

North Norfolk District Council

Site Assessment (Regulation 19): Cromer

Appendix 1 – Working Party Sept 2021

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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.
15/06/29	SH	- Site Assessment section started	1st draft complete 30.6.20
19/06/20	CD	Reg 19 SA conclusions added	Complete
30/06/20	IW	Section 1 updated	Complete
01/07/20	MA	Site assessment review	Complete 01.07.2020
09/09/20	CB	Significant restructuring and content added in accordance with 'Booklets next stages 19.6.20' document.	Review
22/01/21	SM	Added HRA findings from draft interim report for Reg.19, December 2020 relating to settlement conclusions and likely significant effects resulting from proposed allocations.	Review
25/01/21	CB	RAMS contribution requirement added to each site allocation policy.	
09/02/21		Updated with findings of the Heritage Impact Assessment	Review

Site Assessment (Cromer)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Cromer 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 Cromer 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

Cromer 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 **909** 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 **592** dwellings, are necessary to achieve the housing requirement. The level of growth being promoted is lower than the remaining two identified Large Growth Towns (North Walsham and Fakenham), mainly due to the surrounding landscape, which is protected as a designated Area of Outstanding Natural Beauty (AONB).

1.2. Sites Promoted & Considered (Regulation 18)

Residential Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
C07/1	N/A	H2075 (Part)	Land Gurney's Wood, Norwich Road.	1.27	51
C07/2	DS2	H2075 (Part)	Land at Cromer High Station	0.8	22
C15/1	N/A	H0827 (Part)	Land At Harbord House, Overstrand Road	1.6	64
C16	DS4	H0711	Former Golf Practice Ground	6.4	180
C18	N/A	H0201	Land South of Burnt Hills	8.74	200
C19/1	N/A	H0202 (Part)	Land at Compitt Hills (Larners Plantation)	5.33	157
C22/1	DS5	H0049 (Part)	Land West of Pine Tree Farm	18.1	300
C23	N/A	H0834	Old Zoo site, land at Howards Hill	1.21	10-20
C24	N/A	H0835	Land Adjacent To Holt Road Industrial Estate	2.81	84
C25	N/A	H0836	Adjacent Pine Tree Farm, Norwich Road	0.4	12
C26/1	N/A	H0044	Cricket Ground, Overstrand Road	1	30
C27	N/A	H0826	Land West Of Holt Road Industrial Estate	6.74	270
C28	N/A	H0203	Land between Roughton Road and Metton Road	4.62	200
C30/1	N/A	H0837 (Part)	Football Ground, Mill Road	1.19	14
C32	N/A	No HELAA Ref	Land at Furze Hill	0.22	6
C33	N/A	H0178	Land Adjacent 69 Northrepps Road	1.11	10
C36	N/A	H0048	Land at Pine Tree Farm	4.18	50
C39	N/A	H1027	Land At Hall Road, Cromer	6.29	229
C40	N/A	H1890 (Part)	The Meadow Car Park, Meadow Road	1.04	42
C41	N/A	No HELAA Ref	Land south of Cromer	47.2	800
C42	N/A	No HELAA Ref	Roughton Road South	15.1	340
C42/1	N/A	No HELAA Ref	Land West of Roughton Road	10.5	340 over 2 sites
C42/2	N/A	No HELAA Ref	Land East of Roughton Road	4.59	340 over 2 sites
C43	N/A	No HELAA Ref	Norwich Road	17.1	315
C43/1	N/A	No HELAA Ref	Land West of Norwich Road	3.2	315 over 2 sites
C43/2	N/A	No HELAA Ref	Land East of Norwich Road	13.9	315 over 2 sites
NOR08	N/A	No HELAA Ref	Land North of Pine Tree Barns	0.29	2
RUN07	N/A	H0051	Land at Mill Lane	1.04	31

Mixed-Use Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
C10/1	DS3	H0043	Land at Runton Road/ Clifton Park	8.01	90
C19	N/A	H0202	Land at Compitt Hills (Larners Plantation)	5.25	157

C34	N/A	H0047	Land South of Runton Road	1.03	31
C44	N/A	No HELAA Ref	Norwich Road	14.1	187 (+60 bed care home)
FLB02	N/A		Land at Metton Road	2.63	50

Employment Site Options

Site Ref	LP Ref	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
HE0012	N/A	No HELAA Ref	Land at Stonehill Way, Cromer (1)	4.57	N/A
HE0013	N/A	H0710	Land South of Holt Road	2.64	N/A
C31	N/A	H0045	Land at Stonehill Way	0.87	26

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
N/A	N/A	N/A	N/A	N/A	N/A

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
C11	N/A	H0823	Land at Sandy Lane	0.31	9	Site Unavailable
HE0013	N/A	H0710	Land South of Holt Road	2.64	N/A	Site Unavailable

Discounted Sites

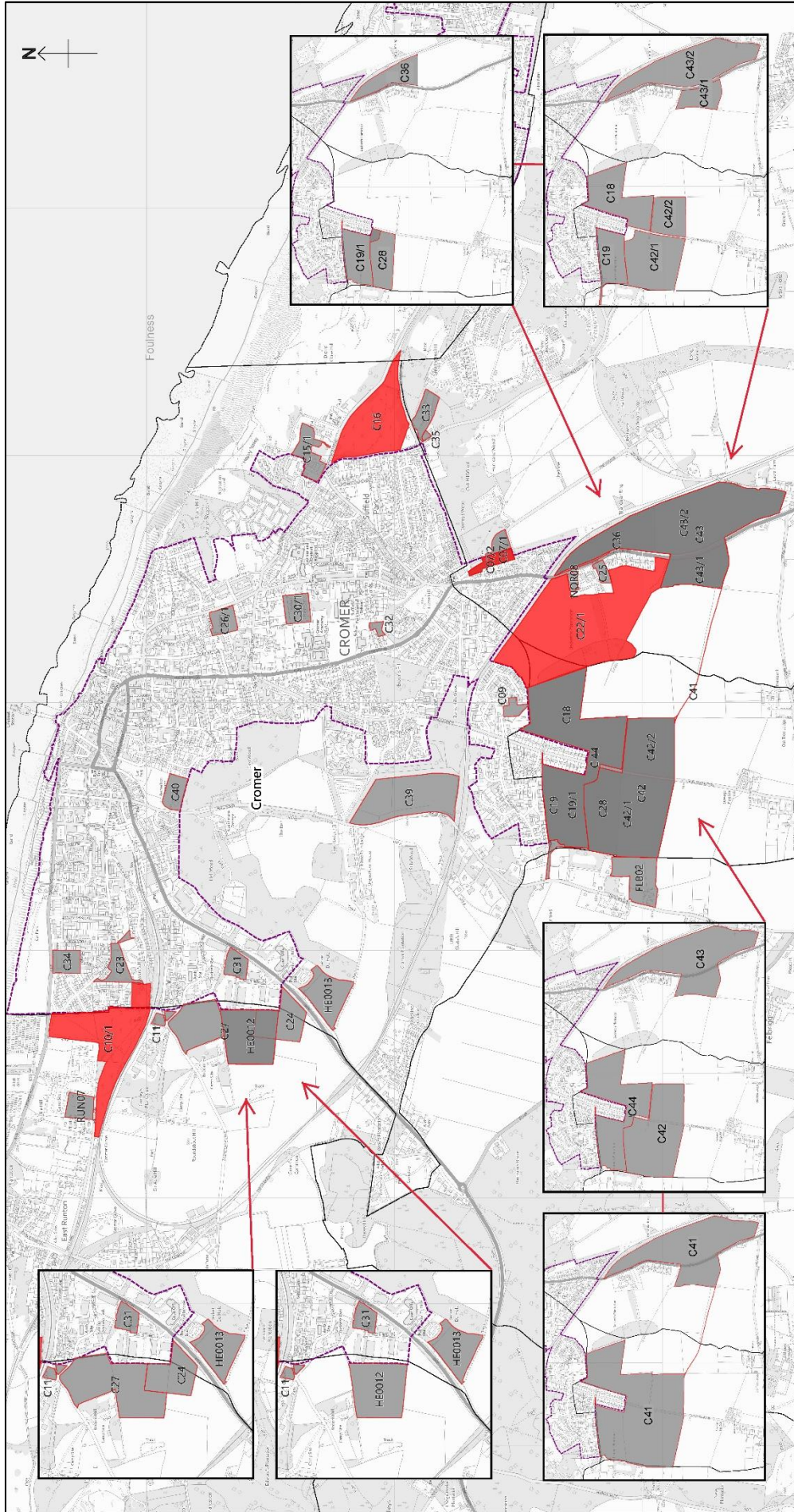
Many of the sites put forward to the Council are incompatible with the emerging spatial strategy of the Local Plan, are not required to meet development needs, do not require allocation in order to be delivered, are below the minimum site threshold, or, are environmentally constrained. The majority of 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
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						Capacity
C09	N/A	H0822	Land at Burnt Hills	0.47	14	Has Planning Permission
C31	N/A	H0045	Land at Stonehill Way	0.87	26	Not Allocating Retail Sites
C35	N/A	No HELAA Ref	Land at Northrepps Road	0.09	3	Below Site Size Threshold

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Cromer - Preferred & Alternative Sites (Reg 19)

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

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NOT TO SCALE CB
08/04/2020
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Cromer, Norfolk, NR27 9EN
01263 513811
www.north-norfolk.gov.uk



1.3. Background Information

Cromer 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 North Walsham and Fakenham, where large scale growth is promoted. The town has a population of 7,683, however development extends outside of the town boundaries into the surrounding Parishes of Felbrigg, Northrepps, Overstrand, Roughton and Runton. The town functions as the District's main administrative centre, is a popular tourist destination on the Norfolk Coast, and is centrally located in the District on the principal road network and railway line to Norwich.

Characteristics

Cromer hosts the district hospital, Council offices and provides an extensive range of shops, leisure and cultural facilities for the surrounding central part of the District. It is an appealing seaside town and a popular tourist destination throughout the year which helps support the local economy. It functions as one of a cluster of three towns, together with Holt and Sheringham which are identified in the Plan as performing complementary roles in respect of housing, employment and retail functions in the central part of North Norfolk.

Cromer has significant landscape constraints which surround the town and limit the potential to accommodate growth. To the north is the North Sea, most of the surrounding landscape falls within the designated Norfolk Coast Area of Outstanding Natural Beauty (AONB) which in the main provides the landscape setting of the town. Within the AONB the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing scenic beauty and that major developments should be avoided other than in exceptional circumstances, and where it can be demonstrated that development is in the wider public interest.

Employment (to update with findings of the employment study)

The town is a net importer of employees, and it draws its workforce from a relatively large catchment area including the towns of Holt and Sheringham and the surrounding rural area. For employment opportunities it is not dependent on industrial development with a comparatively large and diverse range of jobs in retail, tourism, health and the public administration sectors. The majority of the designated employment land on Cromer Industrial Estate is developed and the town has very little in the way of available industrial land, most new industrial developments have taken place via either the re-use or redevelopment of existing sites. For employment purposes Cromer, Sheringham and Holt function as a cluster with employees travelling between the towns to access employment opportunities. Due to the environmental constraints and lack of suitable sites in the town for new industrial land this Plan proposes that additional employment land is not located in Cromer but instead located at Holt to meet the combined needs of the Sheringham, Holt and Cromer area.

Town Centre & Retail

Cromer has the second largest retail provision in terms of sales floorspace in the District and in this Plan is classed as having a Large Town Centre in the proposed retail hierarchy. The designated town centre has 180 Class A retail/service units. The town centre offers a choice of shops and services that serve residents, tourists and a relatively large rural catchment area. It has a reasonably high proportion of comparison goods shops, including a small selection of national multiples. Shop vacancy rates are typically below national averages, vacancy periods tend to be relatively short and despite national pressures there remains a good mix of uses providing for most day to day needs. A small Retail Park adds to the range of goods available. The towns of Cromer, Holt, & Sheringham have overlapping retail catchment areas and function in a complementary way with shoppers travelling between the towns to access the range of shops and services provided. There is an identified need for comparison goods shopping and to a lesser extent food/beverage floorspace. The Plan proposes that newly arising retail

demand should be directed in the first instance towards reducing any existing shop vacancies at the time, then to a defined Primary Shopping Area followed by the wider town centre, before considering out of centre locations. This is the 'sequential' approach advocated in national advice.

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. **Background Paper 4 - Infrastructure Position Statement** provides more information and has informed the **Infrastructure Deliver Plan**.

- Anglian Water identified that off-site mains water supply reinforcement will be required in certain locations and that for new development of over 10 dwellings some enhancement to the foul sewerage network capacity will be required.
- Cromer is not identified in the Strategic Flood Risk Assessment as being at risk from fluvial or tidal flooding due to the presence of the cliffs. There are some risks of surface water flooding predominantly due to pockets of water ponding on roads, and open spaces.
- The Health Authority indicates that there is likely to be sufficient capacity in health services to support the proposed growth.
- The Highway Authority indicates that localised highway network improvements associated with each of the proposals will be required.
- There is a general need to improve open space provision including new allotments together with improved access to the countryside.
- By the end of the Plan period there is likely to be limited capacity at the electricity sub-station which may require some upgrades.

Education

There are a total of two schools within Cromer: Cromer Academy Secondary School, which has a wide catchment and provides secondary education for Northrepps, Roughton, Overstrand, Gresham and Suffield; and Cromer Junior School. Sidestrand Hall School, situated to the east of Sidestrand, is a state funded special school.

Norfolk County Council Education Authority has indicated the potential need for a new primary school site as residential development in the Town is likely to put pressure on existing local schools. A 2ha site would be required. The Education authority's preference is for a site on the west side of town as the catchment area could then serve East and West Runton and bring related benefits to the wider town.

Affordable Housing Zone & Policy Percentage

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

Connectivity

Cromer lies central to the District on the Norfolk Coast and is connected through the main road network of the A140 to Norwich, A149 to North Walsham, Stalham and onwards to Great Yarmouth and the A148 to the west to Holt, Fakenham, and Kings Lynn further afield. The one way system through the town results in some road congestion in the town at peak periods. The town is served by the Bittern line railway which links Sheringham, Cromer, North Walsham, Hoveton and Worstead to Norwich and associated main line services through hourly services. There are regular bus services between Cromer, Sheringham, Holt and Fakenham and the Coasthopper service also provides an hourly service along the coast road to Kings Lynn and connects into services to North Walsham.

The England Coast Path passes through Cromer following the cliff top paths and along the esplanade, whilst the section towards Overstrand continues along the beach. The Weavers Way runs from Cromer

Pier, south past Cromer Hall and onwards towards Felbrigg Hall. The majority of the route, through the town and on the outskirts, is along pavements. The south east of the town is poorly served by rights of way routes and there is a general lack of east –west rights of way or access connections. Like the highway connections – people have to go through the town in order to access countryside connections

Sustrans Regional Cycle Route Nos 30 & 33 path through the town. Route 33 connects Cromer to Aylsham via Felbrigg Hall and Blickling Hall on quiet rural road.

Sports Pitch Strategy

Provision of centralised football facilities in Cromer with a priority project being a new site for Cromer Town FC and Cromer Youth FC and a resolution to Cabell Park.

New Clubhouse and changing facilities for the Norton Warnes Ground, home to Cromer Cricket Club.

Lack of Rugby facilities within the Town.

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 Cromer has a surplus of Amenity Greenspace, but has a requirement for all other types of open space, particularly allotments and Parks and Recreation Grounds.

Constraints & Opportunities

There is very little previously developed (brownfield) land in Cromer. 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 and some of these sites will need to be located outside of the parish boundary of Cromer in the adjacent parishes.

