

## **Appendix 1 – Draft ‘final’ versions of Site Allocations policy wording for Working Party approval for purposes of Regulation 19 consultation.**

The following policies represent the final drafts of the specific policies which will be attached to each of the Site Allocations in the Regulation 19 submission version of the Local Plan. They may require some minor further editing and adjustments for consistency and to incorporate any conclusions of the final Habitat Regulation Assessment but include all of the substantive site-specific requirements that development proposals would need to comply with. All development proposals must also comply with the general topic based policies of the Plan as stated at the commencement of each policy.

Maps showing site locations will be available at the meeting if required.

### **Blakeney**

#### **Policy BLA04/A**

##### **Land East of Langham Road**

Land amounting to 1.5 hectares is allocated for residential development of approximately 30 dwellings, public open space and on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:

1. Delivery of high quality design which pays careful attention to site layout, building heights, materials and glazing in order to minimise the impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty, wider landscape, views of Blakeney Church, and to protect the residential amenities of adjacent occupiers.
2. Provision of convenient and safe vehicular access from the Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m
3. Footway improvements along the Langham Road, including the provision of a 2.0m wide footway along the site frontage extending within the highway to link with existing footway at Kingsway;
4. Improvements to the footway crossings at the New Road junctions with Saxlingham Road and Wilson’s Way;
5. Extension of the 30mph speed limit to southern extent of site;
6. Provision of high quality landscaping along the northern, eastern and southern site boundaries, including the retention and enhancement of all existing boundary trees and hedgerows, having particular regard to the northern boundary and integration of public footpath FP6 into the development to facilitate access and protect amenity.
7. Provision of a scheme to deliver off-site improvements to FP6 and FP18 to provide a safer route to the primary school, including an off carriageway facility at the Saxlingham Road;
8. The submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased;
9. The submission, approval and implementation of a Foul Water Drainage Strategy including how additional foul flows will be accommodated within the foul sewerage network;
10. On site delivery of not less than 0.08 hectares of public open space.
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy

(RAMS).

## **Briston**

### **Policy BRI01**

#### **Land East of Astley Primary School**

Land amounting to 1.4 hectares is allocated for residential development of approximately 25 dwellings, public open space, school parking and associated supporting on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan and the following site-specific requirements:

1. Retention of existing roadside hedges and setting back of development on both road frontages;
2. provision of a car parking area for the school (pick up and drop off);
3. on site delivery of not less than 0.07 hectares of public open space, to the south west area of the site in addition to, and incorporating, the retention and enhancement of the existing pond and provision of green infrastructure corridors to support biodiversity;
4. provision of a layout of development which protects, or relocates, the existing water main that crosses the site;
5. submission, approval and implementation of a Foul Drainage Strategy including how any additional foul flows will be accommodated in the foul sewerage network ;
6. provision of convenient and safe vehicular access solely from The Lane and incorporation of footpath/cycle link through the development to the primary school; and
7. appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

### **Policy BRI02**

#### **Land West of Astley Primary School**

Land amounting to approximately 2 hectares is allocated for residential development for approximately 40 dwellings, public open space, school parking and associated supporting on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan and the following site specific requirements:

1. Setting back of development from road frontage along Fakenham Road;
2. provision of a convenient and safe vehicular access from either Fakenham Road or Hillside;
3. provision of a car parking area for the school (pick up and drop off);
4. development layout that does not prejudice the potential development/ redevelopment of land to the south and west including provision of a vehicular access point to the land to the south;

5. provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;
6. submission, approval and implementation of a Foul Drainage Strategy including how additional foul flows will be accommodated within the foul sewerage network;
7. on-site delivery of not less than 0.10 hectares of public open space on the site frontage with Fakenham Road.
8. provision of pedestrian and cycle access through the site to connect with the existing network;
9. retention and enhancement of existing hedgerows and landscaping to all the site boundaries particularly to the east and west; and
10. appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

## **Cromer**

### **Policy C07/2**

#### **Land at Cromer High Station**

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

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site specific requirements:

1. Provision of convenient and safe vehicular access including alterations at the Station Road junction with the A149, to increase separation between the junctions and to reduce the speed of vehicles joining the A149 southbound;
2. Provision of waiting restrictions to the south of the vehicular access to ensure visibility does not become obscured;
3. The northbound bus stop on the A149 should be improved with the addition of a bus shelter;
4. Retention and enhancement of the existing landscaping;
5. Provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site;
6. The submission, approval and implementation of a Surface Water Management Plan and greenfield run off rates from the site are not increased;
7. The submission, approval and implementation of a Foul Drainage Strategy, details of any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network and delivered prior to occupation of any dwellings;
8. On site delivery of not less than 0.60 hectares of public open space
9. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

## **Policy C16**

### **Former Golf Practice Ground**

Land amounting to approximately 6.4 hectares is allocated for development of approximately 150 dwellings, elderly care accommodation, public open space and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan and the following site specific requirements:

1. 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;
2. Provision of convenient and safe vehicular access from Overstrand Road and Northrepps Road to include associated improvements, carriageway realignment and widening to a minimum of 5.5m, and provision of a frontage footway at the Northrepps Road access;
3. The submission, approval and implementation of a Transport Impact Assessment to assess the impact of the development on the strategic road network and identify areas where mitigation may be required and propose appropriate schemes;
4. On site delivery of not less than 1.31 hectares of multi-functional open space together with measures for its on-going maintenance;
5. Retention and enhancement of hedgerows and trees around the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the northern and western boundaries;
6. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
7. The submission, approval and implementation of a Foul Drainage Strategy, details of any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;
8. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;
9. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses;
10. Appropriate contributions 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.

#### **New Policy C22/b new enlarged site with new reference Land West of Pine Tree Farm**

Land amounting to **18.1** hectares is allocated for development of approximately 400 dwellings, elderly persons accommodation, sport and recreational facilities and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of 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
3. The submission, approval and implementation of a Transport Impact 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. On site delivery of not less than 4.86 hectares of multi-functional open space together with measures for its on-going maintenance;
6. The delivery of not less than 10 hectares of land suitable for sports pitch provision and agreed contributions towards delivery.
7. Provision of 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.
8. 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;
9. 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;
10. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
11. The submission, approval and implementation of a Foul Drainage Strategy, details of any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;
12. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;
13. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).
14. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.
15. 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.

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.

## Fakenham

### **Policy F01/B**

#### **Land North of Rudham Stile Lane**

Land amounting to 26.5 hectares is allocated for residential development of approximately 560 dwellings inclusive of elderly persons' accommodation, public open space, and associated on and off-site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan and the following site specific requirements:

1. The prior approval of a Master Plan to address access and sustainable transport, layout, landscaping, phasing and conceptual appearance
2. Prior approval of a comprehensive access strategy and Transport Assessment providing for safe and convenient access to the A148 together with any necessary junction improvements along the length of Fakenham by-pass including at the A148/B1105 and A148/A1065 junctions.
3. Provision of off-site mains water reinforcement;
4. The submission, approval and implementation of a Foul Water Drainage Strategy, including any enhancements and that it is demonstrated that there is adequate capacity in the water recycling centre;
5. retention or replacement of existing sporting uses including the rugby club and sports centre;
6. On site delivery of not less than 7.53 hectares of multi-functional open space together with measures for its on-going maintenance;
7. Submission, approval and implementation of the findings of a Health Impact Assessment;
8. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.
9. Appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

### **Policy F02**

#### **Land Adjacent to Shell Petrol Filling Station, Wells Road**

Land amounting to 2.4 hectares is allocated for approximately 70 dwellings, public open space and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies in this Plan, and the following site specific requirements:

1. Delivery of a carefully designed development taking into account site layout, building heights, topography;
2. Provision and retention of strong landscaping on the western boundary of the site, and the retention and enhancement of landscape buffers along the eastern and southern boundaries of the site;
3. Provision of highway access off Wells Road with improvements to the existing access into the forecourt;
4. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
5. On site delivery of not less than 0.19 hectares of multi- functional open space together with measures for its on-going maintenance;
6. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

### **Policy F03**

#### **Land at Junction of A148 & B1146, Opposite Petrol Filling Station**

Land amounting to 2.2 hectares is allocated for development of approximately 65 dwellings, public open space and associated on and off-site infrastructure.

