

## Site Allocations Development Plan Document

Sustainability Appraisal

## Final Sustainability Appraisal



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## Contents

|   |           |
|---|-----------|
| <b>1 Introduction</b> .....                           | <b>2</b>  |
| <b>2 Summary</b> .....                                | <b>6</b>  |
| <b>3 Sustainability Issues &amp; Objectives</b> ..... | <b>16</b> |
| <b>4 Appraisal Methodology</b> .....                  | <b>20</b> |
| <b>5 Plan Issues &amp; Options</b> .....              | <b>30</b> |
| <b>6 Site Appraisal Results</b> .....                 | <b>34</b> |
| <b>7 Implementation &amp; Monitoring</b> .....        | <b>38</b> |

## Appendices

|   |           |
|---|-----------|
| <b>A SEA Directive Topics and Sustainability Appraisal Objectives</b> ..... | <b>40</b> |
| <b>B Relationship Between Sustainability Appraisal Tasks</b> .....          | <b>43</b> |
| <b>C Compliance with SEA Directive</b> .....                                | <b>45</b> |
| <b>D Quality Assurance Checklist</b> .....                                  | <b>49</b> |
| <b>E Objectives, Indicators and Decision Making Criteria</b> .....          | <b>53</b> |
| <b>F Site Appraisal Results</b> .....                                       | <b>61</b> |



## North Norfolk Site Allocations: Final Sustainability Appraisal

North Norfolk Site Allocations: Final Sustainability Appraisal  
**1 Introduction**





## 1 Introduction

- 1.1** The North Norfolk Core Strategy contains a set of strategic and development control policies that guide development decisions in North Norfolk in the period to 2021. It also identifies Principal and Secondary Settlements, Service Villages and Coastal Service Villages where a certain amount of new development is expected over the same period. This, along with specific policies about the future role and function of each place, sets the framework for allocations in the Site Allocations Development Plan Document (DPD) and decisions on planning applications.
- 1.2** The Site Allocations document identifies land for new housing, employment, retail and car park development in the selected settlements. Across the whole District approximately 500 potential sites have been proposed for development from the following sources:
- Sites proposed by landowners, developers and others over recent years
  - Sites identified by local stakeholders at workshops or other events held to inform Local Development Framework (LDF) production
  - Sites proposed in response to the preferred options consultation held in Autumn 2006 and the subsequent Coastal Service Villages preferred options consultation held in Summer 2008; and
  - Sites identified by the District Council, including sites considered through the Strategic Housing Land Availability Assessment, which may merit consideration
- 1.3** Not all of these sites are suitable for development. Selection of sites for development should be based on a robust assessment of the suitability, availability and deliverability of land for particular uses. **Sustainability Appraisal** is used in order to appraise the relative suitability of various sites, and to help inform the selection of development sites. This final report describes the process and should be read in conjunction with the Site Allocations document (and the SSP Consultation on Key Changes document) as it helps explain the reasoning behind the decisions that have been made in selecting the allocations.
- 1.4** Following public consultation on the Site Specific Proposals Draft Plan held in June/July 2009, the Council recognised that a few amendments could be made to respond to the issues raised. A Schedule of Minor Modifications was produced, in which most of the suggested changes (see the Schedule of Minor Modifications Chapter 2) were limited to factual corrections or additional clarifications which were not significant and therefore did not require further sustainability appraisal work<sup>(1)</sup>. The Council also produced a Schedule of Key Changes regarding additional and / or alternative sites. These were subject to the sustainability appraisal process and some of the appraisals have been updated with additional information gained either through the previous consultation or as part of the sustainability appraisal process. Both documents were found to be sound by the government inspector, following which the minor modifications and key changes were incorporated into the final Site Allocations DPD.
- 1.5** The site appraisals for allocated sites are included within Appendix F of this Final

1 Plan Making Manual; online at [www.pas.gov.uk](http://www.pas.gov.uk)



## North Norfolk Site Allocations: Final Sustainability Appraisal

Sustainability Appraisal Report. Appraisals for other sites which were considered as part of the site selection process and settlement maps showing sites which were considered, can be found within the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010.



## North Norfolk Site Allocations: Final Sustainability Appraisal



North Norfolk Site Allocations: Final Sustainability Appraisal  
**2 Summary**





## 2 Summary

### What is Sustainability Appraisal?

- 2.1** The Government Sustainable Development Strategy, 'Securing the Future', sets out five guiding principles to achieve sustainable development:
- Living within environmental limits
  - Ensuring a strong, healthy and just society;
  - Achieving a sustainable economy;
  - Promoting good governance; and
  - Using sound science responsibly
- 2.2** Sustainability Appraisal is a process carried out during the preparation of a plan to assess whether the emerging proposals will contribute to environmental, social and economic objectives in order to achieve these principles. Appendix B sets out the various tasks involved in sustainability appraisal.

### Why is Sustainability Appraisal Required?

- 2.3** Local planning authorities must comply with European Directive 2001/42/EC which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes which are likely to have significant effects on the environment.
- 2.4** Sustainability Appraisal (SA) incorporates the requirements of the SEA Directive and is mandatory for new or revised Development Plan Documents. The purpose is to appraise the social, environmental and economic effects of policies and promote sustainable development by ensuring that these principles are integrated from the outset. Appendices C and D set out how this sustainability appraisal report complies with the legislative requirements.

### The Site Allocations Plan

- 2.5** The Site Allocations DPD sets out proposals to allocate land for different purposes within selected settlements in the District. The DPD must conform with policies contained in the North Norfolk Core Strategy which was adopted by North Norfolk District Council in September 2008. The Core Strategy identifies the settlements where allocations need to be made and also sets out a number of policies that all development must comply with.
- 2.6** This Sustainability Appraisal Report is published alongside the Site Allocations DPD and explains the methodology, findings and conclusions of the Sustainability Appraisal process which informed selection of sites for development.

### Summary of the Site Appraisal Methodology

- 2.7** Many sites were suggested to the Council as having potential for development, however not all of those sites are suitable. The Council therefore needed to assess the sites in order to make choices about which ones to allocate. Site selection needs to be based

on a robust assessment of the suitability of land for particular uses, and sustainability appraisal is used to assess the potential consequence of developing a site and informs the selection of development sites. As a first step in the SA process a Scoping Report was prepared to describe the social, economic and environmental characteristics of North Norfolk (see table 3.1), identify the issues facing the District and establish a series of sustainability objectives (see Appendix E) that would be used to appraise the Core Strategy and Site Allocations documents. These objectives led to a series of criteria that were used to appraise or 'score' the social, economic and environmental consequences of the various sites proposed for development (see Table 4.1).

**2.8** Further details about the methodology used for appraising residential and other sites proposed in the Site Allocations DPD is contained in Chapter 4. The methodology is in accordance with Government guidance on sustainability appraisal<sup>(2)</sup> and is based on three stages of assessment:

- Stage 1: Absolute constraints. This excludes sites from further consideration which contain absolute constraints such as being within a non-selected settlement, coastal erosion zone or site designated for nature conservation.
- Stage 2: Measurable criteria. This scores sites against measurable site assessment criteria. This informs which sites progress to stage 3.
- Stage 3: Analyse issues and consider wider policy context. Independent advice sought on issues such as landscape, townscape and highways impact and sites are appraised against the Core Strategy (particularly the relevant settlement policy).

## Summary of the Appraisal Results

**2.9** A number of sites failed the first stage of appraisal as they were in areas that had absolute constraints. The sites that failed this stage and the reasons why are listed in Chapter 6.

**2.10** Each remaining site was subject to an individual appraisal against the criteria that were derived from the sustainability objectives, the full results of which are contained in Part 2 of this report. These criteria include a number of issues covering social, environmental and economic considerations including:

- an assessment of any residual flood risk;
- the existence of any other significant constraints such as proximity to hazardous installations etc;
- consideration of public transport accessibility;
- suitability of local infrastructure (e.g. highways, water supply, drainage etc);
- consideration of any other designations or physical constraints that would materially affect the proposal;

<sup>2</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005



## North Norfolk Site Allocations: Final Sustainability Appraisal

- an assessment of how well integrated the site is within the settlement, taking account of pedestrian and cycle routes to key facilities and the relationship with and proximity to existing residential areas, public open space and other services;
- an assessment of the environmental impact of the proposed site with reference to landscape, townscape, land drainage, biodiversity and other factors; and
- consideration of possible alternative uses of each site including retaining sites in their current use.

**2.11** Gathering information on these criteria enabled particular issues facing each site to be highlighted. Each criteria was assigned a score, weighted in favour of previously developed sites that are well integrated, have minimal environmental impact and provide a safe and suitable location for new housing. These resulted in an overall score for each site. On average a 'good' score for a site in a town is in the region of 6-10 while a 'good' score for a village is generally slightly lower, reflecting the lower level of services.

**2.12** There is sometimes a balance to be struck between alternative sites and / or the different criteria against which those sites are assessed. Generally those sites that have been selected perform well against the assessment criteria, particularly those relating to integration, highway access, environmental impact (wildlife and visual) and lack of an alternative preferable use. Only where there are other factors to consider have sites that perform poorly in these categories been selected - for example, if there is an over-riding community benefit to be gained from development on a particular site. Each individual appraisal sheet in Appendix F contains a conclusion where the key determining factors have been summarised.

**2.13** The results of the individual site appraisals are difficult to summarise as they are unique to each site, however a summary of the impacts of the allocations in combination is given below. This sets out the criteria used to assess sites within each category and how the different factors have had an influence. Taken overall, the Site Allocations DPD seeks to ensure that sites are identified to meet the development needs of the District in a manner that achieves the aims of the Core Strategy. The Core Strategy aims perform well against the SA objectives, which should mean that the site allocations also achieve sustainable development.

### Environmental Impacts

**2.14** Environmental criteria cover a number of aspects including likely biodiversity impact, possible contamination, site status (brownfield or greenfield), site integration, drainage, water zones, flood risk and landscape impact.

**2.15** The integration criteria assess the relationship of the site to the settlement boundary, i.e. is it within, on the edge of, or outside the existing boundary. This is an important consideration as it gives an indication of the accessibility of the site to the built up area, the facilities present within that settlement and also whether development would appear as an extension to the settlement or as new development in the Countryside. In general, selected sites perform well in terms of integration and are either within or on the edge of the settlement. This means that pedestrian and public transport accessibility should normally be better than for a site which is more remote.

- 2.16** Due to the lack of previously developed land in North Norfolk a number of greenfield sites have been proposed for allocation. This can result in the loss of agricultural land and impact on countryside and landscape quality, although, as discussed above, allocating sites on the edge of settlements, rather than those more remote, is one way of minimising landscape impact, as development will be seen as an extension to the developed area rather than as stand-alone remote development which could appear unrelated to the existing settlement. The landscape impact of each individual site was an important consideration in the SA process and often helped determine where one site was selected over another. This was informed by an assessment of how visible the site was and expert advice was also sought from the County landscape officer who provided a view on the suitability or otherwise of sites from a landscape perspective and suggested appropriate mitigation measures should the site be selected. This has helped ensure that the likely visual impact is minimised and mitigation measures, such as particular forms of landscaping, have been included in the site policy where appropriate.
- 2.17** Many sites are currently in agricultural use which has fairly low biodiversity value, however, where a site is identified as potentially having a 'medium' or 'high' biodiversity impact a further survey<sup>(3)</sup> was carried out to investigate presence of biodiversity features, opportunities for positive enhancement and what mitigation measures may be required to compensate for adverse effects due to development. These include planting of additional trees or hedgerows to improve field boundaries and create green links to neighbouring areas. Where such a site has been selected these mitigation measures have been built into the policy for that site and should therefore inform proposals from the outset. Where there is reason to suspect the presence of protected species Core Strategy policy EN9 requires that a further survey is submitted with a planning application and the proposal must be sensitive to, and make provision for, wildlife needs.
- 2.18** Flood risk is also an important consideration in North Norfolk as certain areas are at risk of coastal, river or surface water flooding. Sites that are wholly within the Environment Agency or the Strategic Flood Risk Assessment (SFRA) flood zones 2 or 3 were discounted at the first stage of assessment unless they could be considered to be water compatible development, i.e. car parks or open space. The majority of sites allocated in the Site Allocations DPD are in flood zone 1 (low risk). In the rare cases where part of a site falls within flood zone 2 or 3 the site details / policy state that only compatible uses will be permitted on that part of the site.
- 2.19** The majority of sites are in an area identified as having 'no water available' in the North Norfolk and Broadland Rivers Catchment Abstraction Strategy. This means that there is no water available for further licencing at low flows, although water is likely to be available at higher flows. Anglian Water have confirmed that sufficient water resources are available to serve the new housing proposed. In addition Core Strategy policy EN6 requires that all new development minimises the use of resources and include consideration of low water volume fittings and grey water recycling.
- 2.20** In addition to the consideration of environmental issues through the SA process, several

3 Norfolk Wildlife Services, March 2009





## North Norfolk Site Allocations: Final Sustainability Appraisal

Core Strategy policies seek to minimise the impact of development on the environment (by provision of landscaping, use of renewable energy, meeting environmental standards in new buildings, protection of biodiversity, etc) and all new development will be required to comply with these Core Strategy policies.

**2.21** An Appropriate Assessment<sup>(4)</sup> has been carried out to consider the impact of the proposed allocations on European Wildlife sites (SACs, SPAs and Ramsar sites). This highlighted three possible mechanisms by which allocations could impact on international sites:

- Impacts on water quality
- Impacts on water resources
- Disturbance associated with human disturbance

**2.22** Appropriate mitigation measures have been incorporated within the Plan to ensure no adverse effect. Further details are available in the monitoring section of the Site Allocations DPD and the full Appropriate Assessment report.

### Social

**2.23** Social criteria cover a number of issues including how well related a site is to local schools and shops, quality of pedestrian routes, public transport accessibility, whether the site is in a Major Hazard Zone (i.e. is it safe) and the view of the Highway Authority.

**2.24** Assessing how well related a site is to local schools and shops, and the quality of pedestrian routes in the area, is intended to measure how likely it is that people will walk to local facilities rather than taking a car. Consideration of whether it is possible to provide a footpath to key facilities, or if provision already exists, has been based on a standard of provision that would allow for a hard surface capable of being used by pedestrians and wheelchair / pushchair users. The proximity of a bus route is designed to measure whether using a bus is a convenient option. In general, selected sites are within reasonable walking distance of key facilities, or a bus route, meaning that new residents have the option of using non-car modes. This will benefit those who do not have access to a car, therefore increasing access for all. Encouraging people to walk will also help increase the health of the population and there are also other benefits such as reduced traffic congestion.

**2.25** Allocations for other uses (employment, retail, car parking and education) have been made in the vicinity of new housing allocations and / or existing residential areas and town centres in order to both support these developments and to minimise travel distances to jobs and services.

**2.26** Safe highway access is an important consideration and the view of the Highway Authority played an important role in the site selection process. Many sites were discounted because the Highway Authority objected to them, either on sustainability or highway safety grounds. In the few cases where a site has been included despite a highways objection this is justified by the lack of other alternative sites or the provision of particular community benefits arising from development in that location. These

4 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009

reasons are set out in the 'conclusion' box of the individual site assessments. In many cases the allocation is dependent upon highway improvements, either to create safe vehicle access or to improve footway provision in the area to ensure that the development can be safely served.

- 2.27** One of the key aims of the Core Strategy, and a key sustainability objective, is to address the housing needs of the whole community, including the provision of affordable housing. The high levels of housing need were influential in the development of Core Strategy policies in terms of housing size, type and location. The allocations of development sites in the Site Allocations DPD are an essential part of the Council's housing strategy and are made in part to deliver a 'step change' in the delivery of affordable housing in the District. Under previous Local Plan policies very few sites that complied with the affordable housing thresholds came forward, however lower thresholds in the Core Strategy coupled with larger allocations in the Site Allocations DPD should result in a significant amount of affordable housing being built on newly allocated sites. This will provide homes for those in need and may also help to create more balanced communities in the Service Villages.
- 2.28** The health and well being of the local population is an SA objective and is in part dependent upon opportunities for outdoor recreation and access to open space. A study<sup>(5)</sup> suggests that in some areas of the District there is a deficiency in good quality open space either in terms of the quantity of land available or the quality of space / equipment. New development will be expected to contribute towards addressing these deficiencies and a number of the proposed allocations will include significant additional areas of Public Open Space.
- 2.29** Allocations of more than 10 dwellings will also be required to contribute towards local services and community facilities where there is not sufficient capacity to serve the new development, thus ensuring provision of social infrastructure. The Site Allocations DPD also includes allocations for non-residential uses including a new college in North Walsham, several retail opportunity sites and various employment or mixed use designations. These, along with developer contributions to local facilities and services, should ensure a balance between homes, jobs and services.
- 2.30** It is clearly important that new development is safe and sites that wholly fall within a Major Hazard Zone (Inner Zone) or Gas Pipe Buffer Zone were excluded at the first stage of appraisal. Proximity of a Major Hazard Zone was one of the assessment criteria and where a selected site falls partly within a potential area of risk the site policy includes a requirement for development layout to comply with the PADHI (Planning Advice for Developments near Hazardous Installations) methodology.

## Economic

- 2.31** Economic criteria cover a number of issues including whether the site is currently designated for employment purposes, whether there is a preferable use other than housing, site viability, distance to main sewers and quality of agricultural land.
- 2.32** Much of the forecast growth in employment in North Norfolk is likely to occur in sectors



which do not require the provision of conventional employment land, however it is important to retain a good supply of employment land for further investment and growth, and the Proposals Map designates a number of sites across the district for employment purposes. Sites that are currently used or designated for employment purposes were generally only included for allocation where it was considered that the site would be unlikely to come forward for employment purposes or that a mixed use allocation could provide an incentive / higher land values and encourage redevelopment. This, along with new employment allocations, seek to ensure a sufficient supply of land to provide a choice of investment opportunities in the main employment centres in the east, central and western areas of the District.

- 2.33** The assessment of whether there is a preferable alternative use for the site, other than housing, was an important consideration. Where it was considered preferable to retain for the site in its current use (such as community facilities, playing field, employment land etc.) the site was generally not allocated. This was to ensure continued provision of community facilities, open space, good supply of employment land etc.
- 2.34** As discussed above, the provision of affordable housing is a key aim of the Core Strategy, and a key sustainability objective. As well as the social benefits, the provision of affordable housing will also enable lower paid workers to live in the area, therefore increasing the labour supply. Many jobs in North Norfolk are in lower paid sectors such as health care, retail and tourism and it is important that workers can live in the area. Site constraints may affect the viability of providing affordable housing in accordance with Core Strategy policies and the SA process has enabled a number of constraints facing sites to be identified and included upfront in the description and policy for each site. This means that those investigating development on these sites will be aware of any particular costs and constraints facing a site and can factor these into the price paid for the land. The Council will therefore expect the required proportion of affordable housing to be provided on all allocation sites.
- 2.35** There is an identified need<sup>(6)</sup> in some of the District's towns for improved shopping facilities (non food). National policy advises that such development should be located within town centres. The Core Strategy states that significant new retail developments should be focused in the larger town centres in the District, and suitable sites are identified in the Site Allocations DPD at Cromer, Fakenham, North Walsham and Sheringham where opportunities exist to extend the choice of shopping facilities and improve the appearance of town centres. These will help support the local economy and should have beneficial economic effects.
- 2.36** North Norfolk still has an important agricultural economy and the quality of agricultural land was also assessed. In the rare case where an allocation is situated on land classified as 'best and most versatile'<sup>(7)</sup> the allocation is limited in size and will have a minimal impact on overall supply.

6 North Norfolk District Retail and Commercial Leisure Study, DTZ Pbeda, 2005

7 The Agricultural Land Classification has 5 grades (1 = excellent, 2 = very good, 3a = good, 3b = moderate, 4 = poor, 5 = very poor) and the 'best and most versatile' (BMV) land is defined as Grades 1, 2 and 3a by policy guidance (PPS7)





**2.37** Distance to main sewers was included as a criteria in response to information received from Anglian Water. While this isn't a key determining factor it is useful for developers to know that there may be additional costs in terms of connecting to the main system.

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**2.38** The rest of this report discusses the methodology used in appraising sites. The individual appraisal results for each of the sites put forward are included in Appendix F of this report.



## North Norfolk Site Allocations: Final Sustainability Appraisal

North Norfolk Site Allocations: Final Sustainability Appraisal  
**3 Sustainability Issues & Objectives**





## 3 Sustainability Issues & Objectives

### The Scoping Report

- 3.1** Preparation of a Scoping Report is the first stage of the Sustainability Appraisal process. The Council published its Scoping Report<sup>(8)</sup> in 2005 which describes the social, environmental and economic characteristics of North Norfolk and sets the context for the Core Strategy and Site Allocations documents as well as establishing baseline figures and providing a framework for appraisal. The Scoping Report is available to download from the Council website and is also available from Council offices in Cromer and Fakenham.
- 3.2** In order to assist with the identification of issues to be addressed in the Scoping Report, the Core Strategy and the Site Allocations DPD, a range of consultation events were organised including:
- Workshops with stakeholders in the seven principal towns, covering those towns and the surrounding rural areas;
  - Meetings with specific agencies and interest groups;
  - Focus groups undertaken in parallel with the review of the North Norfolk Community Strategy; and
  - Workshops with elected Members.
- 3.3** The draft Scoping Report was then the subject of formal written consultation during November and December 2005 with the four statutory environmental bodies<sup>(9)</sup>. It was not considered necessary to consult European or international bodies or countries as the effects of the plan are limited to the UK, although European and international legislation was included in the review of relevant plans and programmes. The Scoping Report was also posted on the Council's website.

### Limitations

- 3.4** The Scoping Report contains information and data about different aspects of the District, however there are limitations and difficulties in collecting and using this data such as:
- Data for some indicators is not available because it is not monitored.
  - Boundaries of natural features extend beyond administrative boundaries and the information does not relate specifically to North Norfolk.
  - Data on the same topic is often collected in different ways, giving different results depending on source.
  - Time series data is very limited and collection methods can also change over time.
- 3.5** Therefore while the Scoping Report contains many indicators and baseline figures, there are gaps in the data.

8 Sustainability Appraisal Scoping Report, NNDC, 2005

9 The Countryside Agency and English Nature (now Natural England), Environment Agency and English Heritage

## Social, Environmental and Economic Issues and Characteristics

**3.6** The Scoping Report summarises the main issues identified through the consultation and evidence gathering processes, and these are shown below. These issues informed development of sustainability appraisal objectives against which the new policy documents are appraised.

Table 3.1 Issues Facing North Norfolk

| Economic Issues   | Transport and Access to Services   |
|---|--|
| <ul style="list-style-type: none"> <li>• Narrow economic base</li> <li>• Low wage economy and seasonal trends</li> <li>• Peripheral location and remoteness of District</li> <li>• Need to encourage small businesses</li> <li>• Challenges for town centre viability / vitality</li> <li>• Low skills base &amp; smaller future workforce exacerbated by lack of affordable housing</li> <li>• Loss of traditional skills and niche trades</li> <li>• Changes in farming needs and practice / agricultural diversification</li> <li>• Commuting patterns</li> <li>• Service concentration / rationalisation / withdrawal from smaller settlements</li> <li>• Potential lack of serviced employment sites</li> <li>• Extending &amp; better managing holiday season</li> <li>• Ageing residents: Growth to health / care sector</li> </ul>  | <ul style="list-style-type: none"> <li>• Dispersed population leads to unsustainable transport patterns</li> <li>• Reducing the need to travel and limiting the effects of present commuting patterns</li> <li>• Increasing opportunities for using sustainable modes of transport / increase service frequency</li> <li>• Sustainable transport interchanges</li> <li>• Community transport schemes</li> <li>• Car parking provision in towns</li> <li>• Impacts of traffic in towns</li> <li>• Poor accessibility to facilities and services, especially in rural areas</li> <li>• Withdrawal of village services</li> <li>• Continuation of town centre vitality &amp; viability</li> <li>• Health and care sector mobility</li> <li>• Access infrastructure threatened by erosion</li> <li>• Increasing opportunities for walking / cycling</li> </ul>   |
| Environmental Issues  | Social Issues  |
| <ul style="list-style-type: none"> <li>• Impending climate change</li> <li>• Impact on quality of natural resources</li> <li>• Conserving water resources</li> <li>• Risks to life, property and environment from coastal erosion and flooding</li> <li>• Conserving biodiversity, habitats and species</li> <li>• Habitat conservation / adaptation / relocation</li> <li>• Protecting countryside and landscape quality</li> <li>• Increasing brownfield site use</li> <li>• Location and design quality in development</li> <li>• Protecting cultural heritage</li> <li>• Reuse of buildings in the countryside</li> <li>• Changing farm practices and diversification</li> <li>• Loss of high quality agricultural land</li> <li>• Need to reduce energy demands</li> <li>• Obtaining energy from renewable sources</li> <li>• Requiring energy efficiency improvements</li> <li>• Unsustainable transport patterns as a result of dispersed populations</li> </ul> | <ul style="list-style-type: none"> <li>• Increased demand for affordable housing</li> <li>• Increased demand for sheltered housing</li> <li>• Impact on communities from 'second homes'</li> <li>• Occupation of unfit dwellings</li> <li>• Traveller site provision</li> <li>• Increased demands of elderly population</li> <li>• Providing attraction for young people to stem the flow of out-migrants</li> <li>• Reducing the lack of aspiration in young people and balancing the 'brain drain'</li> <li>• Attracting and retaining district key workers</li> <li>• Low proportion of community that are economically active</li> <li>• Health issues and care sector provision</li> <li>• Migration-led changes and unbalanced ages</li> <li>• Rural deprivation and effect on economy</li> <li>• Increasing community interaction</li> <li>• Quality of life and crime reduction</li> </ul> |



## Sustainability Appraisal Objectives and Framework

- 3.7** The Government guidance on SA<sup>(10)</sup> contains a series of sustainability objectives which comprehensively cover a wide range of social, economic and environmental issues. These include all the issues that had been identified in the Scoping Report for North Norfolk (see table 3.1), with the following exceptions:
- coastal erosion – therefore an extra objective was added: ‘to reduce vulnerability to coastal change’
  - it was considered that ‘sustainable’ economic growth was more appropriate for North Norfolk than ‘sustained’ growth, to recognise that it is not an area for major growth and development. Therefore objective EC1 was revised.
- 3.8** Therefore the objectives were slightly revised to include these points and then used as the basic framework to appraise the Core Strategy policies and site allocations within the DPD.
- 3.9** In total, there are 29 Sustainability objectives divided into three topic areas (Social, Environment and Economy). Each objective has indicators that allow measurement of progress towards the objective and also provides baseline figures, and past trends to each. These are contained in Appendix 4 of the Scoping Report and Appendix E of this report. Appendix A of this report shows how these objectives relate to the SEA Directive topics.
- 3.10** The next chapter explains how the SA objectives influenced the methodology for appraising sites proposed for development through the Site Allocations DPD.