Demographics

Population

Population in Cromer: 7,683

	Number	%	District Comparison (%)
Aged 0 to 15	1,085	12.3	14.5
Aged 16 to 29	2,271	25.8	27.2
Aged 30 to 44	1,198	13.6	14.4
Aged 45 to 64	2,565	29.1	29.7
Aged 65+	2,767	31.4	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	1131	25.6	44.0
Semi-detached house or bungalow	749	17.0	28.8
Terraced house or bungalow	828	18.8	16.2
Flat, maisonette or apartment - Purpose-built block of flats	1009	22.9	6.4
Flat, maisonette or apartment - Part of a converted or shared house	565	12.8	2.7
Flat, maisonette or apartment - In a commercial building	107	2.4	1.2
Caravan or other mobile or temporary structure	24	0.5	0.8

Affordability

Location	Affordability Ratio
Cromer	7.02
North Norfolk	8.72

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

Parish Boundaries

Many of the site options are partially or entirely outside of the Cromer parish boundary and fall into the adjacent parishes of Felbrigg, Northrepps, Overstrand, Roughton and Runton.

Services

Cromer 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"> • Suffield Park Infant & Nursery School • Cromer Junior School • Cromer Academy 	<ul style="list-style-type: none"> • Suffield Park Infant & Nursery School • Cromer Junior School <p>Cromer Academy</p>
Health care	<ul style="list-style-type: none"> • Cromer GP • Cromer and District Hospital • Corner House Dental Practice • Enslin Limited Dental Surgery 	<ul style="list-style-type: none"> • Cromer GP • Cromer and District Hospital • Corner House Dental Practice <p>Enslin Limited Dental Surgery</p>
Retail	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.
Public transport	<p>Regular bus services to Holt, Sheringham, North Walsham and Norwich.</p> <p>Regular train service to Sheringham, North Walsham, Hoveton and Norwich.</p>	<p>Regular bus services to Holt, Sheringham, North Walsham and Norwich.</p> <p>Regular train service to Sheringham, North Walsham, Hoveton and Norwich.</p>
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.	A number of opportunities for employment within the sectors of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.

1.4. Constraints

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

Built Environment

Cromer Conservation Area is concentrated on the historic core of the town extending both east and west and northwards taking in the pier.

There are a total of 89 Listed Buildings in Cromer, one of which is Grade I (Church of St Peter and St Paul) and one Grade II*. In addition, there is one Ungraded Historic Park and Garden and 38 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Cromer is naturally constrained by the North Sea to the north of the town. The beach itself is designated as a County Wildlife Site (CWS). The land surrounding Cromer Hall, which is a Historic Park and Garden, is also designated as a CWS. This stretches between the A148 and Weaver's Way.

The Area of Outstanding Natural Beauty (AONB) surrounds the town of Cromer, to the south east and west (with the exception of the north west, which runs along the coastline). The beaches to the east and west of the town, within the AONB, are also designated as Sites of Specific Scientific Interest (SSSIs) and form part of the Greater Wash Special Area of Protection (SPA). The cliffs to the west of the town are also designated under European legislation as a Special Area of Conservation (SAC).

Landscape Character

The **North Norfolk Landscape Character Assessment (2018)** identifies that the town itself is situated within the Coastal Shelf landscape character area, the area to the south of the town is defined as the Tributary Farmland character area and the area to the south west of the town is defined by the Wooded Glacial Ridge character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

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

Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.#

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. The character area stretches over a wide area of North Norfolk and away from Cromer. It also forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

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

To the south west of the town the landscape is categorised by the **Wooded Glacial Ridge** character area. This area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development should be successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, would also be preserved.

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 tidal flooding along the promenade. The town is also subject to surface water flooding, predominantly along the roads through the town. The majority of the town is located away from the coast and on higher ground and remains in Flood Zone 1.

Coastal Change Management Area

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

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Cromer is included within SMP6. Cromer falls under SMP policies 6.03 – 6.05 as outlined below

Policy Unit	Name	To 2025	2025-2055	2055-2105
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6.03	Sheringham to Cromer	Managed Realignment	No Active Intervention	No Active Intervention
6.04	Cromer	Hold the line	Hold the line	Hold the Line
6.05	Cromer to Overstrand	Managed realignment	No Active Intervention	No Active Intervention

To the coast on the west of town the approach is one of shoreline retreat through managed realignment. Other than maintaining access points and making safe defunct defences there will be no active intervention to stop natural process in the short term. Once these defences reach the end of their effective life in the medium term and the expected outflanking of the cliff due to erosion it is expected that the natural functioning of the coast with no active intervention will take precedent. In the longer term the Shore line management Plan predicts that it is unlikely that development on the outskirts of Cromer will become threatened by erosion until beyond the next 100 years, although isolated properties may be lost where they are close to the cliff line along with the potential for existing open land, coastal caravan sites and cliff top car parks where these are identified in the indicative 100 year epoch of the Coastal Change Management Area.

The short to medium term plan for the town is to continue to hold the existing line and protect the town frontage through maintaining and if necessary replacing existing defences. In the medium terms this could constitute groyne replacements while in the longer term it is likely that the sea wall will need to be replaced and upgraded. The SMP predicts that over time the beach is unlikely to exist along the town frontage due to the significant promontory of the frontage at this location.

To the east the cliffs along the shoreline provide vital sediment source for much of the SMP frontage and the aim of the SMP is to maintain this sediment input for the region and coastline as a whole. Coupled with this is the European designation of the cliffs for their conservation importance which is partly maintained by the progressive erosion which exposes areas of the cliffs. Works to defend the coast to the east of the town are seen as unlikely to be justified and the SMP recommends that measures are identified in the medium- term to help minimise the impact on the lives of the communities in the longer term in this area.

The 100 year epoch of the Coastal Change Management Area stretches inland to the east of Cromer, mainly affecting open land areas such as the cliff top golf course. It is however predicted that in the longer term between 50 and 100 properties at the far eastern end of Cromer and western extent of Overstrand might become at risk.

Policy SD11 of the emerging plan includes a wider requirement for for managing proposed new development in coastal locations. Proposals outside the Coastal Change Management Area, will need to demonstrate that the long-term implications of coastal change on the development have been addressed.

There are a range of factors which influence the potential location of development in Cromer including, environmental and landscape considerations and the need to take into account available infrastructure. Overall both the suggested scale and location of development has sought to balance the need for growth with protecting the nationally important landscape setting of the town.

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

- minimise the impact of development proposals on the designated Area of Outstanding Natural Beauty and the landscape more generally by giving priority, where possible, to those

sites which are not designated as AONB and then those sites which can be more visibly contained in the wider landscape ;

- locate development where it can be connected to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- retain existing green spaces within the town boundary which are either functionally or visually important;
- provide sites suitable for outdoor sport, leisure and recreation in areas well related to the town accessible by walking, cycling and public transport;
- avoid locations which are detached from the town and not well related to existing built up areas;
- ensure a choice of small and medium sized sites are available to improve the prospects of delivery.

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1.5. Habitat Regulations Assessment / Appropriate Assessment

HRA Screening identified likely significant effects for all residential allocations, and one employment site (H27/1) with in-combination risks to various European sites specifically in relation to recreational impacts

The HRA (including Appropriate Assessment) recognise that the Local Plan includes a County-wide mitigation approach that has been developed to address the in-combination, cumulative effects of housing growth and recreational impacts on European sites. This approach, written by Place Services, involves a green infrastructure strategy and the RAMS which provides for access management on-site and associated measures. The green infrastructure strategy highlights the need for local planning authorities to secure the provision of green infrastructure at both a development site and plan-making level. Strategic opportunities for green space are identified and the strategy sets out criteria for Enhanced Green Infrastructure provision to ensure developers are aware of their responsibilities and to allow local planning authorities to audit their green infrastructure against the criteria. The RAMS component part includes a package of mitigation measures.

In embedding this strategic mitigation scheme within the North Norfolk Plan and clearly cross-referencing its requirements through policies all site allocations are required in the Plan to provide appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS). All allocations above 50 units are also required to provide enhanced green infrastructure in accordance with the strategy. The HRA subsequently concludes that the strategy and the Local Plan provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreation concerns. With the strategy in place the Council can rule out adverse effects in-combination for all of the allocations in the Plan.

Six site options are flagged due to being in the immediate proximity to European sites and are identified as having the potential for LSE alone. These are located in Blakeney and Holt and further detail can be found in the relevant settlement booklets / site assessments.

In terms of hydrological impacts due to water resources the HRA identifies that the District is under significant pressures from population growth, climate change, sustainability reductions and the need to increase resilience. Anglian Water's own Water Resource Management Plan, 2019, suggests a total regional surplus of 150 MI/d in 2020 with a shift to a total regional deficit of -144MI/d by 2024. In order to address this, demand the Water Resource Management Plan includes a 25-year demand management strategy which will offset projected growth from household demand. In addition, the Environment Agency has committed to ensure abstraction licensing strategies and actions fully incorporate all environmental objectives and align with river basin management plans. They will only grant replacement licences where the abstraction is environmentally sustainable and abstractors can demonstrate they have a continued need for the water and that they will use it efficiently. In addition, for existing licences, the Agency will prioritise actions to protect and improve Natura 2000 sites and address the most seriously damaging abstractions during this plan period.

As a result, the Appropriate Assessment concludes that adverse effects in integrity from water supply issues can be ruled out, alone or in-combination

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 although in some instances there is wider community support.

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 as appropriate at the next stage'.

Highways

C07/2

Policy DS2: Land at Cromer High Station

Sustainability

Whilst the site is within walking distance of Cromer Infant and Junior schools, the catchment primary school is at Northrepps. There is not a safe walking/cycling route to the catchment primary school which could result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. The site is well located to enable access to public transport and sustainable travel to employment within Cromer along with local facilities. There are bus stops at the A149, for both north and southbound travel in vicinity of the site. The northbound stop should be improved with the addition of a shelter.

Safety

Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured.

Mitigation

With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access, highway safety improvements.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

Sustainability

A footway runs across the site frontage and is continuous to Cromer and West Runton, both of which are within walking distance. The site is well located to enable access to public transport and sustainable travel to employment within Cromer along with local facilities. The site is on a bus route and stops are within approximately 150m. Cromer Infant and Junior schools are not within walking distance, but the site is located on a school bus route that services both. Clearly delivery of a primary school at the site would remove the requirement for travel. Pedestrian and cycle access should be provided via Clifton Park if feasible. Pedestrian and cycle access shall be provided via PROW BR22 to Clifton Park. PROW BR22 shall be upgraded to an asphalt (or equivalent) surface between the site and Clifton Park. Pedestrian and cycle access to Mill Lane via BR22 shall be retained. Access shall be provided between the site and FP16. Improvements are required to FP16 to ensure that it remains accessible between Howard's Hill West and Sandy Lane.

Safety

Mill Lane is a narrow country lane and not of a sufficient standard to support development traffic. Access should be direct to A149 Cromer Road, visibility to be provided in accordance with DMRB. School traffic should have the ability to circulate. The estate layout should incorporate an internal loop road including school frontage and suitable layby/parking provision.

Mitigation

BR22 required to be surfaced between the site and Clifton Park. Improvements required to FP16 between Howard's Hill West and Sandy Lane. Implementation of a Travel Plan is required at the school to reduce traffic impact.

C16

Policy DS4: Former Golf Practice Ground

Sustainability

The site is located within walking distance of the catchment schools, is on a bus route and well located to enable wider access to public transport and sustainable travel to employment within Cromer along with local facilities. A footway is present at the Overstrand Road frontage.

Safety

Access should be provided at two locations, visibility is required to DMRB at Overstrand Road and Mfs at Northrepps Road. Tree removal would be required to form a safe access at Northrepps Road. Northrepps Road should be realigned to provide a squarer approach to Overstrand Road. Carriageway widening to a minimum of 5.5m and provision of a 2.0m wide frontage footway may be required at Northrepps Road. These requirements would require removal of existing trees.

Mitigation

A transport assessment is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes. It should assess walking routes to school along with the impact of development traffic at the surrounding network. The traffic analysis should as a minimum include Overstrand Road junctions with Northrepps Road, Station Road, Mill Road/Cromwell Road, along with the A149 junctions with Overstrand Road, Cromwell Road, and Station Road.

C22/1

Policy DS5: Land West of Pine Tree Farm

The Highway Authority is of the view that the required highway improvements to enable safe and sustainable development of site reference C22/1 are not deliverable and would therefore wish to object to allocation.

Sustainability

The site is located within the catchment area for Northrepps Primary School there is not an available safe walking/cycling route to the school which is likely to result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. A bus route passes the site, existing stops are located towards the southern end of the site and also north of the railway line, near Station Road. A footway passes the site but is located at the opposite side of the A149, the footway is variable in width and has very limited opportunity for improvement as it is constrained by available highway, particularly when passing the existing railway bridge located north of the site.

Safety

Visibility required for crossing the road to access existing footway is limited by the horizontal layout of the road and is a safety concern. The development would require two points of access at the A149, one in the form of a roundabout, both junctions should accord with DMRB.

Mitigation

A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land. Should the bridge be provided at the east side of A149 Norwich Road, off-site footway improvements will be required along with a signal-controlled crossing to enable safe access. The A149 at this location is a Corridor of Movement and as such the

existing carriageway width must be maintained. Facilities are required to enable the bus stops at the east side of Norwich road to be safely accessed. A transport assessment (TA) is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Cumulative Comments for Settlement

Cromer has two east/west routes namely the gyratory at the town centre and Carr Lane/Old Mill Road/Felbrigg Road to the south. The gyratory becomes stressed at times of peak traffic, particularly during the tourist season and festivals in the town.

The corridor comprising Carr Lane/Old Mill Road/Felbrigg Road includes roads that are constrained both in width and alignment with little scope for improvement. Felbrigg Road is defined in the Norfolk Route Hierarchy as a main distributor road. Additional traffic at Carr Lane/Old Mill Road would represent a road safety concern.

Sites DS 3 and DS 4 will contribute to cross-town trips via the gyratory but volumes are unlikely to be significant.

Although sites DS 2 and DS 5 are located to the south of the town, they have good access to the A149, strategic road and it is unlikely that trips to the west of Cromer would deviate to Felbrigg Road, it is therefore probable that they also would contribute to trips via the town centre gyratory.

Whilst the combined developments will have a cumulative impact at the town centre, it is unlikely that this will be evident in the operation of the highway network

Minerals & Waste

C07/2

Policy DS2: Land at Cromer High Station

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

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.

C16

Policy DS4: Former Golf Practice Ground

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.

C22/1

Policy DS5: Land West of Pine Tree Farm

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

Utilities Capacity

Anglian Water

C07/2

Policy DS2: Land at Cromer High Station

LP380 - Policy DS2 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network'.

C10/1

Policy DS3: Land at Runton Road / Clifton Park

LP383 - Policy DS3 refers to applicants being required to provide an appropriate site layout which minimises the odour and site disturbance from Cromer Water Recycling Centre. There is a risk that odour and amenity issues could arise leading to restrictions on the continued use of Anglian Water's existing water recycling infrastructure. From the information that we have relating to this site it appears that a significant part of the site is at risk from odour from the normal operation of Cromer Water Recycling Centre. As such we would recommend a detailed odour risk assessment be undertaken for this site before it is allocated for housing as proposed. Policy DS3 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network'
See Email 12.12.19 IW - Satisfied with Phase 1 Environment Report (June 2019) and removed holding objection.

