available, however, there are existing concerns from the Highway Authority regarding access to the site. However, the site does offer the opportunity to provide highway improvements along Bradfield Road and to the railway bridge that would be of wider strategic benefit. The delivery of such improvements would also enable the site to come forward for development of approximately 30 dwellings. In all other respects the site is an acceptable and benign location for residential development.</p> <p>Recommendation: That the site is discounted for individual allocation, however, the site should be included as part of an enlarged Western Extension Allocation (see NW62/A). Details for the site will be included in the policy requirements for the Western Extension and details on how development can be brought forward will be outlined within the Development Brief.</p>
<p>NW16</p>	<p>Land at End of Mundesley Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is negative being edge of settlement. There is potential to affect the setting of a Grade II Listed Building (The Thatched Cottage) and potential for a negative biodiversity impact being immediately adjacent to CWS (Paston Way & Knapton Cutting). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Connectivity: The site has reasonable connectivity to the town centre and services. The catchment schools are within acceptable walking distance, however, the infants and junior schools are approximately 1.5km walking distance from the site which may be challenging for parents with younger children.</p> <p>North Walsham has good public transport links with both bus and rail being available, although the site is approximately 2km from the railway station. The site location corresponds well with an employment area. Pedestrian & cycle access to be provided to Wharton Drive, Acorn Road and Mundesley Road. Improvements required to the Paston Way trail and PROW FP11 with particular step free access to the both from the development and at Little London Road. Whilst the site is adjacent to a bus route, there are no existing stops and those would need to be provided.</p> <p>Highways: Two points of access are required to service 330 dwellings. Primary access to be via an on-line</p>

roundabout junction on the B1145. Secondary access to be via the existing highway network to the east and south of the site, detail to be confirmed in consultation with the Highway Authority. 3rd party land will be required to deliver the primary access. Improvements required to the Paston Way trail and PROW FP11 with particular reference to step free access both from the development and at Little London Road.

Further information (post Reg. 18) has been provided by the site promotor which shows a potential new highway connection, with a roundabout, to the B1145 which appears to be acceptable to the Highway Authority.

Environmental:

The site is a large agricultural field on the northern edge of town. The site gently slopes from south to north towards Little London Lane. To the south is the residential development at Swafield Rise/Mayfield Way. The western boundary of the site is the former railway embankment that is now the Paston Way (part of the Norfolk Trails network). The railway embankment is also a 'County Wildlife Site'.

HRA (where relevant)

N/A

Landscape and Townscape:

Development on the site would constitute development into open countryside and would change the character of the short distance views into the site from the adjacent properties, the public footpath which runs through the site and from Little London Lane. Some of the glimpsed views from the Paston Way would also be affected.

The properties to the south, along Swafield Rise, are predominately detached bungalows with some 2 storey houses at Acorn Close and Wharton Drive.

The site is reasonably well contained in the landscape and residential development would not be visible from medium or long distance viewpoints.

Further information (post Reg. 18) has been provided by the site promotor which shows a development of approximately 330 dwellings with a large area of open space (5.6ha) and landscaping provided to the north of the site.

Other:

The whole site is within Flood Zone 1 and there is a small area that may be at risk of surface water flooding. There are no formal environmental designations on the land. There are no heritage assets on the site.

Conclusion:

Development on the site would be an extension into open countryside and could have an adverse impact on the landscape, although this could be mitigated with the sensitive landscaping scheme suggested by the site promotor. The site has moderate to good connectivity to the town centre and services. However, it is around 2km from the railway station and other services such as the doctor's surgery and leisure centre. Although one primary school is within an acceptable walking distance, Millfield Primary School is over 2.5km which is not an acceptable walking distance.

On balance, the site is not considered suitable site for development as the preferred option offer more sustainable development options providing mixed use development and have the potential to deliver significant locally strategic benefits.

Recommendation:

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

Site Ref	Assessment
NW17	<p>Land West of Melbourne House, Bacton Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being loosely related to the settlement within Flood Zone 1, where there is likely to be a detrimental impact on landscape due to its greenfield status and rural location. There is a potential negative biodiversity impact being in close proximity to a CWS (Alder Carr) and having a heavily treed boundary. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site, but there is likely to be reliance on the car.</p> <p>Conclusion: The site is remote and detached from town. Highway access and the local road network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW18/1	<p>Land At Melbourne House</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being loosely related to the settlement within Flood Zone 1, where there is likely to be a detrimental impact on landscape due to its greenfield status and rural location. There is a potential to affect the setting of a Grade II Listed Building (Melbourne House) and the potential for negative biodiversity impact being in close proximity to CWSs (Alder Carr, Spa Common) and being green field land (possibly grazing) and small woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site, but there is likely to be some reliance on the car.</p> <p>Conclusion: The site is reasonably remote from the town centre and services. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW20 & NW33	<p>Land at Marshgate & Manor Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1. There is potential for a negative biodiversity impact being in close proximity to CWSs (Alder Carr, Spa Common) and arable land with mature hedgerow / trees around and within the site. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion: The site would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p>

Site Ref	Assessment
	<p>Recommendation: That this site is discounted from further consideration.</p>
NW21	<p>Land Opposite Brick Kiln Farm, Manor Road</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1. There is potential for negative biodiversity impact being in close proximity to a CWS (Spa Common) and being arable / grazing land with mature hedgerows / trees to the majority of the boundaries. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site, but there is likely to be some reliance on the car.</p> <p>Conclusion: The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW22	<p>Land At Manor Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being edge of settlement, within Flood Zone 1. It's rural location means there is a likely significant detrimental impact on the landscape and a potential negative biodiversity impact being part arable, part woodland (subject to TPO) and partly adjacent to woodland. The Social objectives score positively and the Economic objectives score neutral as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site, but there is likely to be some reliance on the car.</p> <p>Conclusion: The site is reasonably remote from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW23	<p>Land Between Yarmouth Road and Field Lane</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1. The biodiversity impact is uncertain being arable and grassland with trees to boundaries and a small woodland adjacent to the north east corner. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p>

Connectivity:

The site has reasonable connectivity to the town centre and services. The catchment schools are within acceptable walking distance, however, the infants and junior schools are approximately 1.5km walking distance from the site which may be challenging for parents with younger children. North Walsham has good public transport links with both bus and rail being available.

Highways:

Highway access is possible to be achieved off Yarmouth Road, however, the Highway Authority have concerns that a safe access off the Yarmouth Road may not be acceptable as visibility is a concern due to the alignment of the road. Field lane is a narrow rural road and is unsuitable for development traffic.

It does not appear feasible to provide a footway at either side of Yarmouth Road to connect with the existing footway which is 250m to the north of the site on the western side of Yarmouth Road. However, it does appear feasible to provide a pedestrian connection to Thirlby Road to link with the public footpath that runs through the site.