Planning permission will be granted subject to compliance with the policies in this Plan, and the following site specific requirements:

1. landscaping buffers should be provided to soften the boundaries between the development and the A148;
2. Retention of hedgerows and trees on the western and southern boundaries of the site;
3. Provision of convenient and safe vehicular access to Toll Bar/Old Wells Road, including carriageway widening to a minimum of 5.5m between the site access and C590 Creake Road;
4. Provision of footway at site frontage connecting directly with the existing facility at the south side of Creake Road and to the existing footway at Toll Bar;
5. Improvements required to enable safe pedestrian route between the site and Fakenham High School via Toll Bar/Old Wells Road and Rudham Stile Lane Public Right of Way;
6. Retention of land to be made available to facilitate a capacity improvement scheme at the A148/ A1065 roundabout;
7. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
8. On site delivery of not less than 0.17 hectares of multi-functional open space together with measures for its on-going maintenance;
9. Appropriate contributions 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 F10**

#### **Land South of Barons Close**

Land amounting to 4.1 hectares is allocated for development of approximately 55 dwellings, 2.6 hectares of public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Retention and enhancement of landscaping around the site boundaries, and planting along the western boundary;
2. Provision of a landscaped buffer to the south of the site to include ecological connectivity;
3. Provision of a convenient and safe vehicular and pedestrian access from Baron's Hall Lane, including improvements to the restricted byway to the west of the site;
4. Retention of the footpath at the site entrance and its extension to provide direct links to the town centre and new river side park
5. No development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment;
6. Phased delivery of not less than 2.6 hectares of multi-functional open space together with measures for its on-going maintenance;
7. Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA addressing hydrological issues, site design, layout, drainage and habitat surveys;
8. The submission, approval and implementation of a Surface Water Management Plan, including the provision of SUD's in accordance with best practice;
9. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
10. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with the Water Framework Directive obligations;
11. Appropriate contributions 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

## Holt

### **Policy H17 Land North of Valley Lane**

Land amounting to 0.9 hectares is allocated for residential development of approximately 27 dwellings, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies in this Plan and the following site specific requirements:

1. Carefully and sensitively designed development incorporating suitable open space and landscaping will be required to preserve and where opportunities arise to enhance the setting of the Conservation Areas and Listed Buildings to the north.
2. Site layout, scale and massing which incorporates suitable landscaping and buildings that retain a soft edge to the settlement from Spouts Hill;
3. retention and enhancement of mature hedgerows and trees around the site;
4. access to be provided from Pounds Close with an acceptable junction with the A148;
5. improved pedestrian access across the site into the Spout Hill from the town;
6. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no increase off site and safe access and egress;
7. The submission, approval and implementation of a Foul drainage Strategy, including any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;

8. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with the Water Framework Directive;
9. On site delivery of not less than 0.07 hectares of public open space or the agreed payment of an equivalent financial contribution for the extension or improvement of local open space provision;
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

## Policy H20

### Land at Heath Farm

Land amounting to 7.1 hectares is allocated for residential development of approximately 180 dwellings, elderly persons accommodation, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Access being delivered off Nightjar Road and new A148 roundabout and delivery of footpath connections to footpath FP9a;
2. submission of a heritage impact assessment incorporating suitable open space and landscaping to preserve and enhance the setting of the Listed Buildings at Heath Farm to the south east of the site;
3. submission of a Transport Assessment identifying sustainable traffic mitigation measures to include; **delivery of** enhanced pedestrian access improvements across and along the A148 to facilitate pedestrian access to the medical centre, and bus stops on Cromer Road and the east of the town ;
4. that the existing Anglian Water Main is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space.
5. A layout of development which protects the alignment of the medium pressure gas main which crosses the site
6. submission and approval of effective Surface Water Management Plan ensuring that there is no increase in greenfield run off rates;
7. submission of a Foul Drainage Strategy setting how additional foul flows will be accommodated within the foul sewerage network and implemented prior to first occupation of any dwellings;
8. on-site provision of minimum of 1.55 ha open space.
9. submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA addressing hydrological issues, site design, layout, drainage and habitat survey and provision of suitable long term drainage maintenance strategy designed to mitigate impacts on European sites.