C16

Policy DS4: Former Golf Practice Ground

LP386 - Policy DS4 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage should be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

C22/1

Policy DS5: Land West of Pine Tree Farm

LP429 - Policy DS5 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'.

Environment Agency

All Preferred Sites

LP478 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. • Paragraph 12.9 We have no concerns for West Runton Water Recycling Centre (WRC). We welcome that the plan acknowledges the need for upgrades to waste water infrastructure where required.

Education

Norfolk County Council

C10/1

Policy DS3: Land at Runton Road / Clifton Park

In order to accommodate expected children from new proposed housing in Cromer of around 900 dwellings (total growth 2016 – 2036), Children’s Services using its pupil multiplier have calculated that up to an additional 1 form of entry may be required within the primary sector of the Town over the Plan period (up to 2036). The proposed development at Clifton Park/Runton Road with the “offer” of a 2ha site gives Children’s Services the opportunity to consider its policy preference of all-through primary school provision for the Town of Cromer. The serviced site will need to have provision for pre-school facilities if required for the local area. A future strategy for Cromer could be 2 x 2FE primary schools to enable families in Cromer to have a choice either to the north or south of the Town. At this stage it is beneficial to secure a site early in the Local Plan process to enable Children’s Services to assess/review primary education delivery in Cromer. Notwithstanding the above comments, there are uncertainties as to how in practice the offer of a primary school could be delivered both in terms of:

- a. Securing adequate finance through developer contributions for the school site and its build; and
- b. Planned in a timely i.e. site is available / could be released at the appropriate time.

These issues will need to be resolved ahead of the County Council being able to fully commit to supporting the above site. County Council Officers will be progressing these issues with North Norfolk DC through the Local Plan process. Therefore while the County Council can support the safeguarding of a potential school site they cannot as yet commit to building a new school for the above reasons.

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.

C22/1

Policy DS5: Land West of Pine Tree Farm

LP705 - Whilst there are no designated heritage assets on site, this site surrounds 3 sides of the grade II listed Pine Tree Farmhouse. Part of the house probably dates from the 17th century, with the roof having been raised and additions made in the late C18. The house is of painted flint and brick with a Belgian tile roof. Broadly rectangular in plan, the farmhouse has extensions to rear under catslide roofs. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

We would suggest that built development is confined to the northern half of the site with the southern portion of land being used for sports facilities, allotments and public open space to retain a sense of openness and connection between the farm and the wider agricultural landscape beyond. We welcome the reference to the listed building at paragraph 12.36 and in criterion 1 of policy DS5. However, we suggest that the wording of policy DS5 is strengthened to read,

‘Preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. The southern half of the site should be left open and used for allotments, public open space and sports facilities and the eastern boundary of the site, adjoining the farmhouse should be carefully landscaped.’

We also recommend the inclusion of a diagram within the Plan to indicate these (and any other) broad principles for the site.

Natural England

C22/1

Policy DS5: Land West of Pine Tree Farm

LP726 - NE is very concerned about allocation C22/1 and recently objected to this proposal (note site is subject to a separate planning application, NNDC added) (our ref: 279055, dated 22nd May 2019) on the following grounds: · The proposed development will significantly impact the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) · The proposal is contrary to local Plan policy, fails to pass the exceptional circumstances text of the NPPF (para 172) and does not support the objectives set out in the AONB Management Plan. Natural England have strong reservations about the sustainability of the proposal and creeping urbanisation into a protected landscape.

Statements of Common Ground (SoCG)

None.

DRAFT

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 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.

C07/2

Policy DS2: Land at Cromer High Station

Individuals	Number Received	Summary of Responses (Site Policy DS2)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS2)
Objection	1	Both raised concerns re access while one objected to the principle that the site and Cromer accommodate growth due to the existing infrastructure constraints of the town.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	1	General support expressed. Support received from the landowner. Historic England sought consistency in approach to heritage assets. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	3	
General Comments	1	

C10/1

Policy DS3: Land at Runton Road / Clifton Park

Individuals	Number Received	Summary of Responses (Site Policy DS3)
Summary of Objections	91	Feedback focussed on concerns over development on land which is considered to be a crucial gap between East Runton and Cromer and the wish to retain the existing town and village boundaries. Several other reasons including concerns over the smells from the Anglian

		Water recycling plant, noise from railway line as well as flood risk should there be heavy rainfall were also cited. A149 is very busy all year, and more so in Summer. Concern that Clifton Park, Howards Hill and Central Rd would become rat runs. Capacity concern at WRC and potential impact on services and the lack of employment opportunities in the area were also raised. A number claimed that a school is not required and that the 90 dwellings are unnecessary. Many are concerned with the impact development would have on wildlife and biodiversity including some endangered species, while also highlighting that the site is used for recreation. Some objected with regards to potential impact on amenity for the surrounding area. Safety concerns raised for children next to railway line and treatment works. Suggestions that brownfield sites should be given priority over this site including Former Structure Flex. One raises inconsistency with the assessment with sites R07 and C24 being rejected as they spoil surrounding countryside.
Summary of Support	0	None received
Summary of General Comments	3	Comments recognise that houses and jobs are needed, but should not be at expense of local communities' way of life. Need to protect and enhance Cromer's unique natural environment and protect green space, woodland and historic areas which enhances people's wellbeing and is important to tourism. Improved infrastructure for transport is needed, but this should not be at the expense of current local communities' environmental health, such as increased emissions which has negative effects on the natural environment, such as Cromer's coastal area and cliffs – resulting in negative climate change effects such as coastal erosion.
Overall Summary		Feedback focus on concerns over development on land which is considered to be a critical gap between East Runton and Cromer and wish to retain town and village boundaries. Several other reasons including concerns over the smells from AW plant and noise from railway line and flood risk should there be heavy rainfall. A149 is very busy all year, and more so in Summer. Concern that Clifton Park, Howards Hill and Central Rd would become rat runs. Capacity concern at WRC and potential impact on services and the lack of employment opportunities in the area. A number claim that a school is not required and 90 dwellings are unnecessary. Many are concerned about the loss of green open space which has a range of wildlife and biodiversity (including some endangered species) and is used regularly for recreation use which is important for people's wellbeing. Some object to the potential impact on amenity for the surrounding area. Safety concerns raised for children next to railway line and treatment works. Suggestions that brownfield sites should be given priority over this site including Former Structure Flex. One raises inconsistency with the assessment with sites R07 and C24 being rejected as they spoil surrounding countryside.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	3	Town and adjacent Councils raised issues based around coalescence of settlement, impacts on existing informal use of open space and
Support	0	

General Comments	0	biodiversity. Concerns raised re impacts on highway network capacity. Education provision was challenged as unnecessary.
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Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS3)
Objection	5	Feedback focused on concerns over development on land considered to be an important gap between Cromer and East Runton and the potential adverse impact on important biodiversity. Objection from Norfolk Wildlife Trust and Norfolk & Norwich Naturalists' Society. NCC Children Services have advised that provision for an additional primary school on this site is welcomed but comment that there are uncertainties as to how in practice the offer of a primary school could be delivered, and will need to work with North Norfolk DC going forward. Suffield Park Infant & Nursery School concerned that a new school is not required and would impact on the existing schools in Cromer. Support received from the landowner who has submitted further information including a Delivery Statement and Environment Report. Anglian Water raised concerns over odour and recommended that an odour risk assessment should be undertaken. However Environment Agency have raised no concerns. NCC Minerals and Waste provided supporting comments to add appropriate site policies. Historic England sought consistency in approach to heritage assets.
Support	3	
General Comments	2	

C16

Policy DS4: Former Golf Practice Ground

Individuals	Number Received	Summary of Responses (Site Policy DS4)
Summary of Objections	3	Limited comments received. Members of the public raise concerns over the potential impact on the natural environment, water supply, air quality, road network and the AONB. The amount of employment opportunities in Cromer and the viability of this site considering rising sea levels and potential for coastal erosion.
Summary of Support	0	None received
Summary of General Comments	1	Support received from the landowner who confirms that the site is available, suitable and achievable and able to deliver housing within the first few years following the plan's adoption. Committed to delivering a range of housing on the site recognising the need within district and Cromer. Further design and technical work is being undertaken. Suggests that the requirement to provide self-build plots should be based on demand at the time of submission of an application.
Overall Summary		Limited response received. Some concerns over the potential impact on the natural environment, , where there was ater supply, air quality, road network and the AONB. The amount of employment opportunities in Cromer and the viability of this site considering rising sea levels and potential for coastal erosion. Support received from the landowner who confirms that the site is available, suitable and achievable and able to deliver housing within the first few years following the plan's adoption. Committed to delivering a range of housing on the site recognising the need within district and Cromer. Further design and technical work is being undertaken. Suggests that

		the requirement to provide self-build plots should be based on demand at the time of submission of an application.
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Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	1	One objection on the principle that the site and Cromer cannot accommodate growth due to the existing infrastructure constraints of the town. A further general comment was received raising the attention of Officers to matters of flooding on the site.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS4)
Objection	3	Limited response received. Some objections were based around the preference for an alternative site. They raised concerns over the potential impact on the natural environment, the AONB, and the close proximity of the site to the SAC and SSSI. Presence of unstable ground and the distance of the site to train station, and suggest that other alternative sites would be more appropriate. Historic England sought consistency in approach to heritage assets. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

C22/1

Policy DS5: Land West of Pine Tree Farm

Individuals	Number Received	Summary of Responses (Site Policy DS4)
Summary of Objections	6	Concerns are expressed over this development; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife. Development would not improve quality of life, health and well-being of its residents and impact on trade and business, stating that it would go against the NPPF. Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. Issues with school, healthcare, water, gas, sewage, broadband capacity. Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd. Request a survey of water pressure, demand and infrastructure. One is supportive of the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land. One questions why the preferred site includes sports pitches and facilities but the site has been assessed for housing. Assessment states that the site is considered unsuitable for development. The landowner for alternative site C25 wishes the site to be considered as part of site DS5. Access issues can be addressed. One proposes new alternative site, closer to town and would not use two main road arteries.

Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Feedback highlighted concerns on; the potential impact on the natural environment, AONB, air quality, dark skies, noise and wildlife and on the health and well-being of its residents and impact on trade and business. Flooding issues on the site and water shortages due to longer spells of dry weather from climate change. Request a survey of water pressure, demand and infrastructure. Concerns over the increase of cars on the road network and pedestrian connectivity to the town centre. Suggest that mini roundabouts should be provided at Christopher's Close and Station Road and new access road to both main arteries to the town not just Norwich Rd. Issues with school, healthcare, water, gas, sewage, broadband capacity. Limited support for the principle of residential in this location but raises concerns over the deliverability, the site does not provide sufficient land to deliver the required infrastructure and the extent of the site needs to be extended to include additional land.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS5)
Objection	1	Objected to the principle that the site and Cromer accommodate growth due to the existing infrastructure constraints of the town. A further general comment was received raised general concerns around the pedestrian connectivity and off site highway mitigation along with the potential impact on mature trees.
Support	0	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS5)
Objection	3	Key issues raised including concerns over the potential impact on the AONB (contrary to Paragraph 172 of NPPF) from Natural England and the potential impact on the setting of the adjacent Grade II Listed Building from Historic England. Historic England suggested confining development to the northern half of the site with the southern portion of land being used for sports facilities, allotments and public open space. And strengthening the policy wording and the inclusion of diagram to indicate broad principles of site. General Support expressed for biodiversity net gain, creation of habitats and GI corridors. One objection was based around the preference for an alternative site and raised concerns that the site hadn't been assessed for its suitability to provide sports facilities or a Care Home. Anglian Water, Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.

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
C07/1	Land Gurney' s Wood, Norwich Road.	1.27	Housing	51												
C07/2	Land at Cromer High Station	0.80	Mixed Use	22												
C09	Land at Burnt Hills	0.47	Housing	14	The site has Planning Permission											
C10/1	Land at Runton Road/ Clifton Park	8.01	Mixed Use	55												
C11	Land at Sandy Lane	0.31	Housing	9	Site is unavailable											
C15/1	Land At Harbord House, Overstrand Road	1.60	Housing	64												
C16	Former Golf Practice Ground	6.40	Mixed Use	180												
C18	Land South of Burnt Hills	8.74	Housing	200												

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
C19	Land at Compitt Hills (Larners Plantation)	5.25	Mixed Use	157												
C19/1	Land at Compitt Hills (Larners Plantation)	5.33	Housing	157												
C22/1	Land West of Pine Tree Farm	18.10	Mixed Use	300												
C23	Old Zoo site, land at Howards Hill	1.21	Housing	10-20												
C24	Land Adjacent To Holt Road Industrial Estate	2.81	Housing	84												
C25	Adjacent Pine Tree Farm, Norwich Road	0.40	Housing	12												
C26/1	Cricket Ground, Overstrand Road	1.00	Housing	30												
C27	Land West Of Holt Road Industrial Estate	6.74	Housing	270												
C28	Land between Roughton Road and Metton Road	4.62	Housing	200												
C30/1	Football Ground, Mill Road	1.19	Housing	14												
C31	Land at Stonehill Way	0.87	Employment	26												
C32	Land at Furze Hill	0.22	Housing	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
C33	Land Adjacent 69 Northrepps Road	1.11	Housing	10												
C34	Land South of Runton Road	1.03	Mixed use	31												
C35	Land at Northrepps Road	0.09	Housing	3	Site discounted due to size											
C36	Land at Pine Tree Farm	4.18	Housing	50												
C39	Land At Hall Road, Cromer	6.29	Housing	229												
C40	The Meadow Car Park, Meadow Road	1.04	Housing	42												
C41	Land south of Cromer	47.23	Housing	800												
C42	Roughton Road South	15.13	Housing	340												
C42/1	Land West of Roughton Road	10.54	Housing	340 over 2 sites												
C42/2	Land East of Roughton Road	4.59	Housing	340 over 2 sites												
C43	Norwich Road	17.11	Housing	315												
C43/1	Land West of Norwich Road	3.20	Housing	315 over 2 sites												

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
C43/2	Land East of Norwich Road	13.91	Housing	315 over 2 sites												
C44	Land at Compitt Hills & South of Burnt Hills (Previously incorrectly named 'Norwich Road' at Regulation 18)	14.14	Mixed Use	187 (+60 bed care home)												
FLB02	Land at Metton Road	2.63	Mixed Use	50												
HE0012	Land at Stonehill Way, Cromer (1)	4.57	Employment	N/A	Site is unavailable											
HE0013	Land South of Holt Road	2.64	Employment	N/A	Site is unavailable											
NOR08	Land North of Pine Tree Barns	0.29	Housing	2												
RUN07	Land at Mill Lane	1.04	Housing	31												