Environmental:

The site consists of 2 large arable fields on the south eastern edge of the town. There are patchy hedge boundaries around all sides. The north eastern edge of the site abuts a small wood known as Cradle Hill Plantation. To the north west is modern, predominately bungalow development at Long Barrow Drive, Thirlby Road and Spurdens Crescent.

HRA (where relevant)

N/A

Landscape and Townscape:

The site consists of two large undulating fields that sit on the urban edge of North Walsham. However, the developments to the north are predominately bungalows and due to the topography are generally shielded from view. The site is an open field with a rural character which provides a buffer between the urban and the gently rolling countryside. Residential development would be highly visible in the landscape, particularly from the public footpath, from Field Lane and on the southern approach into town along the Yarmouth Road.

Other:

The whole site is within Flood Zone 1 and there is a small area that may be at risk of surface water flooding. There are no formal environmental designations on the land. There are no heritage assets on the site.

Conclusion:

The site has a number of constraints and development would adversely affect the setting of the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character. There are concerns from the Highway Authority that the site can deliver suitable access and pedestrian connections. The site is not considered suitable site for development.

Recommendation:

That this site is discounted from further consideration.

NW24 & NW43

Land Adjacent Mushroom Farm, A149

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1. The biodiversity impact is uncertain being arable land with trees to boundaries and adjacent to a small woodland. The Social and Economic objectives both score positively as the

Site Ref	Assessment
	<p>site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>The site would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW26	<p>Land Adjacent Scarborough Hill House Hotel</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative being remote from the settlement, rural in nature, within Flood Zone 1. There is a likely significant detrimental impact on the landscape and the biodiversity impact is uncertain being arable land, surrounded by mature hedgerow / trees, a tree belt to north east boundary and adjacent to the south east corner. The Social objectives score negatively and the Economic objectives score mixed as the services are located in the adjacent settlement (some within 2km of site) and there is a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW28a	<p>North Walsham Football Club</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1, where there is potential for negative biodiversity impact being in close proximity to a CWS (Weavers Way) and being sports pitches, surrounded by mature hedgerow / trees and in close proximity to a pond. The Social objectives score mixed and the Economic objectives score mixed as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, but would result in the loss of an open land area (sports pitches).</p> <p>Conclusion:</p> <p>This is a large open space site on the western edge of town. It is well located to the town and services. The site is not considered suitable as it forms part of the designated open space for the town and is well used as part of the football club facilities. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for North Walsham without requiring the loss of this open space. The site is not considered to be suitable for development.</p> <p>Recommendation:</p>

Site Ref	Assessment
	<p>That this site is discounted from further consideration.</p>
<p>NW31</p>	<p>Land Rear of East Coast Plastics</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is positive being within the settlement, in Flood Zone 1. There is limited biodiversity potential being mown grass, a concrete access and fencing to the boundary. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion: The site is not considered a preferred location for residential development owing to the proximity to the industrial estate and adjoining industrial uses. The highway access is considered to be unsuitable. The site is not considered to be suitable for residential development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>NW34</p>	<p>Land at Spa Common</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being loosely related to the settlement within Flood Zone 1, where there is a likely detrimental impact on the landscape due to the rural nature of the site. There is potential for negative biodiversity impact being in close proximity to CWSs (Alder Carr, Spa Common) and being grazing land, surrounded by mature hedgerow / trees. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion: The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>NW36</p>	<p>Land at Little London Road</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape. There is potential for a negative biodiversity impact being in close proximity to CWS (Paston Way and Knapton Cutting) and being grazing land, surrounded by mature hedgerow / trees. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services /</p>

Site Ref	Assessment
	<p>facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW40	<p>Adjacent Holmfield, Little London</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape. There is potential for a negative biodiversity impact being in close proximity to CWSs (Alder Carr, Spa Common) and grazing land, surrounded by mature hedgerow / trees. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW42	<p>Land Adjacent Happisburgh Road</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is neutral being edge of settlement, in Flood Zone 1, where the biodiversity impact is uncertain being grazing land surrounded by mature trees / shrubs and adjacent to a small area of woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>The site is reasonably remote from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>

Site Ref	Assessment
NW46	<p>Land at Fernbank, West of Bacton Road</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1 where there is a potential significant detrimental impact on landscape (loss of trees). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site.</p> <p>Conclusion: The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW47	<p>Land Adjacent Royston Cottage, Little London</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape. There is potential for a negative biodiversity impact being in close proximity to CWS (Spa Common) and being grazing land with mature hedgerow / trees around and within the site. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion: The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW48	<p>Land North of Royston Cottage, Little London</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being removed from the settlement, partly within Flood Zone 2, where its rural nature could have a significant detrimental impact on the landscape. There is a potential negative biodiversity impact being in close proximity to a CWS (Spa Common). The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p>

Site Ref	Assessment
	<p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>NW49</p>	<p>Land at 22 Skeyton Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is mixed being edge of settlement, partly Previously Developed Land within Flood Zone 1, where there is a potential negative biodiversity impact being adjacent to a CWS (Weavers way) and arable / grazing / garden land with mature trees / hedgerow surrounding and an adjacent copse. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>The site is adjacent to the settlement boundary and any review of the boundary should take into account the new western extension.</p> <p>Recommendation:</p> <p>This is a small site that may be more appropriate to come forward through an application process.</p>
<p>NW50</p>	<p>Land South of Anchor Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is negatively being loosely related to the settlement, within Flood Zone 1, where approximately one third of site is potentially susceptible to Surface Water Flooding (CC). The rural nature of the site means there could be a likely detrimental impact on the landscape and there is potential for a negative biodiversity impact being in close proximity to CWSs (Alder Carr, Spa Common).</p> <p>The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with access to the town centre from the site, but there is likely to be reliance on the car.</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
<p>NW51</p>	<p>Land at Southcroft, Yarmouth Road</p>

Site Ref	Assessment
	<p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape (loss of trees) and potential for a negative biodiversity impact being woodland. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion: The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
NW52	<p>Land East of Bradfield Road (Employment Site)</p> <p>SA Conclusion: The site scores as negative. The Environmental objectives score is negative. The site is edge of settlement (adjacent to an implemented employment site) and within Flood Zone 1, but the rural nature of the site means there is a potential likely significant detrimental impact on the landscape and the biodiversity impact is uncertain being arable land. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Connectivity: As an employment site it has excellent connectivity with the existing employment land, being a northern extension to the industrial estate. The site is reasonably well located to the residential areas of North Walsham and is within cycling and walking distance of most of the town. The site is reasonably distant from public transport services with the nearest bus stop being around 1km away and the rail station 2.5km.</p> <p>Highways: Highway access is possible off Bradfield Road, however, at present this access is unacceptable as Bradfield Road is unsuitable for employment development traffic into the site. The delivery and bringing forward of the site is contingent on the delivery of a new road from Cornish Way. This site does offer the opportunity to provide land that could facilitate delivery of highway improvements that would benefit access into the site and also improve access into the industrial estate which would offer significant strategic benefits for the town.</p> <p>Environmental: The site is a small arable field that is bounded by hedges and with a newly planted tree belt to the eastern boundary. To the east of the site is the allocated extension of the industrial estate.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape:</p>

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape (loss of trees) and potential for a negative biodiversity impact being woodland. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).