10 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005, ODPM*

North Norfolk Site Allocations: Final Sustainability Appraisal  
**4 Appraisal Methodology**







## 4 Appraisal Methodology

### Introduction

- 4.1 Many sites were suggested to the Council as having potential for development, however not all of those sites are suitable. The Council therefore needed to assess the sites in order to make choices about which ones to allocate. Sustainability appraisal investigates the consequences of a site being developed against social, economic and environmental objectives, and informs the identification of appropriate development sites.
- 4.2 29 sustainability objectives, derived from the Government guidance on sustainability appraisal and the North Norfolk SA Scoping Report, were used as the basis for the North Norfolk appraisal.
- 4.3 The Core Strategy was subject to a sustainability appraisal based on these SA objectives throughout its preparation and contains a series of policies to guide development in North Norfolk, as well as setting out the broad location and scale of new housing development in the District. The Site Allocations DPD should be in conformity with the Core Strategy which limits the options available to be considered and ensures that its general context is sustainable. For example, the DPD will not be allocating sites in non-selected settlements that have few facilities.
- 4.4 An initial sustainability appraisal was carried out for the Site Specific Proposals Preferred Options report which was published for consultation in Autumn 2006 and a further SA was carried out for the Coastal Service Villages Preferred Options report which was published in June 2008. Both of these appraisals were based on the 29 SA objectives included in the Scoping Report, although the appraisal methodology has been updated since then to reflect information gained in response to the preferred options consultations.

### Who carried out the Sustainability Appraisal?

- 4.5 The Sustainability Appraisal process was undertaken internally by officers in the Planning Policy team because it was considered essential to integrate it into plan preparation. Using external consultants could have led to the process being considered as a "bolt-on" extra at the end of the process, rather than informing the preparation of policy areas as they developed. The assumptions in the SA were based on factual information (stages 1 & 2 of the SA) and responses from specific consultees (stage 3).

### Site Appraisal Methodology

- 4.6 Appendix B sets out the main tasks involved in sustainability appraisal contained in the Government guidance<sup>(11)</sup>. The North Norfolk site appraisal methodology is in accordance with this guidance and a three stage assessment has been used to inform site selection:

11 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005



- Stage 1: Absolute constraints. This excludes sites from further consideration which contain absolute constraints such as being within a non-selected settlement, coastal erosion zone or site designated for nature conservation.
- Stage 2: Measurable criteria. This scores sites against measurable site assessment criteria based on the SA objectives. This can help short list sites, however, consideration of wider issues that are difficult to quantify is also important and included in stage 3.
- Stage 3: Analyse issues and consider wider policy context. Independent advice was sought on issues such as landscape, townscape and highways impact and sites are appraised against the Core Strategy (particularly the relevant settlement policy).

**4.7** Each stage is discussed in more detail below.

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**Stage 1: Absolute Constraints - sites that contain these constraints are excluded from further consideration:**

**4.8** Sites that contain any of these constraints are excluded from further assessment. Sites that do not will progress to the next stage of appraisal.

- Non-selected settlement in Core Strategy
- No longer available (e.g. planning permission for another use implemented)
- Below a threshold of 10 dwellings in towns or 3 dwellings in villages (in line with affordable housing threshold)
- Wholly within Environment Agency or Strategic Flood Risk Assessment flood zone 2 or 3 (unless being considered for water compatible development)
- Wholly within Coastal Erosion Constraint Area (100 year Shoreline Management Plan line)
- Wholly within Major Hazard Zone; Inner Zone / Gas Pipe Buffer Zone
- Site designated for one of the following: SSSI, National Nature Reserve, historic park and garden, Scheduled Ancient Monument, Special Area of Conservation, Special Protection Area, Regionally Important Geological Site, County Wildlife Site, Local Nature Reserve, Ancient Woodland, Ramsar
- Site designated as Minerals Investigation or Consultation area in Norfolk Minerals Local Plan

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**Stage 2: Measurable Criteria (SA Tasks B2 and B3 - Developing options and predicting the effects of the DPD):**

**4.9** A series of measurable criteria were developed from the SA objectives to score each site that progressed to stage 2 against a consistent set of topics (see table 4.1). These cover social, economic and environmental issues which are the essential parts of sustainability appraisal and ensure that sites brought forward contribute towards sustainable development. Table 4.3 shows how these criteria relate to the SA objectives,



## North Norfolk Site Allocations: Final Sustainability Appraisal

and whether they have a positive or negative effect on them (**SA Task B1**). In general the criteria have positive effects on the SA objectives, but there are some conflicts between the economic assessment criteria and the environmental SA objectives. For example development of an employment site for housing may reduce the impact of heavy traffic on the environment by reducing vehicle movements, but it would not improve opportunities for employment .

**4.10** Each criteria has a score assigned to it, generally in a range of 1 to -1. Brownfield land is given a higher score of 3 to reflect national policy objectives of prioritising development of this land. The government definition of brownfield land includes gardens, however in order to reflect local concerns over the loss of such areas the scoring has been based on whether the land is predominantly developed or undeveloped. Consideration of pedestrian access was based on the likelihood of being able to provide footpaths suitable for wheelchair/pushchair use.

Table 4.1 Details of Stage 2 Measurable Criteria

|                    | Measurable Criteria (and source of data)                                    | Degree of impact                        | Score |
|--------------------|---|---|-------|
| <b>Environment</b> |   |   |       |
| 1                  | Predicted impact on site biodiversity (Environmental Policy Officer survey) | Low impact on biodiversity              | 1     |
|                    |   | Medium impact on biodiversity           | 0     |
|                    |   | High impact on biodiversity             | -1    |
| 2                  | Water abstraction (North Norfolk and Broadland Rivers CAMS)                 | Water available                         | 1     |
|                    |   | No water available *                    | 0     |
|                    |   | Over abstracted or over licenced        | -1    |
| 2a                 | Water quality (EA Groundwater Source Protection Zones)                      | No designation                          | 1     |
|                    |   | Outer / total catchment                 | 0     |
|                    |   | Inner zone                              | -1    |
| 3                  | Contaminated land (Council records)   | Not contaminated land                   | 1     |
|                    |   | Potentially contaminated land or buffer | -1    |
| 4                  | Site status (Council records / site survey)                                 | Brownfield (excluding gardens)          | 3     |
|                    |   | Mixed: mainly brownfield / developed    | 2     |
|                    |   | Mixed: mainly greenfield / undeveloped  | 1     |
|                    |   | Greenfield                              | 0     |
| 5                  | Integration (distance to Core Strategy settlement boundary)                 | Within settlement                       | 1     |
|                    |   | Edge of settlement                      | 0     |

|               | Measurable Criteria (and source of data)                | Degree of impact  | Score |
|---------------|---|---|-------|
|               |   | Out of settlement   | -1    |
| 6             | Drainage (Infiltration capacity from SFRA)              | Good  | 1     |
|               |   | Average   | 0     |
|               |   | Poor  | -1    |
| 7             | Flood risk (Council records)                            | All in SFRA / EA zone 1   | 1     |
|               |   | Partly in SFRA / EA zone 2 or 3   | -1    |
| 8             | Landscape impact (Site survey)                          | Not visible from wider landscape  | 1     |
|               |   | Partly visible from wider landscape   | 0     |
|               |   | Highly visible from wider landscape   | -1    |
| <b>Social</b> |   |   |       |
| 9             | <b>Propensity to walk</b><br>Distance to primary school | Within 500 metres   | 1     |
|               |   | > 500 metres  | 0     |
| 10            | Distance to secondary school                            | Within 500 metres   | 1     |
|               |   | > 500 metres  | 0     |
| 11            | Distance to local shop                                  | Within 500 metres   | 1     |
|               |   | > 500 metres  | 0     |
| 12a           | NCC / NNDC Highways conclusion                          | Preferred option  | 1     |
|               |   | Neutral   | 0     |
|               |   | Could achieve minimum safety standards but rejected as unsustainable                                      | -1    |
|               |   | Oppose as safe and adequate access cannot be demonstrated and there is no options for site configuration. | -2    |
| 12b           | Pedestrian access                                       | Footpath to key facilities in place   | 1     |
|               |   | Possible to provide footpath to key facilities  | 0     |
|               |   | Not possible to provide footpath to key facilities  | -1    |
| 12c           | Public transport accessibility                          | Within 400 metres of bus route to key services and jobs   | 1     |
|               |   | Not within 400 metres of bus route to key services and jobs   | -1    |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|                 | Measurable Criteria (and source of data)   | Degree of impact        | Score |
|-----------------|--|-------------------------|-------|
| 13              | Major Hazard Zone  | Yes                     | -1    |
|                 |  | No                      | 0     |
| <b>Economic</b> |  |                         |       |
| 14              | Employment land designation (Core Strategy Proposals Map)                                    | No                      | 0     |
|                 |  | Yes                     | -1    |
| 15              | Preferable alternative use (Council records / site survey)                                   | No                      | 1     |
|                 |  | Yes                     | -1    |
| 16              | Site viability (Council records / site survey)   | No major constraints    | 1     |
|                 |  | Minor constraints       | 0     |
|                 |  | Significant constraints | -1    |
| 17              | More than 30m from existing sewer  | Yes                     | -1    |
|                 |  | No                      | 0     |
| 18              | Grade 1 Agricultural land (Source: Agricultural Land Classification of England & Wales 1969) | No                      | 0     |
|                 |  | Yes                     | -1    |

(\* No water available for further licencing at low flows although water may be available at higher flows with appropriate restrictions.)

**4.11** There are more criteria within the environmental section when compared to the other sections, however Table 4.3 which relates the criteria to SA objectives shows that many of these also relate to social and economic objectives, thus ensuring a balanced approach to site appraisal.

**4.12** Whilst this scoring helped short list sites it is also important to consider wider issues that are difficult to quantify. The number of sites taken forward to the next stage of appraisal depends on the suitability of the sites and the suitability of that settlement to accommodate additional dwellings and / or other developments. For example in some settlements a few clear 'leaders' may be apparent, however, in other settlements a larger range of sites may need to be taken forward to the next stage as there is less to separate them and / or the dwelling requirement is more challenging. More sites than are required were taken forward to the next stage to ensure that several options were considered.

**4.13** The appraisal criteria were amended slightly for **non-residential sites** to reflect the different nature of these allocations. Criteria 9 and 10 were changed from measuring distance to schools to assessing the relationship to other uses such as the town centre, residential areas or other employment areas, as outlined below.

Table 4.2 Non-Residential Site Appraisal

| Allocation Type         | SA criteria 9 and 10 changed to relationship with: |
|-------------------------|--|
| Retail                  | Town centre, housing                               |
| Employment              | Housing, other employment uses                     |
| Car park                | Town centre  |
| Education               | Housing, town centre                               |
| Town centre enhancement | Town centre  |

**4.14** Notes summarising the relationship between the proposed non-residential allocations and uses listed above are included in the individual appraisal sheets in Appendix F.

**Stage 3: Analyse issues and consider wider policy context (SA Tasks B3, B4 and B5 - Evaluating the effects of the DPD and considering mitigation measures)**

**4.15** It is important that site selection is not based solely on measurable criteria. Using the SA criteria alone would omit consideration of wider issues that are difficult to quantify but important in the decision making process. Statutory bodies listed as specific consultation bodies in the regulations<sup>(12)</sup> were therefore consulted on all sites, with particular attention drawn to the short listed sites. They were asked to make any additional comments on the sites that they wished and also to provide details of any constraints facing the sites that need to be borne in mind when considering possible allocations and / or what mitigation measures may need to be in place should the sites come forward.

**4.16** These specific consultation bodies include:

- Norfolk County Council (Landscape, Highways, Norfolk Landscape Archaeology)
- Anglian Water
- Environment Agency
- Norfolk Wildlife Trust
- Neighbouring authorities

**4.17** Where responses were received these are summarised and included in the individual appraisal results for each site contained in Appendix F of this report. Norfolk County Council are also consulted on adjacent districts allocations and are therefore well placed to comment on the combined effect of proposals.

**4.18** Parish and Town Councils in the areas where allocations were being made were also consulted again to notify them of any additional sites that had come forward since the preferred options consultation and gain their up to date view of the various sites being considered. These comments were considered and presented alongside site

12 The Town & Country Planning (Local Development) (England) Regulations 2008





recommendations to Members during site selection however were not recorded in the sustainability appraisal as they provide general information about the sites proposed rather than technical assessment criteria.

### Outcome

**4.19** Section 6 and Appendix F of this report show the appraisal results for each of the sites. This enables interested parties to compare results of sites and understand why particular sites were selected. The Summary section of this report provides an overview of the results for the allocations overall.

### How appraisal has influenced the Site Allocations DPD

**4.20** The results of individual site appraisals were used to identify specific issues facing a site and to inform decisions on the selection of sites. In some cases it identified issues that could then be further investigated and mitigation measures sought if required. In other cases it identified issues that resulted in the site being considered unsuitable for allocation. The stage 3 consideration of other issues is important and it is not always the case that the highest scoring sites are proposed for allocation. In some instances sites which score highly may not have been selected for allocation because of some overriding issue (perhaps because the site would be better suited to an alternative use); and in some cases lower scoring sites may have been selected because of a compelling need for the development, or the particular suitability of that location.

**4.21** Sustainability appraisal results were reported to the Council's LDF Working Party alongside the preparation of the Site Allocations DPD, thus ensuring that the information was available to support decisions on which sites are selected as proposed allocations.

### Comparing options overall

**4.22** The SA guidance requires that a 'do nothing' or likely future situation without a DPD is appraised. The total effect of all the site allocations is therefore also appraised in the next chapter and compared to the previous Local Plan which made no allocations. This general appraisal also looks at the geographical scale of changes, the time period over which they will occur, and whether they are positive or negative and permanent or temporary.

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**4.23** The following table shows how the site assessment criteria relate to the SA objectives, and whether they have a positive or negative effect on them.



Table 4.3 Relationship between SA objectives and site assessment criteria

| Sustainability Appraisal Objectives | Site Assessment Criteria |   |   |   |   |   |        |   |   |    |    |    |          |       |       |    |    |    | Stage 1 | Stage 3 |
|-------------------------------------|--------------------------|---|---|---|---|---|--------|---|---|----|----|----|----------|-------|-------|----|----|----|---------|---------|
|                                     | Environment              |   |   |   |   |   | Social |   |   |    |    |    | Economic |       |       |    |    |    |         |         |
|                                     | 1                        | 2 | 3 | 4 | 5 | 6 | 7      | 8 | 9 | 10 | 11 | 12 | 13       | 14    | 15    | 16 | 17 | 18 |         |         |
| ENV1                                | ✓                        | ✓ |   | ✓ |   |   |        |   |   |    |    |    |          |       |       |    |    |    | ✓       |         |
| ENV2                                | ✓                        | ✓ |   |   |   | ✓ |        |   |   |    |    |    |          |       |       |    |    |    |         |         |
| ENV3                                |                          |   |   |   | ✓ |   |        |   |   |    |    |    |          | x / ✓ | x / ✓ |    |    |    |         |         |
| ENV4                                |                          |   | ✓ | ✓ |   |   |        |   |   |    |    |    |          |       | ✓     | ✓  |    |    |         |         |
| ENV5                                | ✓                        |   |   | ✓ |   |   |        |   |   |    |    |    | x / ✓    | x / ✓ |       | ✓  | ✓  |    |         | ✓       |
| ENV6                                |                          |   |   |   | ✓ |   |        |   | ✓ | ✓  |    |    |          |       |       |    |    |    | ✓       |         |
| ENV7                                |                          |   |   | ✓ |   |   |        |   |   |    |    |    |          |       | ✓     |    |    |    | ✓       |         |
| ENV8                                |                          |   |   |   | ✓ |   |        |   | ✓ | ✓  | ✓  | ✓  |          | x / ✓ | x / ✓ |    |    |    | ✓       |         |
| ENV9                                |                          |   |   | ✓ |   |   |        |   |   |    |    |    |          |       |       |    |    |    |         |         |
| ENV10                               |                          |   |   |   | ✓ |   |        |   | ✓ | ✓  |    |    |          |       |       |    |    |    | ✓       |         |
| ENV11                               |                          |   |   |   |   |   |        |   | ✓ |    |    |    |          |       |       |    |    |    | ✓       |         |
| ENV12                               |                          |   |   |   |   | ✓ |        |   |   |    |    |    |          |       |       |    |    |    | ✓       |         |
| ENV13                               |                          |   |   | ✓ | ✓ |   |        |   |   |    | ✓  |    |          | x / ✓ | ✓     |    |    |    |         | ✓       |
| ENV14                               |                          |   |   | ✓ |   |   |        |   |   |    |    |    |          |       |       |    |    |    | ✓       | ✓       |



# North Norfolk Site Allocations: Final Sustainability Appraisal

Table 4.4

| Sustainability Appraisal Objectives | Site Assessment Criteria |   |   |   |   |   |        |   |   |    |    |    |          |    |    |    |    |    |         |         |
|-------------------------------------|--------------------------|---|---|---|---|---|--------|---|---|----|----|----|----------|----|----|----|----|----|---------|---------|
|                                     | Environment              |   |   |   |   |   | Social |   |   |    |    |    | Economic |    |    |    |    |    | Stage 1 | Stage 3 |
|                                     | 1                        | 2 | 3 | 4 | 5 | 6 | 7      | 8 | 9 | 10 | 11 | 12 | 13       | 14 | 15 | 16 | 17 | 18 |         |         |
| S1                                  |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  |    |    |          |    |    |    |    | ✓  |         |         |
| S2                                  |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  |    |    |          |    |    |    |    | ✓  |         |         |
| S3                                  |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  |    |    |          |    |    |    |    |    |         |         |
| S4                                  |                          |   | ✓ |   | ✓ |   |        | ✓ | ✓ | ✓  | ✓  |    | ✓        |    |    | ✓  |    |    | ✓       |         |
| S5                                  |                          |   |   |   | ✓ |   |        |   |   |    |    |    | ✓        |    |    |    |    |    | ✓       |         |
| S6                                  | ✓                        |   | ✓ | ✓ | ✓ |   |        | ✓ | ✓ | ✓  | ✓  | ✓  |          |    |    | ✓  |    |    |         |         |
| S7                                  |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  |    |    |          |    |    |    |    |    |         |         |
| S8                                  |                          |   |   |   |   |   |        |   |   |    |    |    |          |    |    |    |    |    |         |         |
| S9                                  |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  | ✓  |    |          |    |    |    |    |    | ✓       |         |
| S10                                 |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  | ✓  |    |          |    |    |    |    |    |         |         |
| EC1                                 |                          |   |   |   |   |   |        |   |   |    |    |    | ✓        | ✓  | ✓  | ✓  |    |    | ✓       |         |
| EC2                                 |                          | ✓ |   |   |   |   |        |   |   |    |    |    | ✓        | ✓  | ✓  | ✓  |    |    |         |         |
| EC3                                 |                          | ✓ | ✓ |   | ✓ |   |        | ✓ | ✓ | ✓  | ✓  |    | ✓        | ✓  | ✓  | ✓  |    |    |         |         |
| EC4                                 |                          | ✓ | ✓ | ✓ | ✓ |   |        | ✓ | ✓ | ✓  | ✓  |    | ✓        | ✓  | ✓  | ✓  |    |    |         |         |
| EC5                                 |                          |   |   |   | ✓ |   |        | ✓ | ✓ | ✓  | ✓  | ✓  |          |    |    |    |    |    | ✓       |         |

\*A tick denotes that the site assessment criteria relates positively to the SA objective and a cross indicates a potentially negative relationship between the site assessment criteria and the SA objective. If the section is blank this shows that the criteria does not relate to that particular objective.



North Norfolk Site Allocations: Final Sustainability Appraisal  
**5 Plan Issues & Options**





## 5 Plan Issues & Options

### Outline of the plan objectives and contents

**5.1** The objective for the Site Allocations Development Plan Document is to ensure that sites are identified and made available to meet the development needs of the District in accordance with the Aims of the adopted Core Strategy, namely:

- Core Aim 1 - To address the housing needs of the whole community.
- Core Aim 2 - To provide for sustainable development and mitigate and adapt to climate change.
- Core Aim 3 - To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of the resource.
- Core Aim 4 - To mitigate and adapt to impacts of coastal erosion and flooding.
- Core Aim 5 - To develop a strong, high value economy to provide better job, career and training opportunities.
- Core Aim 6 - To improve access for all jobs, services, leisure and cultural activities.

**5.2** Overall issues that the DPD should address are contained in the Core Strategy and the Scoping Report and the issues facing individual sites were investigated during appraisal of all sites. Individual appraisal results for allocated sites can be found in Appendix F and appraisal results for other sites which were considered as part of the site selection process can be found within the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010.

### Main strategic options considered and how they were identified

**5.3** Because the Site Allocations DPD has to be in conformity with the Core Strategy there is a limited range of strategic options that can be considered. For example the Core Strategy identifies the settlements for which allocations for different uses should be sought and it would not be sensible to seek to identify sites in alternative settlements. The number of new dwellings expected to be provided in each settlement is also contained in the Core Strategy and the Site Allocations DPD should seek to achieve this. There are options over which sites to allocate within each settlement, however these involve detailed consideration of site characteristics and settlement function rather than strategic options.

**5.4** The SA guidance requires that a 'do nothing' or likely future scenario without the DPD is appraised. Government Guidance on plan-making<sup>(13)</sup> states that when determining which DPDs other than a Core Strategy to produce, local authorities should consider whether the issue needs treatment in a separate development plan document or whether the Regional Spatial Strategy and Core Strategy adequately cover the issue. The main strategic option that was appraised was therefore whether to produce an allocations document or not:

**5.5 Option A:** Allocate land for housing and other development in selected settlements (SSP approach)

13 PPS12 Local Spatial Planning, DCLG, 2008

**5.6 Option B:** Do not allocate land for housing or other development. Rely instead on windfall / infill development (previous Local Plan Approach) and Core Strategy policies.

**5.7** The combined effect of all of the site allocations has therefore been compared against an option of making no allocations and is shown in the table below. The results clearly show that the option of preparing a Site Allocations document and making allocations is more advantageous than not.

Table 5.1 Main strategic options considered

| Options  | Benefits  | Dis-benefits   |
|--|---|--|
| <p>Option A</p> <p>Making allocations in the selected settlements</p> <p>Geographical impact: selected settlements</p>     | <p>A level of certainty with regard to the ability to achieve overall housing numbers; a greater likelihood of securing affordable housing and other contributions towards infrastructure and open space provision; provides opportunities to improve pedestrian, cycle and public transport accessibility; sites are strategically placed so as to minimise trip distances. Increased ability to integrate renewable energy and sustainable construction methods due to size of allocations. Employment / retail allocations address issues of self-containment. Site selection seeks to provide good access to jobs, services and community facilities and reduce traffic emissions.</p> <p>Time period: medium to long term.</p> <p>Temporary / permanent effects<br/>Permanent provision.</p> | <p>Possible impact on the character of selected settlement, some inevitable overall loss of habitat and open land as a considerable proportion of the development is proposed on greenfield land.</p> <p>Time period: medium to long term.</p> <p>Temporary / permanent effects:<br/>Potentially temporary while development establishes itself.</p> |
| <p>Option B</p> <p>Not making allocations in the selected settlements</p> <p>Geographical impact: selected settlements</p> | <p>Less impact on greenfield land; farmland would be unaffected apart from perhaps increased demand for 'exceptions' development.</p> <p>Time period: short to medium term (allocations possible through future plan reviews).</p>  | <p>The Core Strategy alone does not provide the certainty that the most appropriate sites will come forward and deliver the housing requirement set out in the RSS. New development would be unlikely to provide affordable housing, open space or contribute to other infrastructure needs; continued pressure on</p>                               |



| Options | Benefits   | Dis-benefits  |
|---------|--|---|
|         | <p>Temporary / permanent effects:<br/>Temporary (allocations possible through future plan reviews)</p> | <p>undeveloped (windfall) sites within settlements, particularly private gardens. Reduced ability to integrate renewable energy and sustainable construction methods. Risk of non-conformity with the Core Strategy and regional Spatial Strategy</p> <p>Time period: short to medium term (allocations possible through future plan reviews).</p> <p>Temporary / permanent effects:<br/>Temporary (allocations possible through future plan reviews)</p> |

**Cross-boundary issues**

- 5.8** Additional housing and other development will also be proposed in adjacent districts through their LDFs. It is important to consider the combined effect of allocations, although adjacent districts are all at different stages of LDF production and detailed allocations are not known at this stage. The respective districts have been consulted throughout LDF production and there is also a number of cross-boundary working groups that meet regularly to discuss cross-boundary issues. The Appropriate Assessment also looked at the combined effect of adjacent district's allocations and recommended that cross-boundary monitoring is established.
- 5.9** The next chapter shows appraisal results for individual sites that failed stage 1 of the appraisal process and Appendix F contains appraisal results for sites allocated in the Site Allocations DPD. Appraisal results for other sites which were considered as part of the site selection process can be found within the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010.
- 5.10** The next chapter and Appendix F of this report, together with the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010, show the outcome of the appraisals of all the individual sites considered for potential development.

North Norfolk Site Allocations: Final Sustainability Appraisal  
**6 Site Appraisal Results**





## 6 Site Appraisal Results

### Appraisal of Sites Considered for Residential Development

**6.1** This chapter and Appendix F of this report, together with the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010, show the outcome of the appraisals of all the individual sites considered for potential development. As described in Chapter 4 the appraisal methodology involved a three stage assessment process and the results for each stage are included below.

#### Stage 1 Appraisal:

**6.2** The first stage appraised sites against a set of absolute constraints that would preclude a site from being allocated, such as being wholly within the Coastal Erosion Constraint Area, being designated for nature conservation purposes or being no longer available. The table below shows the results of this first stage and lists which sites did not progress beyond this stage, and the reasons why.