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
C07/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; part within AONB, arable / grazing, woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</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>
C07/2	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. They do not alter the overall SA objectives scoring.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; adjacent AONB, arable / grazing, adjacent woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</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>
C10/1	<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, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. 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 peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</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>
C11	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWSs (Cromer Old Cemetery, Hall Wood), grass, scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Limited scope for open space provision.</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>
C15/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of woodland). Potential to affect setting of Grade II Listed Building (Cromer Lighthouse). Potential negative biodiversity impact; part within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), mostly woodland (subject to TPO). No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</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>
C16	<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, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land.</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>
C18	<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 neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C19	<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>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C19/1	<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 neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C22/1	<p>Overall the site scores as positive</p> <p>The consultation comments/ objections are noted. In response to a specific SA comment: the remediation of contamination refers to a small area identified as contaminated 'unknown filled ground'. The comments do not alter the overall scoring for any of the SA objectives.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C23	<p>Overall the site scores as neutral</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood), scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Would utilise mostly non-agricultural grade land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Would result in loss of designated open land area.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; within 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>
C24	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</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>
C25	<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). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, grazing, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C26/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, majority of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Sutherland House) and CA. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees to majority of boundary. 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, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C27	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent position, removed from residential development, potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood, Cromer Old Cemetery), arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores positively; edge of settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</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>
C28	<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 significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C30/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, approximately third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees adjacent site. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C32	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF not considered at risk of SWF (CC). Likely significant detrimental impact on townscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, CWS (East Wood), woodland (subject to TPO). 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 open land area (woodland).</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C33	<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 significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, grass, scrub, within woodland. 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, leisure and cultural opportunities.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, services / facilities, access to employment. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C34	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for enhancement of townscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, Cromer Old Cemetery), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities.</p> <p>Economic – Scores positively; within 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>
C36	<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 significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, peak time public transport links, education facilities, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
FLB02	<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. Potential negative biodiversity impact; within AONB, arable / grazing, mature hedgerow / trees to boundary, close to woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement / rural location, services in adjacent settlement.</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>
C39	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and setting of Grade II Listed Building (South Lodge). Potential negative biodiversity impact; adjacent AONB, close proximity CWS (East Wood), arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C40	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; adjacent CWSs (East Wood, Hall Wood), close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea Front), golf course / skate park with mature woodland to south. Localised potential to contribute to and / or impact on GI network. 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>
C41	<p>Overall the site scores as negative</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; parts of site considered edge of settlement and parts loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Scale of site and locations; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential negative biodiversity impact; all of site within AONB, arable mostly surrounded by mature hedgerow / trees, adjacent small woodland. Potential to impact setting of Grade II Listed Building (Pine Tree Farmhouse). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement, access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities within the settlement but beyond walking distance and parts of the site are considered removed from this service. Likely to use car to access services and facilities. Could provide significant public open space.</p> <p>Economic – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement. Likely to rely on car to access employment, educational facilities, transport links, services / facilities and town centre. Access to high speed broadband uncertain. Likely to rely on car.</p>
C42	<p>Overall the site scores as negative</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; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/1	<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 significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C42/2	<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 significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; loosely related to settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C43	<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 significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C43/1	<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. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. 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, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre</p>

Site Ref	Conclusion (Residential Sites)
	(adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
C43/2	<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 significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C44	<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 neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
NOR08	<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 to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
RUN07	<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 significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, CWS (Cromer Sea Front), SSSI & local geodiversity site (East Runton Cliffs), grassland, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement, services in adjacent settlement.</p>

Site Ref	Conclusion (Residential Sites)
	Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

Employment Sites

Site Ref	Conclusion (Employment Sites)
HE0012	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. 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.
HE0013	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. 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.
C16	Overall the site scores as positive The consultation comments/ objections are noted. They do not alter the scoring for any of the SA objectives. Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. 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.
C19	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement.

	Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. Access to high speed broadband uncertain.
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Mixed Use Sites

Site Ref	Conclusion (Mixed Use Sites)
C19	<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). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. 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 education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, potential employees and transport links, access to employment, services / facilities. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Town centre accessible from the site.</p>

DRAFT

2.3. Planning History

C07/2: Outline Planning Application on site PO/19/0281 - Residential Development of up to 24 Dwellings (Outline Application with access only for determination). This application is currently (February 2021) pending.

C22/1: Outline Planning Application: PO/18/2169. Hybrid application comprising: Outline planning permission (with all matters except for access reserved for future determination) for up to 300 dwellings to include a new roundabout and access onto A149 and associated infrastructure and Full Planning permission for provision of a new football club comprising the creation of football pitches (together with associated fencing and floodlighting), erection of clubhouse, changing facilities, new access road and formation of car park to facilitate the relocation of Cromer Town Football Club.

C16: There have been a number of planning applications on the site with, in the main, relate to the previous use of the site as a Golf Practice Course. The most recent application on the site was PF/11/1224 which related to the re-location of a golf academy building and practice greens. This application was Approved. There was two planning applications in 2004 & 2005 for residential development – both were refused. PO/05/1102 was for residential development to provide 40 affordable, key worker and sheltered dwellings. This application was Refused.

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
C07/1	<p data-bbox="328 551 804 584">Land at Gurney's Wood, Norwich Road</p> <p data-bbox="328 622 512 651">SA Conclusion:</p> <p data-bbox="328 658 1422 902">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 significant detrimental impact on landscape (loss of woodland) and potential for negative biodiversity impact being partly within the AONB. 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 data-bbox="328 947 491 976">Connectivity:</p> <p data-bbox="328 983 1433 1346">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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p data-bbox="328 1391 456 1420">Highways:</p> <p data-bbox="328 1426 1449 1693">Suitable Highways access can be achieved off the A149. Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become obscured. With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access and detailed highway safety improvements.</p> <p data-bbox="328 1738 520 1767">Environmental:</p> <p data-bbox="328 1774 1430 1924">The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. The east part of the site is a section of woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.</p> <p data-bbox="328 1968 596 1998">HRA (where relevant)</p> <p data-bbox="328 2004 379 2033">N/A</p>

	<p>Landscape and Townscape: Partly within the North Norfolk Coast Area of Outstanding Natural Beauty.</p> <p>The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to surface water flooding.</p> <p>HIA - Limited impact on the historic environment.</p> <p>Conclusion: Part of the site is considered suitable for allocation and has been identified as preferred option C07/2. Site C07/1 is not considered suitable for development. As it would result in an unacceptable loss of woodland within the Area of Outstanding Natural Beauty, the potential loss of habitats and could have an adverse impact on the landscape.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C07/2</p>	<p>Land at Cromer High Station</p> <p>SA Conclusion: The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB. 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 and peak time public transport links.</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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p>Highways: Access would be via an existing private road that is closely associated with Station Road. Alterations are required at the Station Road junction with the A149 to increase separation between the junctions and to reduce the speed on vehicles joining the A149 southbound. Waiting restrictions are required south of the access to ensure visibility does not become</p>

obscured. With the exception of a requirement for an additional bus shelter, it is not considered that mitigation will be required beyond the above access and detailed highway safety improvements.

Environmental:

The site is now mainly grass and scrub surrounded, however, the site was once railway land with marshalling yards associated with the former Cromer High Station railway station. To the east of the site is a woodland known as Gurneys Wood. There may be contamination on the site that will require remediation.

HRA (where relevant)

The site is within 2500m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.

Landscape and Townscape:

The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is generally screened from view by existing development, although, the site can be glimpsed from the rail bridge on The Avenue to the south.

Other:

HIA - Limited impact on the historic environment

The site is in Flood Risk Zone 1.

Conclusion:

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

This site is already allocated for residential development in the current adopted Plan and is subject to an active planning application. The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is not prominent in the landscape due to the varying land levels and is screened from view by existing development. Public transport services and schools nearby, and the town centre is in walking distance. The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. This is considered to be one of the most suitable of the Cromer alternatives.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.

C09

Land at Burnt Hills

Conclusion:

The site has **Planning Permission** and is **discounted from further consideration**.

C10/1

Land at Runtun Road / Clifton Park**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being adjacent to the AONB and in close proximity to CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI and local geodiversity site (East Runtun Cliffs). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities with easy access to the town centre.

Connectivity:

The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities.

Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 100m (the bus station is 1km) from the site

Highways:

A suitable highway access can be achieved from the A149 Runtun Road. The Highway Authority would accept access direct to A149 Runtun Road with visibility to be provided in accordance with appropriate standards. Mill Lane is a narrow country lane and not of a sufficient standard to support development traffic.

Pedestrian and cycle access should be provided via Clifton Park if feasible. Pedestrian and cycle access shall be provided via PROW BR22 to Clifton Park. PROW BR22 shall be upgraded to an asphalt (or equivalent) surface between the site and Clifton Park. Pedestrian and cycle access to Mill Lane via BR22 shall be retained. Access shall be provided between the site and FP16. Improvements are required to FP16 to ensure that it remains accessible between Howard's Hill West and Sandy Lane.

Environmental:

The site is an irregular shaped area on the western edge of Cromer. The site is predominately covered in scrub, grassland and areas of tree cover. To the south of the site is the Cromer to Norwich railway line and to the east are residential properties in the Clifton Park area with a number having gardens backing on to the site. The site has a small frontage along the Runtun Road and is approximately 200 from the sea – separated by the Wyndham static caravan park. To the northwest of the site is Seacroft caravan site. The site is approximately 50m from the Anglian Water treatment works to the south.

HRA (where relevant)

The site is within 5000m of the Norfolk Fens Special Area for Conservation, within 2500m of the Overstrand Cliffs Special Area for Conservation and within 400m of the Greater Wash Special Protection Area.

Landscape and Townscape:

This is a reasonably large site close to the coast, although, it is outside the AONB. The site gently slopes from the Runton Road up towards the railway to the south (which is in a cutting) and the start of the Cromer Ridge.

The site is within the wider landscape classified as Coastal Shelf landscape character area which is characterised by the dynamic and visually striking cliffs stretching along the coastline of the Type, providing a strong sense of place and elevated long views, as well as internationally important biodiversity and geodiversity (where designated). The presence of the sea defines views throughout much of the Type, providing a sense of openness and particular quality of coastal light to contrast with the enclosure provided by the backdrop of the mostly wooded Cromer Ridge.

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

Residential development on the entire site would have an impact on the character of the Runton Road approach into Cromer but would have a lesser impact on the wider character of the western part of Cromer. Development on the site would change the existing character of the land from an open, scrub covered, field to an urban, edge of settlement residential development. The existing character of the land does contribute to the characteristics of landscape character type. openness of the edge of town in this location.

The existing Clifton Park properties provide the current urban edge on the south side of Runton Road with a number of 2 storey properties on the Runton Road frontage with bungalows and dormer bungalows further up Clifton Park as the land rises. The Clifton Park properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national house design of the time and do not reflect or incorporate design features that would typify the North Norfolk or Cromer vernacular.

Directly north of the site is the Wyndham static caravan park which is highly visible in the landscape from the Runton Road and from distance views – particularly from the town. Development of this site offers the opportunity to redefine the hard urban edge of Cromer and soften it with appropriately designed and landscape development that complements the distinct characters of the area.

Views into the site are predominantly localised and available from: 1).directly along the Runton Road frontage; 2). from the existing properties on the western edge of Clifton Park, and: 3). from within the site itself. These views could be adversely impacted, particularly if the site were to be developed in its entirety and to a high density. The site is generally screened from long distance views. Development of the site would detrimentally impact on the availability long distance views that are glimpsed towards the Cromer Ridge to the south from the Runton Road.

Regulation 18 Consultation representations:

A number of representations were made to this site at the Regulation 18 consultation in May/June 2019. There were 91 objections and 3 general comments, a number focussed on the potential loss of a green gap between Cromer and East Runton and the potential for the coalescence of settlements. It was felt that development of the site ~~would~~ could result in the loss of an important area of open space and that the number of dwellings proposed

where unnecessary. Other objections raised concerns around highway access and safety, the need for a new school, the impact on neighbouring residential amenity and the impact of the water recycling centre on the site. Full summary of the representations can be seen in a previous section, above.

Potential for a new primary school on the site

The Education Authority (as the statutory consultee) indicate that there is the potential need for a new primary school site as residential development in the Town is likely to put pressure on existing local schools. The proposed A 2ha site Allocation at Runton Road / Clifton Park (C10/1) has thus been identified by the NCC as a potential reserve school site for future expansion. The Education Authority has expressed a preference for this site for education provision as the catchment area could then serve East and West Runton and bring related benefits to the wider town.

Further engagement with the Education authority has established that currently there is no certainty that the County Council could fund the delivery of a 2 form entry primary school, and as such the ability to deliver a school is not at this stage established.

Cromer Water Recycling Centre

At the Regulation 18 consultation (May/June 2019) Anglian Water submitted a 'holding objection' to the allocation of the site – pending further information regarding odour emissions and the potential impact on the site. Furthermore, a number of the objections to the site also raised concerns regarding odour from the site.

Cromer Water Recycling Centre is a largely enclosed process with one significant source of odour, which could potentially affect the allocation site dependant upon the site layout proposed. This source is the stack emission from the odour control plant serving much of the process and we would anticipate that any future expansion of the process would continue to be vented via this stack. However, it should also be noted that closer to the WRC boundary a wider range of intermittent, fugitive emissions may be detectable. These originate from occasional activities such as tanker operations and maintenance activities, for which there is no practicable mitigation.

The agents on behalf of the landowner produced a Phase 1 Environment Report and submitted this as part of their Regulation 18 supporting submission. Anglian Water have reviewed this document and in December 2019 withdrew their 'holding objection' to the site's allocation, stating the following:

*"Having reviewed the Phase 1 (Desk Study) Environment Report dated June 2019 and the current situation at the WRC we are satisfied that this report provides sufficient information for our purposes in relation to potential odour impacts from Cromer Water Recycling Centre for the Local Plan currently being prepared and **we do not require any further information at this stage.***

*As you will be aware we had made a holding objection relating to the above allocation and sought further information relating to odour. On the basis of the information provided by Pigeon Investment Limited we are writing to **withdraw our previous objection.**"*

With Anglian water now satisfied that development could happen in principle without adversely affecting amenity due to odour, the points raised at consultation are considered to be addressed. Any policy wording though would need to include reference to appropriate development in this area.

Landowner Representations

The landowner's agent submitted detailed information at the Regulation 18 consultation and has submitted further information in June 2020 concerning the site. They have submitted information that demonstrates that they have reflected on (and taking into account) the

representations and objections made at Regulation 18 stage. They have submitted further information including a draft concept plan, illustrating how the site could deliver a “high quality landscape-led scheme” comprising:

- Extra Care (50-60 units)
- Approximately 55 New Homes
- Enhanced public open space (including allotments).

This draft scheme shows the front portion of the site being provided as open space, a number of bungalows along the eastern edge of the site with Clifton Park and significant areas of public open space to the south of the site.

Other:

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

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

HIA - Limited impact on the historic environment, development proposals should have regard to the landscape considerations above.

Conclusion:

The site is available.

Development of the site at a lower density and number as proposed in at the Regulation 18 stage could address many of the concerns raised at the time. Appropriate development stepped back from the road would minimise visual impacts. Furthermore there is an opportunity through development to ensure that a high quality open space is provided towards the front of the site. Such provision would improve the visual appearance of the site provide amenity space and connectivity. Development would have a moderate impact on the character of the area, however, the area is not within the AONB and given the scarcity of available land outside the AONB, and in line with the NPPF’s requirement the site is identified as suitable. Development of the site should however could be designed in such a way that results in housing being well integrated into the landscape and adopt local vernacular design that would contribute to the Coastal landscape character type. Careful and imaginative design, layout and landscape mitigation could also go towards mitigating the visual impact of the existing Clifton Park properties which currently provide a harsh, unsympathetic, urban edge of Cromer. The landowner’s agent has provided indicative details of a scheme in their promotion of the site that demonstrates that the Runton Road frontage could be preserved as open space which would maintain this open approach into the town.

The further information that has been submitted and reviewed shows that the promoter has reflected on the local sensitivities and provides an example of how the site could bring forward enhanced public open space, and access routes, that would ensure that the land can still be used for the recreational purposes that are currently enjoyed and referenced in the numerous objections to the site at the Regulation 18 consultation.