10. Appropriate contributions 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 H27/1**

#### **Employment Land at Heath Farm**

Land amounting to 6 hectares is allocated for employment development.

Planning permission will be granted subject to compliance with the policies of this Plan and the following site specific requirements:

1. the layout and landscaping of the development will have to be sensitively designed in order to preserve the significance of the listed buildings and their setting and, where opportunities arise, enhance the setting of the Conservation Area;
2. access being delivered off Nightjar Road and new A148 roundabout and no access from Hempstead Road
3. submission of a Transport Assessment identifying traffic mitigation measures to include enhanced pedestrian access improvements across and along the A148;
4. contributions towards a new pedestrian/cycle crossing of the A148 and provisions of enhancements to the public footpath - FP9a;
5. a marketing strategy to demonstrate how the site will be brought to the commercial market;
6. submission and approval of effective Surface Water Management Plan ensuring that there are no adverse effects on European sites and greenfield run off rates are not increased;
7. submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to supporting habitats and localised recreational impacts and hydrological issues; and
8. provision of suitable long term drainage maintenance strategy which demonstrates that there will be no adverse impacts on the Norfolk Valley Fens SAC;
9. submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA addressing hydrological issues, site design, layout, drainage and habitat survey and provision of suitable long term drainage maintenance strategy designed to mitigate impacts on European sites

10. appropriate contributions 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

## Hoveton

### **Policy HV01/B**

#### **Land East of Tunstead Road**

Land amounting to 6.4 hectares is allocated for mixed use development of approximately 120 dwellings, inclusive of open space and at least 1 hectare of land for elderly care accommodation and associated on-site and off-site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Delivery of a carefully designed residential development that will integrate into the surrounding character;
2. Provision of highway access on Tunstead Road to provide a through connection for all vehicles to the new Stalham Road roundabout;
3. Provision of pedestrian and cycle connections through the development which encourage walking and cycling into Hoveton and neighbouring areas, including green access corridors to the open space and to the existing cycle path which runs through the south west of the site;
4. Provision of a landscaping buffer to the north of the site to soften the boundary between the development and the agricultural land to the north;
5. Delivery of not less than 1.07 hectares of multi-functional open space together with measures for its on- going maintenance;
6. Retention of existing trees and hedgerows around the site;
7. Provision of developer contributions to the measures identified in the Wroxham and Hoveton Network Improvement Strategy Action Plan to help address existing transport constraints and improvements to facilitate the growth needed;
8. Provision of a site-specific Water Catchment and Foul Water Drainage Strategy prior to the commencement of development and be aligned with a wider catchment strategy produced by Anglian Water and ensure there is no adverse impact on the integrity of the Broads SAC/SPA;
9. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

11. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.

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.

## **Ludham**

### **Policy LUD01/A**

#### **Land South of School Road**

Land amounting to approximately 0.57 hectares is allocated for residential development of approximately 15 dwellings inclusive of open space and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Provision of a highway access via Willow Way;
2. Provision of pedestrian footway to connect with the school bus service stop on School Road;
3. The footway between Grange Close and Ludham Primary School should be improved and widened to 2.0m, to include an adequate crossing point to enable safe crossing of Catfield Road;
4. Retention and safeguarding of trees along the western boundary that are covered by a group Tree Preservation Order;
5. Delivery of a high quality landscaping scheme particularly along the western boundary;
6. Development should have careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;
7. Submission, approval and implementation a foul drainage strategy setting out how additional foul flows will be accommodated within the foul sewerage network and it is demonstrated that there is adequate capacity in the water recycling centre;
8. Provision of required off-site water mains reinforcement;
9. Provision of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to sewerage infrastructure;
10. Delivery of not less than 0.05ha of public open space
11. Provision of a satisfactory Flood Risk Assessment and completion of any necessary flood mitigation measures;
12. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