Table 6.1 Stage 1 Appraisal Results

| Settlement                 | Sites that fail Stage 1                                      | Reason   |
|----------------------------|--|--|
| Aldborough                 | ALD06 - Land south of Garage at Thwaite Road                 | No longer available                                |
| Aldborough                 | ALD10 - Land at Thwaite Hill opposite Middle Hill            | No longer available                                |
| Aldborough                 | ALD14 - Land west of 'Doctor's Corner'                       | No longer available                                |
| Aldborough                 | ALD15 - Land adjacent to Dormond, Middle Hill                | No longer available                                |
| Aldborough                 | ALD23 - Land at Thurgarton Road, adjacent 'The Barn'         | No longer available                                |
| Aldborough                 | ALD27 - Land opposite The Chestnuts, School Road, Thurgarton | No longer available                                |
| Aldborough                 | ALD30 - Land south of The Grange, Harmers Lane, Thurgarton   | No longer available                                |
| Bacton                     | BACT10 - Leas caravan Park, Mill Lane                        | Site wholly within Coastal Erosion Constraint Area |
| Briston / Melton Constable | BRI28 - Land at rear of 'Cambria', West End                  | Below size threshold                               |
| Cromer                     | C02 - Rear of Halsey House                                   | No longer available                                |
| Cromer                     | C03 - Cromer Doctors Surgery                                 | Below size threshold                               |
| Cromer                     | C05 - Cromer Hospital Site                                   | No longer available                                |



## North Norfolk Site Allocations: Final Sustainability Appraisal

| Settlement    | Sites that fail Stage 1                                 | Reason   |
|---------------|---|--|
| Cromer        | C06 - Land at Ellenhill                                 | Below size threshold                               |
| Cromer        | C09 - Land at Burnt Hills                               | No longer available                                |
| Cromer        | C12 - Coal Yard, Holt Road                              | No longer available                                |
| Cromer        | C20 - Plot adjacent to cemetery Lodge, Holt Road        | Below size threshold                               |
| Cromer        | C21 - Site north of Cemetery                            | Below size threshold                               |
| Catfield      | CAT02 - Land adjoining Bleak House Cottage              | Below size threshold                               |
| Corpusty      | COR07 - Land at Matlaske Road                           | Below size threshold                               |
| Corpusty      | COR08 - Land at Hill Farm                               | Site wholly within Gas Pipe Buffer Zone            |
| Corpusty      | COR11 - Land adjacent 11 Heydon Road                    | No longer available                                |
| Corpusty      | COR13 - Land at Little London Farm                      | Below size threshold                               |
| Corpusty      | COR14 - Land adjacent Holly Tree house, Little London   | Below size threshold                               |
| Fakenham      | F08 - Land rear of 41 Hayes Lane                        | Site wholly within Flood Zone 2                    |
| Holt          | H03 - Playing Field off Edinburgh Road                  | No longer available                                |
| Ludham        | LUD03 - Former fire station, Latchmore Lane             | Below size threshold                               |
| Ludham        | LUD08 - Land west of St Catherines Church               | Site wholly within Flood Zones 2 & 3               |
| Mundesley     | MUN01 - Land at Rear of 25 Cromer Road                  | Below size threshold                               |
| North Walsham | NW39 - Land at Cherry Tree lane adjacent NW29           | Below size threshold                               |
| Overstrand    | OVS05 - Land at 26 Harbord Road (not shown on map)      | No longer available                                |
| Overstrand    | OVS06 - Land at the Landmark, Mundesley Road            | Site wholly within Coastal Erosion Constraint Area |
| Overstrand    | OVS07 - Land to the east of Overstrand                  | Site wholly within a County Wildlife Site          |
| Sheringham    | SH01 - Land adjacent to Upcher Court (not shown on map) | No longer available                                |
| Sheringham    | SH02 - Land on Cremer Street (not shown on map)         | No longer available                                |
| Sheringham    | SH12 - Land at Westcliff                                | Below size threshold                               |



## North Norfolk Site Allocations: Final Sustainability Appraisal

| Settlement         | Sites that fail Stage 1                     | Reason   |
|--------------------|---|--|
| Little Snoring     | SN11 - Land adjacent 'Deeside', The Street  | Below size threshold                                   |
| Little Snoring     | SN12 - Land adjacent 10 Holt Road           | Below size threshold                                   |
| Stalham            | ST14 - Land at Yarmouth Road, Stalham Green | Below size threshold                                   |
| Wells-next-the-Sea | W04 - Land at Northfield Crescent           | Below size threshold & Site wholly within Flood Zone 2 |

### Stage 2 and 3 Appraisals:

- 6.3** Appendix F of this report shows the outcome of the appraisal of allocated sites. Appraisal results for other sites considered for potential residential and other development can be found in the SSP Draft Plan Final Sustainability Appraisal Report (Part 2) submission document published March 2010. The schedules list the appraisal criteria and the results that a site achieved. The sub-total and the overall total score is derived from the scores assigned to each criteria (as detailed in table 4.1 in section 4). A brief summary of the appraisal is included in the 'overall assessment' box for each site.
- 6.4** The Site Allocations DPD includes full details for each allocated site (including mitigation measures required based on issues raised in the sustainability appraisal), and should be referred to for further details on these sites.
- 6.5** The Summary section of this document provides a useful summary of the appraisal results and the overall implications of the allocations.



North Norfolk Site Allocations: Final Sustainability Appraisal  
**7 Implementation & Monitoring**





## 7 Implementation & Monitoring

### How the proposals will be monitored

- 7.1** Appendix 14 of the Government guidance on SA<sup>(14)</sup> provides details on the implementation and monitoring of LDFs. It states that it is not necessary to monitor everything, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken. Appendix 4 of the Scoping Report contains suggested indicators and baseline information in order to monitor each of the SA objectives.
- 7.2** The Site Allocations DPD contains information on how the proposals will be implemented and monitored. In addition specific significant aspects that should be implemented are listed for each proposed allocation against the developer requirements for each site.
- 7.3** It is considered that these complement the economic, social and environmental aspects of sustainability, however specific monitoring of the condition of environmental designations in the vicinity of allocations may be required. The Annual Monitoring Report includes various indicators that will be monitored and reported each year which could inform this.

### How the proposals will be implemented

- 7.4** The Site Allocations DPD includes details of how the allocations will be implemented. Because North Norfolk District Council is not a developer many of the proposals will actually be implemented by other bodies, such as Housing Associations, private developers and Norfolk County Council.

14 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005

# North Norfolk Site Allocations: Final Sustainability Appraisal Appendices





## Appendix A SEA Directive Topics and Sustainability Appraisal Objectives

Table A.1 SEA Directive Topics & Sustainability Objectives

| SEA Directive Topic             | Sustainability Appraisal Objective |   |
|---------------------------------|------------------------------------|---|
| <b>Environment</b>              |                                    |   |
| Biodiversity, Fauna and Flora   | <b>ENV1</b>                        | To maintain and enhance biodiversity, fauna and flora                       |
| Water and Soil/Land             | <b>ENV2</b>                        | To improve water quality  |
|                                 | <b>ENV3</b>                        | To ensure that sources of water supply remain sustainable                   |
|                                 | <b>ENV4</b>                        | To conserve and improve soil resources and quality                          |
|                                 | <b>ENV5</b>                        | To minimise the loss of undeveloped land                                    |
| Air                             | <b>ENV6</b>                        | To improve air quality  |
|                                 | <b>ENV7</b>                        | To minimise noise, vibration and light pollution                            |
|                                 | <b>ENV8</b>                        | To reduce the effect of traffic on the environment                          |
| Natural Resources and Climate   | <b>ENV9</b>                        | To minimise the production of waste and support recycling of waste products |
|                                 | <b>ENV10</b>                       | To limit or reduce contributions to climate change                          |
|                                 | <b>ENV11</b>                       | To reduce vulnerability to coastal change                                   |
|                                 | <b>ENV12</b>                       | To avoid, reduce and manage flood risk                                      |
| Cultural Heritage and Landscape | <b>ENV13</b>                       | To maintain and enhance the quality of landscapes and townscapes            |
|                                 | <b>ENV14</b>                       | To conserve and, where appropriate, enhance the historic environment        |
| <b>Social</b>                   |                                    |   |
| Population and Human Health     | <b>S1</b>                          | To improve the health of the population and promote a healthy lifestyle     |
|                                 | <b>S2</b>                          | To reduce poverty, inequality and social exclusion                          |
|                                 | <b>S3</b>                          | To improve the education and skills of the population                       |
|                                 | <b>S4</b>                          | To provide everybody with the opportunity of a suitable and affordable home |
|                                 | <b>S5</b>                          | To provide opportunities for rewarding and satisfying employment            |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|  |            |  |
|--|------------|--|
| The Urban Environment                      | <b>S6</b>  | To improve the quality of where people live                            |
|  | <b>S7</b>  | To encourage a sense of community identity and welfare                 |
|  | <b>S8</b>  | To reduce anti-social behaviour  |
|  | <b>S9</b>  | To improve accessibility to essential services and facilities          |
|  | <b>S10</b> | To improve accessibility for those most in need                        |
| <b>Economic</b>                            |            |  |
|  | <b>EC1</b> | To encourage sustainable economic growth                               |
|  | <b>EC2</b> | To reduce disparities in economic performance                          |
|  | <b>EC3</b> | To enhance the image of the area as a business location                |
| The Global Environment and Local Resources | <b>EC4</b> | To encourage and accommodate both indigenous and inward investment     |
|  | <b>EC5</b> | To encourage efficient patterns of movement to support economic growth |



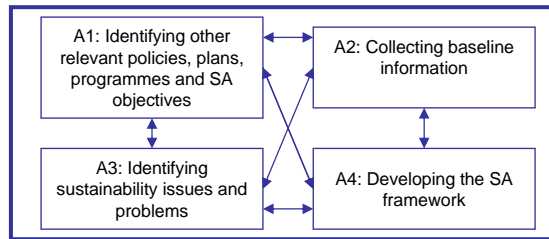
## North Norfolk Site Allocations: Final Sustainability Appraisal



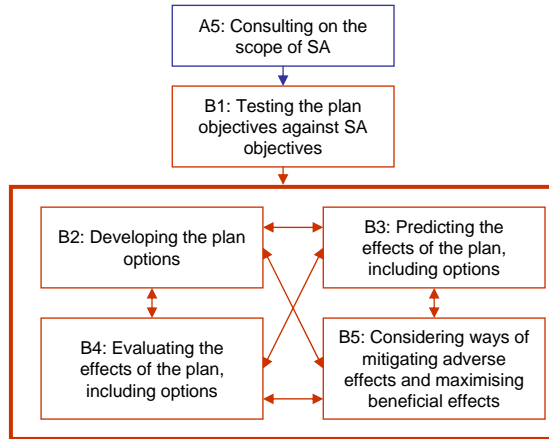
# Appendix B Relationship Between Sustainability Appraisal Tasks

Relationship between Sustainability Appraisal tasks

**Stage A:** Setting the context and SA objectives, establishing the baseline and deciding on the scope



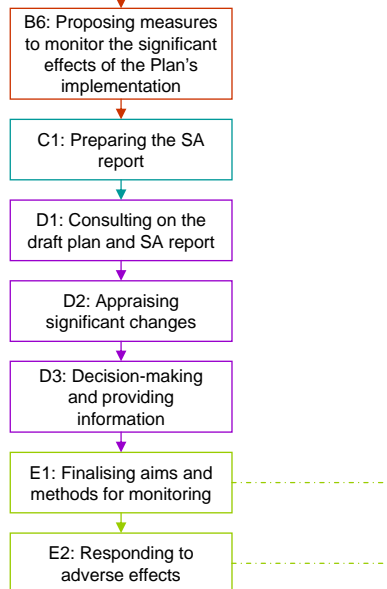
**Stage B:** Developing and refining options and assessing effects



**Stage C:** Preparing the Sustainability Appraisal Report

**Stage D:** Consulting on the draft plan and Sustainability Appraisal Report

**Stage E:** Monitoring implementation of the plan



**B.1** Source: *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities (ODPM, 2005)*



## North Norfolk Site Allocations: Final Sustainability Appraisal

## Appendix C Compliance with SEA Directive

### Compliance with the Strategic Environmental Assessment Directive

- C.1** The Scoping Report published in November 2005 and the final sustainability report to be published alongside the Site Allocations Development Plan Document will together constitute a 'Sustainability Appraisal Report' required by Section 19(5) of the Planning and Compulsory Purchase Act 2004.
- C.2** When preparing LDF documents, local planning authorities must also comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This is a means of identifying, describing and evaluating the likely significant effects on the environment of implementing the plan, and of reasonable alternatives, taking into account the plan's objectives and geographical scope. This has been integrated into the SA.
- C.3** Although strategic environmental assessment (SEA) and sustainability appraisal (SA) are separate processes, they have strong similarities and current government guidance advocates that they occur as a unified assessment and that the Environmental Report required by the Directive can be incorporated into the final Sustainability Appraisal Report.
- C.4** The SEA topics of biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, and landscape relate very clearly to the SA objectives, and the table in Appendix A shows this relationship. (The SA objectives that are directly relevant to the SEA topics are shaded grey in this table).
- C.5** The table below sets out the information required for the Environmental Report and shows where this is covered in the Sustainability Appraisal report.

Table C.1 Compliance with SEA Directive

| Requirement of SEA Directive   | Where covered          |                |
|--|------------------------|----------------|
|  | In the Scoping Report  | In this report |
| a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes                       | Chapter 2 & Appendix 2 | Section 5      |
| b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme         | Appendix 4             | Table 5.1      |
| c) The environmental characteristics of areas likely to be significantly affected  | Chapter 3 & Appendix 4 | Section 3      |
| d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular | Figure 4.1             | Table 3.1      |



## North Norfolk Site Allocations: Final Sustainability Appraisal

| Requirement of SEA Directive  | Where covered                                |  |
|---|--|--|
|   | In the Scoping Report                        | In this report   |
| environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC  |  |  |
| e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation  | Chapter 5 & Appendix 3                       | The SEA Directive topics relate to the SA objectives.<br><br>Appendix A.   |
| f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) landscape and the interrelationship between the above factors. these effects must include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects) | Appendices 4 & 5                             | As above. Also see the individual site appraisal results in Part 2, the combined effects in Section 5 and the Summary section 2. |
| g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme   | n/a  | The site appraisal results informed mitigation measures included in the draft plan.  |
| h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information  | Chapter 3                                    | Sections 2, 3, 4 & 5 and individual site appraisal results in Part 2   |
| i) A description of measures envisaged concerning monitoring in accordance with Article 10;   | Section 5.5 & Appendix 4                     | Section 7  |
| j) A non-technical summary of the information provided under the above headings.  | Executive summary                            | Section 2  |
| <b>Consultation</b> with authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environmental report.  | Sections 3.2 & 5.6. Figures 3.14 to 3.23     | Section 3.3  |
| Authorities with environmental responsibility and the public shall be given an early and effective opportunity with appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme  | Sections 3.2, 3.3 & 5.6. Figures 3.6 to 3.23 | Paras 1.4 - 1.6 and 4.4<br>The SA report is published for consultation alongside the draft plan.                                 |

| Requirement of SEA Directive  | Where covered         |                              |
|---|-----------------------|------------------------------|
|   | In the Scoping Report | In this report               |
| Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country  | n/a                   | Para 3.3                     |
| Taking the environmental report and the results of the consultations into account in decision making  | n/a                   | Section 4.19 -4.21           |
| <p>Provision of information on the decision:<br/>When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>the plan or programme as adopted;</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>the measures decided concerning monitoring (Art. 9 and 10)</li> </ul> | n/a                   | To be completed when adopted |
| <b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10).   | n/a                   | Section 7                    |
| Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive   | n/a                   | This table and Appendix C    |



## North Norfolk Site Allocations: Final Sustainability Appraisal



## Appendix D Quality Assurance Checklist

The Quality Assurance checklist is contained in the Government guidance on carrying out sustainability appraisals. It has been completed to indicate where certain areas are covered:

Table D.1 Quality Assurance Checklist

| Objectives and Context  | Comment   |
|---|---|
| The plan's purpose and objectives are made clear.   | Yes, see paragraphs 1.2 and 5.1.  |
| Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.                      | Yes, the Scoping Report set the context for the Core Strategy and SSP (SSP must be in conformity).  |
| SA objectives are clearly set out and linked to indicators and targets where appropriate.   | SA objectives and Indicators contained in Appendix E.   |
| Links with other related plans, programmes and policies are identified and explained.   | The Scoping Report lists relevant plans, programmes and policies.   |
| Conflicts that exist between SA objectives, between SA and plan objectives, and SA and other plan objectives are identified and described.  | Core Strategy aims were appraised against SA objectives, see Appendix H and section 4.4-4.8 of the Core Strategy SA report. The SSP must conform with CS aims. The SA methodology criteria were appraised against SA objectives. See table 4.3. |
| Scoping   | Comment   |
| The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report. | Yes, see paragraph 3.3.   |
| The appraisal focuses on significant issues.  | Yes.  |
| Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.                    | Yes, see paragraphs 3.4 and 3.5. And Summary section 2.   |
| Reasons are given for eliminating issues from further consideration.  | Section 4 of the Scoping report identifies the relevant issues based on research and consultation.<br><br>The individual site appraisal results informed selection of sites for further consideration.  |
| Options / Alternatives  | Comment   |
| Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.                                     | Section 5 outlines the plan issues and options and section 6 and the separate Annex shows the site appraisal results for individual sites.  |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|   |   |
|---|---|
| Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.   | Yes, existing Local Plan approach appraised as option B - see table 5.1.  |
| The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.   | Section 6 (site appraisal results) and part 2 records the effects of the main alternatives.   |
| Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.   | Options that were in conflict with the Core Strategy were not appraised - see section 5.3.  |
| Reasons are given for selection or elimination of alternatives.   | Site appraisal results are contained in the Summary, section 6 and part 2. Section 4 explains how this informed selection of preferred sites. The individual appraisal results include a conclusion as to why the site was or was not selected. |
| <b>Baseline information</b>   | <b>Comment</b>  |
| Relevant aspects of the current state of the environment and their likely evolution without the plan are described.   | Appendix 4 of the Scoping Report contains baseline information and the 'do nothing' (existing Local Plan) approach is appraised for the combined proposals. See table 5.1.  |
| Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.  | The Scoping Report describes the characteristics of North Norfolk.  |
| Difficulties such as deficiencies in information or methods are explained.  | Yes, see 3.4 and 3.5.   |
| <b>Prediction and evaluation of likely significant effects</b>  | <b>Comment</b>  |
| Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. | Site appraisal results are contained in the Summary, section 6 and part 2. The SEA topics relate very well to the SA objectives (see Appendix A).   |
| Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.  | Section 6 and the results in Part 2 record positive and negative effects.   |
| Likely secondary cumulative and synergistic effects are identified where practicable.   | The summary and Section 5 shows likely effects of the combined proposals.   |
| Inter-relationships between effects are considered where practicable.   | As above.   |
| Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.  | Appraisals were based on quantifiable information, sources of information and consultation with appropriate organisations.  |

|   |   |
|---|---|
| Methods used to evaluate the effects are described.   | See section 4: Appraisal Methodology.   |
| <b>Mitigation Measures</b>  | <b>Comment</b>  |
| Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.  | The appraisal results informed mitigation measures included in the preferred options document.              |
| Issues to be taken into account in development consents are identified.   | As above.   |
| <b>The Sustainability Appraisal Report</b>  | <b>Comment</b>  |
| Is clear and concise in its layout and presentation.  | Hopefully, however a certain amount of technical terms are inevitable.                                      |
| Uses simple, clear language and avoids or explains technical terms.   |   |
| Uses maps and other illustrations where appropriate.  |   |
| Explains the methodology used.  | See section 4.  |
| Explains who was consulted and what methods of consultation were used.  | Yes, see sections 3.2, 3.3, 4.13, 4.14.   |
| Identifies sources of information, including expert judgement and matters of opinion.   | Yes, see section 4.   |
| Contains a non-technical summary.   | Yes, section 2.   |
| <b>Consultation</b>   | <b>Comment</b>  |
| The SA is consulted on as an integral part of the plan-making process.  | Yes, the SA report was published for consultation alongside the preferred options report and the Draft Plan |
| The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. | Yes, as above.  |
| <b>Decision making and information on the decision</b>  | <b>Comment</b>  |
| The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.   | Yes, section 4.   |
| An explanation is given of how they have been taken into account.   | As above.   |
| Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.   | As above.   |
| <b>Monitoring Measures</b>  | <b>Comment</b>  |
| Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.   | See section 7 of this report and Appendix 4 of the Scoping Report.  |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|   |  |
|---|--|
| Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.                 | To be carried out in future where appropriate. |
| Monitoring enables unforeseen adverse effects to be identified at an early stage (these effects may include predictions which prove to be incorrect). | As above.                                      |
| Proposals are made for action in response to significant adverse effects.   | As above.                                      |

**Source:** *Appendix 4 of Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents Guidance for Regional Planning Bodies and Local Planning Authorities, ODPM November 2005*

## Appendix E Objectives, Indicators and Decision Making Criteria

**E.1** Those SA objectives that are directly related to SEA topics are shaded grey.

Table E.1 Objectives, Indicators & Decision Making Criteria - Environment

|      | Sustainability Appraisal Objective                    | Indicator   | Decision Making Criteria  |
|------|---|---|---|
| ENV1 | To maintain and enhance biodiversity, flora and fauna | Net change in SSSI condition - % of SSSIs areas in "favourable" or "unfavourable recovering" condition (i.e. meeting the PSA target).   | Will it adversely affect the integrity of a European site of designated natural importance? If so, an Appropriate Assessment is required.             |
|      |   | Amount of land in active conservation management in hectares (ha):<br>a. AONB;<br>b. Ramsar/SPA;<br>c. SAC;<br>d. NNR;<br>e. LNR;<br>f. SSSI;<br>g. CWS   | Will it affect an area protected for nature conservation, landscape or heritage importance? Include non-statutory sites such as County Wildlife Sites |
|      |   | Biodiversity Action Plan progress:<br>a. % Habitat Actions in progress / completed;<br>b. % Species Actions in progress / completed   | Will it conserve and enhance priority habitats?   |
|      |   |   | Will it conserve and enhance species diversity and in particular avoid harm to protected species?   |
| ENV2 | To improve water quality                              | Percentage main rivers & watercourses rated 'Very Good' to 'Fair':<br>a. Biologically;<br>b. Chemically; and, Percentage with 'Very Low' to 'Moderate' levels of:<br>c. Nitrates; and,<br>d. Phosphates | Will it improve quality of inland waters?   |
|      |   | Number of planning applications approved against Environment Agency advice on water quality grounds. Compliance to mandatory EU Bathing Water Directives  | Will it improve coastal water quality?  |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|      | Sustainability Appraisal Objective                        | Indicator   | Decision Making Criteria                               |
|------|---|---|--|
| ENV3 | To ensure that sources of water supply remain sustainable | Change in groundwater resource levels (difference from mean level in metres)  | Will it conserve groundwater resources?                |
|      |   | Measured consumption of water from: <ol style="list-style-type: none"> <li>residential properties; and,</li> <li>industry / business</li> </ol>   | Will it reduce water consumption?                      |
| ENV4 | To conserve and improve soil resources and quality        | Area of agricultural land entered into Higher Level service agreements under Agri-Environment Schemes   | Will it maintain and enhance soil quality?             |
|      |   | Number of applications given permission to return contaminated land to beneficial use   | Will it minimise the loss of soils to development?     |
| ENV5 | To minimise the loss of undeveloped land                  | % of new dwellings built on: <ol style="list-style-type: none"> <li>previously developed land;</li> <li>greenfield land</li> </ol>  | Will it use land that has been previously developed?   |
|      |   | Employment land which is on previously developed land: <ol style="list-style-type: none"> <li>amount;</li> <li>% of past years' total floor-space for employment land.</li> </ol> % of new dwellings completed at <ol style="list-style-type: none"> <li>&lt; 30 per hectare;</li> <li>30-50 per hectare;</li> <li>&gt; 50 per hectare</li> </ol> | Will it use land efficiently?                          |
| ENV6 | To improve air quality                                    | Number of Air Quality Management Areas  | Will it improve air quality?                           |
|      |   | Concentrations of selected air pollutants ( $\mu\text{g}/\text{m}^3$ ): <ol style="list-style-type: none"> <li>annual average concentration of Nitrogen Dioxide (<math>\text{NO}_2</math>);</li> <li>annual average particulate matter levels (PM10)</li> </ol>   | Will it reduce the emission of atmospheric pollutants? |



|                   | Sustainability Appraisal Objective  | Indicator   | Decision Making Criteria  |
|-------------------|---|---|---|
| ENV7              | To minimise noise, vibration and light pollution                            | % of noise complainants under belief that inadequate sound insulation is a cause of noise pollution   | Local and District wide effects   |
| ENV8              | To reduce the effect of traffic on the environment                          | % of completed non-residential development complying with car-parking standards established in LDF policy (post-adoption)   | Will it ease the flow of traffic around towns and minimise congestion?                    |
|                   |   | % commuter travel by sustainable modes:   | Will it increase the proportion of journeys using non-car modes?                          |
|                   |   | a. rail;  | Will it reduce traffic volumes?   |
|                   |   | b. bus;   | Will it reduce the effect of heavy goods traffic on people and the environment?           |
| c. cycling, and,  |   |   |   |
| d. walking        |   |   |   |
| ENV9              | To minimise the production of waste and support recycling of waste products | Household waste collected:  | Will it reduce household waste?   |
|                   |   | a. kg per head per year;  |   |
|                   |   | b. % change   |   |
| ENV10             | To limit or reduce contributions to climate change                          | % of the total tonnage of household waste that has been:  | Will it increase waste recovery and recycling?  |
|                   |   | a. recycled;  | Will it reduce waste in the construction industry?  |
|                   |   | b. composted  |   |
| ENV10             | To limit or reduce contributions to climate change                          | % of electricity distributed derived from renewable sources   | Will it reduce emissions of greenhouse gases by reducing energy consumption?              |
|                   |   | Renewable energy generating capacity installed by type (MW):  | Will it lead to an increased proportion of energy needs being met from renewable sources? |
| a. biomass;       |   |   |   |
| b. landfill gas;  |   |   |   |
| c. offshore wind; |   |   |   |
| d. onshore wind;  |   |   |   |
| e. solar power;   |   |   |   |
| f. water.         |   |   |   |
| ENV11             | To reduce vulnerability to coastal change                                   | Number of dwellings permitted within 1-100 year flood risk zone as a % of all dwellings permitted. Number of dwellings permitted within 1-100 year coastal erosion zone | Will it minimise the risk of coastal erosion to people and properties?                    |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|       | Sustainability Appraisal Objective                                   | Indicator  | Decision Making Criteria   |
|-------|--|--|--|
| ENV12 | To avoid, reduce and manage flood risk                               | Number of planning applications approved against Environment Agency advice on flood risk grounds | Will it minimise the risk of flooding from watercourses to people and property?  |
|       |  | Number of new developments to include Sustainable Urban Drainage Systems (SUDS)                  | Will it minimise the risk of flooding to people and properties on the coast?   |
| ENV13 | To maintain and enhance the quality of landscapes and townscapes     | % of new dwellings built on previously developed land  | Will it reduce the amount of derelict, degraded and underused land?  |
|       |  |  | Will it affect visual amenity in the landscape?  |
|       |  |  | Will it affect the distinctive landscape and ecological quality and character of the countryside? Include effects on National Park, AONB and Heritage Coast. |
| ENV14 | To conserve and, where appropriate, enhance the historic environment | Net change in designated Conservation Area coverage  | Will it maintain and enhance the distinctiveness, heritage and history of landscape and townscape character?   |
|       |  | Number of (a) buildings and (b) Scheduled Ancient Monuments listed on the 'at risk' register     | Will it protect and enhance sites and features of historical, archaeological and cultural value?   |