The requirement for the provision of a new 2-form entry primary school on the site has evolved from the information that was available at the Regulation 18 stage. Based on the information provided by the Education Authority. No certainty provided that the County council would fund a school if the site was reserved at this time. The landowner has indicated a willingness to make land available for such a new school if required,

Site Ref	Assessment
	<p>however, at this stage they have removed the school site from the scheme and are currently promoting the site as providing for extra-care facility that would provide 50-60 units.</p> <p>Many of the Land use issues raised at consultation have been reviewed and addressed in this further assessment. Where necessary additional text is proposed to be included in any allocation policy to ensure that any future detailed proposal includes the relevant detail and will deliver appropriate development.</p> <p>Development of the site would provide a number of benefits: providing housing in Cromer including affordable houses, extra-care housing, and enhanced areas of public open space, recreation, amenity space and enhanced connectivity. The landscape and visual impacts can be mitigated through careful design, landscaping and layout and the policy wording for the site will provide clear wording on how this site is expected to come forward.</p> <p>The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available. This is considered to be one of the most suitable of the Cromer sites being promoted through the Local plan.</p> <p>Recommendation: That this site is identified as a Proposed Allocation subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment.</p>
C11	<p>Land at Sandy Lane</p> <p>Conclusion:</p> <p>The site is Unavailable and is discounted from further consideration.</p>
C15/1	<p>Land At Harbord House, Overstrand Road</p> <p>SA Conclusion:</p> <p>The site scores as negative. The Environmental objectives score is negative, being edge of settlement, within Flood Zone 1, where there is potential for a significant detrimental impact on landscape (loss of woodland) along with the potential to affect the setting of a Grade II Listed Building (Cromer Lighthouse) and potential for a negative biodiversity impact being part within the AONB and in close proximity to CWS (Happy Valley), SAC and SSSI (Overstrand Cliffs). The site is mostly woodland (subject to a TPO). 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 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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.</p>

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

Highways:

Suitable highways access can be achieved off the Overstrand Road.

Environmental:

The site contains a large detached house known as Harbord House. The original house was built in the 19th century, however, it has been significantly altered and extended and is now converted to flats. To the front of the house is car parking, and gardens, and the land to the rear is an extensive wooded area that abuts the golf course on the northern and eastern boundary. The site has a frontage along the Overstrand Road.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is partly within the North Norfolk Coast Area of Outstanding Natural Beauty. The site has an open aspect to the Overstrand Road and the existing house, gardens and woodland contributes to the character of the area. Significant residential development on the site would be visible from the Overstrand Road and be at odds with the immediate surroundings. Development would result in the loss of a number of trees that form part of the wooded character of the area.

Other:

The site is 150m from Cromer Lighthouse which is a Grade II Listed Building. The Lighthouse is located high on the cliffs and is separated from the site by the Golf Club clubhouse, the 2 storey holiday buildings at Cromer Country Club and the area of woodland on the site. Any development should preserve the significance of the listed building and its setting.

The site has a small area of the site that may be susceptible to surface water flooding.

Conclusion:

It is in a prominent location on the approach into Cromer, containing a number of valuable trees which provide an important wooded character. Development would threaten the existing trees, which are an important part of the local landscape. The site is not considered to be suitable for development.

Recommendation:

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

C16

Former Golf Practice Ground

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is mixed, being edge of

settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and in close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs). 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 good 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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

Highways:

A suitable highway access can be achieved from the Overstrand Road and Northrepps Road. The Highway Authority state that access should be provided at two locations, visibility is required to the appropriate standards at Overstrand Road and at Northrepps Road. Tree removal would be required to form a safe access at Northrepps Road. Northrepps Road should be realigned to provide a squarer approach to Overstrand Road. Carriageway widening to a minimum of 5.5m and provision of a 2.0m wide frontage footway may be required at Northrepps Road.

Mitigation

A transport assessment is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

Environmental:

This is a generally triangular site on the eastern side of Cromer that was most recently used as a golf practice ground. All signs of this previous use are gone and the land is now mostly scrub and young tree cover. There has been a degree of earthworks on the site creating trenches and excavations across the site. The southern edge of the site includes mature woodland that is part of a larger woodland (including Cottage Wood) that surrounds the Forest Park holiday site to the south. The Northrepps Road and Overstrand Road frontages are hedge and tree lined. Directly to the west of the site is the Suffield Park residential area of Cromer.

HRA (where relevant)

The site is within 400m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty. The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features contrasting inland agricultural landscapes, woodlands and villages, all of which are

influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Coastal Shelf landscape character area which is characterised by the dynamic and visually striking cliffs stretching along the coastline of the Type , providing a strong sense of place and elevated long views, as well as internationally important biodiversity and geodiversity. The presence of the sea defines views throughout much of the Type, providing a sense of openness and particular quality of coastal light to contrast with the enclosure provided by the backdrop of the mostly wooded Cromer Ridge.

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

Currently the site has significant screening which limits any views into the site, particularly on the approaches into Cromer along the Overstrand Road. Development on the site should maintain as much of this surrounding hedge and tree screening to ensure the approaches into Cromer maintain, as much as possible, the existing wooded characteristics.

Heritage Impact Assessment

Limited impact on the historic environment

However, the site is 250m from Cromer Lighthouse which is a Grade II Listed Building. The Lighthouse is located high on the cliffs and is separated from the site by the Golf Club clubhouse, the 2 storey holiday buildings at Cromer Country Club and an area of woodland. Any development should preserve the significance of the listed building and its setting, although, any impact, on the Listed Building of residential development on this site is expected to be negligible.

Other:

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

Conclusion:

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

The site is well positioned for access to the town centre, school and services. There are public transport options available. Although the site is within the Area of Outstanding Natural Beauty, it is not intrusive in the wider landscape and does not detract from the special qualities of the AONB. The site is large enough to accommodate housing, plenty of open space and landscaping.

The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now

being developed and are therefore no longer available. This is considered to be one of the most suitable of the Cromer alternatives.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to the detailed policy requirements and no new substantive issues being identified in the HRA and/or Heritage Impact Assessment

C18

Land South of Burnt Hills

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral, due to its greenfield status, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to 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 good access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

A suitable access is not achievable off Roughton Road and is considered sub-standard by Highways.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

Environmental:

This is a medium sized arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its eastern edge along the Roughton Road. This site has a small frontage along the Roughton Road. To the east of the site is Beckett's Plantation.

HRA (where relevant)

N/A

Landscape and Townscape:

Within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is within the

North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

C19

Land at Compitt Hills (Larners Plantation)

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to 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 good access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The site appears to be landlocked for vehicular traffic, however, there is a public footpath that connects with Roughton Road.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

Environmental:

This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.

Recommendation:

That this site is discounted from further consideration.

C19/1

Land South of Burnt Hills

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1 and where there is a potential negative biodiversity impact being within the AONB and adjacent to 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 good access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Highways are of the opinion that Metton Road is unsuitable for further development and Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

Environmental:

This is a small arable field to the south of Cromer (the site is in the parish of Roughton). The site is generally bounded by mature hedges with a number of residential properties on its western edge along the Roughton Road and to the north the properties at Compit Hills. The site has a small frontage along the Roughton Road to the south of the residential properties.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

HIA - Limited impact on the historic environment. The additional landscaping requirements would soften the impact of any residential development, particularly when viewed looking northwards from Roughton Road.

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and

Roughton Road is considered to be sub-standard and unsuitable for large scale development. The site is not considered suitable site for development.

Recommendation:

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

C22/1

Land West of Pine Tree Farm

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1 and where there is potential to affect the setting of Grade II Listed Building (Pine Tree Farmhouse) and the potential for negative biodiversity impact being within the AONB. The remediation of contamination refers to a small area identified as contaminated 'unknown filled ground.' 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.

Connectivity:

The site has moderate to good connectivity. The schools in Cromer are within walking distance however the highway Authority maintain that existing railway bridge is not sufficiently wide to and any development would need to provide improvements. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site; however, this site would be expected to provide bus stops within, or closer to the site.

Highways:

Access into the site can be achieved off the A149 Norwich Road. Highways are content with the principle of access off the Norwich Road; however, the Highways is of the view that the required highway improvements to enable safe and sustainable development of the site are not deliverable and would therefore wish to object to allocation should further land not be found or another solution agreed.

Highways have concerns that the visibility required for crossing the road to access existing footway is limited by the layout of the road and is a safety concern. The development would require two points of access at the A149, one in the form of a roundabout, both junctions should accord with DMRB.

A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

This is a large site that consists of 2 arable fields on the southern edge of Cromer (in the parishes of Cromer, Roughon and, predominately, Northrepps). There is a small mixed woodland on the site called 'Beckett's Plantation' on the western portion of the site. The Cromer to Norwich railway line runs along the northern boundary of the site. Pine Tree Farm with a farmhouse and collection of farm buildings are surrounded by the site on the eastern boundary. A row of 18 residential properties separate the eastern part of the site from the Norwich Road.

HRA (where relevant)

The site is within 2500m of the Overstrand Cliffs Special Area for Conservation and within 2500m of the Greater Wash Special Protection Area.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty. The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea.

The site falls within the wider Tributary Farmland Landscape Character Type. The Tributary Farmland Type is generally characterised by open and rolling/undulating rural farmland with some elevated plateau areas and a rich diversity of minor settlement, woodland and historic estates.

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

The site consists of 2 medium sized arable fields which are, in the main, shielded from view by Pine Tree Farm and the residential properties along the Norwich Road on the east; by the railway line to the north and by the woodland on the western side of the site.

The two fields are arable with no other landscape features of note. However, the woodland and wooded hedge lined boundary through the site are local landscape features of importance. Development of the site could be well contained

There is a public footpath which runs through the site and residential development would change the characteristics of the landscape and impact on the views outwards from this public footpath.

The approach along the Norwich Road into Cromer starts to become urbanised on the western side of Norwich Road with the ribbon development of 18 properties. Development of the site would be behind these properties and would be a continuation of this urban environment and would be well contained in the landscape.

With the already urban environment along the Norwich Road, together with the significant screening offered by the existing woodland, sympathetic residential development of the site would not significantly impact on the special qualities of the AONB.

Heritage Impact Assessment

There are no designated heritage assets on site therefore the impact on the historic environment is limited. However, the site surrounds 3 sides of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building. The potential impact would be mitigated by retaining existing and

strengthening hedges/ trees around and within the site, incorporating tree planting within the site and introducing landscape buffers

Other:

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

Conclusion:

This is a large site that can help to accommodate a large proportion of the housing that is required for Cromer.

The site is adjacent to the current urban extent of the town, within acceptable distance to the town, schools and services. Public transport options available from the site.

Although the site is located within the Area of Outstanding Natural Beauty, due to the existing urban development along the Norwich Road and landscape features residential development would not be prominent in the wider landscape, and would not compromise the wider landscape character type.

The site is located close to the Grade II Listed farmhouse and development of the site will have to preserve and enhance the setting of the Grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. Suitable mitigation will need to be incorporated into the allocation policy.

NCC Highways have raised an objection over the highway access into the site and the provision/availability of a safe walking and cycling route into Cromer. However, there is no objection to the principle of access off Norwich Road, or the principle of development in this location. The concerns relate, primarily, to the ability to deliver the highways works within the landowner’s ownership and the requirement for 3rd party land. If this land was made available, it is felt the development could deliver the highways works and improvements to the required standards that would ensure this site could be delivered. The landowner will have to unequivocally demonstrate that the site can deliver the required highways works if this site is to be identified as an allocated site at Regulation 19 stage.

The site scores positively in the Sustainability Appraisal.

The Local Plan must seek to address the development needs of the town over a 20 year period. Sites which were previously made available through the last Local Plan are now being developed and are therefore no longer available. Notwithstanding the highways concerns, this is considered to be one of the most suitable of the Cromer alternatives.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to the landowner **providing evidence that the highways works required can be delivered** (formal confirmation from the Highway Authority will be required). Furthermore the proposed allocation of the site is subject to the detailed policy requirements and that no new substantive issues being identified in the HRA and/or Heritage Impact Assessment

C23

Old Zoo Site, Land at Howards Hill

SA Conclusion:

The site score is **neutral**. The Environmental objectives score is positive, being within the

settlement, within Flood Zone 1 and where there is potential negative biodiversity impact, being in close proximity to the AONB and CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

Connectivity:

The site has good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 300m (the bus station is 1km) from the site

Highways:

Suitable highway access can be achieved off Howards Hill.

Environmental:

The site is a small, scrub covered, field which was apparently part of Cromer Zoo which closed in the early 1980's. To the west of the site are a number of properties at Clifton Park and to the north Howards Hill.

HRA (where relevant)

N/A

Landscape and Townscape:

This is an elevated parcel of scrubland that is designated as Open Land Area. There is an access path through the site towards Howards Hill and the open nature of the site contributes to the character and setting of the area.

Other:

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

Conclusion:

Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Cromer and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Cromer.

Recommendation:

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

C24

Land Adjacent to Holt Road Industrial Estate

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score is negative, due to its greenfield status, being edge of settlement, within Flood Zone 1, where there is potential for a detrimental impact on landscape, potential detrimental impact on an ungraded Historic Park and Garden (Cromer Hall) and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood). 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 good access to the town centre from the site.

Connectivity:

The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.

Highways:

Suitable highway access is possible, however, owing to the difference in levels between the site and the A148 Holt Road, construction of a suitable access would result in considerable engineering.

Environmental:

The site consists of parts of 2 larger arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries along the Holt Road and next to the employment area.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the western side of Cromer and residential development would be highly visible in the landscape on the western approach into Cromer along Holt Road.

Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site is not considered to be suitable for development, it is in a prominent location on the approach into Cromer. Development would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty.

Recommendation:

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

C25

Adjacent Pine Tree Farm, Norwich Road

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 potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. The Social objectives score is mixed as there is limited scope for open space provision. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

Connectivity:

The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.

Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

Highways:

Suitable highways access is not possible from the Norwich Road.

Environmental:

This is a small site that appears to be an area of paddock land associated with Pine Tree Farm. The buildings of Pine Tree Farm are directly to the north.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty.

Other:

Site Ref	Assessment
	<p>There are no designated heritage assets on site, however, the site is to the south of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building.</p> <p>The site is in Flood Risk Zone 1.</p> <p>Conclusion:</p> <p>The site, on its own, is not considered to be suitable for development; the site cannot be satisfactorily accessed.</p> <p>Recommendation:</p> <p>That this site is discounted from further consideration.</p>
C26/1	<p>Cricket Ground, Overstrand Road</p> <p>SA Conclusion:</p> <p>The site scores as negative and positive. The Environmental objectives score is mixed, being a sports field within the settlement, within Flood Zone 1 and where there is potential to affect the setting of a Grade II Listed Building (Sutherland House) and Cromer Conservation Area. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</p> <p>Connectivity:</p> <p>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. A number of local services are located nearby, in the Suffield Park area, including local convenience shopping, post office, food take aways and a hair dressers.</p> <p>Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.</p> <p>Highways:</p> <p>Suitable highway access can be achieved from Overstrand Road.</p> <p>Environmental:</p> <p>The site is a cricket ground for the town’s cricket team. It is mown grass with a small clubhouse and car park. There is a mature tree lined boundary along the Overstrand Road.</p> <p>HRA (where relevant)</p> <p>N/A</p> <p>Landscape and Townscape:</p> <p>The site is a cricket ground currently designated as Open Land and Recreation Area. The</p>

openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.

Other:

There are no designated heritage assets on site, however, the site is close to the Grade II listed Sutherland House. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

The site is in Flood Risk Zone 1, with some risk of groundwater flooding and the majority of the site is at risk of surface water flooding.