### **Policy LUD06/A**

#### **Land at Eastern End of Grange Road**

Land amounting to approximately 0.57 hectares is allocated for the residential development of approximately 15 dwellings, inclusive of open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Provision of highway access via Grange Close;
2. Delivery of a footway between Grange Close and Ludham Primary School that should be improved and widened to 2.0m, to include an adequate crossing point to enable safe crossing of Catfield Road;
3. Retention and safeguarding of trees along the western boundary that are covered by a group Tree Preservation Order;
4. The submission, approval and implementation of a foul drainage strategy setting out how additional foul flows will be accommodated within the foul sewerage network and it is demonstrated that there is adequate capacity in the water recycling centre;
5. Provision of adequate information in order to undertake a project Level Habitat Regulation Assessment (HRA) prior to the commencement of development addressing issues relating to sewerage infrastructure;
6. Delivery of not less than 0.03ha of public open space or the agreed payment of an equivalent financial contribution for the extension or improvement of local open space provision.
7. Appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).

## Mundesley

### **Policy MUN03/A**

#### **Land off Cromer Road & Church Lane**

Land amounting to approximately 2.2 hectares is allocated for residential development of approximately 30 dwellings inclusive of open space and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies of this Plan and the following site specific requirements:

1. Development proposals should be stepped back from Cromer Road, and Church Lane, and the Coastal Change Management Area to take account of coastal change and maintain key landscape and heritage views through siting, scale, massing, materials, vernacular style and design to conserve, and where appropriate enhance the Mundesley Conservation Area and grade II listed All Saints Church;
2. Careful attention to layout and building design to ensure no unacceptable overlooking or overshadowing of properties on Church Lane;
3. Delivery of a highway access from Cromer Road;
4. Off-site provision for a new pedestrian and cycle route that uses the former railway embankment to connect Cromer Road and Church Lane, and a new pedestrian and cycle route which provides a continuous footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site;
5. On-site delivery of not less than 0.08ha of public open space;
6. Submission, approval and implementation of effective Surface Water Management plan, ensuring that there is no increase of surface water run-off off site
7. Enhancements to the sewage network capacity ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Directive obligations.
8. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).



**Policy NW01/B**

**Land at Norwich Road & Nursery Drive**

Land amounting to 18.6 hectares is allocated for a mixed-use development including approximately 350 dwellings, elderly persons accommodation the retention 2 hectares of existing employment land and provision of 3.5 hectares of public open space and supporting infrastructure.

Planning permission will be granted subject to compliance with relevant Policies of this Plan and the following site specific requirements:

1. Delivery of an estate road providing a through highway connection with adjoining residential developments to the north-east and south-west prior to occupation of no more than 150 dwellings;
2. the delivery of 3.5 hectares of public 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;
3. the retention of the two existing business on employment land of no less than 2 hectares.
4. to provide a landscape buffer of no less than 6 metres between the development site and the existing properties at Norwich Road and Nursery Drive;
5. provision of improved off site pedestrian and cycle links to the railway station, town centre and local schools;
6. submission and approval of effective surface water management ensuring that there is no increase of surface water run-off off site
7. that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Directive obligations; and
8. appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS).
9. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.

## Policy NW62/A

### North Walsham West

Land to the west of North Walsham to provide a mixed-use sustainable urban extension amounting to 108 hectares as identified on the Policies Map is allocated for approximately 1,800 dwellings, 7 hectares of employment land, green infrastructure, community facilities and a road linking Norwich Road, Cromer Road and the industrial estate.

Planning permission will be granted subject to compliance with the relevant policies of this Plan and the following site specific requirements:

#### Development Brief and Design Code

1. Prior approval and adoption of a comprehensive **Development Brief** and site wide **Masterplan** as an SPD demonstrating how the development will respond to the particular characteristics of the site and detailing the delivery of all of the uses and infrastructure required in this policy.
2. Prior approval of a site wide **Design Code** to compliment the Development Brief detailing the design principles for all development and land uses.