Conclusion:

The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

NW52

Land East of Bradfield Road (Employment Site)

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative. The site is edge of settlement (adjacent to an implemented employment site) and within Flood Zone 1, but the rural nature of the site means there is a potential likely significant detrimental impact on the landscape and the biodiversity impact is uncertain being arable land. The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).

Connectivity:

As an employment site it has excellent connectivity with the existing employment land, being a northern extension to the industrial estate. The site is reasonably well located to the residential areas of North Walsham and is within cycling and walking distance of most of the town. The site is reasonably distant from public transport services with the nearest bus stop being around 1km away and the rail station 2.5km.

Highways:

Highway access is possible off Bradfield Road, however, at present this access is unacceptable as Bradfield Road is unsuitable for employment development traffic into the site. The delivery and bringing forward of the site is contingent on the delivery of a new road from Cornish Way. This site does offer the opportunity to provide land that could facilitate delivery of highway improvements that would benefit access into the site and also improve access into the industrial estate which would offer significant strategic benefits for the town.

Environmental:

The site is a small arable field that is bounded by hedges and with a newly planted tree belt to the eastern boundary. To the east of the site is the allocated extension of the industrial estate.

HRA (where relevant)

N/A

Landscape and Townscape:

Site Ref	Assessment
	<p>Employment development on the site would constitute an urban expansion into the rural edge of North Walsham. Development would be visible from the small number of properties in the area and from Bradfield Road. Low level development, with sympathetic and complimentary uses would mitigate the landscape impact of the development.</p> <p>Other:</p> <p>The whole site is within Flood Zone 1 and there is a small area that may be at risk of surface water flooding. There are no heritage assets on the site or in the vicinity.</p> <p>Conclusion:</p> <p>The site is available and if allocated there is no evidence to suggest that development is undeliverable. This site offers the opportunity to provide further employment land for the town whilst also the potential to deliver strategic highway improvements.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation of approximately 2ha of employment land. Allocation is subject to the facilitation of strategic highway connections including an access connection to Bradfield Road and Cornish Way. The policy requirements will be revised if any new substantive issues are identified in the HRA and/or Heritage Impact Assessment.</p>
NW54	<p>Land West of Manor Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is mixed being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape and an uncertain biodiversity impact, being arable land surrounded by mature trees / hedgerows and adjacent to a small woodland (subject to TPO). The Social objectives score negatively and the Economic objectives score mixed as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW55	<p>Land Between Manor Road & Happisburgh Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative being removed from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape and an uncertain biodiversity impact, being arable land surrounded by mature trees / hedgerows and adjacent to a small woodland The Social and Economic objectives both score negatively as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p>

Site Ref	Assessment
	<p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW60	<p>Land Between Lyngate Road And The Street</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is negative being edge of settlement, within Flood Zone 1, where there is potential to affect the settings of a Grade II Listed Building (The Thatched Cottage) and Grade II* Listed Building (Friends Meeting House). There is potential for negative biodiversity impact being close in proximity to CWS (Paston Way & Knapton Cutting). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, with easy access to the town centre from the site.</p> <p>Conclusion:</p> <p>The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW61	<p>Wayside Farm, Skeyton Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative being remote from the settlement, within Flood Zone 1, where the rural nature of the site means there is a potential likely significant detrimental impact on the landscape and the potential negative biodiversity impact being in close proximity to a CWS (Weavers Way). The Social and Economic objectives both score negatively as the services are in the adjacent settlement (some within 2km of site) and there would be a likely reliance on the car to access employment, educational facilities and services / facilities and the town centre (adjacent settlement).</p> <p>Conclusion:</p> <p>The site is reasonably remote from town and would have an adverse impact on the landscape. The site is not considered to be suitable for development.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
NW62	<p>Western Extension (Regulation 18 extent)</p> <p>SA Conclusion:</p> <p>The site scores as positive. The Environmental objectives score is mixed being edge of settlement,</p>

within Flood Zone 1 where there is potential to impact the setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Monument & Grade II Listed Cross (Stump Cross) as well as the potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. There is also potential for negative biodiversity impact as parts of site are within close proximity / adjacent to CWS (Weavers Way). The Social and Economic objectives both score positively as the majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.

Connectivity:

The site has excellent connectivity and all catchment schools are within reasonable walking distance. The town centre and the employment areas are within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities.

The site is a large extension to the west of the main town and there will be areas within the site that may have variable connectivity. However, the delivery of the site offers the opportunity to provide significant improvements for connectivity into the town including improvements to the Weavers Way and the public footpaths running through the site. This connectivity enhancement should offer the opportunity for improved cycle connections and improved connections to the wider countryside.

North Walsham offers excellent sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, Cromer and Norwich. Rail services to Norwich take 30mins are every hour. The bus stops are located within 2500m of the site, although there will be the opportunity to consider bus routing options through the site.

Highways:

A high level evidence study has been produced to consider the transport impacts of the development. The existing highway network of North Walsham will come under increased pressure as a result of traffic growth associated with the site. However, the delivery of a Western Link Road (WLR) is expected to mitigate most of the traffic impacts that the growth proposed in North Walsham could cause. Additionally, the WLR is expected to solve some of the existing routing issues for HGVs caused by the low bridges in the town. This high-level study also identifies that the possible WLR extensions should potentiate the benefits of the WLR and that it is feasible to deliver the WLR and its possible northern and southern extensions.

In order to deliver the northern extension to the Link Road further land may have to be allocated north east of the railway line. It may also be advantageous to allocate further land to the south east to ensure that any highway scheme onto the Norwich Road has enough land to accommodate any highway infrastructure required.

Environmental:

This is an extremely large site (over 95ha), however, the majority of the site south of Cromer Road consists of a number of arable fields with associated hedge and ditches. To the north of Cromer Road, it is predominately brownfield land. There are no formal designations or significant environmental constraints within the site.