Conclusion:

The site is within the settlement boundary and is adjacent to residential development and within the built up area of Cromer. The site is important to the local landscape. Development of this site would have a negative effect on the quality of the landscape, resulting in the loss of open space which is important for both its recreational use and contribution to settlement character and appearance. The majority of the site is at risk of surface water flooding.. The preferred sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development

Recommendation:

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

C27

Land West Of Holt Road Industrial Estate

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being a prominent site with a greenfield status, edge of settlement, within Flood Zone 1, where there is potential impact on landscape and a potential negative biodiversity impact being within the AONB and in close proximity to CWSs (Greens Common, Hall Wood, Cromer Old Cemetery). . 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 good access to the town centre from the site.

Connectivity:

The site has moderate connectivity. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 150m (the bus station is 1.3km) from the site.

Highways:

The site can only be accessed via Middlebrook Way or via a route through the existing

employment area, although, either option may not be suitable for residential development.

Environmental:

The site is to the west of Cromer. It consists of 2 large undulating arable fields which are adjacent to the employment sites at Stonehill Way. The site has mature hedge boundaries around all boundaries.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the western side of Cromer and residential development would be highly visible in the landscape on the western approach into Cromer along the Holt Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

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

Conclusion:

The site is in a prominent location on the approach into Cromer. Development of this site would extend into the open countryside, and would have a negative effect on the quality of the landscape, and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.

Recommendation:

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

C28

Land between Roughton Road and Metton Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. 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.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Highways are of the opinion that Roughton Road is sub- standard for major development on the site.

Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.

Environmental:

This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score is mixed, being a sports field within the settlement, in Flood Zone 1 and where there is a potential negative biodiversity impact being in close proximity to the AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI and local geodiversity site (Overstrand Cliffs). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area. The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

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. A number of local services are located nearby, in the Suffield Park area, including local convenience shopping, post office, food take aways and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 100m of the site.

Highways:

Suitable highway access can be achieved off Mill Road.

Environmental:

The site consists of a full size football pitch with a small car parking area. There is a hedge and tree lined boundary to the south and a mature tree and hedge boundary to the north. The site is adjacent to the Doctors Surgery and Cromer Hospital to the east and the High School and Tennis Club to the west.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is a football ground currently designated as Open Land and Recreation Area. The openness of the site contributes to the character of the area and is highly visible on the Overstrand Road.

Other:

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

Conclusion:

The site is within the settlement boundary and is well related to the town centre and schools. The site is currently occupied by Cromer Town Football Club and is not considered suitable until and unless an alternative facility is provided. The preferred

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	<p>sites can deliver sufficient housing for Cromer without requiring the loss of community facilities and open space. The site is not considered suitable site for development</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C31</p>	<p>Land at Stonehill Way</p> <p>Conclusion:</p> <p>The site is in a designated Employment Area and proposed employment development including B1, B2 and B8 would be acceptable in principle. The site was not assessed for residential development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C32</p>	<p>Land at Furze Hill</p> <p>SA Conclusion: The site scores as negative and positive. The Environmental objectives score is mixed, being within the settlement, in Flood Zone 1 and where there is likely to be a significant detrimental impact on townscape due to the loss of woodland (subject to a TPO), where there is a potential negative biodiversity impact being in close proximity to the AONB, CWS (East Wood). The Social objectives score is mixed as development of the site would result in the loss of an open land area (woodland). The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.</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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 250m of the site.</p> <p>Highways: Highways access may be achievable off Furze Hill.</p> <p>Environmental: The site is a small wooded parcel that forms part of the woodland on the slope around High Park View (the former Cromer High Station) that is currently designated as Open land. It is surrounded by properties at Furze Hill, St. Martin's close and High Park View.</p>

	<p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site forms part of a larger open space and woodland within the residential area. Residential development would result in the loss of woodland and would impact on the wider character of the open land area and the wider Furze Hill area.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p>Conclusion: This site is not suitable for development due to the loss of open space which is elevated in the landscape. The preferred sites can deliver sufficient housing for Cromer.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C33</p>	<p>Land Adjacent 69 Northrepps 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 due to its rural nature there is a likely to be a significant detrimental impact on the landscape, and a potential negative biodiversity impact. It is within the AONB. 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.</p> <p>Connectivity: The site has good 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. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 800m of the site. Connectivity could be improved by the introduction of footways along Northrepps Road although this may not be feasible owing to the narrowness of the road.</p> <p>Highways: Suitable highways access cannot be achieved off Northrepps Road due to the narrow carriageway and the lack of footpaths.</p>

Environmental:

The site is a small paddock surrounded by mixed mature woodland on the eastern edge of Cromer (located in the parish of Northrepps). The site is adjacent to the Forest Park holiday site and has the residential area of Suffield Park to the west.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site is not considered to be suitable for development, the local road network is considered to be unsuitable. The preferred sites can deliver sufficient housing for Cromer.

Recommendation:

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

C34

Land South of Runton Road

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is positive, being Previously Developed Land within the settlement, in Flood Zone 1 and where there is a potential for enhancement of townscape and a potential negative biodiversity impact being in close proximity to the AONB and CWSs (Cromer Sea Front, Cromer Old Cemetery). 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 good connectivity to the town centre which is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities.

Cromer provides nursery, primary and secondary schools, however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 2.5km away. There are bus services close to the site that serve the schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located around 100m (the bus station is 1km) from the site

Highways:

	<p>A suitable highway access can be achieved from the A149 Runton Road. The Highway Authority would accept access direct to A149 Runton Road with visibility to be provided in accordance with appropriate standards.</p> <p>Environmental: The site is a small site that was previously a commercial/employment site. All structures have been removed from the site and there is now a large area of hard standing. The remainder of the site is grass/scrub.</p> <p>HRA (where relevant) The site is within 5000m of the Norfolk Fens Special Area for Conservation, within 2500m of the Overstrand Cliffs Special Area for Conservation and within 400m of the Greater Wash Special Protection Area.</p> <p>Landscape and Townscape: This is a small site close to the coast, although, it is outside the AONB. The site has residential properties on the east, south and west. Residential development on the site would fill an obvious gap in the residential frontage along Runton Road.</p> <p>Conclusion The site falls within the settlement boundary of Cromer and is within the residential area. The site is on the North Norfolk Brownfield Register. The site could therefore, come forward at any time, and does not require being allocated.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C35</p>	<p>Land at Northrepps Road</p> <p>Conclusion Discounted due to size.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C36</p>	<p>Land at Pine Tree Farm</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 due to its rural nature there is a likely to be a significant detrimental impact on landscape, the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse) and potential for a negative biodiversity impact being within the AONB. 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 moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable</p>

walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food takeaways, veterinary surgery, car repairs garage and a hair dresser.

Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site; however, this site would be expected to provide bus stops within the site or on the Norwich Road frontage.

Highways:

Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open countryside and have a

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negative effect on the quality of the landscape by reducing the rural character. It would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There is currently no development on this (eastern) side of Norwich Road to the south of the railway line. The site is not considered suitable for development.

Recommendation:

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

C39

Land At Hall Road, Cromer

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely detrimental impact on landscape, the potential for detrimental impact on an ungraded Historic Park and Garden (Cromer Hall), the setting of a Grade II Listed Building (South Lodge) and a potential negative biodiversity impact being adjacent to the AONB and in close proximity to a CWS (East Wood). The Social objectives score is mixed and the Economic objectives score is neutral, as the site has good access to services / facilities, employment and educational facilities as well as leisure and cultural opportunities, although there may be a reliance on the car.

Connectivity:

The site has good connectivity with the town centre within a reasonable walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities. The catchment schools are between 1km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is approximately 900m from the site. The nearest bus stops (which provide the regular services to other towns) and the bus station are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Yes

Environmental:

The site is a large pasture field detached from the southern part of Cromer. The northern part of the site is currently used as a 'Pick Your Own' fruit farm with a collection of poly tunnel type green houses. It has a mature tree and hedge boundary along the Hall Road and is bounded by mature woodland to the east. Further to the south is the Cromer to Norwich railway line.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is an undulating open field detached from any built development. Although the site is outside the AONB it does provide a rural landscape approach into Cromer along the Hall Road. It provides a wider open setting for Cromer Hall. Development on the site would constitute an obvious and prominent urban extension into open countryside.

Other:

HIA- Limited impact on the historic environment

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

Conclusion:

The site is not considered to be suitable for development. Development would extend into the open countryside and would have a negative effect on the quality of the landscape by reducing the undeveloped character. There is currently limited development on this section of Hall Road. The site is not considered a suitable site for development.

Recommendation:

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

C40

The Meadow Car Park, Meadow Road

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score is negative, being within the settlement, in Flood Zone 1 and where there is potential for detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and potential negative biodiversity impact being adjacent to CWSs (East Wood, Hall Wood) and in close proximity to the AONB and CWSs (Cromer Old Cemetery, Cromer Sea Front). The Social objectives score is mixed as development of the site would result in the loss of a designated open land area (golf course / skate park). The Economic objectives score positively, as the site has good access to services / facilities, employment and educational facilities.

Connectivity:

The site has good connectivity. The schools in Cromer are within acceptable walking distance at approximately 1.5km to the primary schools. The site is very close to the town centre which offers a wide range of employment, shopping and leisure opportunities. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus and rail stations are within 500m of the site.

Highways:

No N- junction is substandard with West Street

Environmental:

The site consists of an area of, mainly, grass that forms part of the Meadow public open space. The site has a skate park and a number of holes for a pitch and put site. To the north

is the continuation of the Meadow open space and to the south is an area of mature woodland. On the eastern and western sides are existing residential areas.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is open on all aspects and the ground rises from north to south. Development of the site would adversely impact on the open character of the landscape and would detract from the setting of the town.

Other:

the site is within the Cromer Conservation Area and development on the site would have an adverse impact on the conservation area and the setting of the conservation area.

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

Conclusion:

The site has a number of constraints and development could adversely affect the settlement and the conservation area. Development of this site would have a negative effect on the quality of the landscape and would result in the loss of open space which is important to the local landscape and currently provides important recreational value. The site is not considered suitable site for development.

Recommendation:

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

C41

Land South of Cromer

This is a large site that comprises of a number of other sites that are considered in this site assessment process: C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44.

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, where parts of the site are edge of settlement and parts loosely related to the settlement, within Flood Zone 1, where there is potential to impact upon the setting of Grade II Listed Building (Pine Tree Farmhouse), the potential for significant detrimental landscape impact (but potential for significant landscaping mitigation) and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score mixed as access to services / facilities and employment but these are largely beyond walking distance. As such, there is likely to be reliance on the car to access services and facilities. The site could provide significant public open space.

Conclusion:

See the site assessments for C18, C19, C19/1, C28, C36, C42, C42/1, C42/2, C43, C43/1, C43/2 & C44 for the individual characteristics for these sites.

The site has a number of constraints and development would adversely affect the settlement. Development of this site would result in a very large extension into the open countryside within the Area of Outstanding Natural Beauty. Which would have a negative effect on the quality of the landscape and have an adverse impact on the Area of Outstanding Natural Beauty. The majority of the site is detached from Cromer and has poor access to services and facilities. Furthermore Roughton Road is considered to be unsuitable for further development and the proposed link between the proposed development on Norwich Road (43/1) and Roughton Road (C42/2) has been unproven in its effectiveness and brings no strategic benefits. The site is not considered suitable site for development.

Recommendation:

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

C42

Roughton Road South

This site is an amalgamation of C42/1 & C42/2

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Roughton Road is unsuitable for further development. Highways have considered the TA submitted by the site promoter, however the key issues for us are firstly, the pedestrian provision along Roughton Road and although some improvements were made as a result of previous applications, there is no scope for further improvement. Furthermore Roughton Road to the south of the site is unsuitable for the additional traffic created by the development.

A comprehensive approach to development to the south of Cromer could deliver a link road. However such a link has been unproven in its effectiveness to allow suitable pedestrian and vehicular improvements. Furthermore a link could only address local issues associated with the delivery of these sites and will not deliver wider benefits to the town centre. To deliver the link would require a significant amount of growth. As the link brings no strategic benefits

	<p>to the centre of Cromer it is considered that the delivery of a link is not something the plan should seek to achieve. Small scale growth on the site may be acceptable on the site (on highway grounds), however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further consideration by Highways.</p> <p>Environmental: The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. Se sites C42/1 & C42/2 for detailed characteristics.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.</p> <p>Other: The site is in Flood Risk Zone 1.</p> <p>Conclusion: The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>C42/1</p>	<p>Land West of Roughton 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 due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. 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>Connectivity:</p>

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Roughton Road is unsuitable for further development. See C42 for further details. Small scale growth on the site may be acceptable, however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further input from highways.

Environmental:

The site is a large arable field to the south of Cromer. The site has hedge boundaries on all sides and does not contain any other, obvious, environmental features. The site is generally detached from the residential area of Cromer although it does abut the ribbon development of residential properties on Roughton Road.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

C42/2 Land East of Roughton Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social objectives score negatively as services are located in the adjacent settlement (but some within 2km of site). The Economic objectives score mixed with access to educational facilities, but the likely reliance on the car to access employment, services / facilities and town centre (in the adjacent settlement).

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools. Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

Roughton Road is unsuitable for further development. See C42 for further details.

Small scale growth on the site may be acceptable, however, this would require specific details being provided by the landowner/promoter regarding the scale of growth and would require further input from highways.

Environmental:

The site is a large arable field to the south of Cromer. The site has hedge boundaries on all sides and does not contain any other, obvious, environmental features. The site is generally detached from the residential area of Cromer and is surrounded on all sides by arable farmland.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

C43

Norwich Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.

Highways:

Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the

site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

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

Conclusion:

The site has a number of constraints and development would adversely affect 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 which would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

Recommendation:

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

C43/1

Land West of Norwich Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social objectives score negatively as services are located in the adjacent settlement (but some within 2km of site). The Economic objectives score mixed with access to educational facilities, but the likely reliance on the car to access employment, services / facilities and town centre (in the adjacent settlement).

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.

Highways:

Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. This site also includes part of another arable field on the west of Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development would adversely affect 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 and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

Recommendation:

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

C43/2 Land East of Norwich Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking and cycling distance with the town offering a range of employment, shopping and leisure opportunities.

The catchment schools are between 1.2km and 1.5km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools, however, the catchment school at Northrepps is not within an acceptable walking distance. Pedestrian and cycle connectivity into Cromer can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road. The bus stops are located approximately 500m from the site, however, the site would be expected to deliver new bus stops within the site or on the Norwich Road frontage.

Highways:

Suitable highway access can be achieved off Norwich Road. However, evidence on the delivery of access into the site and safe pedestrian connections into Cromer would be required. A safe pedestrian cycle route should be provided between the development and Cromer to enable sustainable travel. The existing railway bridge is not sufficiently wide to enable provision of a suitable facility without unacceptable impact on the carriageway provision. This pedestrian/cycle improvement should be in the form of new footway at the site frontage to a dedicated bridge over the railway. Provision of the bridge would require 3rd party land.

Environmental:

The site is a large arable field to the south of Cromer. It is bounded on the east by the Cromer to Norfolk railway line and to the west by the Norwich Road. The site has mature tree and hedge boundaries around all sides. There are no other, obvious, environmental features on the site.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the south eastern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer along the Norwich Road. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development would adversely affect 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 and would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority to the site is not within walking distance to the town centre. The site is not considered suitable site for development.

Recommendation:

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

C44

Land at Compitt Hills & South of Burnt Hills

(Previously incorrectly named 'Norwich Road' at Regulation 18)

This site is an amalgamation of C18 & C19

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral being edge of settlement, within Flood Zone 1, where there is potential for a negative biodiversity impact being within the AONB and adjacent to woodland. The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities, with access to the town centre from the site.