Table E.2 Objectives, Indicators & Decision Making Criteria - Social

|    | Sustainability Appraisal Objective                                  | Indicator   | Decision Making Criteria  |
|----|---|---|---|
| S1 | To improve health of the population and promote a healthy lifestyle | Achievement of Primary Care Trust (PCT) Performance Indicator areas:<br>a. Key Targets;<br>b. Access to Quality Services;<br>c. Health Improvement;<br>d. Service Provision | Will it improve access to high quality health facilities?                 |
|    |   |   | Will it encourage healthy lifestyles?                                     |
|    |   |   | Will it reduce health inequalities?                                       |
| S2 | To reduce poverty, inequality and social exclusion                  | Percentage of:<br>a. children; and<br>b. population over 60,<br><br>that live in households that are income deprived.   | Will it reduce poverty and social exclusion in those areas most affected? |

|    | Sustainability Appraisal Objective  | Indicator  | Decision Making Criteria  |
|----|---|--|---|
|    |   | % of the population who live in the: <ul style="list-style-type: none"> <li>a. most deprived 10%; and,</li> <li>b. most deprived 25% of wards in the country</li> </ul>  | Will it help to reduce deprivation levels?  |
| S3 | To improve the education and skills of the population                       | % of LEA school-leavers with at least 5 GCSEs at A*-C grade levels.  | Will it improve qualifications and skills of young people?  |
|    |   | % of the working age population (16-74 yrs old) with: <ul style="list-style-type: none"> <li>a. NVQ 4+ (or equivalent)</li> <li>b. NVQ 3+ (or equivalent)</li> <li>c. NVQ 2+ (or equivalent)</li> <li>d. NVQ 1+ (or equivalent)</li> <li>e. Other qualifications</li> </ul> No qualifications  | Will it help to retain key workers and provide more 'home-grown' skilled workers?   |
| S4 | To provide everybody with the opportunity of a suitable and affordable home | Number of affordable unit completions per annum  | Will it support a range of housing types and sizes, including affordable units, to meet the needs of all sectors of the community, including specific groups such as the elderly and Gypsies? |
|    |   | Affordable houses as % of total housing completions per annum Net additional dwellings completed over last five years / since LDF adoption if longer Net additional dwellings completed in previous year Projected net additional dwellings to end of 2021 / for next 10 years (post-LDF adoption). Annual net additional dwellings requirement as established by regional quota. Annual average net additional units needed to meet overall requirement (with regard to previous years performance)Number of people on Housing Needs waiting list | Will it reduce the housing need?  |
| S5 | To provide opportunities for rewarding and satisfying employment            | Workforce employment levels: <ul style="list-style-type: none"> <li>a. economically active;</li> <li>b. unemployed</li> </ul>  | Will it reduce unemployment overall?  |
|    |   | % of working age people (16-74 years old) in tourism-related work (taken to be largely seasonal)   | Will it improve earnings?   |
|    |   | Earnings:  |   |



## North Norfolk Site Allocations: Final Sustainability Appraisal

|    | Sustainability Appraisal Objective                            | Indicator   | Decision Making Criteria  |
|----|---|---|---|
|    |   | <ul style="list-style-type: none"> <li>a. mean per hour;</li> <li>b. gross weekly mean pay for full time employees</li> </ul>   |   |
|    |   | Number of businesses with 'Investors in People' accreditation   | Will it provide job opportunities for those most in need of employment?   |
| S6 | To improve the quality of where people live                   | % of dwellings not meeting the 'decent homes standard': <ul style="list-style-type: none"> <li>a. private sector;</li> <li>b. social sector</li> </ul>  | Will it improve the quality of dwellings?   |
|    |   | % of eligible open spaces managed to Green Flag Award standards   | Will it provide additional leisure facilities and green spaces, and improve access to existing facilities, open spaces and the wider countryside? |
| S7 | To encourage a sense of community identity and welfare        | Percentage of residents who think that for their local area, over the past three years, community activities have got better or stayed the same.  | Will it encourage engagement in community activities?   |
|    |   | % of community participating in local authority / national elections  | Will it increase the ability of people to influence decisions?  |
| S8 | To reduce anti-social behaviour                               | Level of crime: <ul style="list-style-type: none"> <li>a. Domestic burglaries per 1000 households.</li> <li>b. Violent offences committed in a public place per 1000 people.</li> <li>c. Vehicle crimes per 1000 population.</li> </ul>   | Will it reduce actual levels of crime?  |
|    |   | Fear of crime: <ul style="list-style-type: none"> <li>a. % of residents who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area.</li> <li>b. % of residents who feel 'fairly safe' or 'very safe' during the day whilst outside in their local area.</li> </ul> | Will it reduce the fear of crime?   |
| S9 | To improve accessibility to essential services and facilities | Amount of completed retail, office and leisure development: <ul style="list-style-type: none"> <li>a. across District, and,</li> <li>b. % in town centres.</li> </ul>   | Will it improve accessibility to key local services and facilities, including health, education, shops and leisure?                               |

|     | Sustainability Appraisal Objective              | Indicator  | Decision Making Criteria   |
|-----|---|--|--|
|     |   | Number of settlements not meeting the target levels of service standards for bus connections:Parishes;Towns.   | Will it improve accessibility by means other than the car?<br><br>Will it improve the level of investment in key community services? |
| S10 | To improve accessibility for those most in need | <p>Accessibility of settlements:</p> <p>a. Good: Settlements that are local centres or are highly accessible by public transport (2+ journeys per hour).</p> <p>b. Intermediate: 1-2 public transport journeys per hour to settlements that act as local centres.</p> <p>Poor: Less than 1 public transport journey per hour to settlements that act as local centres.</p>                         | Will it make access easier for those without access to a car?  |
|     |   | <p>% of dwelling completions made in locations <i>accessible by public transport links</i>:</p> <p>a. within 30 minutes of a GP;</p> <p>b. within 30mins of a hospital</p> <p>c. within 30 minutes of a Major Food Store*;</p> <p>d. in primary school wards;</p> <p>e. in secondary school wards</p> <p>f. in wards with Further Education institution;</p> <p>g. in SOAs of &gt;500 workers.</p> | Will it promote accessibility for all members of society, including the elderly and disabled?  |

Table E.3 Objectives, Indicators & Decision Making Criteria - Economic

|     | Sustainability Appraisal Objective       | Indicator  | Decision Making Criteria  |
|-----|--|--|---|
| EC1 | To encourage sustainable economic growth | % change in the total number of VAT registered businesses  | Will it improve business development and enhance competitiveness? |
|     |  | <p>Employment land (<i>see definition</i>) which is available:</p> <p>a. As defined and allocated in the LDF; and,</p> <p>b. Which has been granted planning permission in the last year</p> | Will it improve the resilience of business and the economy?       |
|     |  | Amount of employment land <b>lost</b> to residential development   | Will it promote growth in key sectors?                            |





## North Norfolk Site Allocations: Final Sustainability Appraisal

|     | Sustainability Appraisal Objective                                     | Indicator  | Decision Making Criteria   |
|-----|--|--|--|
| EC2 | To reduce disparities in economic performance                          | Amount of completed gross internal floor-space <b>developed</b> for employment ( <i>i.e. retail, office and leisure facilities</i> ) in employment or regeneration areas as defined by the LDF.  | Will it improve economic performance across the District?                          |
|     |  | Number of planning consents granted for business premises outside towns  | Will it support and encourage rural diversification?                               |
|     |  |  | Will it broaden the economy?   |
| EC3 | To enhance the image of the area as a business location                | Total programme budgets for:<br>a. Economic Development;<br>b. Tourism Promotion   | Will it attract new investment and skilled workers to the area?                    |
|     |  | Amount of completed gross internal floor-space <b>developed</b> for employment ( <i>i.e. retail, office &amp; leisure</i> )  | Will it increase the vitality and viability of town centres?                       |
| EC4 | To encourage and accommodate both indigenous and inward investment     | Net change in VAT registrations from total stock of businesses (start of year)   | Will it encourage entrepreneurs and new business start-ups / business development? |
|     |  | Number of participants on vocational 'work-based learning' courses (BTECs) <b>Losses</b> of employment land: a) in employment / regeneration areas; and, b) across the District.                 | Will it make land and property available for business development?                 |
| EC5 | To encourage efficient patterns of movement to support economic growth | Percentage of travel to work journeys by mode:<br><br>a. private car/van - driver;<br>b. private car - passenger;<br>c. train;<br>d. bus;<br>e. bicycle;<br>f. walk;<br><br>work at / from home. | Will it support provision of key communications infrastructure?                    |
|     |  |  | Will it facilitate efficiency in freight distribution?                             |
|     |  |  | Will it reduce commuting?  |
|     |  |  | Will it improve accessibility to work by public transport, walking and cycling?    |
|     |  |  | Will it reduce the effect of traffic on the economy?                               |



## Appendix F Site Appraisal Results

### Contents

#### Principal & Secondary Settlements

|                    |     |
|--------------------|-----|
| Cromer             | 62  |
| Fakenham           | 71  |
| Holt               | 77  |
| Hoveton            | 85  |
| North Walsham      | 86  |
| Sheringham         | 99  |
| Stalham            | 105 |
| Wells-next-the-Sea | 107 |

#### Service Villages

|                            |     |
|----------------------------|-----|
| Aldborough                 | 109 |
| Bacton                     | 111 |
| Blakeney                   | 113 |
| Briston & Melton Constable | 114 |
| Catfield                   | 117 |
| Corpusty & Saxthorpe       | 118 |
| Happisburgh                | 119 |
| Horning                    | 120 |
| Little Snoring             | 121 |
| Ludham                     | 123 |
| Mundesley                  | 125 |
| Overstrand                 | 127 |
| Roughton                   | 129 |
| Southrepps                 | 131 |
| Walsingham                 | 133 |
| Weybourne                  | 134 |

#### Other Areas

|            |     |
|------------|-----|
| Tattersett | 136 |
|------------|-----|

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes   |
|-----------------------------|------------------------------|---|---|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Tarmac car park   |
|                             | Water abstraction assessment | No water available                            |   |
|                             | Groundwater zone             | No designation                                |   |
|                             | Possible contamination       | Potentially contaminated land or buffer       |   |
|                             | Site Status                  | Brownfield                                    | Contamination study required.   |
|                             | Site integration             | Within settlement                             |   |
|                             | Drainage                     | Average                                       |   |
|                             | Flood risk zone              | 1   |   |
|                             | Landscape impact             | Highly visible                                | Within Conservation Area, however has potential to improve appearance |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 5</b>                                  |
| Social                      | Within hazard zone?          | No  |   |
|                             | Distance to primary school   | > 500m  |   |
|                             | Distance to secondary sch.   | > 500m  |   |
|                             | Distance to local shops      | < 500m  |   |
|                             | Highways comments            | Preferred Option                              |   |
|                             | Pedestrian access            | Footpath to key facilities in place           |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>            |                              | <b>Social impact score: 4</b>                 |   |
| Economic                    | Employment land designation? | No  |   |
|                             | Preferred alternate use?     | No  |   |
|                             | Site viability               | Minor constraints                             |   |
|                             | More than 30m from sewer?    | No  |   |
|                             | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 1</b>               |   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 10</b>          |   |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site is currently something of a scar within Cromer's Conservation Area. Development would be broadly welcomed development as a means of securing significant planning gain.    |
| <b>NCC Highways</b>    | Limited on-street parking. Potential to improve traffic safety (by reducing hazardous traffic movements). Access needs to be from side roads rather than Runton Road. A preferred option. |
| <b>NCC Landscape</b>   | Brownfield site, unlikely to be landscape concerns providing design complements and enhances existing townscape.  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No constraints  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

### Conclusion

This is a well integrated brownfield site with few environmental constraints. Development could improve immediate area.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>                                      |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                 | Thin band of woodland to north of site.           |
|                                    | Water abstraction assessment | No water available                            |   |
|                                    | Groundwater zone             | No designation                                |   |
|                                    | Possible contamination       | Potentially contaminated land or buffer       |   |
|                                    | Site Status                  | Mixed:Majority brownfield                     | Contamination study required.                     |
|                                    | Site integration             | Within settlement                             |   |
|                                    | Drainage                     | Average                                       |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Part visible                                  | Mainly screened by existing development and trees |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 4</b>              |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | > 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | > 500m  |   |
|                                    | Highways comments            | Neutral                                       |   |
|                                    | Pedestrian access            | Footpath to key facilities in place           |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |   |
|                                    | <b>Sub Total</b>             |   | <b>Social impact score: 2</b>                     |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | Minor constraints                             |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
|                                    | <b>Sub Total</b>             |   | <b>Economic impact score: 1</b>                   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 7</b>           |   |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: Although located to the rear of a Grade II Listed Building, there is sufficient physical separation between this site and the protected property to ensure dev would not have a material impact upon the heritage asset.  |
| <b>NCC Highways</b>    | Poor visibility at junction of The Warren/Overstrand Road, therefore access should be via existing private access which needs upgrading to adoptable standard and provision of proper splays. Need to reduce walking/cycling times to make them more convenient options, ie upgrade existing public right of way to sea front. |
| <b>NCC Landscape</b>   | The woodland to the north is important to the local landscape character. To the south is more open grassland on lower ground. A small development on this land may be acceptable in landscape terms provided a significant buffer to the woodland is retained.   |
| <b>NCC Archaeology</b> | Earthworks visible on aerial photographs may indicate a need for archaeological work.  |
| <b>Env. Agency</b>     | Flood Risk Assessment required for surface water disposal  |
| <b>Natural England</b> | Mature trees - must be checked for bat roosts  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> The layout must not impact on the adjacent woodland and the mature woodland on site must be retained and managed (inc enhancing their biodiversity value).  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This site is fairly well integrated within the town and well contained in the landscape. |
|-------------------|--|

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes  |
|-----------------------------|------------------------------|---|--|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Bats may be present in the derelict buildings. |
|                             | Water abstraction assessment | No water available                            |  |
|                             | Groundwater zone             | No designation                                |  |
|                             | Possible contamination       | Potentially contaminated land or buffer       |  |
|                             | Site Status                  | Brownfield                                    | Contamination study required.                  |
|                             | Site integration             | Within settlement                             |  |
|                             | Drainage                     | Good  |  |
|                             | Flood risk zone              | 1   |  |
|                             | Landscape impact             | Part visible                                  | Part screened by existing development          |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 7</b>           |
| Social                      | Within hazard zone?          | No  |  |
|                             | Distance to primary school   | < 500m  |  |
|                             | Distance to secondary sch.   | > 500m  |  |
|                             | Distance to local shops      | < 500m  |  |
|                             | Highways comments            | Preferred Option                              |  |
|                             | Pedestrian access            | Footpath to key facilities in place           |  |
|                             | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>            |                              | <b>Social impact score: 5</b>                 |  |
| Economic                    | Employment land designation? | Yes   |  |
|                             | Preferred alternate use?     | No  |  |
|                             | Site viability               | Significant constraints                       |  |
|                             | More than 30m from sewer?    | No  |  |
|                             | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>            |                              | <b>Economic impact score: -1</b>              |  |
| <b>Total</b>                |                              | <b>Total Sustainability Score 11</b>          |  |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Good bus service, but stops need upgrading & footpaths need widening. Existing access onto Norwich Road has poor visibility, and access via Jubilee Lane poor. Without moving the access and undertaking highway improvements would oppose development. With highway improvements and upgrades to bus stops this becomes a preferred option. |
| <b>NCC Landscape</b>   | Unlikely to be landscape concerns providing design complements and enhances existing townscape.  |
| <b>NCC Archaeology</b> | Site of prehistoric findspot. Further archaeological work may be necessary.  |
| <b>Env. Agency</b>     | None, subject to investigation requirements of PPS23 (contaminated land?)  |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>NPS:</b> Support development of this site.  |

### Conclusion

This site has been combined with C08 and is a mostly brownfield well integrated site with low landscape impact.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>   |
|------------------------------------|------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | High impact                                    | Semi-improved or unimproved grassland. Mature trees and scrub on boundary. |
|                                    | Water abstraction assessment | No water available                             |  |
|                                    | Groundwater zone             | No designation                                 |  |
|                                    | Possible contamination       | Potentially contaminated land or buffer        |  |
|                                    | Site Status                  | Greenfield                                     |  |
|                                    | Site integration             | Edge of settlement                             |  |
|                                    | Drainage                     | Good   |  |
|                                    | Flood risk zone              | 1  |  |
|                                    | Landscape impact             | Not visible                                    | Shielded by development and lower level than surrounding area              |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 2</b>                                       |
| <b>Social</b>                      | Within hazard zone?          | No   |  |
|                                    | Distance to primary school   | > 500m   |  |
|                                    | Distance to secondary sch.   | > 500m   |  |
|                                    | Distance to local shops      | > 500m   |  |
|                                    | Highways comments            | Preferred Option                               |  |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                  |  |
| <b>Economic</b>                    | Employment land designation? | Yes  |  |
|                                    | Preferred alternate use?     | No   |  |
|                                    | Site viability               | Minor constraints                              |  |
|                                    | More than 30m from sewer?    | No   |  |
|                                    | Grade 1 agricultural land?   | No   |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>                |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 4</b>            |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.                               |
| <b>NCC Highways</b>    | Elevation differences between site, The Avenue and highway make access difficult. Restricted visibility between The Avenue and Norwich Road. Should combine with C07, with off-site require highway improvements. |
| <b>NCC Landscape</b>   | Unlikely to be landscape concerns providing design complements and enhances existing townscape.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comment received   |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - final decision should be made once the biodiversity value of the site has been assessed.<br><b>NPS:</b> Support development of this site.   |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This site is slightly remote from facilities but has been combined with C07 which is well integrated. Low landscape impact. |
|-------------------|---|

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes   |
|-----------------------------|------------------------------|---|---|
| Environmental               | Likely Biodiversity impact   | Medium impact                                 | Northern arm of site of high impact; rough grassland scrub and trees. Main part of site arable - low value. |
|                             | Water abstraction assessment | No water available                            |   |
|                             | Groundwater zone             | No designation                                |   |
|                             | Possible contamination       | Potentially contaminated land or buffer       |   |
|                             | Site Status                  | Greenfield                                    |   |
|                             | Site integration             | edge of settlement                            |   |
|                             | Drainage                     | Good  |   |
|                             | Flood risk zone              | 1   |   |
|                             | Landscape impact             | Part visible                                  | Part screened by mature hedges  |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b>  |
| Social                      | Within hazard zone?          | No  |   |
|                             | Distance to primary school   | < 500m  |   |
|                             | Distance to secondary sch.   | < 500m  |   |
|                             | Distance to local shops      | > 500m  |   |
|                             | Highways comments            | Neutral                                       |   |
|                             | Pedestrian access            | Footpath to key facilities in place           |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs |   |
|                             | <b>Sub Total</b>             |   | <b>Social impact score: 4</b>   |
| Economic                    | Employment land designation? | No  |   |
|                             | Preferred alternate use?     | No  |   |
|                             | Site viability               | No major constraints                          |   |
|                             | More than 30m from sewer?    | No  |   |
|                             | Grade 1 agricultural land?   | No  |   |
|                             | <b>Sub Total</b>             |   | <b>Economic impact score: 2</b>   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |   |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.   |
| <b>NCC Highways</b>    | Limited bus service which needs enhancing. Poor footway links, which need to be addressed. Few places available for safe access to carriageway so exact point of access needs careful determination.   |
| <b>NCC Landscape</b>   | Attractive undulating partly wooded site. On edge of urban area which is sensitive in landscape terms. Requires sensitive design to provide attractive approach to Cromer and green links to countryside to west.  |
| <b>NCC Archaeology</b> | This area is close to the site of a post-medieval brickworks & development here would require archaeological work. NLA confirmed no works required (March 2009).   |
| <b>Env. Agency</b>     | Flood risk assessment required for consideration of surface water run-off.   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Mitigation and enhancement of the adjoining semi-natural habitats should be provided, including retention and enhancement of boundary hedges. Open space within the development should have biodiversity value and link with adjacent habitats<br><b>CPRE:</b> greenfield site makes a "sideways" extension of the current line of development and sets a precedent for the progressive infill of the large area of countryside between the East and West "wings" of Cromer |

### Conclusion

This is a fairly well integrated greenfield site. Considered appropriate subject to landscape and highways works.



**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes                                |
|-----------------------------|------------------------------|---|--------------------------------------|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable-set aside with hedges.        |
|                             | Water abstraction assessment | No water available                            |                                      |
|                             | Groundwater zone             | No designation                                |                                      |
|                             | Possible contamination       | Not contaminated                              |                                      |
|                             | Site Status                  | Greenfield                                    |                                      |
|                             | Site integration             | Edge of settlement                            |                                      |
|                             | Drainage                     | Good  |                                      |
|                             | Flood risk zone              | 1   |                                      |
|                             | Landscape impact             | Highly visible                                | Open field on edge of Cromer         |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 4</b> |
| Social                      | Within hazard zone?          | No  |                                      |
|                             | Distance to primary school   | > 500m  |                                      |
|                             | Distance to secondary sch.   | > 500m  |                                      |
|                             | Distance to local shops      | > 500m  |                                      |
|                             | Highways comments            | Neutral                                       |                                      |
|                             | Pedestrian access            | Footpath to key facilities in place           |                                      |
|                             | Public transport             | Within 400m of bus route to key services/jobs |                                      |
| <b>Sub Total</b>            |                              | <b>Social impact score: 2</b>                 |                                      |
| Economic                    | Employment land designation? | No  |                                      |
|                             | Preferred alternate use?     | No  |                                      |
|                             | Site viability               | No major constraints                          |                                      |
|                             | More than 30m from sewer?    | No  |                                      |
|                             | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>               |                                      |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests. This said, it would surely constitute an undesirable expansion southwards into the AONB.   |
| <b>NCC Highways</b>    | Good bus services to Norwich/Cromer, but stops need upgrading. Access onto Norwich Road and The Avenue would suffer from poor visibility. Access should therefore be provided through sites C08/C07. Subsequent comments, following work by site agents, that adequate visibility from The Avenue to Norwich Rd can be achieved. |
| <b>NCC Landscape</b>   | Lies within the Norfolk Coast AONB and forms part of an attractive approach to Cromer from the south. Contained within the rail line, however and, in landscape terms, may be suitable for a small scale, well designed housing site which retains a 'green approach' to the town.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** Slightly remote from facilities, however more acceptable landscape impact than other sites around edge of town. Highway access works required.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                      | <b>Appraisal Results</b>                      | <b>Notes</b>  |
|------------------------------------|--------------------------------------|---|---------------|
| <b>Environmental</b>               | Likely Biodiversity impact           | Low impact                                    | Grass pitches |
|                                    | Water abstraction assessment         | No water available                            |               |
|                                    | Groundwater zone                     | No designation                                |               |
|                                    | Possible contamination               | Not contaminated                              |               |
|                                    | Site Status                          | Mixed:Majority greenfield                     |               |
|                                    | Site integration                     | Within settlement                             |               |
|                                    | Drainage                             | Average                                       |               |
|                                    | Flood risk zone                      | 1   |               |
|                                    | Landscape impact                     | Part visible                                  |               |
|                                    | <b>Sub Total</b>                     | <b>Environmental impact score: 6</b>          |               |
| <b>Social</b>                      | Within hazard zone?                  | No  |               |
|                                    | Distance to primary school           | N/A   |               |
|                                    | Distance to secondary sch.           | N/A   |               |
|                                    | Distance to local shops              | < 500m  |               |
|                                    | Highways comments                    | Neutral                                       |               |
|                                    | Pedestrian access                    | Footpath to key facilities in place           |               |
|                                    | Public transport                     | Within 400m of bus route to key services/jobs |               |
| <b>Sub Total</b>                   | <b>Social impact score: 5</b>        |   |               |
| <b>Economic</b>                    | Employment land designation?         | No  |               |
|                                    | Preferred alternate use?             | No  |               |
|                                    | Site viability                       | Significant constraints                       |               |
|                                    | More than 30m from sewer?            | No  |               |
|                                    | Grade 1 agricultural land?           | No  |               |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>      |   |               |
| <b>Total</b>                       | <b>Total Sustainability Score 11</b> |   |               |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments.   |
| <b>NCC Highways</b>    | Given the existing levels of traffic generation the Highway authority would not be able to substantiate an objection against redevelopment. Therefore, subject to provision of adequate access; off site parking and turning areas all conforming to County standards the Highway Authority is neutral in terms of preference. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | No comments received   |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received.  |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This is a well integrated mostly greenfield site. Well related to existing schools therefore suitable site for future school expansion. |
|-------------------|---|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>                         |
|------------------------------------|------------------------------|---|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    |                                      |
|                                    | Water abstraction assessment | No water available                            |                                      |
|                                    | Groundwater zone             | No designation                                |                                      |
|                                    | Possible contamination       | Not contaminated                              |                                      |
|                                    | Site Status                  | Brownfield                                    |                                      |
|                                    | Site integration             | Within settlement                             |                                      |
|                                    | Drainage                     | Average                                       |                                      |
|                                    | Flood risk zone              | 1   |                                      |
|                                    | Landscape impact             | Highly visible                                |                                      |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 7</b> |
| <b>Social</b>                      | Within hazard zone?          | No  |                                      |
|                                    | Distance to primary school   | N/A   |                                      |
|                                    | Distance to secondary sch.   | N/A   |                                      |
|                                    | Distance to local shops      | < 500m  |                                      |
|                                    | Highways comments            | Neutral                                       |                                      |
|                                    | Pedestrian access            | Footpath to key facilities in place           |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |                                      |
|                                    | <b>Sub Total</b>             |   | <b>Social impact score: 3</b>        |
| <b>Economic</b>                    | Employment land designation? | No  |                                      |
|                                    | Preferred alternate use?     | No  |                                      |
|                                    | Site viability               | Significant constraints                       |                                      |
|                                    | More than 30m from sewer?    | No  |                                      |
|                                    | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>               |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 10</b>          |                                      |

| <b>Stage 3: Comments from other bodies</b> |  |
|--|--|
|--|--|

|                        |  |
|------------------------|--|
| <b>NNDC</b>            |  |
| <b>NCC Highways</b>    | Would need to address parking and turning issues |
| <b>NCC Landscape</b>   |  |
| <b>NCC Archaeology</b> |  |
| <b>Env. Agency</b>     |  |
| <b>Natural England</b> |  |
| <b>Other</b>           |  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a well integrated brownfield site. |
|-------------------|--|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                      | <b>Appraisal Results</b>                      | <b>Notes</b> |
|------------------------------------|--------------------------------------|---|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact           | Low impact                                    |              |
|                                    | Water abstraction assessment         | No water available                            |              |
|                                    | Groundwater zone                     | No designation                                |              |
|                                    | Possible contamination               | Not contaminated                              |              |
|                                    | Site Status                          | Brownfield                                    |              |
|                                    | Site integration                     | Within settlement                             |              |
|                                    | Drainage                             | Average                                       |              |
|                                    | Flood risk zone                      | 1   |              |
|                                    | Landscape impact                     | Highly visible                                |              |
|                                    | <b>Sub Total</b>                     | <b>Environmental impact score: 7</b>          |              |
| <b>Social</b>                      | Within hazard zone?                  | No  |              |
|                                    | Distance to primary school           | N/A   |              |
|                                    | Distance to secondary sch.           | N/A   |              |
|                                    | Distance to local shops              | < 500m  |              |
|                                    | Highways comments                    | Neutral                                       |              |
|                                    | Pedestrian access                    | Footpath to key facilities in place           |              |
|                                    | Public transport                     | Within 400m of bus route to key services/jobs |              |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>        |   |              |
| <b>Economic</b>                    | Employment land designation?         | No  |              |
|                                    | Preferred alternate use?             | No  |              |
|                                    | Site viability                       | Significant constraints                       |              |
|                                    | More than 30m from sewer?            | No  |              |
|                                    | Grade 1 agricultural land?           | No  |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>      |   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 10</b> |   |              |

| <b>Stage 3: Comments from other bodies</b> |  |
|--|--|
|--|--|

|                        |  |
|------------------------|--|
| <b>NNDC</b>            |  |
| <b>NCC Highways</b>    | Would need to provide off street servicing |
| <b>NCC Landscape</b>   |  |
| <b>NCC Archaeology</b> |  |
| <b>Env. Agency</b>     |  |
| <b>Natural England</b> |  |
| <b>Other</b>           |  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a well integrated brownfield site. |
|-------------------|--|