HRA (where relevant)

N/A

Landscape and Townscape:

North Walsham is not within the North Norfolk Coast AONB (4 km to the north). The site does have the potential for a significant localised impact on the landscape owing to the size and proposed scale of the growth. However, there are opportunities to plan a comprehensive landscape led development that would mitigate the potential impacts and improve the landscape setting of the town in other areas. There is an opportunity to provide further land to the south of the allocation to

	<p>provide the opportunity for a landscaping and green infrastructure buffer.</p> <p>Other: The whole site is within Flood Zone 1 and there are various small areas of land through-out the allocation that may be at risk of surface water flooding. There are no formal environmental designations on the land. There are no heritage assets on the site, however, there is a historic battlefield site (not statutory registered) to the south of the site which relates to a battle during the ‘Peasants Revolt’ of 1381. A number of the Scheduled Ancient Monuments in the area are medieval stone crosses that commemorate and mark the location of the battle.</p> <p>Conclusion: The site is available and if allocated there is no evidence to suggest that development is undeliverable. However, in order to deliver the northern extension of the Link Road into the industrial estate, further land should be allocated to the north east of the railway. An enlarged landscape buffer should also be delivered to the south of the site.</p> <p>Recommendation: This site will be enlarged to include further land to the south and all of parcels NW08/1 & NW08/2 and land to the north of the railway to include NW15/2. This site is now discounted from consideration.</p>
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NW62/A	<p>Western Extension</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 impact the setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns), as well as the potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. There is also potential for negative biodiversity impact as CWS (Weavers Way) crosses the middle section of the site. The Social and Economic objectives both score positively as the majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Connectivity: The site has good potential connectivity and all catchment schools are within reasonable walking distance. The town centre and the employment areas are within walking and cycling distance and the town has a range of employment, shopping and leisure opportunities.</p> <p>The site is a large extension to the west of the main town and there will be areas within the site that may have variable connectivity. However, the delivery of the site offers the opportunity to provide significant improvements for connectivity into the town including improvements to the Weavers Way and the public footpaths running through the site. This connectivity enhancement should offer the opportunity for improved cycle connections to the town’s services and improved connections to the wider countryside.</p> <p>North Walsham offers excellent sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, Cromer and Norwich. Rail services to Norwich take 30mins are every hour. The bus stops are located within 2500m of the site, although there will be the opportunity to consider bus routing options through the site.</p> <p>Highways: A high level evidence study has been produced to consider the transport impacts of the</p>
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development. The existing highway network of North Walsham will come under increased pressure as a result of traffic growth associated with the site. However, the delivery of a Western Link Road (WLR) is expected to mitigate most of the traffic impacts that the growth proposed in North Walsham could cause. Additionally, the WLR is expected to solve some of the existing routing issues for HGVs caused by the low bridges in the town. This high-level study also identifies that the possible WLR extensions should potentiate the benefits of the WLR and that it is feasible to deliver the WLR and its possible northern and southern extensions.

This site proposes an allocation of further land (NW15/2) to the north east of the railway to ensure that land that may be required for highway works at the railway bridge form part of the allocated site. Furthermore, a southern extension of the site (on parts of NW08/1 & NW08/2) will allow for increased options for any junction arrangement and routing of the proposed Link Road.

Environmental:

This is an extremely large site (over 95ha), however, the majority of the site south of Cromer Road consists of a number of arable fields with associated hedge and ditches. There is a small pond to the south of the site. To the north of Cromer Road, it is predominately brownfield land. There are no formal designations or significant environmental constraints within the site.

This enlarged parcel allocates further land to the southernmost extent of the site. This extension will allow for an increased environmental and green infrastructure buffer between the allocated site, the Heath and Battlefield site to the south.

HRA (where relevant)

N/A

Landscape and Townscape:

North Walsham is not within the North Norfolk Coast AONB (4 km to the north). The site does have the potential for a significant localised impact on the landscape owing to the size and proposed scale of the growth. However, there are opportunities to plan a comprehensive landscape led development that would mitigate the potential impacts and improve the landscape setting of the town in other areas. The southern extension of the site will allow for increased landscape and environmental buffer between the site and the Heath and Battlefield site to the south and the provision of a large area of green infrastructure.

Other:

The whole site is within Flood Zone 1 and there are various small areas of land throughout the site that may be at risk of surface water flooding. There are no formal environmental designations on the land. There are no heritage assets on the site, however, there is a historic battlefield site (not statutory registered) to the south of the site which relates to a battle during the 'Peasants Revolt' of 1381. A number of the Scheduled Ancient Monuments in the area are medieval stone crosses that commemorate and mark the location of the battle.

Conclusion:

The site is available and if allocated there is no evidence to suggest that development is undeliverable. Work is progressing on the delivery of a comprehensive Development brief for the site that will consider all of the above issues in much more detail. This enlarged site provides increased resilience for transport and highway options and the opportunity for significantly increased landscaping and green infrastructure provision.

Recommendation:

That this site is identified as a Proposed Allocation of approximately 1800 dwellings, 7ha of employment land, a new link Road and associated infrastructure. Allocation is subject to the detailed policy requirements and the production of a comprehensive development brief for the site. The policy requirements and development brief will be revised if any new substantive issues are identified in the HRA and/or Heritage Impact Assessment.

Further Comments

The following additional comments have been received since the Regulation 18 consultation.

Further Comments	
Landowner	Site NW16, Land at End of Mundesley Road: Further information submitted by site promoters. The site promoters provide detailed information regarding a number of matters including: access and transport, landscape and an illustrative layout. This information was considered and taken into account in the revised site appraisal.
Transport	Transport Study 2020 (Nov 2020) The study provides a high-level traffic assessment of the growth allocated in the emerging Local Plan of NNDC in North Walsham. Additionally, this study includes a high-level feasibility study of delivering a Western Link Road, which is also to be included within the emerging Local Plan. Possible northern and southern extensions of the WLR have also been investigated, to determine whether this could bring additional benefits to the highway network and its users.
Utilities (Power)	UK Power Networks (march 2020). UKPN provided high-level information concerning capacity of the power network in North Norfolk. It was highlighted that there are currently no significant supply issues for North Walsham. However, this will be explored in more detail through the development brief process.

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

North Walsham does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

The scale of growth envisaged in North Walsham will allow for the delivery of infrastructure that is of local strategic importance, namely, the delivery of highway improvements and significant areas of open space and green infrastructure.

There were over 50 sites to consider in North Walsham, which were predominately greenfield sites around the edge of the town. Discounted sites were not chosen for a number of reasons including the impact development could have on the landscape and countryside more generally. Those sites with adverse junction and cumulative highway network impacts and those where suitable vehicular access isn't achievable were also ruled out. Some sites were not well connected to key services and the town centre by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid sites which are detached from the town and not well related to the existing built up areas.

The delivery of a larger number of smaller sites around the town may deliver the appropriate level of housing required, however, there are concerns that such a strategy would not deliver the strategic infrastructure benefits for the town, namely improved transport infrastructure, enhanced green infrastructure & open space and other community infrastructure such as a new primary school.

Two sites for mixed use allocation have been identified as the preferred options for North Walsham with an allocation of approximately 2150 new dwellings. Another site has been identified for allocation as employment land providing a further 2ha of land adjacent to the existing industrial estate. It will provide land for a new strategic road link from the western link road that will provide access into the industrial estate and onto the wider network.

These 3 sites are considered to be the most suitable sites available for North Walsham and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing and employment land requirement. Each are well located to services within the town centre, existing employment land and to the local schools (both existing and proposed), they are reasonably contained within the landscape and will deliver the strategic infrastructure required.