#### Green infrastructure

3. Prior approval a **Green Infrastructure Strategy** detailing the delivery of the green infrastructure including new areas of open spaces, play areas, sports pitches, strategic landscaping and green corridors. The Green Infrastructure Strategy should complement principles in the Design Code and Drainage Strategy. Delivery of on-site green infrastructure should provide the opportunity to contribute towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS);
4. Development proposals will provide the following specific green infrastructure:
  - i. at least 17.47 hectares of new public open space including a new 'town park' of at least 2ha, new sports pitches of 2ha and a minimum of 2.4ha of allotments;
  - ii. a substantial area of strategic green infrastructure at a minimum of 10ha to the south and western countryside edge of the development to create a new green edge of the town;
  - iii. enhancement of the Weavers Way corridor acting as a green access spine through the development including improving biodiversity along the corridor. It will provide a pedestrian & cycle crossing point across the link road that prioritises these uses over vehicle traffic;
  - iv. a new green corridor which will traverse north to south through the development providing an access and biodiversity corridor;

#### Environmental mitigation

5. Prior approval of a **Drainage Strategy** detailing the delivery of sustainable drainage and flood mitigation & storage measures that will be integral to the urban development and green infrastructure, including using surface water runoff as a resource that contributes to water sensitive urban design (WSUD) and integrating the water cycle within the built and green environment;
6. Proposals should protect and enhance heritage assets and their settings including designated and non-designated heritage assets including the 'Battlefield Site'. This should include a design, layout and landscaping that protects and enhances the Listed Buildings at Bradmoor Farm;

7. Landscape buffers and/or green corridors will be provided along the existing urban edge of the town to protect the amenity of existing residential areas;

#### **Sustainable transport**

8. Provision of a network of interconnected streets, squares, green corridors and public spaces which prioritise moving around on foot and by cycle over the use of private motor vehicles;
9. Delivery of appropriate public transport measures on site providing facilities and regular services to/from the town and key services;
10. Provision of off-site pedestrian and cycle route improvements to the town centre, key services and railway station;
11. Delivery of a new road designed as an attractive main residential street through the development with mixed-use frontage usages and segregated cycle paths and footways. This new road should be suitable for HGV traffic (including high sided vehicles) and will connect Norwich Road to Cromer Road and provides a suitable route over the railway for access to the Lyngate/Folgate Rd industrial estate together with appropriate junctions. It should be delivered, in full, at the earliest opportunity;
12. Off-site improvements to the highways and transport network including key junctions that require intervention and mitigation;
13. Delivery of appropriate restrictions will be placed on the amount of private traffic (including HGV vehicles) that can travel along the Aylsham Road and Skeyton Road;

#### **Community facilities and employment**

14. Provision of community facilities including a new 2 form entry primary school focused in a broadly central location within the development, a local centre providing options for local convenience retail and health services and other community uses;
15. Options for the enhancement of facilities at North Walsham Football Club should be considered in line with local and national standards and guidance from Sport England and other sports bodies;
16. Delivery of approximately 7 hectares of employment land located to the north of the allocation site in the Cromer Road/Bradfield Road area, reflecting the prevailing character of the town and recent development provided with direct access from the new link road and major road network.

#### **New homes**

17. Delivery of approximately 1,800 homes built with a mix of dwelling types, sizes and tenures. A range of densities and layouts will provide variety within the scheme in line with the approved Design Code.

### **Policy NW52**

#### **Land East of Bradfield Road**

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

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

## Sheringham

### **Policy SH04**

#### **Land Adjoining Seaview Crescent**

Land amounting to 1.7 hectares is allocated for residential development of approximately 45 dwellings, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site specific requirements:

1. Delivery of high quality design that pays careful attention to site layout, design and landscaping having regard to the sites location within the Norfolk Coast Area of Outstanding Natural Beauty.
2. Provision of a pedestrian and cycleway route across the site from Holway Road to Morley Hill;
3. Retention of vista across the site towards Morley Hill through careful attention to site layout and building heights, and to minimise the impact on the residential amenities of the dwellings to the north and south of the site;
4. Submission, approval and implementation of comprehensive Surface Water Management Plan and Drainage Strategy ensuring no increase in flood risk to and from the site, and that any SUD's features are to be constructed outside the flow path (west side of the site);
5. Provision of a landscaped buffer around the site boundaries including appropriate landscaping along the western and eastern boundaries, enhancement and extension to existing hedgerows, retention of scrub and grassland and new tree planting within the site and wildlife mitigation and enhancement measures;
6. Provision of suitable access for pedestrian and maintenance purposes across the site from Sheringham Community Centre to Morley Hill;
7. Provision of a pedestrian crossing on Holway Road including a refuge island to provide access to bus stops and schools;
8. Provision of convenient and safe vehicular access directly onto the A1082 (Holway Road);
9. Provision of an additional access via Seaview Crescent;
10. On site delivery of not less than 0.12 hectares of public open space
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS)

### **Policy SH07**

#### **Former Allotments, Weybourne Road, Adjacent to Splash**

Land amounting to 1.7 hectares is allocated for residential development of approximately 40 dwellings, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:

1. Delivery of high quality design which pays careful attention to site layout, design, scale and massing and materials with overall building heights not exceeding two storeys in order to minimise the visual impact of the development on the Norfolk Coast AONB and any impact on the defined setting of Sheringham Park Registered Park and Garden;
2. Provision of substantial high quality landscaped frontage along the Weybourne Road and western boundary, including the conservation and enhancement of the landscape features on the site, retention of perimeter trees and hedgerows and the setting back of the development from the Weybourne Road;
3. Provision of convenient and safe vehicular access from the A149 Weybourne Road;
4. Provision of an extension to the 30mph speed limit to cover the whole site frontage;
5. Provision of a 3.0m wide cycleway/footway along the Weybourne Road site frontage, between the site access, eastwards to the swimming pool, and to the residential area to the south;
6. On site delivery of not less than 0.11 hectares of public open space or the agreed payment of an equivalent financial contribution for the extension or improvement of local open space provision;
7. Submission of comprehensive surface water management plan and drainage strategy ensuring no increase in flood risk to and from the site, Provision of a layout setting the development back from the north eastern boundary to avoid encroachment to the pumping station;
8. Provision of a site layout designed to take into account the existing water main within the site;
9. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure;
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS)

### **Policy SH18/1B**

#### **Land South of Butts Lane**

Land amounting to 1.7 hectares is allocated for residential development of a maximum of 48 dwellings, public open space, and associated on and off-site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site specific requirements:

1. Delivery of high quality design which pays careful attention to site layout, design, building heights, materials and landscaping having regard to the site's location within the Norfolk Coast AONB, Upper Sheringham Conservation Area, Sheringham Park Registered Park and Garden and their setting;
2. Provision of a scheme for the retention and enhancement of perimeter trees and hedgerows;
3. Provision of substantial landscaped buffer along the western boundary and between the development and woodland to the south to minimise any visual impact from the

Upper Sheringham Conservation Area and the setting of Sheringham Park and Garden, along with biodiversity enhancements and mitigation measure;

4. Submission of comprehensive foul drainage strategy (standard wording)
5. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure;
6. Provision of a site layout designed to take into account the existing water main within the site;
7. Provision of a site layout and design which minimises the loss of amenity to residents of dwellings to the north.
8. Provision of convenient and safe access from the A1082 (Holway Road) via the existing access road from the development to the east
9. Provision of on-site and off-site improvements to enable safe cycling and walking connectivity and access to Public Right of Way (PROW) FP27, including provision of footpath and cyclepath connection to Cooper Road;
10. On site delivery of not less than 0.13 hectares of public open space
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS)