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>  |
|------------------------------------|------------------------------|--|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                  | Large site comprised of arable, improved grassland, set aside, scattered hedges, woodland, allotments and playing fields. |
|                                    | Water abstraction assessment | Over abstraction or over licence               |   |
|                                    | Groundwater zone             | Outer zone or total catchment                  | Part of site in inner, part in outer zone.  |
|                                    | Possible contamination       | Potentially contaminated land or buffer        |   |
|                                    | Site Status                  | Mixed:Majority greenfield                      | Agricultural, farm buildings, allotments, works   |
|                                    | Site integration             | Edge of settlement                             |   |
|                                    | Drainage                     | Average  |   |
|                                    | Flood risk zone              | 1  |   |
|                                    | Landscape impact             | Part visible                                   | Existing landscaping provides good screening from most of the bypass. More impact on views from existing development      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 0</b>  |
| <b>Social</b>                      | Within hazard zone?          | No   |   |
|                                    | Distance to primary school   | < 500m   |   |
|                                    | Distance to secondary sch.   | < 500m   |   |
|                                    | Distance to local shops      | < 500m   |   |
|                                    | Highways comments            | Preferred Option                               |   |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |   |
|                                    | <b>Sub Total</b>             |  | <b>Social impact score: 5</b>   |
| <b>Economic</b>                    | Employment land designation? | No   |   |
|                                    | Preferred alternate use?     | No   |   |
|                                    | Site viability               | Minor constraints                              |   |
|                                    | More than 30m from sewer?    | No   |   |
|                                    | Grade 1 agricultural land?   | No   |   |
|                                    | <b>Sub Total</b>             |  | <b>Economic impact score: 1</b>   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 6</b>            |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D - This site would not have any material impacts upon any heritage interests. It would, however, clearly have a fundamental impact upon the settlement as a whole. It will therefore need very careful planning to secure the best possible layout and individual buildings, and to ensure maximum compatibility with the existing built form.   |
| <b>NCC Highways</b>    | A preferred option - requires a detailed Transport Assessment. Could be potentially linked to employment sites via transport links. New bus stops required, with pedestrian/walking/cycling links to own centre. New/improved access onto bypass likely, with additional access from roundabout on eastern boundary. Would require improved traffic signals and traffic management measures along Rudham Style Lane.  |
| <b>NCC Landscape</b>   | No concerns.  |
| <b>NCC Archaeology</b> | Site of medieval finds, a post medieval brick yard, a brick kiln, a post medieval windmill. The site also has unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within Groundwater source protection zones 1 & 2, major aquifer - intermediate vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should ensure pollutants are not transmitted to controlled waters, SUDs and non-mains foul drainage may be restricted. Part of site within 250m buffer zone for landfill site NNK, possibility of landfill gas migrating from the landfill site into the strata below the proposed development. Investigation may be required to assess the site. Flood risk assessment required for surface water |

|                        |   |
|------------------------|---|
|                        | disposal.   |
| <b>Natural England</b> | Ponds/watercourses likely to be impacted by development, assessments must be made for great crested newts, otters and water voles.  |
| <b>Other</b>           | <p><b>Norfolk Wildlife Trust:</b> Open space within site should have biodiversity benefit and form a network linking to the surrounding countryside. Aim to bring the countryside into the town rather than create a hard rural/urban boundary along the bypass.</p> <p><b>Sport England:</b> All existing sports facilities on the site (playing fields, sports hall and pavilion) should be retained or replaced with at least equivalent provision. Consult with sport England in preparation of a masterplan.</p> |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a large area which is capable of accommodating housing, recreational uses, a primary school, employment development and miscellaneous community facilities. Good pedestrian and cycle links to town will be important in ensuring development comprises a sustainable urban extension. |
|-------------------|--|



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Factory and farm machinery store. Tarmac.                          |
|                                    | Water abstraction assessment | Over abstraction or over licence              |  |
|                                    | Groundwater zone             | No designation                                |  |
|                                    | Possible contamination       | Not contaminated                              |  |
|                                    | Site Status                  | Brownfield                                    | Factory/farm machinery. Contamination study required.              |
|                                    | Site integration             | Within settlement                             |  |
|                                    | Drainage                     | Average                                       |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Highly visible                                | Site sits between two main roads but potentially beneficial impact |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 6</b>                               |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | > 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | < 500m  |  |
|                                    | Highways comments            | Neutral                                       |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
|                                    | <b>Sub Total</b>             |   | <b>Social impact score: 3</b>                                      |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | Significant constraints                       |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>               |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 9</b>           |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments.   |
| <b>NCC Highways</b>    | Good public transport links to town centre. Would prefer the site split into two, with single point of access onto both roads and walking/cycle links between. Loss of commercial traffic counters increase in domestic traffic. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | No comments received.  |
| <b>Env. Agency</b>     | Within Groundwater source protection zones 1 & 2   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** This site has been combined with F13 and is a well integrated brownfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes   |
|-----------------------------|------------------------------|---|---|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Assessment made from aerial. Buildings with some mature trees and improved grassland.   |
|                             | Water abstraction assessment | Over abstraction or over licence              |   |
|                             | Groundwater zone             | inner zone                                    |   |
|                             | Possible contamination       | Potentially contaminated land or buffer       |   |
|                             | Site Status                  | Brownfield                                    | Contamination study required.   |
|                             | Site integration             | Within settlement                             |   |
|                             | Drainage                     | Average                                       |   |
|                             | Flood risk zone              | 1   |   |
|                             | Landscape impact             | Part visible                                  | Visible along Holt Road/Greenway Lane, and neighbouring estate to west (Waterfield Avenue), but next to residential area, therefore in keeping. |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b>  |
| Social                      | Within hazard zone?          | No  |   |
|                             | Distance to primary school   | > 500m  |   |
|                             | Distance to secondary sch.   | > 500m  |   |
|                             | Distance to local shops      | < 500m  |   |
|                             | Highways comments            | Neutral                                       |   |
|                             | Pedestrian access            | Footpath to key facilities in place           |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs |   |
|                             | <b>Sub Total</b>             |   | <b>Social impact score: 3</b>   |
| Economic                    | Employment land designation? | No  |   |
|                             | Preferred alternate use?     | No  |   |
|                             | Site viability               | Minor constraints                             |   |
|                             | More than 30m from sewer?    | No  |   |
|                             | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 1</b>               |   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 7</b>           |   |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments. |
| <b>NCC Highways</b>    | No comments received                         |
| <b>NCC Landscape</b>   | No comments received                         |
| <b>NCC Archaeology</b> | No comments received.                        |
| <b>Env. Agency</b>     | No comments received                         |
| <b>Natural England</b> | No comments received                         |
| <b>Other</b>           | No comments received                         |

**Conclusion** This site has been combined with F05 and is a well integrated brownfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                      | <b>Appraisal Results</b>                      | <b>Notes</b> |
|------------------------------------|--------------------------------------|---|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact           | Low impact                                    |              |
|                                    | Water abstraction assessment         | Over abstraction or over licence              |              |
|                                    | Groundwater zone                     | No designation                                |              |
|                                    | Possible contamination               | Not contaminated                              |              |
|                                    | Site Status                          | Brownfield                                    |              |
|                                    | Site integration                     | Within settlement                             |              |
|                                    | Drainage                             | Good  |              |
|                                    | Flood risk zone                      | 1   |              |
|                                    | Landscape impact                     | Highly visible                                |              |
|                                    | <b>Sub Total</b>                     | <b>Environmental impact score: 7</b>          |              |
| <b>Social</b>                      | Within hazard zone?                  | No  |              |
|                                    | Distance to primary school           | N/A   |              |
|                                    | Distance to secondary sch.           | N/A   |              |
|                                    | Distance to local shops              | < 500m  |              |
|                                    | Highways comments                    | Neutral                                       |              |
|                                    | Pedestrian access                    | Footpath to key facilities in place           |              |
|                                    | Public transport                     | Within 400m of bus route to key services/jobs |              |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>        |   |              |
| <b>Economic</b>                    | Employment land designation?         | No  |              |
|                                    | Preferred alternate use?             | No  |              |
|                                    | Site viability                       | Significant constraints                       |              |
|                                    | More than 30m from sewer?            | No  |              |
|                                    | Grade 1 agricultural land?           | No  |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>      |   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 10</b> |   |              |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            |   |
| <b>NCC Highways</b>    | Would need to provide suitable nearby replacement car parking and adequate servicing facilities |
| <b>NCC Landscape</b>   |   |
| <b>NCC Archaeology</b> |   |
| <b>Env. Agency</b>     |   |
| <b>Natural England</b> |   |
| <b>Other</b>           |   |

**Conclusion** This is a well integrated brownfield site.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                      | <b>Appraisal Results</b>                      | <b>Notes</b> |
|------------------------------------|--------------------------------------|---|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact           | Low impact                                    |              |
|                                    | Water abstraction assessment         | Over abstraction or over licence              |              |
|                                    | Groundwater zone                     | No designation                                |              |
|                                    | Possible contamination               | Not contaminated                              |              |
|                                    | Site Status                          | Brownfield                                    |              |
|                                    | Site integration                     | Within settlement                             |              |
|                                    | Drainage                             | Good  |              |
|                                    | Flood risk zone                      | 1   |              |
|                                    | Landscape impact                     | Highly visible                                |              |
|                                    | <b>Sub Total</b>                     | <b>Environmental impact score: 7</b>          |              |
| <b>Social</b>                      | Within hazard zone?                  | No  |              |
|                                    | Distance to primary school           | N/A   |              |
|                                    | Distance to secondary sch.           | N/A   |              |
|                                    | Distance to local shops              | < 500m  |              |
|                                    | Highways comments                    | Neutral                                       |              |
|                                    | Pedestrian access                    | Footpath to key facilities in place           |              |
|                                    | Public transport                     | Within 400m of bus route to key services/jobs |              |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>        |   |              |
| <b>Economic</b>                    | Employment land designation?         | No  |              |
|                                    | Preferred alternate use?             | No  |              |
|                                    | Site viability                       | Significant constraints                       |              |
|                                    | More than 30m from sewer?            | No  |              |
|                                    | Grade 1 agricultural land?           | No  |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>      |   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 10</b> |   |              |

| <b>Stage 3: Comments from other bodies</b> |  |
|--|--|
|--|--|

|                        |   |
|------------------------|---|
| <b>NNDC</b>            |   |
| <b>NCC Highways</b>    | Would need to provide suitable nearby replacement car parking and adequate servicing facilities |
| <b>NCC Landscape</b>   |   |
| <b>NCC Archaeology</b> |   |
| <b>Env. Agency</b>     |   |
| <b>Natural England</b> |   |
| <b>Other</b>           |   |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a well integrated brownfield site. |
|-------------------|--|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>                         |
|------------------------------------|------------------------------|---|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Strip horticulture, pine shelterbelt |
|                                    | Water abstraction assessment | Over abstraction or over licence              |                                      |
|                                    | Groundwater zone             | Outer zone or total catchment                 |                                      |
|                                    | Possible contamination       | Not contaminated                              |                                      |
|                                    | Site Status                  | Greenfield                                    |                                      |
|                                    | Site integration             | Edge of settlement                            |                                      |
|                                    | Drainage                     | Good  |                                      |
|                                    | Flood risk zone              | 1   |                                      |
|                                    | Landscape impact             | Part visible                                  |                                      |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b> |
| <b>Social</b>                      | Within hazard zone?          | No  |                                      |
|                                    | Distance to primary school   | < 500m  |                                      |
|                                    | Distance to secondary sch.   | > 500m  |                                      |
|                                    | Distance to local shops      | < 500m  |                                      |
|                                    | Highways comments            | Preferred Option                              |                                      |
|                                    | Pedestrian access            | Footpath to key facilities in place           |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 5</b>                 |                                      |
| <b>Economic</b>                    | Employment land designation? | No  |                                      |
|                                    | Preferred alternate use?     | No  |                                      |
|                                    | Site viability               | No major constraints                          |                                      |
|                                    | More than 30m from sewer?    | No  |                                      |
|                                    | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>               |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 10</b>          |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: Although lying within Glaven Valley Conservation Area, would not materially harm the heritage asset   |
| <b>NCC Highways</b>    | No bus services close to site. Site does offer opportunities for walking/cycling. Access possible via Cley Road and also Woodfield Road, the latter already serving many dwellings. Woodfield road is only suitable if made into a through route. Cley Road will need to be used to serve whole site or as a through route with Woodfield Road.  |
| <b>NCC Landscape</b>   | Well-contained site within AONB on north of town. Site could be developed without impacting on the wider landscape of the AONB subject to suitable access arrangements from the west. No objection.  |
| <b>NCC Archaeology</b> | Adjacent to findspots of Roman, Saxon and post medieval metalwork. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within Groundwater source protection total catchment zone 3 and major aquifer H2 zone. Area has some importance for recharging of the major aquifer. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 400 days.  |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Coast Partnership:</b> Object. There has been gradual encroachment on the AONB around Holt.<br><b>Norfolk Wildlife Trust</b> -H01 and neighbouring proposal sites are adjacent to CWS 2073. This woodland CWS already has some public access and consideration needs to be given to enhancement of this site in order to protect against increased public access from any housing development in this area of the town. |

### Conclusion

Within the AONB, and even though may not have unacceptable landscape impact other sites outside of AONB are available. Fairly well integrated greenfield site, however local concerns about access to site through existing residential area and Kelling Rd / Cromer Rd junction and increase in traffic through town. Preferable alternatives available.

**Conclusion**

Part of site has been combined with H12 & H21. This is a greenfield site not very well integrated to town centre. however site can deliver mixed use development including new employment land and benefits such as improved access to Hempstead Rd employment area and relocation of petrol station from town centre. Not within AONB or Conservation Area and , with landscaping, will have acceptable visual impact.



**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                              | Notes  |
|-----------------------------|------------------------------|--|--|
| Environmental               | Likely Biodiversity impact   | Medium impact                                  | Arable, possible indirect hydrological impacts to nearby CWS if developed. |
|                             | Water abstraction assessment | Over abstraction or over licence               |  |
|                             | Groundwater zone             | Outer zone or total catchment                  | Part of site in total zone   |
|                             | Possible contamination       | Not contaminated                               |  |
|                             | Site Status                  | Greenfield                                     | Agricultural   |
|                             | Site integration             | Edge of settlement                             |  |
|                             | Drainage                     | Good   |  |
|                             | Flood risk zone              | 1  |  |
|                             | Landscape impact             | Part visible                                   | Part screened by mature vegetation   |
|                             | <b>Sub Total</b>             |  | <b>Environmental impact score: 2</b>                                       |
| Social                      | Within hazard zone?          | No   |  |
|                             | Distance to primary school   | > 500m   |  |
|                             | Distance to secondary sch.   | < 500m   |  |
|                             | Distance to local shops      | > 500m   |  |
|                             | Highways comments            | Achieve min safety standards but unsustainable |  |
|                             | Pedestrian access            | Possible to provide footpath to key facilities |  |
|                             | Public transport             | Within 400m of bus route to key services/jobs  |  |
| <b>Sub Total</b>            |                              | <b>Social impact score: 1</b>                  |  |
| Economic                    | Employment land designation? | No   |  |
|                             | Preferred alternate use?     | No   |  |
|                             | Site viability               | No major constraints                           |  |
|                             | More than 30m from sewer?    | No   |  |
|                             | Grade 1 agricultural land?   | No   |  |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>                |  |
| <b>Total</b>                |                              | <b>Total Sustainability Score 5</b>            |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests, however would surely constitute a large extension into the countryside that would be poorly related to the existing built form.   |
| <b>NCC Highways</b>    | Poorly located for public transport so new provision needed, (would need to take into account potential development on H10-H12 to ensure adequate penetration of sites). Access onto bypass would require a new roundabout, adding to slowing, stopping and turning movements contrary to policy on the road. Access here only considered if all other land options in Holt have been exhausted. Hempstead Road would have to be diverted though the site and closed to through traffic.                                    |
| <b>NCC Landscape</b>   | No comments received.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Groundwater Source Protection Zone 3. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted in more than 400 days. Soakways are generally considered appropriate with an interceptor. Partially within a landfill buffer - possibility of landfill gas migrating from the landfill site into the strata below the proposed development. Investigation may be required to assess the site.   |
| <b>Natural England</b> | Suitable habitat - surveys will also be required for badgers, and BAP priority species such as the brown hare.  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - If surrounding sites, including the larger H08, are taken forward for development, there will need to be buffering and enhancement of the CWS. In our view this should be done by retaining H12 as an area of semi-natural habitat and improving the conservation management of this site and the adjacent CWS. As a result, we are very likely to object to any proposed development of H12. In addition, a green corridor should be created through H08 into the surrounding countryside. |

**Conclusion**

Part of site has been combined with H12 & H21. This is a greenfield site not very well integrated to town centre. however site can deliver mixed use development including new employment land and benefits such as improved access to Hempstead Rd employment area and relocation of petrol station from town centre. Not within AONB or Conservation Area and , with landscaping, will have acceptable visual impact.

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                              | Notes   |
|-----------------------------|------------------------------|--|---|
| Environmental               | Likely Biodiversity impact   | High impact                                    | Arable set aside. Main part of site slopes down towards adjacent CWS. Potential indirect hydrological impact to CWS if developed. |
|                             | Water abstraction assessment | Over abstraction or over licence               |   |
|                             | Groundwater zone             | Outer zone or total catchment                  |   |
|                             | Possible contamination       | Potentially contaminated land or buffer        |   |
|                             | Site Status                  | Greenfield                                     | Agricultural set-aside  |
|                             | Site integration             | Edge of settlement                             |   |
|                             | Drainage                     | Good   |   |
|                             | Flood risk zone              | 1  |   |
|                             | Landscape impact             | Part visible                                   |   |
| <b>Sub Total</b>            |                              | <b>Environmental impact score: -1</b>          |   |
| Social                      | Within hazard zone?          | No   |   |
|                             | Distance to primary school   | < 500m   |   |
|                             | Distance to secondary sch.   | > 500m   |   |
|                             | Distance to local shops      | > 500m   |   |
|                             | Highways comments            | Achieve min safety standards but unsustainable |   |
|                             | Pedestrian access            | Footpath to key facilities in place            |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs  |   |
| <b>Sub Total</b>            |                              | <b>Social impact score: 2</b>                  |   |
| Economic                    | Employment land designation? | No   |   |
|                             | Preferred alternate use?     | No   |   |
|                             | Site viability               | No major constraints                           |   |
|                             | More than 30m from sewer?    | No   |   |
|                             | Grade 1 agricultural land?   | No   |   |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>                |   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 3</b>            |   |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests - there can therefore be no sustainable C&D objections to its allocation. This said, it would constitute a rather curiously shaped extension into the countryside which would surely be poorly related to the existing built form.   |
| <b>NCC Highways</b>    | No bus stops in area, so new stops would be needed, as would diversion of existing services to serve the site. Limited access to public highway. If bungalow is demolished to create new access, visibility is still severely restricted, as it is all along the frontage. New roundabout would be required, which would add to slowing, stopping and turning movements, contrary to policy. Access here only considered if all other land allocations in Holt are exhausted. Hempstead Road would need to be diverted through site and closed to through traffic. Swann Grove would not be able to support this site.  |
| <b>NCC Landscape</b>   | This comprises open, relatively flat, agricultural land, well screened from the wider countryside and the land, along with the western part of H09 has an urban fringe appearance. Provided a well designed development came forward which provided a) a green 'buffer' to the CWS, b) a green link into the town centre, c) a green 'buffer' to the A148 and a new access arrangement which does not erode the rural character of the A148 this site and d) an appropriate edge treatment to the east to protect the rural appearance of the countryside, development of H12 for housing together with the western part of H09 could be acceptable in landscape terms. |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Groundwater Source Protection Zone 3. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted in more than 400 days. Soakways are generally considered appropriate with an interceptor. Partially within a landfill buffer - possibility of landfill gas migrating from the landfill site into the strata below the proposed development. Investigation may be required to assess the   |

|                        |   |
|------------------------|---|
|                        | site.<br>Part of site within a local wildlife site.   |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - If surrounding sites, including the larger H08, are taken forward for development, there will need to be buffering and enhancement of the CWS. In our view this should be done by retaining H12 as an area of semi-natural habitat and improving the conservation management of this site and the adjacent CWS. As a result, we are very likely to object to any proposed development of H12. In addition, a green corridor should be created through H08 into the surrounding countryside. |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This site has been combined with H09 & H21. This is a greenfield site not very well integrated to town centre. However site can deliver mixed use development including new employment land and benefits such as improved access to Hempstead Rd employment area and relocation of petrol station from town centre. Not within AONB or Conservation Area and, with landscaping, will have acceptable visual impact. |
|-------------------|---|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                       | <b>Notes</b> |
|------------------------------------|-------------------------------------|--|--------------|
| Environmental                      | Likely Biodiversity impact          | Medium impact                                  |              |
|                                    | Water abstraction assessment        | Over abstraction or over licence               |              |
|                                    | Groundwater zone                    | Outer zone or total catchment                  |              |
|                                    | Possible contamination              | Potentially contaminated land or buffer        |              |
|                                    | Site Status                         | Greenfield                                     |              |
|                                    | Site integration                    | Within settlement                              |              |
|                                    | Drainage                            | Good   |              |
|                                    | Flood risk zone                     | 1  |              |
|                                    | Landscape impact                    | Part visible                                   |              |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 1</b>           |              |
| Social                             | Within hazard zone?                 | No   |              |
|                                    | Distance to primary school          | > 500m   |              |
|                                    | Distance to secondary sch.          | > 500m   |              |
|                                    | Distance to local shops             | > 500m   |              |
|                                    | Highways comments                   | Achieve min safety standards but unsustainable |              |
|                                    | Pedestrian access                   | Possible to provide footpath to key facilities |              |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs  |              |
| <b>Sub Total</b>                   | <b>Social impact score: 0</b>       |  |              |
| Economic                           | Employment land designation?        | Yes  |              |
|                                    | Preferred alternate use?            | No   |              |
|                                    | Site viability                      | No major constraints                           |              |
|                                    | More than 30m from sewer?           | No   |              |
|                                    | Grade 1 agricultural land?          | No   |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 1</b>     |  |              |
| <b>Total</b>                       | <b>Total Sustainability Score 2</b> |  |              |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments. |
| <b>NCC Highways</b>    | No comments received                         |
| <b>NCC Landscape</b>   | No comments received                         |
| <b>NCC Archaeology</b> | No comments received                         |
| <b>Env. Agency</b>     | No comments received                         |
| <b>Natural England</b> | No comments received                         |
| <b>Other</b>           | No comments received                         |

### Conclusion

This site has been combined with H09 & H12. This is a greenfield site not very well integrated to town centre. however site can deliver mixed use development including new employment land and benefits such as improved access to Hempstead Rd employment area and relocation of petrol station from town centre. Not within AONB or Conservation Area and , with landscaping, will have acceptable visual impact.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                           | <b>Notes</b> |
|------------------------------------|-------------------------------------|--|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact   |              |
|                                    | Water abstraction assessment        | Over abstraction or over licence                   |              |
|                                    | Groundwater zone                    | Outer zone or total catchment                      |              |
|                                    | Possible contamination              | Not contaminated                                   |              |
|                                    | Site Status                         | Greenfield   |              |
|                                    | Site integration                    | Out of settlement                                  |              |
|                                    | Drainage                            | Good   |              |
|                                    | Flood risk zone                     | 1  |              |
|                                    | Landscape impact                    | Part visible                                       |              |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 2</b>               |              |
| <b>Social</b>                      | Within hazard zone?                 | No   |              |
|                                    | Distance to primary school          | N/A  |              |
|                                    | Distance to secondary sch.          | N/A  |              |
|                                    | Distance to local shops             | < 500m   |              |
|                                    | Highways comments                   | Not yet appraised                                  |              |
|                                    | Pedestrian access                   | Not possible to provide footpath to key facilities |              |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs      |              |
| <b>Sub Total</b>                   | <b>Social impact score: 0</b>       |  |              |
| <b>Economic</b>                    | Employment land designation?        | No   |              |
|                                    | Preferred alternate use?            | No   |              |
|                                    | Site viability                      | No major constraints                               |              |
|                                    | More than 30m from sewer?           | No   |              |
|                                    | Grade 1 agricultural land?          | No   |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |  |              |
| <b>Total</b>                       | <b>Total Sustainability Score 4</b> |  |              |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments. |
| <b>NCC Highways</b>    | No comments received.                        |
| <b>NCC Landscape</b>   | No comments received.                        |
| <b>NCC Archaeology</b> | No comments received.                        |
| <b>Env. Agency</b>     | No comments received.                        |
| <b>Natural England</b> | No comments received.                        |
| <b>Other</b>           | No comments received.                        |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | Fairly well related to town centre. Highway and landscape works required. |
|-------------------|---|