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

The following sites have been chosen as preferred sites, and meet the requirements for North Walsham:

NW62: The 'Western Extension' is a sustainable urban extension to the west of the town and will provide up to 1800 new houses, 7 hectares of employment land and a site for a new primary school. The Western Extension will deliver a new western link road which will mitigate the impact of the

development traffic and improve general transport network conditions in the town. It will deliver significant amount of public open space and new green infrastructure.

NW01/B: Land at Norwich Road & Nursery Drive will have an allocation of up to 350 dwellings, 2 hectares of employment land and will improve connectivity between previously developed residential sites. It will deliver 3.5ha public open space.

NW52: Land East of Bradfield Road will provide approximately 2.4ha of employment land plus land for a new highway connection (and highway improvements) between Cornish Way and Bradfield Road.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
NW01/B	Land at Norwich Road & Nursery Drive	18.62	350
NW62/A	North Walsham Western Extension	108.3	1800

Employment Site

Site Ref	Description	Gross Area (ha)
NW52	Land East of Bradfield Road	2.4ha

3.3. Policy Wording (Regulation 19)

The following tables detail the emerging policy text as intended for inclusion in the Regulation 19 stage Local Plan.

Policy NW01/B

Land at Norwich Road & Nursery Drive

Land amounting to approximately 18.6 hectares is proposed to be allocated for a mixed-use allocation including residential development of approximately 350 dwellings, the retention and enhancement of 2 hectares of existing employment land and provision of 3.5 hectares of public open space.

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

Production of a Development Brief

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

1. the location and delivery of the linking estate road to provide appropriate points of vehicle access to Norwich Road through the adjoining previously developed parcels of allocation NW01, together with details of how all land parcels are to be serviced;

2. the initial phase of development is limited to approximately 150 dwellings which must also deliver the estate link road and access to service all parcels;
3. the location and typologies of the 3.5 hectares of public open space;
4. a strategy for the retention of the two existing business on employment land of no less than 2 hectares. There will need to evidence that the existing employment uses have been adequately retained within the site or have relocated to suitable alternative premises;
5. access, movement, mix of uses, layout, built form, density of development, landscaping and conceptual appearance;
6. provision of improved pedestrian links to the railway station, town centre and local schools;
7. effective surface water management plan ensuring that there are no adverse effects and greenfield run off rates are not increased;
8. details of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network.

Policy NW62/A

North Walsham Western Extension

Land amounting to approximately 108 hectares is proposed to be allocated for a mixed use development to include approximately 1,800 dwellings. Development proposals would need to comply with a number of policies (including those relating to affordable housing and other supporting infrastructure) elsewhere in this Plan and the following site specific requirements:

Development Brief

The allocation will be subject to the production of a comprehensive site wide Development Brief. The Development Brief will provide the over-arching guidance on the broad distribution of land use and the guiding principles against which future planning applications will be considered.

The development brief is to include:

1. overall aims and vision for the western extension in line with the Local Plan policies;
2. a strategy for the early delivery of the western link road;
3. a phasing strategy for the delivery of all land uses; including residential, employment and small scale retail;
4. an overall design framework building on the principles of the District's most up to date Design Guide;
5. a strategy for the delivery of essential infrastructure and mitigation measures, including (but not exclusively):
 - primary school;
 - highways mitigation to include a package of measures to mitigate the impact of the development on the highway network;
 - appropriate levels of affordable housing and housing & care provision for older people.
 - the production of a 'Health Impact Assessment' of the healthcare impacts arising from the proposed development;
6. a Green Infrastructure Delivery Strategy to include:
 - significant levels of public open space with a minimum of 25ha including an area of strategic open space to the south of the development;

- enhancements to the Weavers Way and provision of a network of new pedestrian and cycle routes;
- enhancement to all public rights of way to and through the site;
- mitigation and enhancement proposals for Bryant's Heath SSSI;
- water, flooding & drainage management;
- to consider options for the enhancement to North Walsham Football Club.

The Development Brief will be developed in partnership between the landowners / promoters and the Council and will be subject to public consultation.

Not all land parcels will deliver housing and other uses such as employment, local retail, landscaping or open space may be more suitable for some sites (in part or whole). It is expected that the landowners may need to work together on an equalisation agreement to ensure that all the assembled land is recognised as forming an integral part of the overarching western extension.

Policy NW52

Land East of Bradfield Road

Land amounting to approximately 2.4 hectares is proposed to be allocated for employment development, subject to:

1. provision of acceptable highway access, including provision for a connection to a future access road from Bradfield Road to Cornish Way including the safeguarding of land along Bradfield Road for highway improvements;
2. provision of extra landscaping around the site;
3. effective surface water management plan ensuring that there are no adverse effects and greenfield run off rates are not increased;
4. details of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network.

3.4. Open Space Designations

The areas tabled below, and shown on the map in **Appendix 3**, are proposed to be protected in the Local Plan through designation as one or more types of open spaces. These areas were consulted on at the Regulation 18 stage and are an extract from the Amenity Green Space Topic Paper, May 2019. They mainly comprise areas of functional open space, allotments and other visually important green spaces, the majority of which have been designated for many years.

No comments were received as part of the consultation.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Land off Hadfield Road & B1145	AGS/NWS01	OSP072	Open Land Area	The majority of the site is publically accessible currently used for informal recreation and open space, contributes to the layout and character of the settlement. Tree line acts as a buffer to road and adjacent industrial estate.
Land at Mayfield Way / Acorn Road	AGS/NWS02	OSP073	Open Land Area	Publically accessible currently informal recreation and contributes to the layout and function of the estate.
Bluebell Pond, Bacton Road	AGS/NWS03	OSP074	Open Land Area	The land is publically accessible, tranquil with high biodiversity value and contributes to the layout and character of the settlement.
Cemetery, Bacton Road (East)	AGS/NWS04	OSP075	Open Land Area	Publically accessible cemetery which provides a quiet mature green space that contributes to the layout and character of the settlement. Includes land for future cemetery expansion but which is currently used as allotments.
Cemetery, Bacton Road (West)	AGS/NWS05	OSP076	Open Space	The land is publically accessible Cemetery provision.
North Walsham Junior & Infant school Playing Field, Manor Road	AGS/NWS06 REC/NWS01	OSP077	Open Land Area Formal Education / Recreation	The land provides green space in conjunction with the school, important Amenity Green Space and sporting facilities
Spa Common Folly , Manor/ Brick Kiln Road (Land off Manor Road)	AGS/NWS07	OSP078	Open Land Area	The land is managed woodland that provides a safe walking area and contributes to the edge of settlement character.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
St Nicholas Churchyard, Market Place	AGS/NWS08	OSP079	Open Land Area	Publically accessible provides for cemetery provision and provides green space and pedestrian links through the town centre. Contributes to the layout and character of the settlement.
War Memorial Park, New Road/ Yarmouth Rd	AGS/NWS09	OSP080	Open Land Area	Publically accessible large recreation area that provides open space and contributes to the layout and character of the settlement.
Land off Fairview Road (Sadlers Wood)	AGS/NWS10	OSP081	Open Land Area	The land is publically accessible currently used for informal recreation, is a Green Flag award winner and contributes to the edge of settlement character.
North Walsham High School Playing Field. Spencer Avenue	AGS/NWS11 REC/NWS02	OSP082	Open Land Area Formal Education / Recreation	The land provides green space in conjunction with the high school providing amenity green space and sporting facilities.
Sacred Heart Churchyard	AGS/NWS12	OSP083	Open Land Area	Publically accessible churchyard (which also includes curtilage of adjacent dwelling and other buildings) contributes to the layout and character of the settlement.
Land Between Railway Line & A149	AGS/NWS13	OSP084	Open Land Area	Publically accessible, provides open land and pedestrian/ cycle linkage.
Trackside Park, A149	AGS/NWS14	OSP085	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the settlement.
Playing field and Victory Swim & Fitness Centre, Station Rd	AGS/NWS15 REC/NWS03	OSP086	Open Land Area Formal Education / Recreation	The open land area forms part of Paston College and provides sports pitch facilities.
Millfield Primary & Pre-School School Playing Field, South Rise	AGS/NWS16 REC/NWS04	OSP087	Open Land Area Formal Education / Recreation	Provides green space and formal sporting facilities for the school.
Land off Hornbeam Road	AGS/NWS17	OSP088	Open Land Area	Provides open land area as part of commenced