Connectivity:

The site has poor to moderate connectivity with the town centre within a moderate walking

and cycling distance with the town offering a range of employment, shopping and leisure opportunities.
 The catchment schools are between 1.5km and 1.8km which is on the margin of an acceptable walking distance, particularly for younger children at the primary schools.
 Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road which is 500m from the site. The bus stops (which provide the regular services to other towns) are located over 1.2km from the site which is not a reasonable walking distance.

Highways:

See comments for C18

Environmental:

The site consists of 2 large arable fields to the south of Cromer with Roughton Road dissecting to the eastern and western fields. See sites C18 & C19 for detailed characteristics.

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

FLB02 Land at Metton Road

SA Conclusion:

The site scores as **negative**. The Environmental objectives score is negative, being remote from the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and a potential negative biodiversity impact being within the AONB. The Social and Economic objectives both score negatively and mixed as the site has poor access to services / facilities, employment and educational facilities. The site is remote from settlement, likely to rely on car to access.

Connectivity:

The site has connectivity with the town centre not within an acceptable walking and cycling distance.

The site is remote from the catchment schools and public transport opportunities..

Highways:

Highways are of the opinion that development in this location on the Metton Road is not acceptable due to the narrow nature of the carriageway and the lack of footpaths.

Environmental:

This is part of a large, open, arable field to the south of Cromer with hedge boundaries along the Roughton Road. There is a collection of farm buildings on the Metton Road

HRA (where relevant)

N/A

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty. The site is an open field on the southern side of Cromer and residential development would be highly visible in the landscape on the southern approach into Cromer. Development on this site would have a detrimental impact on the special qualities of the AONB owing to the landscape impact and the obvious urban extension into open countryside.

Other:

The site is in Flood Risk Zone 1.

Conclusion:

The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poor access to services and facilities in Cromer and Metton Road is considered to be sub-standard and unsuitable for further development. The site is not considered suitable site for development.

Recommendation:

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

HE0012 Land at Stonehill Way, Cromer (1)

Employment site

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score is negative, being edge of settlement, in Flood Zone 1 where there is potential for detrimental impact on landscape, potential to affect the setting of an Ungraded Historic Park and Garden (Cromer Hall) and potential for a negative biodiversity impact being within the AONB. The Social and Economic objectives both score positively as the site has the potential to provide a range of employment opportunities, with good access to potential employees and transport links.

Conclusion:

The availability of the site is unknown despite numerous enquiries. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is not considered available or suitable for development.

Recommendation:

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

NOR08 Land North of Pine Tree Barns

SA Conclusion:

The site scores as **negative**. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape, a potential negative biodiversity impact due to being within the AONB and the potential to affect the setting of a Grade II Listed Building (Pine Tree Farmhouse). The Social objectives score as mixed and Economic objectives score positively, with good access to services / facilities, employment and educational facilities, but limited scope for open space provision.

Connectivity:

The site has moderate to good connectivity. The schools in Cromer are within acceptable walking distance, however, the catchment school at Northrepps is not within acceptable walking distance. The town centre is within reasonable walking and cycling distance and the town has a range of employment, shopping and leisure opportunities. A number of local services are located nearby (in the Suffield Park area and Norwich Road) including local convenience shopping, post office, food take aways, veterinary surgery, car repairs garage and a hair dressers.

Pedestrian and cycle connectivity can be improved with the provision of safe crossing points on the Norwich Road and a widening of pavements.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to Norwich are every hour and there are, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus stops are located within 500m of the site.

Highways:

Suitable highways access is not possible from the Norwich Road

Environmental:

This is a small site that appears to be an area of garden land associated with Pine Tree Farm. The buildings of Pine Tree Farm are directly to the south. There is a small pond in the SE corner of the site

HRA (where relevant)

N/A

Landscape and Townscape:

Within the North Norfolk Coast Area of Outstanding Natural Beauty.

Other:

There are no designated heritage assets on site, however, the site is to the north of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building.

The site is in Flood Risk Zone 1.

Conclusion:

The site on its own is not considered suitable for development; the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Cromer.

Recommendation:

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

RUN07 Land at Mill Lane

SA Conclusion:

The site scores as **negative**. The Environmental objectives score as negative, being loosely related to the settlement, within Flood Zone 1, where due to its rural nature there is a likely significant detrimental impact on landscape and potential negative biodiversity impact being in close proximity to the AONB, CWS (Cromer Sea Front), SSSI and local geodiversity site (East Runton Cliffs). The Social objectives score negatively as services are located in the adjacent settlement. The Economic objectives score neutral with access to educational facilities, but the likely reliance on the car to access employment, services and facilities.

Connectivity:

The site has poor to moderate connectivity to the town centre and the wider services. The town centre is within walking and cycling distance and offers a range of employment, shopping and leisure opportunities. However, this walking route is currently along un-made public rights of way and would not be a suitable all year route alternative.

Cromer provides nursery, primary and secondary schools; however, all schools are located on the eastern side of town and are not within reasonable walking distance from the site, especially the nursery and primary schools which are over 3km away.

Cromer offers sustainable transport options with regular bus and rail services available to a number of destinations including Sheringham, North Walsham and Norwich. Rail services to

	<p>Norwich are every hour and there is, effectively, 2 rail stations in the town with the main station in the town centre and a small station at Roughton Road – to the south of the town. The bus station is 1.3km from the site and the rail station is 1.2km from the site</p> <p>Highways: Highways access cannot be achieved to the site as Mill Lane is considered unsuitable.</p> <p>Environmental: The site is a small paddock field enclosed on all sides by mature trees and hedges. The site is detached from the main residential areas of Cromer and East Runton. To the north and east is a caravan and holiday park. To the west are a number of detached properties on large plots.</p> <p>HRA (where relevant) N/A</p> <p>Landscape and Townscape: This is a small site that is surrounded by high hedges and trees on all sides. The site is well contained in the wider landscape and is generally screened from view.</p> <p>Other: The site is in Flood Risk Zone 1 and has a small area of the site that may be susceptible to ground water flooding.</p> <p>Conclusion: The site has a number of constraints and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Cromer and from footways along Cromer Road and has poor access to services and facilities. The site is not considered suitable for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
HE0013	<p>Land South of Holt Road</p> <p>Conclusion: The site is no longer available.</p> <p>Recommendation: That this site is discounted from further consideration.</p>

Further Comments

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

Further Comments	
Anglian Water	Email clarifying position and confirming the withdrawing of 'holding objection. Email stated: <i>"Having reviewed the Phase 1 (Desk Study) Environment Report dated June 2019 and the current situation at the WRC we are satisfied that this report provides sufficient information for our purposes in relation to potential odour impacts from Cromer Water Recycling Centre for the Local Plan currently being prepared and we do not require any further information at this stage. As you will be aware we had made a holding objection relating to the above allocation and sought further information relating to odour. On the basis of the information provided by Pigeon Investment Limited we are writing to withdraw our previous objection."</i>
Education Authority	Further information on the need for a 2 form entry primary school and the lack of delivery mechanism in place to deliver the school.
Landowner	Submission of further details on dwelling numbers, delivery of a care home and site layout regarding C10.

DRAFT

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

There is very little previously developed (brownfield) land within the built up area of Cromer. The Plan gives support to the re-use of brownfield sites, re-development, and intensification of uses through the application of its proposed development management policies.

The suggested scale and location of development has sought to balance the need for growth whilst protecting the setting and the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty. The majority of sites in the Cromer area are within the AONB. The only large site not within the AONB is Runton Road/Clifton Park – which has been chosen as a preferred option. The preferred options: Land West of Pine Tree Farm and The Former Golf Practice Ground are in the AONB. The site assessment concludes that the preferred sites are the best options for growth in the AONB as they are reasonably contained within the landscape and will have less of an impact on the special qualities of the AONB than the alternatives. They are also better located to the town and services and score positively in the Sustainability Appraisal.

Four new sites have been identified. These are intended to deliver, collectively, approximately 557 dwellings over the Plan period, including affordable homes, extra-care homes, a new sports pitch facility, significant new areas of open space and contributions towards road, drainage and other necessary infrastructure.

One site in Cromer, Land at Runton Road/Clifton Park, did attract a number of objections at the Regulation 18 Consultation. Furthermore, the requirement for the provision of a new primary school on the site has changed since the consultation. Reflecting on the Regulation 18 representations and the further information submitted by the landowner, the recommended proposal for the site has changed. It is proposed that any allocation of this site is for a reduced number of dwellings and enhanced public open space. In taking the site forward it is proposed that the housing requirement on the site is reduced from 90 dwellings to 55 and the provision for the school is removed. This site is well related to the existing residential area and to the town centre. Through the delivery of a well-considered landscape scheme, careful site layout and building design, the site will provide a new sympathetic urban edge to Cromer.

These four sites are considered to be the most suitable sites available for Cromer and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing requirement. Each are well located to services within the town centre and to the 3 local schools.

Discounted sites were not chosen for a number of reasons including the impact development could have on loss of public open space, impact on heritage assets and on the landscape 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.

Land West of Pine Tree Farm will have to demonstrate that it can deliver the highway works that are required in relation to providing a safe pedestrian/cycle route along the Norwich Road into Cromer and the required 2 vehicular access points into the site to the appropriate highway standards.

The three larger sites which are preferred (Clifton Park, Former Golf Practice Ground and Land West of Pine Tree Farm) are sufficient in size to deliver mixed use developments: including new care home/extra-care provision, significant areas of new public open space, and in the case of Land West of Pine Tree Farm - land for a new sports pitch facility for the town.

The Sustainability Appraisal (SA) for Cromer concludes that all of the preferred sites scored positive in the overall assessment.

Together, the Sustainability Appraisal, the Regulation 18 consultation representations and the Site Assessment have informed the selection of those sites which are suitable or unsuitable and which sites are the preferred options for growth.

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

C07/2: Land at Cromer High Station: is a small site on the southern edge of Cromer and will allow for the development of approximately 22 dwellings. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 7 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as positive in the Sustainability Appraisal.

C10/: Land at Runton Road / Clifton Park is on the western edge of Cromer and will provide a new landscape led, sympathetic urban edge to Cromer. The site will deliver significant areas of public open space, allow for the development of approximately 55 dwellings and a site for a care/extra care home. The site is well connected to the town centre and public transport. This site could deliver 20 affordable homes in addition to market housing and self-build plots. This site scores as positive in the Sustainability Appraisal.

C16: Former Golf Practice Ground is the eastern side of Cromer and will allow for the development of approximately 180 dwellings and a site for a care/extra care home. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 63 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as positive in the Sustainability Appraisal.

C22/1: Land West of Pine Tree Farm is to the south of Cromer and will allow for the development of approximately 300 dwellings, a site for a care/extra care home, significant areas of public open space and a new sports pitch facility for the town. The site is well connected to the town centre, local services and all 3 catchment schools. This site could deliver 105 affordable homes in addition to market housing and self-build plots. This site scores as positive in the Sustainability Appraisal.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
C07/2	Land at Cromer High Station	0.8	22
C10/1	Land at Runton Road / Clifton Park	8.01	55
C16	Former Golf Practice Ground	6.35	180
C22/1*	Land West of Pine Tree Farm	18.1	300

*Subject to the satisfactory demonstration of highway access and heritage impact

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 C07/2

Land at Cromer High Station

Land amounting to approximately 0.8 hectares is proposed to be allocated for development comprising approximately 22 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

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

1. Provision of acceptable vehicular access via the existing private road associated with Station Road, which would also require alterations to the Station Road junction with Norwich Road;
2. improved access to public transport. The northbound bus stop on the A149 should be improved with the addition of a bus shelter;
3. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site;
4. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
5. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
6. the provision of **XX** ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place (this will be updated in line with open space study and green infrastructure strategy requirements when available)
7. a Habitat Regulation Assessment will be required;
8. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

Policy C10/1

Land at Runton Road / Clifton Park

Land amounting to approximately 8 hectares is proposed to be allocated for mixed use development comprising residential development up to 55 dwellings inclusive of affordable homes and self-build plots.

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people. It will provide 5 hectares of enhanced public open space and green infrastructure.

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

1. to deliver a carefully designed residential development that will integrate the surrounding built forms into a cohesive character area;
2. access should be from the A149 Cromer Road with the provision of visibility splays in accordance with DMRB;
3. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site
4. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. retention of an open frontage to the site along Runton Road
7. the provision of 5 ha of enhanced open space and additional green infrastructure, including allotments, on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place
8. a layout that provides green corridors for the public rights of way and access routes running through the site;
9. a layout of development which minimises the potential for noise and odour nuisance originating from the adjacent railway line and Water Recycling Centre;
10. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
11. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
12. a Habitat Regulation Assessment will be required;
13. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

Policy C16

Former Golf Practice Ground

Land amounting to approximately 6.4 hectares is proposed to be allocated for development comprising approximately 150 dwellings inclusive of, affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people. ~~It will provide 5 hectares of enhanced public open space and green infrastructure.~~

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

1. To deliver a carefully designed residential development that will integrate the surrounding built forms into a cohesive character area;
2. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;
3. access should be provided from Overstrand Road and Northrepps Road in accordance with DMRB and the MfS to include associated improvements, carriageway widening and provision of footways;
4. a transport impact assessment should be undertaken to assess the impact of the development on the strategic road network and identify areas where mitigation may be required and propose appropriate schemes;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. the provision of **XX** ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Open spaces should provide a distinct character and create a sense of place (this will be updated in line with open space study and green infrastructure strategy requirements when available)
7. retention and enhancement of hedgerows and trees (access permitting) around the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the northern and western boundaries;
8. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
9. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
10. a Habitat Regulation Assessment will be required;
11. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

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.

Policy C22/1

Land West of Pine Tree Farm

Land amounting to approximately 18.1 hectares is proposed to be allocated for development comprising approximately 300 dwellings inclusive of affordable homes and self-build plots, and associated on and off site infrastructure.

The site should provide a 1 hectare serviced site for extra-care housing for elderly accommodation. This will be self-contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of older people.

The site will provide 10 hectares of new public open space and green infrastructure including a new outdoor sports facility and allotments and/or community orchard.

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

1. Provision of a new segregated cycle/pedestrian footway along the Norwich Road including a dedicated footbridge (or suitable alternative) crossing over the railway;
2. provision of two vehicle access points onto the A149 including the provision of a roundabout at the southern access in accordance with DMRB
3. a transport assessment should be undertaken to include analysis of the impact the development would have upon the road network, identify areas where mitigation may be required and provide solutions;
4. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;
5. ensure that the design and layout of the extra-care site promotes social cohesion through integration with the wider residential development and open space;
6. the provision of 10 ha of enhanced open space and additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Biodiversity improvements and access should be provided to Beckett's Plantation. Open spaces should provide a distinct character and create a sense of place.
7. retention and enhancement of hedgerows and trees around and within the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the southern boundaries;
8. the existing public footpath through the site should be retained and upgraded to a surfaced route within in a green corridor and a new route should be provided from the site to connect with Roughton Road;
9. submission and approval of effective surface water management plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
10. submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network;
11. a Habitat Regulation Assessment will be required;
12. appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping. The southern half of the site should be left open and used for public open space and green infrastructure and the eastern boundary of the site, adjoining the farmhouse should be carefully landscaped. **Update in line with findings of the Heritage impact assessment**

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.