**Stage 1: Any absolute constraints? No - Passes stage 1**

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes   |
|-----------------------------|------------------------------|---|---|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable, hedge with mature oak on roadside.        |
|                             | Water abstraction assessment | No water available                            |   |
|                             | Groundwater zone             | No designation                                |   |
|                             | Possible contamination       | Not contaminated                              |   |
|                             | Site Status                  | Greenfield                                    | Agricultural                                      |
|                             | Site integration             | Edge of settlement                            |   |
|                             | Drainage                     | Good  |   |
|                             | Flood risk zone              | 1   |   |
|                             | Landscape impact             | Highly visible                                | Some trees along Stalham Road, but mainly visible |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 4</b>              |
| Social                      | Within hazard zone?          | No  |   |
|                             | Distance to primary school   | > 500m  |   |
|                             | Distance to secondary sch.   | > 500m  |   |
|                             | Distance to local shops      | > 500m  |   |
|                             | Highways comments            | Preferred Option                              |   |
|                             | Pedestrian access            | Footpath to key facilities in place           |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>            |                              | <b>Social impact score: 3</b>                 |   |
| Economic                    | Employment land designation? | No  |   |
|                             | Preferred alternate use?     | No  |   |
|                             | Site viability               | Minor constraints                             |   |
|                             | More than 30m from sewer?    | No  |   |
|                             | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 1</b>               |   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |   |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Limited bus service to Hoveton which needs improving. Safe access can be obtained. If access is to be derived opposite Grange Close then junction improvement would be needed. 30mph speed restriction needs to be extended. Preferred option due to close proximity with school and potential to walk/cycle to school.  |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | Site of probable Roman field system and trackways. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | Site adjacent to the Bure Broads and Marshes SSSI, part of the Broads SAC and Broadland SPA. It should be noted that the River Bure is already failing to meet its SAC water quality targets, and these proposals will still further negatively impact the Natura 2000 site. An appropriate assessment will be required to examine likely deterioration in water quality impacting this site. (further see rep no. 1590) |
| <b>Other</b>           | No comments received   |

**Conclusion** Well related to built up area and facilities. Can provide access to Stalham Road.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Bats are likely to be present in the derelict buildings. |
|                                    | Water abstraction assessment | No water available                            |  |
|                                    | Groundwater zone             | inner zone                                    |  |
|                                    | Possible contamination       | Potentially contaminated land or buffer       |  |
|                                    | Site Status                  | Brownfield                                    | Factory. Contamination study required.                   |
|                                    | Site integration             | Within settlement                             |  |
|                                    | Drainage                     | Good  |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Highly visible                                |  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 4</b>                     |
| <b>Social</b>                      | Within hazard zone?          | Yes   |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | < 500m  |  |
|                                    | Highways comments            | Preferred Option                              |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 4</b>                 |  |
| <b>Economic</b>                    | Employment land designation? | Yes   |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | Significant constraints                       |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
|                                    | <b>Sub Total</b>             |   | <b>Economic impact score: -1</b>                         |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 7</b>           |  |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.   |
| <b>NCC Highways</b>    | Pedestrian crossing facilities for Norwich Road need to be provided. Good bus service and close to rail station (subject to improvements). Loss of commercial traffic from site seen as beneficial. Safe access onto Norwich Road can be achieved by cutting back/removing vegetation.   |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | EA Constraints: Wholly within Groundwater Source Protection Inner Zone 1. (see note 2 on file) EA Standing Advice. Flood Risk Assessment required for surface water disposal. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of Sustainable Drainage Systems (SUDs) and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.   |

### Conclusion

This site has been combined with NW04, 05, 06, 07 & 30. It is a well integrated brownfield site with good highway access. Highways oppose pure retention for employment purposes. Considered suitable for mixed use allocation.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>  |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Rough grassland and arable with holly hedge and mature oaks on boundary with Nursery Drive. |
|                                    | Water abstraction assessment | No water available                            |   |
|                                    | Groundwater zone             | inner zone                                    | Part of site in inner zone  |
|                                    | Possible contamination       | Not contaminated                              |   |
|                                    | Site Status                  | Greenfield                                    | Agricultural  |
|                                    | Site integration             | Edge of settlement                            |   |
|                                    | Drainage                     | Good  |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Not visible                                   |   |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 4</b>  |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | < 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | < 500m  |   |
|                                    | Highways comments            | Preferred Option                              |   |
|                                    | Pedestrian access            | Footpath to key facilities in place           |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 5</b>                 |   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | No major constraints                          |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>               |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 11</b>          |   |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.   |
| <b>NCC Highways</b>    | Good bus service. Current access via Nursery Lane, but need to be accessed by an adopted public highway. Nursery Lane is substandard in construction and narrow. Site could be developed with NW01, would then become a preferred option. If developed on its own, then opposed.   |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Groundwater Source Protection Zones 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.   |

### Conclusion

This site has been combined with NW01, 05, 06, 07 & 30. It is a well integrated greenfield site with potential for good highway access.

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes                                |
|-----------------------------|------------------------------|---|--------------------------------------|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | No access, grassland.                |
|                             | Water abstraction assessment | No water available                            |                                      |
|                             | Groundwater zone             | inner zone                                    |                                      |
|                             | Possible contamination       | Not contaminated                              |                                      |
|                             | Site Status                  | Greenfield                                    |                                      |
|                             | Site integration             | Edge of settlement                            |                                      |
|                             | Drainage                     | Good  |                                      |
|                             | Flood risk zone              | 1   |                                      |
|                             | Landscape impact             | Not visible                                   |                                      |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b> |
| Social                      | Within hazard zone?          | No  |                                      |
|                             | Distance to primary school   | > 500m  |                                      |
|                             | Distance to secondary sch.   | > 500m  |                                      |
|                             | Distance to local shops      | > 500m  |                                      |
|                             | Highways comments            | Preferred Option                              |                                      |
|                             | Pedestrian access            | Footpath to key facilities in place           |                                      |
|                             | Public transport             | Within 400m of bus route to key services/jobs |                                      |
| <b>Sub Total</b>            |                              | <b>Social impact score: 3</b>                 |                                      |
| Economic                    | Employment land designation? | No  |                                      |
|                             | Preferred alternate use?     | No  |                                      |
|                             | Site viability               | No major constraints                          |                                      |
|                             | More than 30m from sewer?    | No  |                                      |
|                             | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>               |                                      |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.   |
| <b>NCC Highways</b>    | Good bus service. Current access via Nursery Lane, but need to be accessed by an adopted public highway. Nursery Lane is substandard in construction and narrow. Site could be developed with NW01, would then become a preferred option. If developed on its own, then opposed.   |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Groundwater Source Protection Zones 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.   |

**Conclusion** This site has been combined with NW01, 04, 06, 07 & 30. It is a greenfield site with potential for good highway access.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                     | Assessment made from aerial. Arable. |
|                                    | Water abstraction assessment | No water available                             |                                      |
|                                    | Groundwater zone             | inner zone                                     | Small part of site in inner zone     |
|                                    | Possible contamination       | Not contaminated                               |                                      |
|                                    | Site Status                  | Greenfield                                     | Agricultural                         |
|                                    | Site integration             | Edge of settlement                             |                                      |
|                                    | Drainage                     | Good   |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Highly visible                                 |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 2</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | > 500m   |                                      |
|                                    | Distance to secondary sch.   | > 500m   |                                      |
|                                    | Distance to local shops      | > 500m   |                                      |
|                                    | Highways comments            | Neutral  |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 1</b>                  |                                      |
| <b>Economic</b>                    | Employment land designation? | No   |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | No major constraints                           |                                      |
|                                    | More than 30m from sewer?    | No   |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 5</b>            |                                      |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.   |
| <b>NCC Highways</b>    | No comments received   |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Groundwater Source Protection Zones 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.   |

**Conclusion** This site has been combined with NW01, 04, 05, 07 & 30. It is a greenfield site with potential for good highway access.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                                   |
|------------------------------------|------------------------------|--|--|
| Environmental                      | Likely Biodiversity impact   | Low impact                                     | Garden centre, not able to access all of site. |
|                                    | Water abstraction assessment | No water available                             |  |
|                                    | Groundwater zone             | No designation                                 |  |
|                                    | Possible contamination       | Not contaminated                               |  |
|                                    | Site Status                  | Mixed:Majority brownfield                      | Garden centre. Contamination study required.   |
|                                    | Site integration             | Out of settlement                              |  |
|                                    | Drainage                     | Good   |  |
|                                    | Flood risk zone              | 1  |  |
|                                    | Landscape impact             | Not visible                                    |  |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 7</b>           |
| Social                             | Within hazard zone?          | No   |  |
|                                    | Distance to primary school   | > 500m   |  |
|                                    | Distance to secondary sch.   | > 500m   |  |
|                                    | Distance to local shops      | > 500m   |  |
|                                    | Highways comments            | Preferred Option                               |  |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                  |  |
| Economic                           | Employment land designation? | No   |  |
|                                    | Preferred alternate use?     | No   |  |
|                                    | Site viability               | Minor constraints                              |  |
|                                    | More than 30m from sewer?    | No   |  |
|                                    | Grade 1 agricultural land?   | No   |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 10</b>           |  |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form .  |
| <b>NCC Highways</b>    | Good bus service. Current access via Nursery Lane, but need to be accessed by an adopted public highway. Nursery Lane is substandard in construction and narrow. Site could be developed with NW01, would then become a preferred option. If developed on its own, then opposed.   |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Groundwater Source Protection Zones 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.   |

### Conclusion

This site has been combined with NW01, 04, 05, 06 & 30. It is a mostly brownfield site with good highway access.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                  |                                      |
|                                    | Water abstraction assessment | No water available                             |                                      |
|                                    | Groundwater zone             | Outer zone or total catchment                  |                                      |
|                                    | Possible contamination       | Potentially contaminated land or buffer        |                                      |
|                                    | Site Status                  | Mixed:Majority greenfield                      | Access road, track on site           |
|                                    | Site integration             | Within settlement                              |                                      |
|                                    | Drainage                     | Good   |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Not visible                                    |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 4</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | > 500m   |                                      |
|                                    | Distance to secondary sch.   | > 500m   |                                      |
|                                    | Distance to local shops      | > 500m   |                                      |
|                                    | Highways comments            | Neutral  |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 1</b>                  |                                      |
| <b>Economic</b>                    | Employment land designation? | No   |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | Minor constraints                              |                                      |
|                                    | More than 30m from sewer?    | No   |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 6</b>            |                                      |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.  |
| <b>NCC Highways</b>    | Close to services, with footways to town. Good bus service nearby. Change of use to residential would not present a negative impact upon traffic movements, due to existing commercial use. |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development around the town centre should retain green space.  |

### Conclusion

This site has been combined with NW38. Within easy walking distance of town centre, paths available. Well related to existing development and suitable for mixed use allocation.



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>                                 |
|------------------------------------|------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact   | Arable                                       |
|                                    | Water abstraction assessment | No water available                                 |  |
|                                    | Groundwater zone             | Outer zone or total catchment                      |  |
|                                    | Possible contamination       | Not contaminated                                   |  |
|                                    | Site Status                  | Mixed:Majority greenfield                          | Agricultural, football ground, club building |
|                                    | Site integration             | Edge of settlement                                 |  |
|                                    | Drainage                     | Good   |  |
|                                    | Flood risk zone              | 1  |  |
|                                    | Landscape impact             | Highly visible                                     |  |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 4</b>         |
| <b>Social</b>                      | Within hazard zone?          | No   |  |
|                                    | Distance to primary school   | > 500m   |  |
|                                    | Distance to secondary sch.   | > 500m   |  |
|                                    | Distance to local shops      | < 500m   |  |
|                                    | Highways comments            | Opposed  |  |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs      |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: -1</b>                     |  |
| <b>Economic</b>                    | Employment land designation? | No   |  |
|                                    | Preferred alternate use?     | No   |  |
|                                    | Site viability               | Significant constraints                            |  |
|                                    | More than 30m from sewer?    | No   |  |
|                                    | Grade 1 agricultural land?   | No   |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>                    |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 3</b>                |  |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Serious concerns over ability to deliver improvements to local transport network. Existing footways are very poor. May not be able to provide necessary walking/cycling links to town centre. Extensive land acquisition would be required from numerous landowners to address these problems. Additional traffic on surrounding narrow highways would create an unacceptable increase in danger to pedestrians.  |
| <b>NCC Landscape</b>   | Landscape concerns relating to southern part of site. Football site is within urban area and may be acceptable in landscape terms.  |
| <b>NCC Archaeology</b> | Site of undated cropmarks and numerous Roman, medieval and post medieval finds. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within Groundwater Source Protection Zone 2. Development would be critical since further hardstanding decreases recharging of the major aquifer in this locality. Flood risk assessment required for surface water disposal. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 400 days. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of Sustainable Drainage Systems (SUDs) and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - should be developed along with enhancement of green infrastructure, extending to surrounding countryside. CWS 1172 is adjacent. Site should be enhanced/used as route to areas of open access land and woodland south. Could be incorporated into a country park, along with heath restoration and woodland management.<br><b>The Open Spaces Society</b> : Any development of Area C should preserve the cross-field public footpath that  |

links North Walsham and Felmingham.  
**NW Youth Town football Club:** proposed site is inadequate for youth and mens football. Suggest alternative site for club on Norwich Road. See Rep 1484  
A separate document outlining clubs needs has been submitted to NNDC. The plan is wrong as Rossi wants to retain some of the land and there is also another landowner  
**Griffon Area Partnership:** This only works if: Safe pedestrian access is provided to town, station and schools. Adequate drainage and school capacity. Suitable play space provision. Retail/community use included. Traffic to be directed away from Millfield, Aylsham and Skeyton New Roads. If the football club agree with new provision  
**Sport England:** Support in principle as it can address recreational deficiencies, particularly the football club. However development must not start until the football club is satisfactorily relocated.

**Conclusion**

Could be acceptable within surrounding landscape, but concerns about vehicle and pedestrian access. Sites better related to town centre, with good highway and pedestrian access, available.

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                                     | Appraisal Results                             | Notes  |
|-----------------------------|-------------------------------------|---|--|
| Environmental               | Likely Biodiversity impact          | Low impact                                    | No access, assessment made from aerial photo.    |
|                             | Water abstraction assessment        | No water available                            |  |
|                             | Groundwater zone                    | inner zone                                    |  |
|                             | Possible contamination              | Not contaminated                              |  |
|                             | Site Status                         | Mixed:Majority brownfield                     | Works, green area. Contamination study required. |
|                             | Site integration                    | Edge of settlement                            |  |
|                             | Drainage                            | Good  |  |
|                             | Flood risk zone                     | 1   |  |
|                             | Landscape impact                    | Part visible                                  |  |
|                             | <b>Sub Total</b>                    | <b>Environmental impact score: 5</b>          |  |
| Social                      | Within hazard zone?                 | No  |  |
|                             | Distance to primary school          | > 500m  |  |
|                             | Distance to secondary sch.          | > 500m  |  |
|                             | Distance to local shops             | > 500m  |  |
|                             | Highways comments                   | Preferred Option                              |  |
|                             | Pedestrian access                   | Footpath to key facilities in place           |  |
|                             | Public transport                    | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>            | <b>Social impact score: 3</b>       |   |  |
| Economic                    | Employment land designation?        | No  |  |
|                             | Preferred alternate use?            | Yes   |  |
|                             | Site viability                      | Significant constraints                       |  |
|                             | More than 30m from sewer?           | No  |  |
|                             | Grade 1 agricultural land?          | No  |  |
| <b>Sub Total</b>            | <b>Economic impact score: -2</b>    |   |  |
| <b>Total</b>                | <b>Total Sustainability Score 6</b> |   |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Access has poor visibility in the critical direction, do not want to see intensification of use. Could be developed with NW01, 02, 04, 05 & 07, for which access could be derived primarily through NW01. Opposed if presented on its own, preferred option if access derived via NW01.   |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | The former Norfolk pride factory is of industrial archaeological interest, and would require a program of historic building recording before demolition if it could not be retained. The rest of the area is of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Groundwater Source Protection Zones 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of Sustainable Drainage Systems (SUDs) and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development should only take place if there are improvements in green infrastructure to the south of the town. There is potential to create new areas of natural green space and footpaths to link with woodland and land to the south of the town.  |

**Conclusion** This site has been combined with NW01, 04, 06, 07 & 30. It is a greenfield site with potential for good highway access.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                      | <b>Appraisal Results</b>                      | <b>Notes</b> |
|------------------------------------|--------------------------------------|---|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact           | Low impact                                    |              |
|                                    | Water abstraction assessment         | No water available                            |              |
|                                    | Groundwater zone                     | No designation                                |              |
|                                    | Possible contamination               | Not contaminated                              |              |
|                                    | Site Status                          | Brownfield                                    |              |
|                                    | Site integration                     | Within settlement                             |              |
|                                    | Drainage                             | Good  |              |
|                                    | Flood risk zone                      | 1   |              |
|                                    | Landscape impact                     | Part visible                                  |              |
|                                    | <b>Sub Total</b>                     | <b>Environmental impact score: 9</b>          |              |
| <b>Social</b>                      | Within hazard zone?                  | No  |              |
|                                    | Distance to primary school           | > 500m  |              |
|                                    | Distance to secondary sch.           | > 500m  |              |
|                                    | Distance to local shops              | < 500m  |              |
|                                    | Highways comments                    | Neutral                                       |              |
|                                    | Pedestrian access                    | Footpath to key facilities in place           |              |
|                                    | Public transport                     | Within 400m of bus route to key services/jobs |              |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>        |   |              |
| <b>Economic</b>                    | Employment land designation?         | No  |              |
|                                    | Preferred alternate use?             | No  |              |
|                                    | Site viability                       | Minor constraints                             |              |
|                                    | More than 30m from sewer?            | No  |              |
|                                    | Grade 1 agricultural land?           | No  |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 1</b>      |   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 13</b> |   |              |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | No comments received.   |
| <b>NCC Highways</b>    | No objection to redevelopment subject to a suitable alternative site being found for the college and provision of off street servicing. April '09: car parking of an appropriate standard should be provided. |
| <b>NCC Landscape</b>   | No comments received.   |
| <b>NCC Archaeology</b> | No comments received.   |
| <b>Env. Agency</b>     | No comments received.   |
| <b>Natural England</b> | No comments received.   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> Development around the town centre should retain green space.  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a well integrated brownfield site. Suitable for mixed use development. |
|-------------------|--|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                          | <b>Notes</b> |
|------------------------------------|-------------------------------------|---|--------------|
| Environmental                      | Likely Biodiversity impact          | Low impact  | Agricultural |
|                                    | Water abstraction assessment        | No water available                                |              |
|                                    | Groundwater zone                    | No designation                                    |              |
|                                    | Possible contamination              | Potentially contaminated land or buffer           |              |
|                                    | Site Status                         | Greenfield  | Agricultural |
|                                    | Site integration                    | Edge of settlement                                |              |
|                                    | Drainage                            | Good  |              |
|                                    | Flood risk zone                     | 1   |              |
|                                    | Landscape impact                    | Part visible                                      |              |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 3</b>              |              |
| Social                             | Within hazard zone?                 | No  |              |
|                                    | Distance to primary school          | N/A   |              |
|                                    | Distance to secondary sch.          | N/A   |              |
|                                    | Distance to local shops             | > 500m  |              |
|                                    | Highways comments                   | Opposed   |              |
|                                    | Pedestrian access                   | Possible to provide footpath to key facilities    |              |
|                                    | Public transport                    | Not within 400m of bus route to key services/jobs |              |
|                                    | <b>Sub Total</b>                    | <b>Social impact score: -3</b>                    |              |
| Economic                           | Employment land designation?        | No  |              |
|                                    | Preferred alternate use?            | No  |              |
|                                    | Site viability                      | No major constraints                              |              |
|                                    | More than 30m from sewer?           | No  |              |
|                                    | Grade 1 agricultural land?          | No  |              |
|                                    | <b>Sub Total</b>                    | <b>Economic impact score: 2</b>                   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 2</b> |   |              |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | No comments received from other departments.  |
| <b>NCC Highways</b>    | Object to continued development off Cornish Way as large vehicles already struggle with the present layout. |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | No comments received  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received.   |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This is a greenfield site partly visible in the landscape, well integrated with other employment land. Highway improvements required. |
|-------------------|---|

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                      | <b>Notes</b>         |
|------------------------------------|-------------------------------------|---|----------------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact                                    | Grass playing fields |
|                                    | Water abstraction assessment        | No water available                            |                      |
|                                    | Groundwater zone                    | Outer zone or total catchment                 |                      |
|                                    | Possible contamination              | Potentially contaminated land or buffer       |                      |
|                                    | Site Status                         | Greenfield                                    |                      |
|                                    | Site integration                    | Within settlement                             |                      |
|                                    | Drainage                            | Good  |                      |
|                                    | Flood risk zone                     | 1   |                      |
|                                    | Landscape impact                    | Part visible                                  |                      |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 3</b>          |                      |
| <b>Social</b>                      | Within hazard zone?                 | No  |                      |
|                                    | Distance to primary school          | N/A   |                      |
|                                    | Distance to secondary sch.          | N/A   |                      |
|                                    | Distance to local shops             | < 500m  |                      |
|                                    | Highways comments                   | Preferred Option                              |                      |
|                                    | Pedestrian access                   | Footpath to key facilities in place           |                      |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs |                      |
| <b>Sub Total</b>                   | <b>Social impact score: 4</b>       |   |                      |
| <b>Economic</b>                    | Employment land designation?        | No  |                      |
|                                    | Preferred alternate use?            | No  |                      |
|                                    | Site viability                      | No major constraints                          |                      |
|                                    | More than 30m from sewer?           | No  |                      |
|                                    | Grade 1 agricultural land?          | No  |                      |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |   |                      |
| <b>Total</b>                       | <b>Total Sustainability Score 9</b> |   |                      |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | No comments received from other departments.  |
| <b>NCC Highways</b>    | Site is close to swimming pool which could reduce traffic movements. Close to railway station therefore opportunity to encourage student journeys by rail. Improvements to pedestrian access to the town centre and railway station required. |
| <b>NCC Landscape</b>   | No comments received.   |
| <b>NCC Archaeology</b> | No comments received.   |
| <b>Env. Agency</b>     | No comments received.   |
| <b>Natural England</b> | No comments received.   |
| <b>Other</b>           | No comments received.   |

**Conclusion** This is a well integrated greenfield site, close to town centre, swimming pool and railway station. Opportunity for linked trips and reduced travel.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                      | <b>Notes</b>    |
|------------------------------------|-------------------------------------|---|-----------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact                                    | Tarmac car park |
|                                    | Water abstraction assessment        | No water available                            |                 |
|                                    | Groundwater zone                    | No designation                                |                 |
|                                    | Possible contamination              | Potentially contaminated land or buffer       |                 |
|                                    | Site Status                         | Brownfield                                    |                 |
|                                    | Site integration                    | Within settlement                             |                 |
|                                    | Drainage                            | Good  |                 |
|                                    | Flood risk zone                     | 1   |                 |
|                                    | Landscape impact                    | Highly visible                                |                 |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 6</b>          |                 |
| <b>Social</b>                      | Within hazard zone?                 | No  |                 |
|                                    | Distance to primary school          | N/A   |                 |
|                                    | Distance to secondary sch.          | N/A   |                 |
|                                    | Distance to local shops             | < 500m  |                 |
|                                    | Highways comments                   | Neutral                                       |                 |
|                                    | Pedestrian access                   | Footpath to key facilities in place           |                 |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs |                 |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>       |   |                 |
| <b>Economic</b>                    | Employment land designation?        | No  |                 |
|                                    | Preferred alternate use?            | No  |                 |
|                                    | Site viability                      | Significant constraints                       |                 |
|                                    | More than 30m from sewer?           | No  |                 |
|                                    | Grade 1 agricultural land?          | No  |                 |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>     |   |                 |
| <b>Total</b>                       | <b>Total Sustainability Score 9</b> |   |                 |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            |  |
| <b>NCC Highways</b>    | Would need to provide off street servicing |
| <b>NCC Landscape</b>   |  |
| <b>NCC Archaeology</b> |  |
| <b>Env. Agency</b>     |  |
| <b>Natural England</b> |  |
| <b>Other</b>           |  |

**Conclusion** This is a well integrated brownfield site.



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | High impact                                   | Rough unimproved grassland with scattered scrub and trees. |
|                                    | Water abstraction assessment | No water available                            |  |
|                                    | Groundwater zone             | No designation                                |  |
|                                    | Possible contamination       | Not contaminated                              |  |
|                                    | Site Status                  | Greenfield                                    |  |
|                                    | Site integration             | Within settlement                             |  |
|                                    | Drainage                     | Average                                       |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Highly visible                                | Gap in built frontage                                      |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b>                       |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | > 500m  |  |
|                                    | Highways comments            | Preferred Option                              |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 4</b>                 |  |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | No major constraints                          |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>               |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 8</b>           |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Schools within walking distance - opportunity to promote walking/cycling. Good public transport nearby. New access onto Holway Road would interfere with existing right turn lane. Access therefore needs to be derived via Seaview Crescent. Cyclway links need to be provided through the site from Holway Road to Morley Hill (due to proximity to POS3).   |
| <b>NCC Landscape</b>   | This site comprises scrubland adjoining existing housing to the south, west and north. Whilst of no special landscape merit in its own right, it provides an important visual link to the prominent wooded knoll beyond. This site could be suitable for development provided the visual continuity could be maintained as part of the design for the area. This may require joint development with the area to the north to access the site from the north.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work  |
| <b>Env. Agency</b>     | Flood risk assessment required for surface water disposal  |
| <b>Natural England</b> | Lies within the groundwater catchment of Sheringham and Beeston Common SSSI / SAC. AA required to examine impacts on hydrology / water balance. The allocations should only go forward after ascertaining that they will not adversely affect the integrity of the site.   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust (NWT):</b> Need an assessment of the biodiversity value of rough grassland areas before allocation is made.<br><b>NWT</b> comments on general area: development should not isolate this site and green links should be provided to surrounding countryside. Any public open space at Morley Hill should be of a semi natural character. Management should ensure biodiversity enhancement of site.<br><b>Sheringham Preservation Society:</b> Support as long as vistas and open space protected.<br><b>Snaefell Park Homewatch:</b> support, however Morley Hill should not be open to the public because of loss to wildlife and possible criminal activity. |