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				development – previously allocated land NW01
Land at Smedley Close	AGS/NWS18	OSP089	Open Land Area	Provides open land area as part of commenced development – previously allocated land NW01
Land at Bailey Road	AGS/NWS19	OSP090	Open Land Area	Provides open land area as part of commenced development – previously allocated land NW01
Land at Roper Way	AGS/NWS20	OSP091	Open Land Area	Provides open land area as part of commenced development – previously allocated land NW01
Land at Cousens Close	AGS/NWS21	OSP092	Open Land Area	Provides open land area as part of commenced development – previously allocated land NW01
Land off Laundry Loke	AGS/NWS30	N/A	No Designation	The specific designation for Open Land Area does not provide any recreational facilities and is not visible from the surrounding area. Any application should provide AGS in line with policy requirements of the Core Strategy and Site allocation (2011), Policy NW25, should the site be promoted for development.
Football Ground, Greens Road	AGS/NWS31	OSP093	Formal Education / Recreation	The site provides for sports activity and formal sports provision.
Additional Sites				
New Road Bowling Club	REC/NWS05	OSP094	Formal Education / Recreation	Site provides formal Bowling green.
Hollybush Road Play Area	AGS/NWS22	OSP095	Open Land Area	Land is publically accessible currently used for play and contributes to the layout and function of the estate.
Local Green Space				
Pigneys Wood, Hall Lane, Knapton	LGS/NW01	N/A	No Designation	The site does not meet the tests for LGS or AGS. The site is already designated as a County Wildlife Site, and is an extensive tract of land.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Canal area (between disused railway and North Walsham Road), North of Little London Road	LGS/NW02	N/A	No Designation	The site does not meet the tests for LGS or AGS. Although is considered to have some local significance it is an extensive tract of land which does not meet the criteria for designation as Local Green Space.
Old Mundesley Rail Line, North East of Mundesley Road	LGS/NW03	N/A	No Designation	The site does not meet the tests for LGS or AGS. Site is already protected as a County Wildlife Site. Considered no additional benefit would be gained from LGS designation.
Burial Ground, Mundesley Road	LGS/NW04 AGS/NWS23	OSP096	Open Land Area	The site does not meet the tests for LGS. Historical Churchyard – just outside settlement
Land North of Harbord Close	LGS/NW05 AGS/NWS24	OSS097	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for informal recreation and contributes to the layout and function of the estate.
Land South of Harbord Close	LGS/NW06 AGS/NWS25	OSP098	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for informal recreation and contributes to the layout and function of the estate.
Meadow Court Play Area, Off Patch Meadow	LGS/NW07 AGS/NWS26	OSP099	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for play and informal recreation and contributes to the layout and function of the estate.
Acorn Road Play Area	LGS/NW08	OSP073	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS
Playing field, Hadfield Road	LGS/NW09	OSP072	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS
Bacton Road Cemetery	LGS/NW10	OSP075 / OSP076	Open Land Area	The site does not meet the tests for LGS. Site already