DRAFT

3.4. Open Space Designations

The areas tabled below, and shown on the map in **Appendix 2**, 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
Runton Road Car Park	AGS/CRM01	OSP001	Open Land Area	The land is publically accessible, currently used as a car park and for recreational purposes and seasonal events. The site contributes to the open form and character of the town and provides important views of Cromer and the seafront.
Bowling & Putting Greens + Sunken Gardens. Runton Road	AGS/CRM02	OSP002	Open Land Area	The space contains a formal bowling green (see separate assessment C2b) and land providing an important recreational space and walking route into Cromer which is publically accessible. The site contributes to the open form and character of the town and provides important views of Cromer and the seafront.
Bowling Green. Runton Road	REC/CRM01	OSP003	Formal Education / Recreation	The land contains a bowling green and is used for formal recreational purposes.
Evington Lawns and Boating Lake. Runton Road	AGS/CRM03	OSP004	Open Land Area	The land is publically accessible, currently used for informal recreation and open space, providing space for seasonal events. The land contributes to the form and character of Cromer.
Howards Hill	AGS/CRM04	OSP005	Open Land Area	The land is publically accessible, currently used for informal recreation and contributing to the character of the settlement.
Cemetery, Holt Road	AGS/CRM05	OSP006	Open Land Area	The land is for cemetery provision which includes a listed building. The site contributes to the character

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				of the area and to the setting of the listed building.
The Meadow, Hall Road	AGS/CRM06	OSP007	Open Land Area	The land is publically accessible, currently used for a range of recreation including golf, skate park and play area. The land also provides open space and contributes to the layout and character of the area.
St Peter & St Pauls Church	AGS/CRM07	OSP008	Open Land Area	The land is publically accessible, which includes the Grade 1 listed St Peter and St Pauls Church. The space is currently used extensively for informal recreation and contributes greatly to the form and character of the area and to the setting of the listed building.
North Lodge Park, Overstrand Road	AGS/CRM08	OSP009	Open Land Area	The land is publically accessible, currently used extensively for informal recreation and most of the space contributes to the layout and character of the settlement.
Cromer Cricket Club, Overstrand Road	AGS/CRM09 REC/CRM02	OSP0010	Formal Education / Recreation	The land is accessible and used by the cricket club, and contributes to the form and character of the area. Provides important sporting facilities.
Cromer Tennis Courts, Norwich Road	AGS/CRM10 REC/CRM03	N/A	Amenity Green Space + Education / Formal Recreation Area.	The land is accessible, currently used for recreation providing tennis facilities. Provides important sporting facilities, shared school and public use.
Cabbell Park Football Ground, Mill Road	AGS/CRM11 REC/CRM04	OSP011	Open Land Area Formal Education / Recreation	The land is accessible, currently used for recreation providing football facilities.
Cromer Junior and High School, Norwich Road	AGS/CRM12 REC/CRM05	OSP012	Open Land Area Formal Education / Recreation	The land is used for recreational and educational purposes in connection with Cromer High School and Cromer Junior School. Shared public use of facilities
Suffield Park Infant School, Norwich Road	AGS/CRM13 REC/CRM06	OSP013	Open Land Area Formal Education / Recreation	Provides recreational and educational purposes in

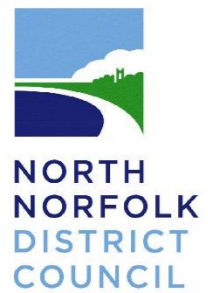
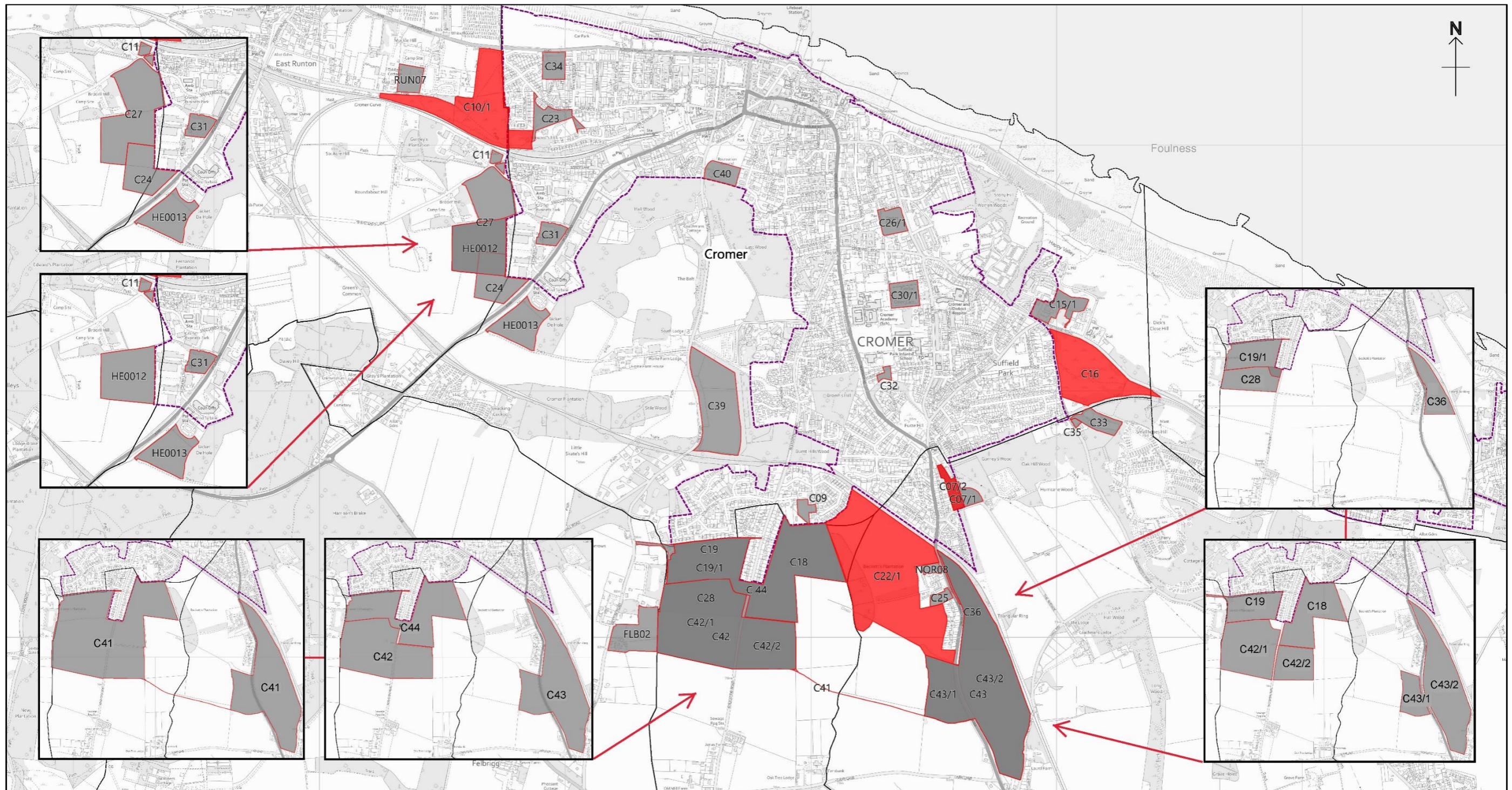
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				connection with Suffield Park Infant School.
Brown's Hill, Norwich Road	AGS/CRM14	OSP014	Open Land Area	Woodland area publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Furze Hill & Mill Road	AGS/CRM15	OSP015	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Fearns Park Play Area, Station Road	AGS/CRM16	OSP016	Open Land Area	The land is publically accessible, provides a range of recreation including football and a play area. The land also provides open space and contributes to the layout and character of the area.
Fearns Park Bowling Green, Station Road	REC/CRM07	OSP017	Formal Education / Recreation	The land contains a bowling green and offers a recreation function.
Lynewood Close	AGS/CRM17	OSP018	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and character of the area.
Roughton Road	AGS/CRM18	OSP019	Open Land Area	The land is publically accessible forming part of the open space for a former allocation and contributes to the form and character of the area. Once finished the site will also provide a play area.
Additional Sites				
School Playing Fields, Norwich Road	LGS/CRM01	OSP012	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & education and formal recreation area designations. 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)
The Meadow, Meadow Road	LGS/CRM02	OSP007	Open Land Area	The site does not meet the tests for LGS. The site

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				already benefits from Open Land Area designation. Considered no additional local benefit would be gained from LGS designation.
Fearns Park / Field, Station Road	LGS/CRM03	OSP016	Open Land Area Formal Education / Recreation	The site does not meet the tests for LGS. This site already benefits from open land area & (in part) education and formal recreation area designations. Planning permission 17/0785 for erection of single storey building for use as tea room granted 2017. Considered no additional local benefit would be gained from LGS designation.
Nelson Heights Play Area, Nelson Heights	LGS/CRM04 AGS/CRM20	OSP021	Open Land Area	The Site does not meet the tests for LGS. The site is in close proximity to the community it serves and is surrounded by development. It provides green space to the nearby residents
Browns Hill Park, Norwich Road	LGS/CRM05	OSP014	Open Land Area	The Site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Play Park (Howards Hill West), Howards Hill Close	LGS/CRM06 AGS/CRM21	OSP022	Open Land Area	The site does not meet the tests for LGS. The site is in close proximity to the community, provides a small green space to the nearby residents.
Happy Valley, Overstrand Road	LGS/CRM07 AGS/CRM22	OSP023	Open Land Area	The site does not meet the tests for LGS. Provides recreational area of value to town residents and visitors.
Evington Lawns, Runton Road	LGS/CRM08	OSP004	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation
North Lodge Park, Overstrand Road	LGS/CRM09	OSP009	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. Considered no additional local benefit would be gained from LGS designation.
Runton Road Sunken Gardens & Recreational Ground (carnival field), Runton Road	LGS/CRM10	OSP002	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and in part education & formal recreation area designation. Considered no additional local benefit would be gained from LGS designation.
Burnt Hills Wood, Roughton Road	LGS/CRM11 AGS/CRM19	OSP020	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 character of the area.
Howards Hill, Howards Hill West	LGS/CRM12	OSP005	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Royal Cromer Golf Club, Overstrand Road	LGS/CRM13	N/A	No Designation	The site does not meet the tests for LGS or AGS. This site is within the Norfolk Coast AONB, and partly within the coastal erosion constraint area. It is an extensive tract of land and does not meet the criteria for designation as Local Green Space
Cemetery No.1, Holt Road	LGS/CRM14	OSP006	Open Land Area	The site does not meet the tests of LGS. The site is within a Conservation Area and is designated as a County Wildlife Site and open land area. Considered no additional benefit would be gained from LGS designation.
Cemetery No.2, Holt Road	LGS/CRM15	OSP026	Open Land Area	The site does not meet the tests of LGS. Large Historical cemetery and allotments located 800mk Settlement boundary. Has been a recent crematorium

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				development that enveloped original extent of allotments.
St Peter & St Paul's Churchyard, Church Street	LGS/CRM16	OSP008	Open Land Area	The site does not meet the test of LGS. Site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Woodlands & Beef Meadow, South of The Meadow, Hall Road	LGS/CRM17	N/A	No Designation	The site does not meet the test of LGS. The site is in part designated as a County Wildlife Site and in part a Historic park & Garden (ungraded). The rest of the site appears as an agricultural field which has not been shown to be demonstrably special. It is an extensive tract of land
Land at Meadow Close, Hall Road	LGS/CRM18 AGS/CRM24	OSP025	Amenity Green Open Land Area	The site does not meet the test of LGS. Small parcel of amenity greenspace providing open space and setting along Hall Road
Warren Woods, Overstrand Road	LGS/CRM19 AGS/CRM23	OSP024	Open Land Area	The site does not meet the test of LGS. Area is in close proximity to community, is well used for recreation and provides biodiversity benefits.

Appendix 1: All Sites Considered



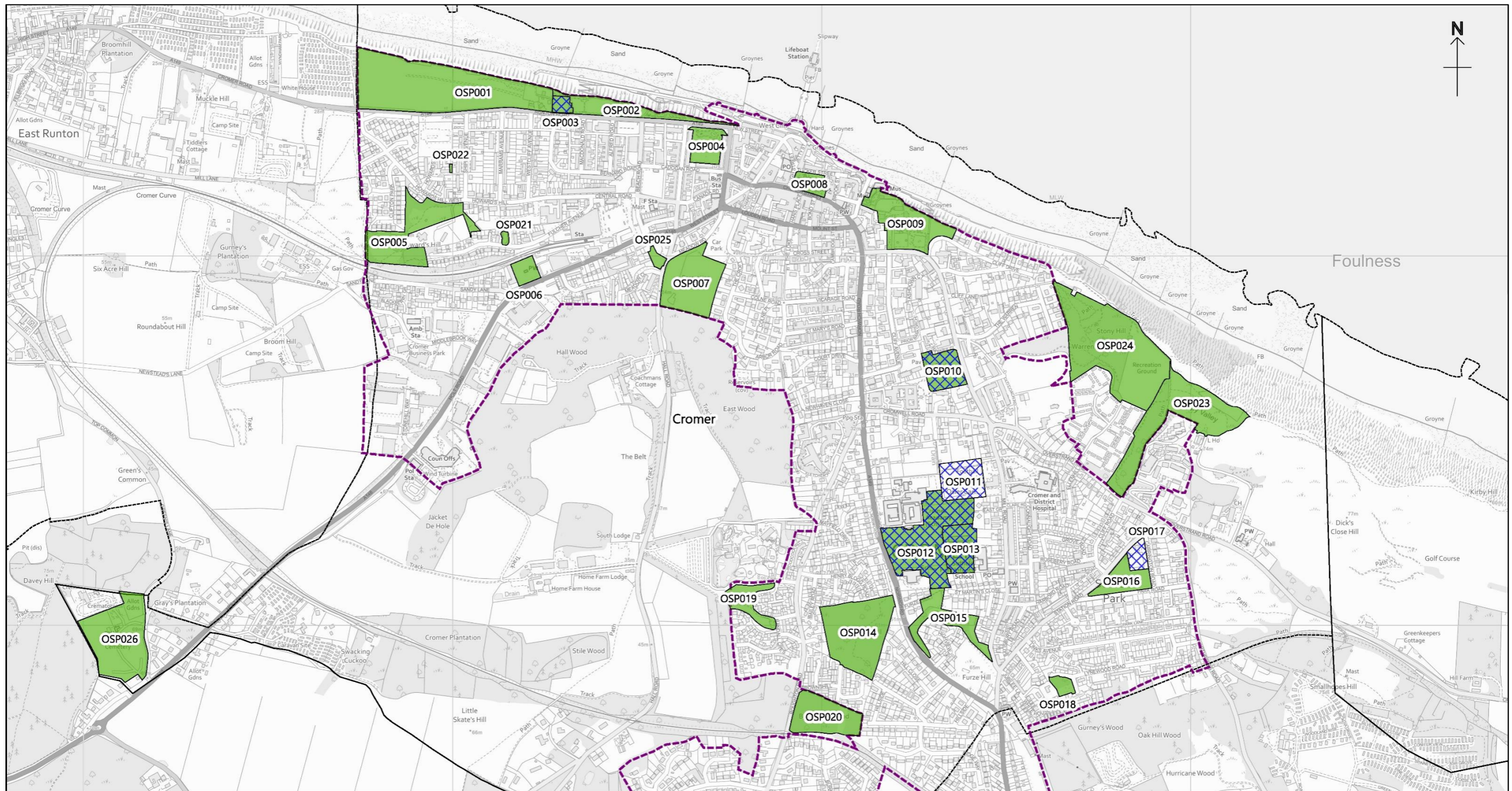
Cromer - Preferred & Alternative Sites (Reg 19)

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

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Appendix 2: Open Space Designations



Cromer - Open Spaces (Reg 19)

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

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