**Conclusion** This is a fairly well contained, well integrated greenfield site with good highway access.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                          | <b>Notes</b>                                  |
|------------------------------------|-------------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact          | Medium impact                                     | No access. Assessment made from aerial photo. |
|                                    | Water abstraction assessment        | No water available                                |   |
|                                    | Groundwater zone                    | No designation                                    |   |
|                                    | Possible contamination              | Not contaminated                                  |   |
|                                    | Site Status                         | Greenfield  |   |
|                                    | Site integration                    | Within settlement                                 |   |
|                                    | Drainage                            | Average   |   |
|                                    | Flood risk zone                     | 1   |   |
|                                    | Landscape impact                    | Part visible                                      |   |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 4</b>              |   |
| <b>Social</b>                      | Within hazard zone?                 | No  |   |
|                                    | Distance to primary school          | > 500m  |   |
|                                    | Distance to secondary sch.          | > 500m  |   |
|                                    | Distance to local shops             | > 500m  |   |
|                                    | Highways comments                   | Neutral   |   |
|                                    | Pedestrian access                   | Footpath to key facilities in place               |   |
|                                    | Public transport                    | Not within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   | <b>Social impact score: 0</b>       |   |   |
| <b>Economic</b>                    | Employment land designation?        | No  |   |
|                                    | Preferred alternate use?            | No  |   |
|                                    | Site viability                      | No major constraints                              |   |
|                                    | More than 30m from sewer?           | No  |   |
|                                    | Grade 1 agricultural land?          | No  |   |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |   |   |
| <b>Total</b>                       | <b>Total Sustainability Score 6</b> |   |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Poorly located for public transport links to town. Point of access not clear, but anticipated that safe access can be achieved. Opportunity to improve footway/cycleway links via POS3 and SH04 - if done so, then neutral.   |
| <b>NCC Landscape</b>   | This is a small area of land, adjoining housing to the west and north on the lower slopes of the wooded knoll. The site is not overlooked from the wider landscape and may be suitable for housing development.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No constraints.   |
| <b>Natural England</b> | Lies within the groundwater catchment of Sheringham and Beeston Common SSSI / SAC. AA required to examine impacts on hydrology / water balance. The allocations should only go forward after ascertaining that they will not adversely affect the integrity of the site.  |
| <b>Other</b>           | <p><b>Norfolk Wildlife Trust</b> comments on general area: development should not isolate this site and green links should be provided to surrounding countryside. Any public open space at Morley Hill should be of a semi natural character. Management should ensure biodiversity enhancement of site.</p> <p><b>Sheringham Preservation Society:</b> Support, as long as vistas retained and foot and cycle access provided to Morley Hill.</p> <p><b>Snaefell Park Homewatch:</b> Support for retirement bungalows to complement surrounding area and protect views.</p> <p><b>Edwin Watson Partnership:</b> Support, however footpath/cycle route to Morley Hill should only be provided on land within allocation - not passed onto third party land.</p> <p><b>Savills and Taylor Woodrow</b> objecting - impact on AONB Allocate in other towns instead.</p> |

**Conclusion** This is a fairly well contained, well integrated greenfield site with good highway access.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                          | <b>Notes</b>  |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | High impact                                       | No access. Scots pine on east boundary, mature trees in site - possibility of bats. |
|                                    | Water abstraction assessment | No water available                                |   |
|                                    | Groundwater zone             | inner zone  |   |
|                                    | Possible contamination       | Not contaminated                                  | Very small area of possible contamination in south east.                            |
|                                    | Site Status                  | Greenfield  |   |
|                                    | Site integration             | Within settlement                                 |   |
|                                    | Drainage                     | Average   |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Not visible                                       | Screened by trees and vegetation  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b>  |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | > 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | > 500m  |   |
|                                    | Highways comments            | Achieve min safety standards but unsustainable    |   |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities    |   |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: -2</b>                    |   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | Minor constraints                                 |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                   |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 1</b>               |   |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Good level of bus service from stops on Woodland Rise, but access to stops unclear. Site needs to be accessed via an adopted public highway, via Willow Grove.   |
| <b>NCC Landscape</b>   | No further comments.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Within Groundwater Source Protection Zones 1 and 2. Within a major aquifer H2 zone. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of Sustainable Drainage Systems (SUDs) and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | Lies within the groundwater catchment of Sheringham and Beeston Common SSSI / SAC. AA required to examine impacts on hydrology / water balance. The allocations should only go forward after ascertaining that they will not adversely affect the integrity of the site.   |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> comments on general area: development should not isolate this site and green links should be provided to surrounding countryside. Any public open space at Morley Hill should be of a semi natural character. Management should ensure biodiversity enhancement of site.<br><b>Sheringham Community Partnership:</b> Transfer of Morley Hill to the town is very important and should happen   |

as soon as possible.

**Developers:** objecting to allocation in AONB. Should be re-allocated elsewhere

**Conclusion**

This is a fairly well contained, well integrated greenfield site with potential for 2 points of highway access.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                 | Arable bounded by mature pine trees to south and west and hawthorn hedge on roadside. However should retain a buffer between trees |
|                                    | Water abstraction assessment | No water available                            |  |
|                                    | Groundwater zone             | No designation                                |  |
|                                    | Possible contamination       | Not contaminated                              |  |
|                                    | Site Status                  | Greenfield                                    |  |
|                                    | Site integration             | Edge of settlement                            |  |
|                                    | Drainage                     | Average                                       | Some part of site may be 'good' drainage   |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Part visible                                  | Mainly screened by trees and existing development  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b>   |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | > 500m  |  |
|                                    | Highways comments            | Neutral                                       |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 3</b>                 |  |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | No major constraints                          |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>               |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 8</b>           |  |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site marks the beginning of the Upper Sheringham Conservation Area and is intimately related with the National Trust parkland lying to the south and west. As such, C&D would have to object to this site being allocated for development.  |
| <b>NCC Highways</b>    | No objection to appropriate form of access to Holway Road.  |
| <b>NCC Landscape</b>   | This is a discrete area of arable land bounded by housing to the north and east and by woodland to the south and west. The site is screened from views from the A1082 by a high bank and hedge. This site could be suitable for housing development in housing terms providing an appropriate landscape treatment is included as part of the design brief to protect the woodland edge. |
| <b>NCC Archaeology</b> | Site of a number of Second World War structures visible on 1946 aerial photographs. Otherwise, a site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

**Conclusion** Some distance from the town centre however well contained within the landscape and would not encroach beyond natural town boundaries.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                      | <b>Notes</b> |
|------------------------------------|-------------------------------------|---|--------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact                                    |              |
|                                    | Water abstraction assessment        | No water available                            |              |
|                                    | Groundwater zone                    | No designation                                |              |
|                                    | Possible contamination              | Potentially contaminated land or buffer       |              |
|                                    | Site Status                         | Brownfield                                    |              |
|                                    | Site integration                    | Within settlement                             |              |
|                                    | Drainage                            | Average                                       |              |
|                                    | Flood risk zone                     | 1   |              |
|                                    | Landscape impact                    | Highly visible                                |              |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 5</b>          |              |
| <b>Social</b>                      | Within hazard zone?                 | No  |              |
|                                    | Distance to primary school          | N/A   |              |
|                                    | Distance to secondary sch.          | N/A   |              |
|                                    | Distance to local shops             | < 500m  |              |
|                                    | Highways comments                   | Neutral                                       |              |
|                                    | Pedestrian access                   | Footpath to key facilities in place           |              |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs |              |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>       |   |              |
| <b>Economic</b>                    | Employment land designation?        | No  |              |
|                                    | Preferred alternate use?            | No  |              |
|                                    | Site viability                      | Significant constraints                       |              |
|                                    | More than 30m from sewer?           | No  |              |
|                                    | Grade 1 agricultural land?          | No  |              |
| <b>Sub Total</b>                   | <b>Economic impact score: 0</b>     |   |              |
| <b>Total</b>                       | <b>Total Sustainability Score 8</b> |   |              |

**Stage 3: Comments from other bodies**

|                        |                                 |
|------------------------|---------------------------------|
| <b>NNDC</b>            |                                 |
| <b>NCC Highways</b>    | Would need off street servicing |
| <b>NCC Landscape</b>   |                                 |
| <b>NCC Archaeology</b> |                                 |
| <b>Env. Agency</b>     |                                 |
| <b>Natural England</b> |                                 |
| <b>Other</b>           |                                 |

**Conclusion** This is a well integrated brownfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>                                |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Arable with some hedges and boundary trees. |
|                                    | Water abstraction assessment | No water available                            |   |
|                                    | Groundwater zone             | No designation                                |   |
|                                    | Possible contamination       | Not contaminated                              |   |
|                                    | Site Status                  | Greenfield                                    | Agricultural                                |
|                                    | Site integration             | Edge of settlement                            |   |
|                                    | Drainage                     | Good  |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Part visible                                  |   |
| <b>Sub Total</b>                   |                              | <b>Environmental impact score: 5</b>          |   |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | < 500m  |   |
|                                    | Distance to secondary sch.   | < 500m  |   |
|                                    | Distance to local shops      | < 500m  |   |
|                                    | Highways comments            | Preferred Option                              |   |
|                                    | Pedestrian access            | Footpath to key facilities in place           |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 6</b>                 |   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | No major constraints                          |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | Yes   |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>               |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 12</b>          |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: Clearly this is significant allocation in the context of Stalham and hardly ideal in built form terms. However, with careful planning, it should be possible to develop the site without real detriment to the setting of Grade II Listed Church Farm and to the town's conservation area.   |
| <b>NCC Highways</b>    | Short distance to main retail services and schools - presents opportunities for walking/cycling. Good bus service nearby. New shared footway/cycleway required across whole frontage of site, with links through site connecting Ingham Road to Yarmouth Road. Vehicular access should be derived from both Ingham Road and Yarmouth Road, but not connecting through site.   |
| <b>NCC Landscape</b>   | No further comments.  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | EA Standing Advice. Flood Risk Assessment required for surface water disposal.  |
| <b>Natural England</b> | Lies close to the Ant Broads & Marshes SSSI, part of the Broads SAC and Broadland SPA and Ramsar. An appropriate assessment will be required, in order to assess the impacts of increased water resource need and sewage effluent, both alone and in combination with other planned development in the area. It should be noted that, although the River Ant is currently just meeting its SAC water quality targets, the ecological status is unfavourable and these proposals will still further negatively impact the Natura 2000 site. SUDS required. |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - the neighbourhood park should seek to include semi-natural greenspace and provide links to the surrounding countryside. See also general comments   |

**Conclusion**

This is a well integrated greenfield site closely related to town centre and facilities.



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                     | Arable, some trees and hedges.       |
|                                    | Water abstraction assessment | No water available                             |                                      |
|                                    | Groundwater zone             | No designation                                 |                                      |
|                                    | Possible contamination       | Potentially contaminated land or buffer        | Disused Railway                      |
|                                    | Site Status                  | Greenfield                                     |                                      |
|                                    | Site integration             | Out of settlement                              |                                      |
|                                    | Drainage                     | Average  |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Highly visible                                 |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 0</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | N/A  |                                      |
|                                    | Distance to secondary sch.   | N/A  |                                      |
|                                    | Distance to local shops      | < 500m   |                                      |
|                                    | Highways comments            | Preferred Option                               |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 3</b>                  |                                      |
| <b>Economic</b>                    | Employment land designation? | No   |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | Minor constraints                              |                                      |
|                                    | More than 30m from sewer?    | Unknown  |                                      |
|                                    | Grade 1 agricultural land?   | Yes  |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>                |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 3</b>            |                                      |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments.   |
| <b>NCC Highways</b>    | Has a good relationship to the A149 for rapid transport dispersal and is served by a good junction onto the A149. Access would need to be derived from Stepping Stone Lane (no new access should be allowed from the A149). Stepping Stone Lane would require widening and associated off-site highway improvement works, however it should be possible to achieve the highway improvements required.  |
| <b>NCC Landscape</b>   | Not considered suitable in landscape terms.  |
| <b>NCC Archaeology</b> | No comments received.  |
| <b>Env. Agency</b>     | Objects as it has not been demonstrated whether the proposal can be accommodated within the existing consent for Stalham sewage treatment works.   |
| <b>Natural England</b> | No comments received.  |
| <b>Other</b>           | The <b>RSPB</b> considers that any development at Stalham will need to ensure no adverse effects on the Broads SPA, Broadland SAC. Systems must be put in place to increase capacity and standard of current sewage & controls and processes must be put in place to prevent any undesirable pollutant (sewage and heavy metals) entering the Broads waterways as a result of these expansions. All remedial measures to reduce other existing pollutants entering the system must also be put in place. Clarification needed of the type of employment use intended.<br><b>Norfolk Wildlife Trust:</b> Does not have records of any biodiversity interest in relation to these areas. |

**Conclusion**

Highly accessible site, development would have significant landscape impact which would need to be addressed.

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes                                |
|-----------------------------|------------------------------|---|--------------------------------------|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable with hedge                    |
|                             | Water abstraction assessment | Over abstraction or over licence              |                                      |
|                             | Groundwater zone             | No designation                                |                                      |
|                             | Possible contamination       | Not contaminated                              |                                      |
|                             | Site Status                  | Greenfield                                    | Agricultural                         |
|                             | Site integration             | Edge of settlement                            |                                      |
|                             | Drainage                     | Poor  |                                      |
|                             | Flood risk zone              | 1   |                                      |
|                             | Landscape impact             | Part visible                                  | Partly shielded by high hedges       |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b> |
| Social                      | Within hazard zone?          | No  |                                      |
|                             | Distance to primary school   | > 500m  |                                      |
|                             | Distance to secondary sch.   | < 500m  |                                      |
|                             | Distance to local shops      | > 500m  |                                      |
|                             | Highways comments            | Preferred Option                              |                                      |
|                             | Pedestrian access            | Footpath to key facilities in place           |                                      |
|                             | Public transport             | Within 400m of bus route to key services/jobs |                                      |
| <b>Sub Total</b>            |                              | <b>Social impact score: 4</b>                 |                                      |
| Economic                    | Employment land designation? | No  |                                      |
|                             | Preferred alternate use?     | No  |                                      |
|                             | Site viability               | No major constraints                          |                                      |
|                             | More than 30m from sewer?    | No  |                                      |
|                             | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>               |                                      |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests. However it is not ideal in landscape terms to extend the built form south of the old railway line. This currently provides the town with effective containment and helps mark the transition from the built environment into the open countryside. |
| <b>NCC Highways</b>    | Acceptable in principle - subject to access from the B1105 with new footway links along carriageway, to Market Lane and school, and associated off-site works. Access from Market Lane not suitable.   |
| <b>NCC Landscape</b>   | Landscape objection - greenfield site in AONB. Site is beyond defined limits of the settlement, despite not being particularly intrusive in the wider landscape.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Flood risk assessment required for surface water disposal  |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

### Conclusion

The site is opposite the secondary school and has good connections to the town centre and other key facilities. Development would have some impact on the character of the local landscape and would be visible from the Fakenham Road, however, a robust landscaping scheme can mitigate this impact.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                      | <b>Notes</b>        |
|------------------------------------|-------------------------------------|---|---------------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Medium impact                                 | Improved grassland. |
|                                    | Water abstraction assessment        | Over abstraction or over licence              |                     |
|                                    | Groundwater zone                    | No designation                                |                     |
|                                    | Possible contamination              | Not contaminated                              |                     |
|                                    | Site Status                         | Greenfield                                    |                     |
|                                    | Site integration                    | Edge of settlement                            |                     |
|                                    | Drainage                            | Poor  |                     |
|                                    | Flood risk zone                     | 2 or 3  |                     |
|                                    | Landscape impact                    | Part visible                                  |                     |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: -1</b>         |                     |
| <b>Social</b>                      | Within hazard zone?                 | No  |                     |
|                                    | Distance to primary school          | N/A   |                     |
|                                    | Distance to secondary sch.          | N/A   |                     |
|                                    | Distance to local shops             | < 500m  |                     |
|                                    | Highways comments                   | Neutral                                       |                     |
|                                    | Pedestrian access                   | Footpath to key facilities in place           |                     |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs |                     |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>       |   |                     |
| <b>Economic</b>                    | Employment land designation?        | No  |                     |
|                                    | Preferred alternate use?            | No  |                     |
|                                    | Site viability                      | No major constraints                          |                     |
|                                    | More than 30m from sewer?           | No  |                     |
|                                    | Grade 1 agricultural land?          | No  |                     |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |   |                     |
| <b>Total</b>                       | <b>Total Sustainability Score 4</b> |   |                     |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: No sustainable C&D objections to this car park allocation. With appropriate hard and soft landscaping, the proposal should not harm the setting of the Wells Conservation Area. |
| <b>NCC Highways</b>    | No comments received   |
| <b>NCC Landscape</b>   | Proposal within the AONB on the western gateway to the town. There are concerns about the scale of the car parking proposed and consider it overly dominant on this gateway site.    |
| <b>NCC Archaeology</b> | No comments received   |
| <b>Env. Agency</b>     | Within Flood Zones 2 and 3. A Flood Risk Assessment for surface water drainage would be required.  |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** Well related to town centre and pedestrian access to facilities available. Could have environmental impact but economic gain for town centre. Environmental mitigation required.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                           | <b>Notes</b>   |
|------------------------------------|-------------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact          | Medium impact                                      | Improved grassland - may provide barn owl feeding habitat. |
|                                    | Water abstraction assessment        | Over abstraction or over licence                   |  |
|                                    | Groundwater zone                    | Outer zone or total catchment                      |  |
|                                    | Possible contamination              | Not contaminated                                   |  |
|                                    | Site Status                         | Greenfield   |  |
|                                    | Site integration                    | Edge of settlement                                 |  |
|                                    | Drainage                            | Average  |  |
|                                    | Flood risk zone                     | 1  |  |
|                                    | Landscape impact                    | Part visible                                       | Visible from south and east.                               |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 1</b>               |  |
| <b>Social</b>                      | Within hazard zone?                 | No   |  |
|                                    | Distance to primary school          | > 500m   |  |
|                                    | Distance to secondary sch.          | > 500m   |  |
|                                    | Distance to local shops             | < 500m   |  |
|                                    | Highways comments                   | Neutral  |  |
|                                    | Pedestrian access                   | Not possible to provide footpath to key facilities |  |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs      |  |
| <b>Sub Total</b>                   | <b>Social impact score: 1</b>       |  |  |
| <b>Economic</b>                    | Employment land designation?        | No   |  |
|                                    | Preferred alternate use?            | No   |  |
|                                    | Site viability                      | No major constraints                               |  |
|                                    | More than 30m from sewer?           | No   |  |
|                                    | Grade 1 agricultural land?          | No   |  |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |  |  |
| <b>Total</b>                       | <b>Total Sustainability Score 4</b> |  |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site crosses over onto land identified as important open space within the Aldborough Conservation Area Appraisal. Would also impinge upon one of the identified panoramic views. (Site boundary has been amended to remove this area).  |
| <b>NCC Highways</b>    | Junction of Pippets Meadow and Thurgarton Road has restricted visibility. Could be considered with ALD07 to provide safe access.  |
| <b>NCC Landscape</b>   | Important area of grassland feeding into village scene and retaining 'open' pattern of village.   |
| <b>NCC Archaeology</b> | Adjacent to series of cropmarks of unknown date. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | The area has some importance for recharging of the major aquifer - high vulnerability, any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted in more than 400 days. Soakways are generally considered appropriate with an interceptor. Should ensure pollutants are not transmitted to controlled waters, SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - There may be a biodiversity constraint involving loss of feeding habitat relating to barn owls. If site taken forward mitigation measures may need to be considered.  |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This site has been combined with ALD07 and is a well integrated mixed greenfield / brownfield site. |
|-------------------|---|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>  |
|------------------------------------|------------------------------|--|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact   | Garage  |
|                                    | Water abstraction assessment | Over abstraction or over licence                   |   |
|                                    | Groundwater zone             | Outer zone or total catchment                      |   |
|                                    | Possible contamination       | Not contaminated                                   |   |
|                                    | Site Status                  | Brownfield   | Contamination study required.   |
|                                    | Site integration             | Within settlement                                  |   |
|                                    | Drainage                     | Poor   |   |
|                                    | Flood risk zone              | 1  |   |
|                                    | Landscape impact             | Part visible                                       | Garage site, easily seen from road and approaching site from the south, not from the north. |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 5</b>  |
| <b>Social</b>                      | Within hazard zone?          | No   |   |
|                                    | Distance to primary school   | > 500m   |   |
|                                    | Distance to secondary sch.   | > 500m   |   |
|                                    | Distance to local shops      | < 500m   |   |
|                                    | Highways comments            | Neutral  |   |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs      |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 1</b>                      |   |
| <b>Economic</b>                    | Employment land designation? | Yes  |   |
|                                    | Preferred alternate use?     | No   |   |
|                                    | Site viability               | Minor constraints                                  |   |
|                                    | More than 30m from sewer?    | No   |   |
|                                    | Grade 1 agricultural land?   | No   |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>                    |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 6</b>                |   |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments.   |
| <b>NCC Highways</b>    | Development could allow more acceptable access to ALD01. Site already has a commercial use, so could generate a comparable scale of vehicular use. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | No comments received.  |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

### Conclusion

This site has been combined with ALD01 and is a well integrated mixed greenfield / brownfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>  |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Arable  |
|                                    | Water abstraction assessment | No water available                            |   |
|                                    | Groundwater zone             | No designation                                |   |
|                                    | Possible contamination       | Not contaminated                              |   |
|                                    | Site Status                  | Greenfield                                    | Agricultural  |
|                                    | Site integration             | Within settlement                             | Within the centre of the village  |
|                                    | Drainage                     | Good  |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Highly visible                                | Views across field to houses. Dev on northern side would retain views from caravan park |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 5</b>  |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | < 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | < 500m  |   |
|                                    | Highways comments            | Neutral                                       |   |
|                                    | Pedestrian access            | Footpath to key facilities in place           |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |   |
|                                    | <b>Sub Total</b>             |   | <b>Social impact score: 4</b>   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | No major constraints                          |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
|                                    | <b>Sub Total</b>             |   | <b>Economic impact score: 2</b>   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 11</b>          |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Suitable vehicle access can be achieved from northern or southern section of the frontage.  |
| <b>NCC Landscape</b>   | Important to retain some separation between Bacton Green although some development may be acceptable on the north west part of the site.  |
| <b>NCC Archaeology</b> | Locally important Historic Environment Record site. The site of a Bronze Age barrow, plus other, undated cropmarks. Development here will require a programme of archaeological work. |
| <b>Env. Agency</b>     | No comments received from other departments.  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.  |
| <b>Other</b>           | No comments received  |

**Conclusion** The site is centrally located and well related to other village facilities. Acceptable landscape impact.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>  |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    | Improved grassland  |
|                                    | Water abstraction assessment | No water available                            |   |
|                                    | Groundwater zone             | No designation                                |   |
|                                    | Possible contamination       | Not contaminated                              |   |
|                                    | Site Status                  | Mixed:Majority brownfield                     | Pub, car park, touring caravan site                           |
|                                    | Site integration             | Within settlement                             | Score amended because within the centre of the village        |
|                                    | Drainage                     | Good  |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Part visible                                  | Front of site visible to main road. Views to church from rear |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 8</b>                          |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | < 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | < 500m  |   |
|                                    | Highways comments            | Opposed                                       |   |
|                                    | Pedestrian access            | Footpath to key facilities in place           |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                 |   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | Yes   |   |
|                                    | Site viability               | No major constraints                          |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>               |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 10</b>          |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form – there can therefore be no sustainable C&D objections to its allocation. |
| <b>NCC Highways</b>    | Safety issues in relation to use of the access in terms of providing acceptable visibility and conflict with users of pub car park.   |
| <b>NCC Landscape</b>   | On the edge of the village but visually reasonably well contained. Could be suitable with appropriate edge treatment.   |
| <b>NCC Archaeology</b> | Adjacent to the site of a Bronze Age barrow plus other undated cropmarks. Development here will require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Any application on brownfield land requires a contaminated land assessment.   |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.  |
| <b>Other</b>           | No comments received  |

**Conclusion** This site is a well integrated mixed brownfield / greenfield site with minimal environmental constraints.



|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>  |
|------------------------------------|------------------------------|--|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact   | Arable with hedge   |
|                                    | Water abstraction assessment | Over abstraction or over licence                   |   |
|                                    | Groundwater zone             | No designation                                     |   |
|                                    | Possible contamination       | Not contaminated                                   |   |
|                                    | Site Status                  | Greenfield   | Agricultural  |
|                                    | Site integration             | Edge of settlement                                 |   |
|                                    | Drainage                     | Good   |   |
|                                    | Flood risk zone              | 1  |   |
|                                    | Landscape impact             | Highly visible                                     | Can be seen along Langham Road, from a distance approaching from south, distant views to west, visible from Saxlingham Rd |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 3</b>  |
| <b>Social</b>                      | Within hazard zone?          | No   |   |
|                                    | Distance to primary school   | > 500m   |   |
|                                    | Distance to secondary sch.   | > 500m   |   |
|                                    | Distance to local shops      | > 500m   |   |
|                                    | Highways comments            | Neutral  |   |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |   |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs  |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: -2</b>                     |   |
| <b>Economic</b>                    | Employment land designation? | No   |   |
|                                    | Preferred alternate use?     | No   |   |
|                                    | Site viability               | No major constraints                               |   |
|                                    | More than 30m from sewer?    | Yes  |   |
|                                    | Grade 1 agricultural land?   | No   |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                    |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 2</b>                |   |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests - therefore no sustainable C&D objections to its allocation. This said, it appears to be an undesirable 'ribbon' extension into the countryside which would not relate terribly well to the existing form of the village.  |
| <b>NCC Highways</b>    | Capable of development, subject to the extension of the 30mph speed limit to include the complete site frontage. Footpaths to facilities along Langham Road would need extending/improvement. Concerns over distance from school/shops due to busy carriageway. Shortcuts via footpath FP6 possible via playing field on Langham Road, thus should be considered for improvements to shorten journey times. |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | Possible to provide safe access and improvements to footpaths. Landscape impact can be minimised with careful attention to design. |
|-------------------|--|