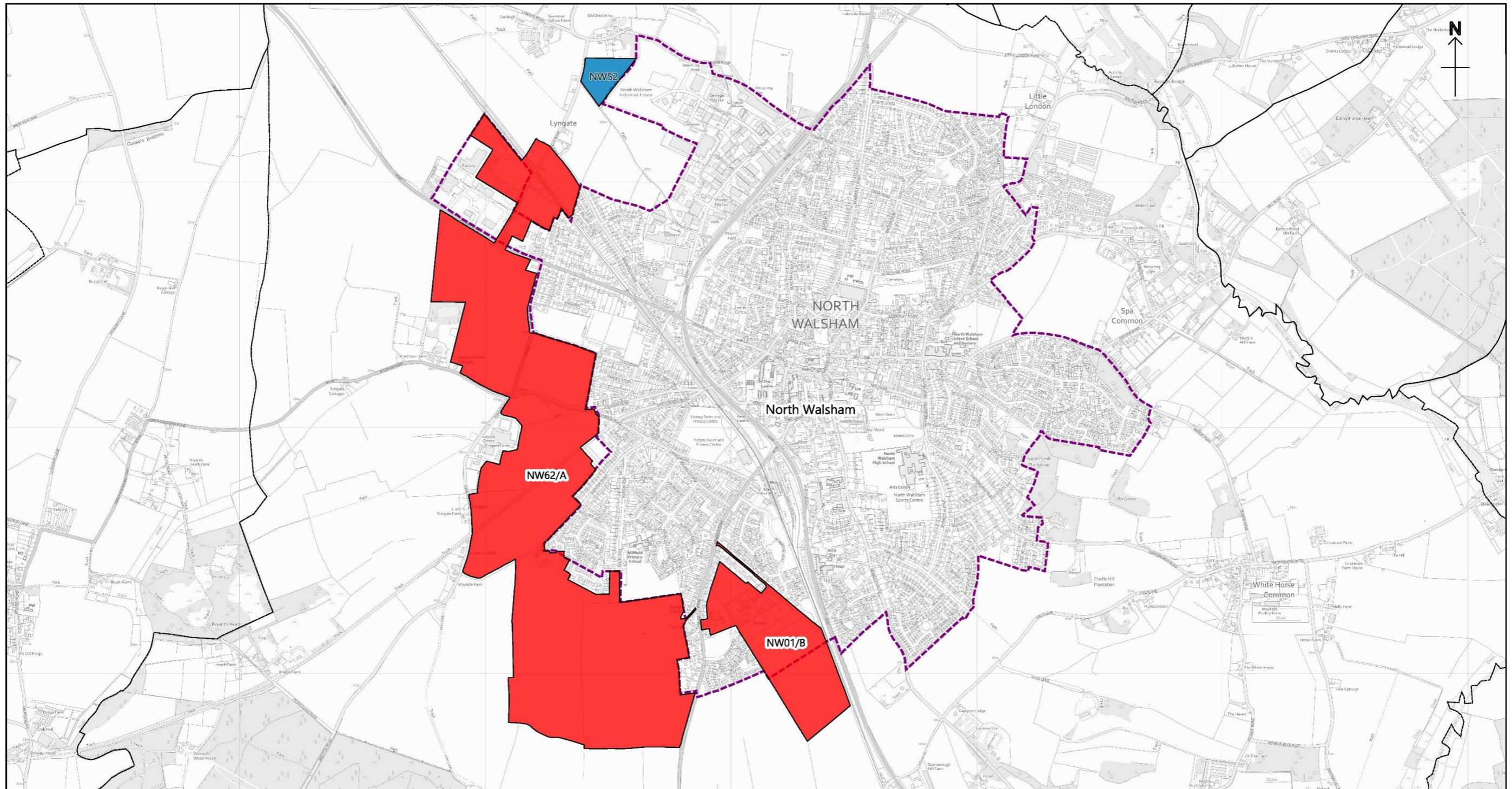
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				benefits from open land area designation and functions as AGS
Manor Road School Playing Field	LGS/NW11	OSP077	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS, already benefits from open land area designation and education & formal recreation designation. The site does not meet the criterion of being able to endure beyond the plan period (because a school must be able to reconfigure if necessary). Large tract of land.
Spa Common Folly, Off Manor Road	LGS/NW12	OSP078	Open Land Area	The site does not meet the tests for LGS pen land area designation. Site already benefits from open land area designation
Sadler's Hill Plantation, Between Fairview Road & Happisburgh Road	LGS/NW13 AGS/NWS27	OSP100	Open Land Area	The site does not meet the tests for LGS. The land is publically accessible currently used for informal recreation. Adjacent and connects through AGS/NWS10.
Cradle Hill Plantation, Happisburgh Road	LGS/NW14	N/A	No Designation	The site does not meet the tests for LGS or AGS.
High School Playing Field, Spenser Avenue	LGS/NW15	OSP082	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. The site already benefits from open land area designation and education & formal recreation designation. The site does not meet the criterion of being able to endure beyond the plan period (because a school must be able to reconfigure if necessary)
War Memorial Park, Yarmouth Road	LGS/NW16	OSP080	Open Land Area	The site does not meet the tests for LGS. The site already benefits from open land area designation.
St Nicholas's Churchyard, Market Place	LGS/NW17	OSP079	Open Land Area	The site does not meet the tests for LGS. The site already benefits from open land area designation

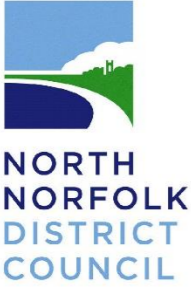
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Land at Paston College, Grammar School Road	LGS/NW18 AGS/NWS28	OSP101	Open Land Area	The site does not meet the tests for LGS .Provides an important setting for the Listed Paston College Building
Football Ground, Greens Road	LGS/NW19	OSP093	Formal Education / Recreation	The site does not meet the tests for LGS. The site is promoted as a development site in the adopted Local Plan, subject to policy conditions including the replacement facilities. The site already benefits from open land area designation and currently provides sports pitches.
Land between Railway Line & A149	LGS/NW20	OSP084	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation.
Trackside Park, Norwich Road	LGS/NW21	OSP085	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation
Playing Field and Victory Swim & Fitness Centre, Station Road	LGS/NW22	OSP086	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. The site is an extensive tract of land, already benefits from open land area designation. The majority of this site is currently an education allocation in the Local Plan. The site does not meet the criterion of being able to endure beyond the plan period and is therefore not proposed for designation as LGS.
Land off Laburnum Road	LGS/NW23	N/A	No Designation	The site does not meet the tests for LGS or AGS. It is currently a hard surface and garages.
Land off Recreation Road	LGS/NW24	N/A	No Designation	The site does not meet the tests for LGS or AGS. It is currently a grouping of domestic gardens
Play Area, Gigli Close	LGS/NW25 AGS/NWS29	OSP102	Open Land Area	The site does not meet the tests for LGS .The land is publically accessible currently used for informal recreation and contributes

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				to the layout and function of the estate

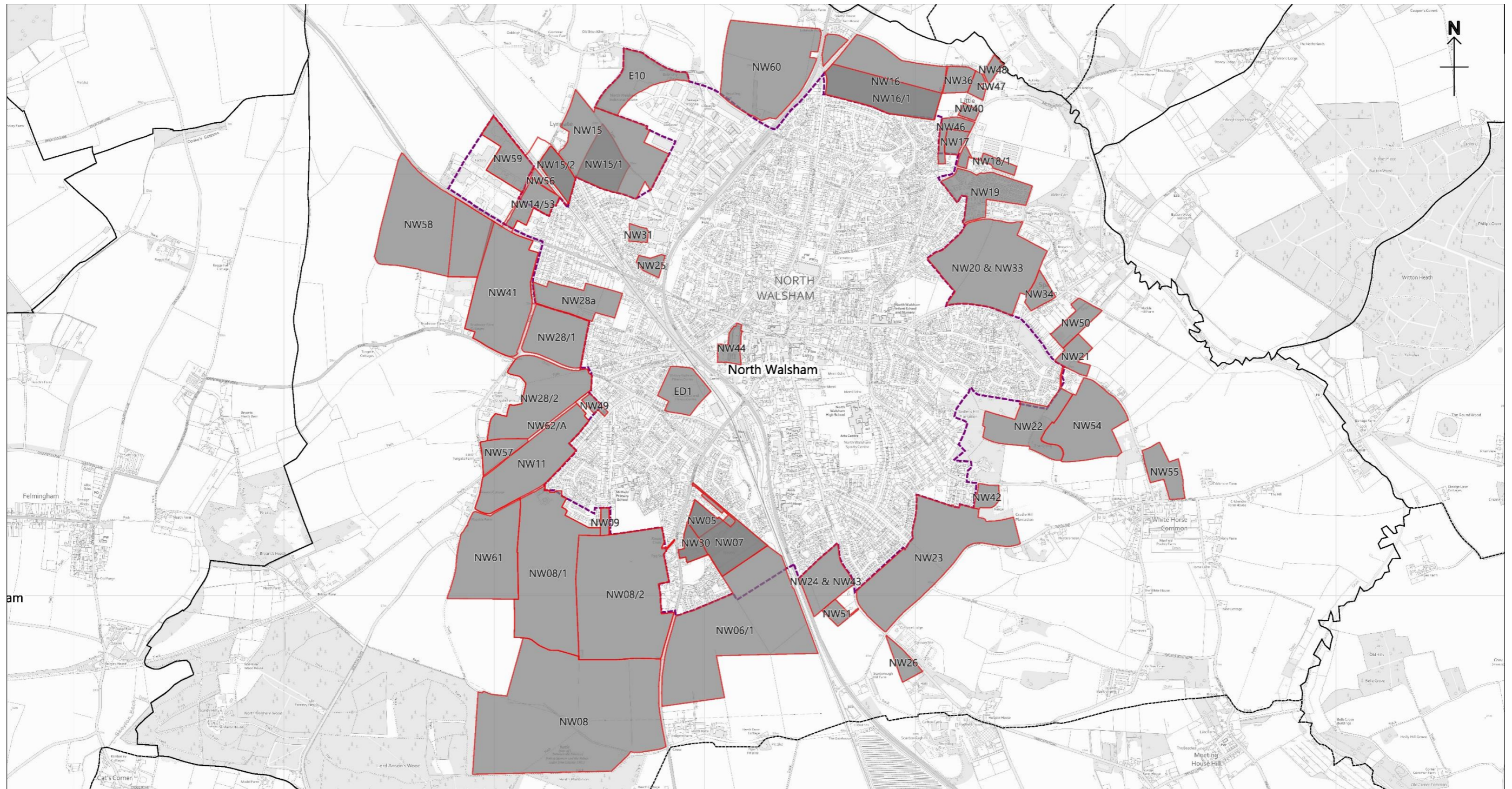
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Appendix 1: Preferred Sites