## Stalham

### **Policy ST19/A**

#### **Land Adjacent Ingham Road**

Land amounting to approximately 2.3 hectares is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Provision of safe vehicle access to Ingham Road;
2. Provision of a 2.0m footway along the full width of the southern frontage;
3. widening of Ingham Road carriageway to 6.0m for the full width of the site frontage;
4. Provision of a Transport Assessment to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;
5. Delivery of layout, design and landscaping of the site that respects the setting of the site on the edge of the town and careful attention to building heights and materials;
6. Provision of a suitable landscaping scheme including retention of mature trees and planting of new trees within the site;
7. Provision of appropriate landscape buffering to soften the views from the north of the site;
8. Provision of a Foul Drainage Strategy setting how additional foul flows will be accommodated within the foul sewerage network prior to the commencement of development clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA;(new wording required)
9. Delivery of not less than 0.19 hectares of multi-functional open space together with measures for its on- going maintenance;
10. Site layout and design should take account of the existing water main within the site;
11. Appropriate contributions 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 ST23/2**

#### **Land North of Yarmouth Road, East of Broadbeach Gardens**

Land amounting to approximately 4.1 hectares is allocated for mixed use development of approximately 80 dwellings, not less than 1 hectare of employment land, open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Prior approval of a master plan to address access, mix of uses including the provision of serviced employment land, layout, density of development, landscaping and conceptual appearance;
2. Retention and enhancement of mature trees and hedgerows around the site;
3. Provision of safe highway access from Yarmouth Road, and a pedestrian/cycle link to the developed area to the north to improve permeability;
4. Provision of a Transport Assessment to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;
5. No buildings or SUDs features should be constructed in the area of ponding in the South East corner of the site;
6. Provision of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network, prior to the commencement of development clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA;
7. The layout, design and landscaping, particularly on the eastern and western boundaries of the site, should be implemented in order to protect and respect the settings of the adjacent Listed Buildings and Conservation Area;
8. Delivery of not less than 0.21 hectares of multi-functional open space together with measures for its on-going maintenance;
9. Provision of landscape buffering on the western boundary of the site to mitigate impacts on nearby heritage assets and the Stalham Conservation Area;
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS);
11. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.

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

## Wells

### **Policy W01/1**

#### **Land at Market Lane**

Land amounting to 0.7 hectares is allocated for residential development of approximately 20 dwellings, public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies in this Plan, and the following site specific requirements:

1. Delivery of high quality design that pays careful attention to site layout, building heights and materials in order to minimise the impact of the development on the Norfolk Coast AONB;
2. Provision of convenient and safe vehicular access from Home Piece Road to the north, and Market Lane to the west;
3. Retention and enhancement of mature hedgerows and trees around the site boundaries;
4. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
5. The submission, approval and implementation of a Foul Water Drainage Strategy setting out how additional foul flows will be accommodated within the foul sewerage network;
6. On site delivery of not less than 0.05 hectares of public open space.
7. Upgrading and enhancement of the public right of way (BR23) to the south of the site to provide pedestrian and cycle access, including access from Ashburton Close;
8. Provision of landscaping to the south and west of the site to minimise the visual impact of the development from Holkham Hall Registered Park and Garden (Grade I);
9. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS)

### **Policy W07/1**

#### **Land Adjacent Holkham Road**

Land amounting to 2.6 hectares is allocated for residential development of approximately 50 dwellings, 0.6 hectares public open space, and associated on and off site infrastructure.

Planning permission will be granted subject to compliance with the policies of this Plan, and the following site specific requirements:

1. Delivery of high quality design that pays careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast AONB and long distance wider landscape views;
2. Provision of 0.6 ha of high quality public open space including facilities for play & informal recreation;
3. Provision of convenient and safe vehicular access to the site from Mill Road;
4. Retention and enhancement of mature hedgerows and trees around

the site boundaries including provision of landscaping along the northern and eastern boundaries;

5. Provision of cycle and step free pedestrian access from Mill Road through the site and public open space to both Bases Lane and Holkham Road, including footway improvements to a minimum width of 2.0m between the Holkham Road pedestrian and cycle access and the boundary of the property known as 4 Laylands Yard;
6. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;
7. The submission, approval and implementation of a Foul Water Drainage Strategy including details of any off-site mains water reinforcement, enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;
8. Delivery of a scheme that pays careful attention to design and landscaping to minimise any potential impacts on Holkham Hall Registered Park and Garden (Grade I) to the south and west of the site, and to the Wells Conservation Area directly adjacent to the north east and east of the site.
9. Appropriate contributions 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.