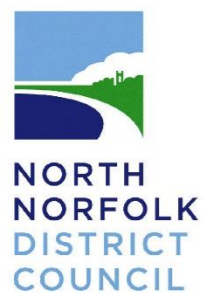
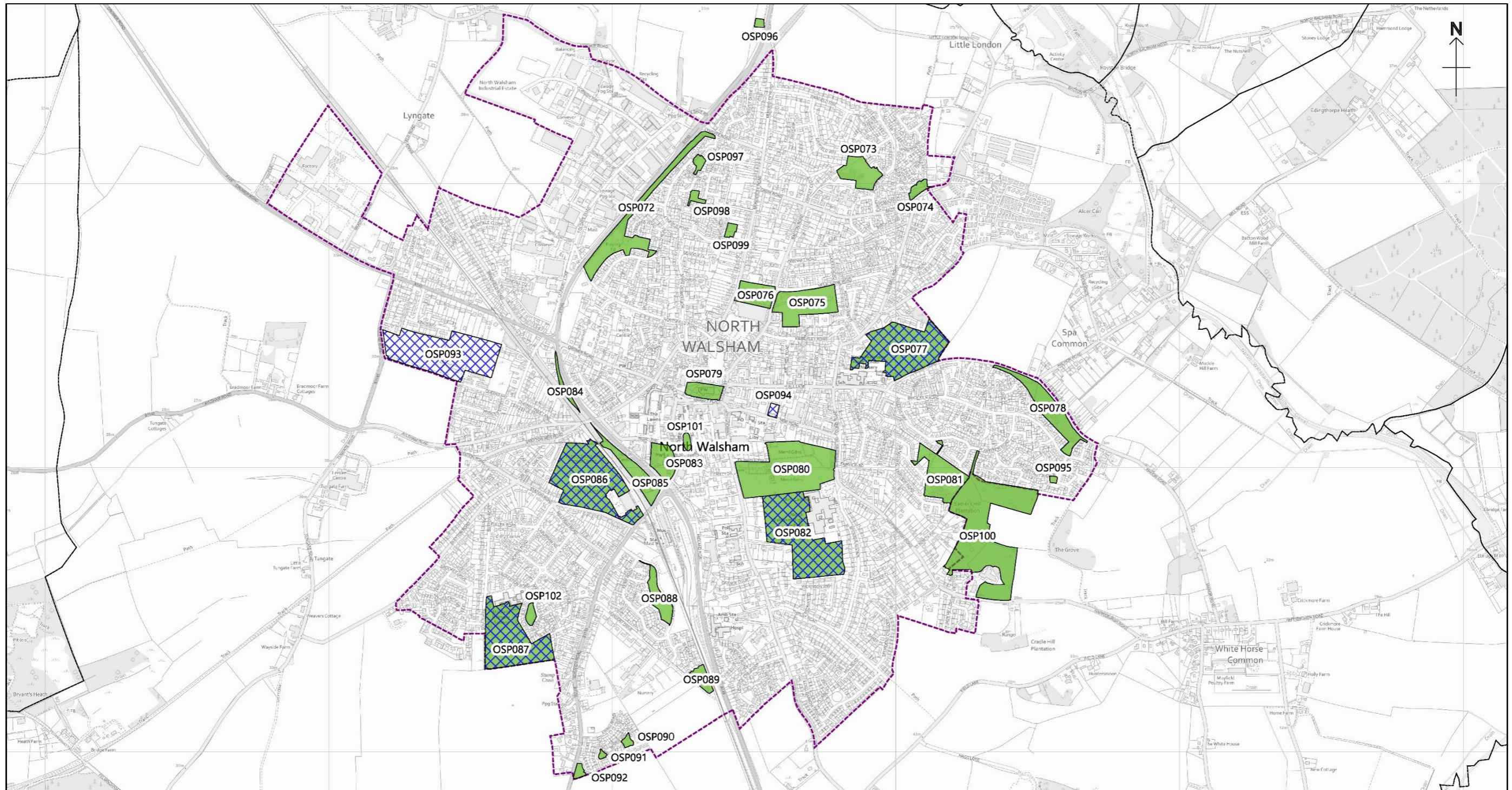
 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>North Walsham - Preferred Sites (Reg 19)</p>		<p>NOT TO SCALE</p>	<p>CB</p>	<p>© Crown Copyright and database right 2020 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc</p>
	<p>■ Preferred Housing / Mixed Use Allocation</p>	<p>■ Preferred Employment Allocation</p>	<p>03/12/2020</p>		
	<p>■ Existing Settlement Boundary</p>	<p>□ Parish Boundary</p>	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk</p>		

Appendix 2: Alternative Sites



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>North Walsham - Alternative Sites (Reg 19)</p> <p> Alternative Site Considered </p> <p> Parish Boundary </p> <p> Existing Settlement Boundary </p>	<p>NOT TO SCALE</p>	<p>CB</p>	<p>© Crown Copyright and database right 2020</p> <p>Ordnance Survey 100018623</p> <p>Aerial Photos ©Getmapping plc</p>
		<p>03/12/2020</p>		
		<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk</p>		

Appendix 3: Open Space Designations



North Walsham - Open Spaces (Reg 19)

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

NOT TO SCALE

CB

08/04/2020

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