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes   |
|-----------------------------|------------------------------|---|---|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable set aside surrounded by hedges.                                      |
|                             | Water abstraction assessment | Over abstraction or over licence              |   |
|                             | Groundwater zone             | No designation                                |   |
|                             | Possible contamination       | Not contaminated                              |   |
|                             | Site Status                  | Greenfield                                    |   |
|                             | Site integration             | Edge of settlement                            |   |
|                             | Drainage                     | Average                                       | Data not available for Briston  |
|                             | Flood risk zone              | 1   |   |
|                             | Landscape impact             | Part visible                                  | Impact on view of open land from main road, bordered by housing and school. |
| <b>Sub Total</b>            |                              | <b>Environmental impact score: 3</b>          |   |
| Social                      | Within hazard zone?          | No  |   |
|                             | Distance to primary school   | < 500m  |   |
|                             | Distance to secondary sch.   | > 500m  |   |
|                             | Distance to local shops      | > 500m  |   |
|                             | Highways comments            | Neutral                                       |   |
|                             | Pedestrian access            | Footpath to key facilities in place           |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>            |                              | <b>Social impact score: 3</b>                 |   |
| Economic                    | Employment land designation? | No  |   |
|                             | Preferred alternate use?     | No  |   |
|                             | Site viability               | No major constraints                          |   |
|                             | More than 30m from sewer?    | No  |   |
|                             | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>               |   |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |   |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests. This said, the fact that it would merge the built forms on either side of the school must make it less than ideal.  |
| <b>NCC Highways</b>    | Would be possible to achieve safe visibility to Fakenham Road however this would disrupt the shared facility (cyclists/pedestrians) and create a hazard. Village centre can be accessed via the Lane which has footpaths in place but little possibility of improvement where gaps exist. Unlikely to object, however prefer BRI01 as it could be accessed onto the Lane rather than Fakenham rd. |
| <b>NCC Landscape</b>   | Whilst the site provides a green gap in the frontage there are no overriding landscape concerns if it were developed.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No objection. Lies over a principal aquifer.  |
| <b>Natural England</b> | No specific comments to make on this site.  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust</b> - In terms of green infrastructure, we are concerned that development of BRI02 will sever green links between countryside to the north and south of these villages. If development proceeds for this allocation the design should ensure that this includes a green corridor through the site.  |

**Conclusion** Similar to BRI01, while more removed from village facilities, can offer preferable access arrangements.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|-------------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact          | High impact                                   | No access but appears to be an old orchard. Further survey required. |
|                                    | Water abstraction assessment        | Over abstraction or over licence              |  |
|                                    | Groundwater zone                    | No designation                                |  |
|                                    | Possible contamination              | Not contaminated                              |  |
|                                    | Site Status                         | Mixed:Majority brownfield                     | Contamination study required.  |
|                                    | Site integration                    | Edge of settlement                            |  |
|                                    | Drainage                            | Average                                       | Data not available for Briston                                       |
|                                    | Flood risk zone                     | 1   |  |
|                                    | Landscape impact                    | Part visible                                  | Visible from The Lane, enclosed by hedges.                           |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 3</b>          |  |
| <b>Social</b>                      | Within hazard zone?                 | No  |  |
|                                    | Distance to primary school          | < 500m  |  |
|                                    | Distance to secondary sch.          | > 500m  |  |
|                                    | Distance to local shops             | > 500m  |  |
|                                    | Highways comments                   | Neutral                                       |  |
|                                    | Pedestrian access                   | Footpath to key facilities in place           |  |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>       |   |  |
| <b>Economic</b>                    | Employment land designation?        | No  |  |
|                                    | Preferred alternate use?            | No  |  |
|                                    | Site viability                      | Minor constraints                             |  |
|                                    | More than 30m from sewer?           | No  |  |
|                                    | Grade 1 agricultural land?          | No  |  |
| <b>Sub Total</b>                   | <b>Economic impact score: 1</b>     |   |  |
| <b>Total</b>                       | <b>Total Sustainability Score 7</b> |   |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Access would be via Orchard Close. Visibility onto formal road junction of The Lane is adequate. Therefore it is likely that safe access can be achieved. Footway links to shops and school, which encourages uses other than the car. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** This is a well integrated mixed brownfield / greenfield site.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                          | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                     | Pond surrounded by shrubs and trees and in proximity to other ponds – any developer may need to survey for Great Crested Newts |
|                                    | Water abstraction assessment | Over abstraction or over licence                  |  |
|                                    | Groundwater zone             | No designation                                    |  |
|                                    | Possible contamination       | Not contaminated                                  |  |
|                                    | Site Status                  | Mixed:Majority greenfield                         |  |
|                                    | Site integration             | Edge of settlement                                |  |
|                                    | Drainage                     | Average   | Data not available for Briston   |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Part visible                                      | Site visible from roadside, partially hidden by existing trees.  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b>   |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | > 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | < 500m  |  |
|                                    | Highways comments            | Neutral   |  |
|                                    | Pedestrian access            | Footpath to key facilities in place               |  |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 1</b>                     |  |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | Minor constraints                                 |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                   |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 5</b>               |  |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments.   |
| <b>NCC Highways</b>    | Site frontage on Church Street is subject to 30mph speed limit, therefore likely that safe access can be created. Existing footway links to services. Close proximity to school and facilities may encourage travel by means other than the car. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | No comments received.  |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

|                   |   |
|-------------------|---|
| <b>Conclusion</b> | This site is well integrated with pedestrian links to key facilities. |
|-------------------|---|

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>                          |
|------------------------------------|------------------------------|--|---------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | High impact  | Unimproved grassland with fruit trees |
|                                    | Water abstraction assessment | No water available                                 |                                       |
|                                    | Groundwater zone             | No designation                                     |                                       |
|                                    | Possible contamination       | Not contaminated                                   |                                       |
|                                    | Site Status                  | Mixed:Majority brownfield                          |                                       |
|                                    | Site integration             | Edge of settlement                                 |                                       |
|                                    | Drainage                     | Poor   |                                       |
|                                    | Flood risk zone              | 1  |                                       |
|                                    | Landscape impact             | Not visible  | Shielded by housing and vegetation    |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 4</b>  |
| <b>Social</b>                      | Within hazard zone?          | No   |                                       |
|                                    | Distance to primary school   | > 500m   |                                       |
|                                    | Distance to secondary sch.   | > 500m   |                                       |
|                                    | Distance to local shops      | < 500m   |                                       |
|                                    | Highways comments            | Neutral  |                                       |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |                                       |
|                                    | Public transport             | Within 400m of bus route to key services/jobs      |                                       |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 1</b>                      |                                       |
| <b>Economic</b>                    | Employment land designation? | No   |                                       |
|                                    | Preferred alternate use?     | No   |                                       |
|                                    | Site viability               | No major constraints                               |                                       |
|                                    | More than 30m from sewer?    | No   |                                       |
|                                    | Grade 1 agricultural land?   | No   |                                       |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                    |                                       |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 7</b>                |                                       |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site lies immediately north east of the Catfield Conservation Area, however no sustainable C&D objections because a) the development would be compatible with the existing nucleated form and character of the settlement; b) the development is unlikely to be particularly visible from within the CA; c) the site would not materially harm any important views into the CA; and, d) the site has a tertiary feel which should not compete with the core of the village. Therefore, with compatible planting on the east boundary, this allocation should not harm the setting of the CA. |
| <b>NCC Highways</b>    | Further vehicular use of the junction of Lea Road and New Road would be acceptable. Footpath links continue to The Street, but no footpaths exist from The Street to services. Access to school requires walking/cycling on carriageway/verges on part of route. Improvements to this are unlikely/impossible.   |
| <b>NCC Landscape</b>   | Landscape objection to the development of the whole of this site, which could affect appearance of conservation area to south. Should be possible to have sensitive development on western part which is brownfield.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential, adjacent to a post medieval brickworks. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Within major aquifer L zone, therefore has some importance for recharging of the major aquifer. As the site exceeds 1 ha EA Standing Advice applies. Flood Risk Assessment is required for surface water disposal.   |
| <b>Natural England</b> | Lies close to the Ant Broads & Marshes SSSI, part of the Broads SAC and Broadland SPA and Ramsar. An appropriate assessment will be required to examine likely deterioration in water quality impacting this site. It should be noted that, although the River Ant is currently just meeting its SAC water quality targets, the ecological status is unfavourable and these proposals will still further negatively impact the Natura 2000 site.   |
| <b>Other</b>           | No comments received   |

**Conclusion** This is a quite well integrated site which can be safely accessed and has minimal impact on the landscape.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>                                   |
|------------------------------------|------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                      | No access - trees present from aerial photo.   |
|                                    | Water abstraction assessment | Over abstraction or over licence                   |  |
|                                    | Groundwater zone             | No designation                                     |  |
|                                    | Possible contamination       | Not contaminated                                   |  |
|                                    | Site Status                  | Greenfield   |  |
|                                    | Site integration             | Edge of settlement                                 |  |
|                                    | Drainage                     | Poor   | Data from SFRA                                 |
|                                    | Flood risk zone              | 1  |  |
|                                    | Landscape impact             | Not visible  | Enclosed by trees, situated behind properties. |
| <b>Sub Total</b>                   |                              | <b>Environmental impact score: 2</b>               |  |
| <b>Social</b>                      | Within hazard zone?          | No   |  |
|                                    | Distance to primary school   | < 500m   |  |
|                                    | Distance to secondary sch.   | > 500m   |  |
|                                    | Distance to local shops      | < 500m   |  |
|                                    | Highways comments            | Neutral  |  |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs      |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                      |  |
| <b>Economic</b>                    | Employment land designation? | No   |  |
|                                    | Preferred alternate use?     | No   |  |
|                                    | Site viability               | No major constraints                               |  |
|                                    | More than 30m from sewer?    | No   |  |
|                                    | Grade 1 agricultural land?   | No   |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                    |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 6</b>                |  |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form.  |
| <b>NCC Highways</b>    | Site frontage on Norwich Road is subject to 30mph speed limit, with good alignment, therefore likely that safe access can be created. Access can be further northwest between existing proposed positioning of access and 'The Bungalow', without harming visibility standards. No footpaths to school/rest of village, although some possibility of improvement in close vicinity to site. |
| <b>NCC Landscape</b>   | This site lies behind houses and is concealed from view. May be suitable for a sensitive development which retains existing tree cover.   |
| <b>NCC Archaeology</b> | On the location of Saxon and post medieval finds, and adjacent to a 16th century manor house. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Site is adjacent to a Strategic River Corridor which provides the potential to link biodiversity conservation and enhancement areas to achieve connectivity through the landscape.<br>Within major aquifer H2 and I2 zones and therefore the area has some importance for recharging of the major aquifers.   |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

**Conclusion** This is a well integrated greenfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes  |
|-----------------------------|------------------------------|---|--|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable   |
|                             | Water abstraction assessment | No water available                            |  |
|                             | Groundwater zone             | No designation                                |  |
|                             | Possible contamination       | Not contaminated                              |  |
|                             | Site Status                  | Greenfield                                    | Agricultural field   |
|                             | Site integration             | Edge of settlement                            | But within village centre                                  |
|                             | Drainage                     | Good  |  |
|                             | Flood risk zone              | 1   |  |
|                             | Landscape impact             | Highly visible                                | Part shielded by houses. Long views of countryside in part |
| <b>Sub Total</b>            |                              | <b>Environmental impact score: 4</b>          |  |
| Social                      | Within hazard zone?          | No  |  |
|                             | Distance to primary school   | < 500m  |  |
|                             | Distance to secondary sch.   | > 500m  |  |
|                             | Distance to local shops      | < 500m  |  |
|                             | Highways comments            | Neutral                                       |  |
|                             | Pedestrian access            | Footpath to key facilities in place           |  |
|                             | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>            |                              | <b>Social impact score: 4</b>                 |  |
| Economic                    | Employment land designation? | No  |  |
|                             | Preferred alternate use?     | No  |  |
|                             | Site viability               | No major constraints                          |  |
|                             | More than 30m from sewer?    | No  |  |
|                             | Grade 1 agricultural land?   | Yes   |  |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 1</b>               |  |
| <b>Total</b>                |                              | <b>Total Sustainability Score 9</b>           |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D - This site lies just to the south of the Happisburgh Conservation Area. Despite this, there can be no sustainable C&D objections to this allocation for the following reasons; a) it would not harm any important views into or out of the designated area; b) by wrapping the site around the back of the existing properties, rather than extending it out too far into the field, it would be broadly compatible with the form and character of the village; and, c) it would tend to echo the modern development across the other side of the Coast Road. |
| <b>NCC Highways</b>    | Could provide access to required visibility standards. Footway provision along frontage should be considered.  |
| <b>NCC Landscape</b>   | Concern that development would infill the open plots typical of dispersed village pattern and detract from lighthouse views from Grub Street. Not considered suitable in landscape terms.  |
| <b>NCC Archaeology</b> | Locally important Historic Environment Record. Site of a number of cropmarks of either medieval or Roman date. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.   |
| <b>Other</b>           | No comments received   |

**Conclusion**

This site is within walking distance of village facilities with footpaths available. Visible in the landscape and careful design required. No impact on Conservation Area.



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                                  |
|------------------------------------|------------------------------|--|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                     | Arable, garden hedges on west boundary.       |
|                                    | Water abstraction assessment | No water available                             |   |
|                                    | Groundwater zone             | No designation                                 |   |
|                                    | Possible contamination       | Not contaminated                               |   |
|                                    | Site Status                  | Greenfield                                     | Agricultural                                  |
|                                    | Site integration             | Edge of settlement                             |   |
|                                    | Drainage                     | Good   |   |
|                                    | Flood risk zone              | 1  |   |
|                                    | Landscape impact             | Highly visible                                 | Can be seen from Norwich Road and Abbot Road. |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 4</b>          |
| <b>Social</b>                      | Within hazard zone?          | No   |   |
|                                    | Distance to primary school   | > 500m   |   |
|                                    | Distance to secondary sch.   | > 500m   |   |
|                                    | Distance to local shops      | > 500m   |   |
|                                    | Highways comments            | Preferred Option                               |   |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |   |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |   |
|                                    | <b>Sub Total</b>             |  | <b>Social impact score: 2</b>                 |
| <b>Economic</b>                    | Employment land designation? | No   |   |
|                                    | Preferred alternate use?     | No   |   |
|                                    | Site viability               | No major constraints                           |   |
|                                    | More than 30m from sewer?    | No   |   |
|                                    | Grade 1 agricultural land?   | No   |   |
|                                    | <b>Sub Total</b>             |  | <b>Economic impact score: 2</b>               |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 8</b>            |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form   |
| <b>NCC Highways</b>    | Unlikely to gain safe access from Norwich Road within original boundaries, (due to vehicle speeds and carriageway alignment). However, site should be served from Norwich Road (if possible) via a suitable junction which could reduce speeds, which would result in the view of a preferred option.   |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | Adjacent to medieval and post medieval cropmarks. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | This allocation lies adjacent to the Bure Broads and Marshes SSSI, part of the Broads SAC and Broadland SPA. An Appropriate Assessment will be required to examine likely deterioration in water quality impacting this site. It should be noted that the river Bure already fails its SAC water quality targets, and this proposal will still further impact this Natura 2000 site. Such an allocation should only go forward after ascertaining it will not adversely affect the integrity of the site. |
| <b>Other</b>           | No comments received  |

**Conclusion** This is a greenfield site which can be served from Norwich Road, therefore minimising impact on unsuitable roads.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Medium impact                                 | Tall herb vegetation and rough grassland surrounded by hedges.                                 |
|                                    | Water abstraction assessment | Over abstraction or over licence              |  |
|                                    | Groundwater zone             | No designation                                |  |
|                                    | Possible contamination       | Not contaminated                              |  |
|                                    | Site Status                  | Greenfield                                    |  |
|                                    | Site integration             | Edge of settlement                            |  |
|                                    | Drainage                     | Poor  |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Part visible                                  | Although surrounded by hedge site is at main road access to village and adjacent to main road. |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 1</b>   |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | < 500m  |  |
|                                    | Highways comments            | Neutral                                       |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
|                                    | <b>Sub Total</b>             |   | <b>Social impact score: 4</b>  |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | No major constraints                          |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
|                                    | <b>Sub Total</b>             |   | <b>Economic impact score: 2</b>  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 7</b>           |  |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation. |
| <b>NCC Highways</b>    | Site is acceptable subject to junction works which would take up some of the land.  |
| <b>NCC Landscape</b>   | No further comments.  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within major aquifer L zone, therefore the area has some importance for recharging of the major aquifer.  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

**Conclusion** This is a well integrated greenfield site.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                          | <b>Notes</b>  |
|------------------------------------|------------------------------|---|---|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact  | Arable set aside surrounded by hedges.                                  |
|                                    | Water abstraction assessment | Over abstraction or over licence                  |   |
|                                    | Groundwater zone             | No designation                                    |   |
|                                    | Possible contamination       | Not contaminated                                  |   |
|                                    | Site Status                  | Greenfield  |   |
|                                    | Site integration             | Out of settlement                                 |   |
|                                    | Drainage                     | Good  |   |
|                                    | Flood risk zone              | 1   |   |
|                                    | Landscape impact             | Highly visible                                    | On main route through village but between school and other development. |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b>                                    |
| <b>Social</b>                      | Within hazard zone?          | No  |   |
|                                    | Distance to primary school   | < 500m  |   |
|                                    | Distance to secondary sch.   | > 500m  |   |
|                                    | Distance to local shops      | < 500m  |   |
|                                    | Highways comments            | Neutral   |   |
|                                    | Pedestrian access            | Footpath to key facilities in place               |   |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs |   |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                     |   |
| <b>Economic</b>                    | Employment land designation? | No  |   |
|                                    | Preferred alternate use?     | No  |   |
|                                    | Site viability               | No major constraints                              |   |
|                                    | More than 30m from sewer?    | No  |   |
|                                    | Grade 1 agricultural land?   | No  |   |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                   |   |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 6</b>               |   |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Adjacent to primary school. Most suitable access is to south-east of site's boundary with Kettlestone rd, however there are potential issues with forward visibility. Vehicles waiting on the carriageway to make the right turn into the site run the risk of tail end collision. May be possible to overcome this by developing in conjunction with SN08 and improving sight lines along SN08 frontage. |
| <b>NCC Landscape</b>   | Site appears to be a green gap in the area. No landscape objection with the proviso that it would be desirable to retain some open space at the junction of Thursford and Kettlestone roads.  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No objection. Lies over a principal aquifer.  |
| <b>Natural England</b> | No specific comments to make on this site.  |
| <b>Other</b>           | <b>Norfolk Wildlife Trust:</b> In terms of green infrastructure, we are concerned that development of SN02, 05, 07 and 08 if they were all to proceed would sever green links between countryside to the north and south of these villages. If development proceeds for this allocation the design should ensure that this includes a green corridor through the site                                     |

**Conclusion** This is a well integrated highly visible greenfield site. Would allow opportunity for an area of green space to be incorporated alongside residential development.

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes  |
|-----------------------------|------------------------------|---|--|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable   |
|                             | Water abstraction assessment | No water available                            |  |
|                             | Groundwater zone             | No designation                                |  |
|                             | Possible contamination       | Not contaminated                              |  |
|                             | Site Status                  | Greenfield                                    | Agricultural   |
|                             | Site integration             | Edge of settlement                            |  |
|                             | Drainage                     | Average                                       |  |
|                             | Flood risk zone              | 2 or 3  |  |
|                             | Landscape impact             | Part visible                                  | Hidden from School Road by hedge, situated behind housing but will have an impact on view to west. |
| <b>Sub Total</b>            |                              | <b>Environmental impact score: 2</b>          |  |
| Social                      | Within hazard zone?          | No  |  |
|                             | Distance to primary school   | < 500m  |  |
|                             | Distance to secondary sch.   | > 500m  |  |
|                             | Distance to local shops      | < 500m  |  |
|                             | Highways comments            | Neutral                                       |  |
|                             | Pedestrian access            | Footpath to key facilities in place           |  |
|                             | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>            |                              | <b>Social impact score: 4</b>                 |  |
| Economic                    | Employment land designation? | No  |  |
|                             | Preferred alternate use?     | No  |  |
|                             | Site viability               | No major constraints                          |  |
|                             | More than 30m from sewer?    | No  |  |
|                             | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>            |                              | <b>Economic impact score: 2</b>               |  |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |  |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: With careful planning, this site should not have any material impacts upon any heritage assets. This is dependent upon the important views into the conservation area from School Road (mainly of the Grade I Listed Church) being preserved across the southern end of the site. With careful landscaping on the western boundary, the site should not materially harm the built form.                     |
| <b>NCC Highways</b>    | Access to site via Willow Way in-between numbers 10 and 12 would be most suitable as there is no turning head at present. Further vehicular use of Willow Way and School Road would be acceptable. Footway links in place to Primary School and local services.  |
| <b>NCC Landscape</b>   | No objection.  |
| <b>NCC Archaeology</b> | The site of several Bronze Age barrows. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Within major aquifer H2 zone, therefore the area has some importance for recharging of the major aquifer. South-east boundary of site falls within Flood Zones 2 and 3. As site also exceeds 1 ha, a Flood Risk Assessment is required for surface water disposal. Any development should ensure pollutants are not transmitted to controlled waters. Use of SUDs and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** This is a well integrated greenfield site with convenient pedestrian links to village facilities

**Stage 1: Any absolute constraints?** No - Passes stage 1

| Stage 2: Appraisal Criteria |                              | Appraisal Results                                  | Notes   |
|-----------------------------|------------------------------|--|---|
| Environmental               | Likely Biodiversity impact   | Low impact   | Arable  |
|                             | Water abstraction assessment | No water available                                 |   |
|                             | Groundwater zone             | No designation                                     |   |
|                             | Possible contamination       | Not contaminated                                   |   |
|                             | Site Status                  | Greenfield   | Agricultural  |
|                             | Site integration             | Edge of settlement                                 |   |
|                             | Drainage                     | Good   |   |
|                             | Flood risk zone              | 1  |   |
|                             | Landscape impact             | Part visible                                       | Southern end of site visible, rest of site sheltered by trees/hedges. |
|                             | <b>Sub Total</b>             |  | <b>Environmental impact score: 5</b>                                  |
| Social                      | Within hazard zone?          | No   |   |
|                             | Distance to primary school   | < 500m   |   |
|                             | Distance to secondary sch.   | > 500m   |   |
|                             | Distance to local shops      | < 500m   |   |
|                             | Highways comments            | Neutral  |   |
|                             | Pedestrian access            | Not possible to provide footpath to key facilities |   |
|                             | Public transport             | Within 400m of bus route to key services/jobs      |   |
|                             | <b>Sub Total</b>             |  | <b>Social impact score: 2</b>   |
| Economic                    | Employment land designation? | No   |   |
|                             | Preferred alternate use?     | No   |   |
|                             | Site viability               | No major constraints                               |   |
|                             | More than 30m from sewer?    | No   |   |
|                             | Grade 1 agricultural land?   | No   |   |
|                             | <b>Sub Total</b>             |  | <b>Economic impact score: 2</b>                                       |
| <b>Total</b>                |                              | <b>Total Sustainability Score 9</b>                |   |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Unlikely that safe access could be made from Malthouse Lane which is very narrow and has poor horizontal alignment. Safe access more likely if accessed via rear of Grange Close, off Catfield Road. Further vehicular use of junction of Grange Close and Catfield Road would be acceptable. Grange Close has a footway that links to footway on Catfield Road, and ultimately the village services and school. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | No comments received   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

### Conclusion

This is a well integrated greenfield site with convenient pedestrian links to village facilities. Well contained in the landscape.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| Stage 2: Appraisal Criteria |                              | Appraisal Results                             | Notes  |
|-----------------------------|------------------------------|---|--|
| Environmental               | Likely Biodiversity impact   | Low impact                                    | Arable and set aside.  |
|                             | Water abstraction assessment | No water available                            |  |
|                             | Groundwater zone             | No designation                                |  |
|                             | Possible contamination       | Not contaminated                              |  |
|                             | Site Status                  | Greenfield                                    |  |
|                             | Site integration             | Edge of settlement                            |  |
|                             | Drainage                     | Good  |  |
|                             | Flood risk zone              | 2 or 3  |  |
|                             | Landscape impact             | Part visible                                  | View of windmill available from main road. Attractive views to dwellings across the field from Water Lane. |
|                             | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b>   |
| Social                      | Within hazard zone?          | No  |  |
|                             | Distance to primary school   | > 500m  |  |
|                             | Distance to secondary sch.   | > 500m  |  |
|                             | Distance to local shops      | < 500m  |  |
|                             | Highways comments            | Neutral                                       |  |
|                             | Pedestrian access            | Footpath to key facilities in place           |  |
|                             | Public transport             | Within 400m of bus route to key services/jobs |  |
|                             | <b>Sub Total</b>             |   | <b>Social impact score: 3</b>  |
| Economic                    | Employment land designation? | No  |  |
|                             | Preferred alternate use?     | No  |  |
|                             | Site viability               | No major constraints                          |  |
|                             | More than 30m from sewer?    | No  |  |
|                             | Grade 1 agricultural land?   | No  |  |
|                             | <b>Sub Total</b>             |   | <b>Economic impact score: 2</b>  |
| <b>Total</b>                |                              | <b>Total Sustainability Score 8</b>           |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site, by virtue of its size and location immediately adjacent to the Mundesley Conservation Area, would affect the important views/vistas as identified in the draft CA Appraisal. In addition, Water Lane currently forms an attractive semi-rural edge to the village. This site contributes to this by sloping up to the main body of the village. Development here could therefore only harm the setting of the designated area. |
| <b>NCC Highways</b>    | Roadside frontage to Water Lane is on inside of a bend and would appear difficult to provide safe access in an area where traffic is generally travelling above the 30mph speed limit. Vehicle and pedestrian access to high street would be more satisfactory.  |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | Locally important Historic Environment Record site. Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Object in line with PPS25 and the sequential approach. Partially within Flood Zone 2 and 3.  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.   |
| <b>Other</b>           | No comments received   |

**Conclusion** This is a fairly well integrated greenfield site conveniently located for all village facilities.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                      | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                    |  |
|                                    | Water abstraction assessment | No water available                            |  |
|                                    | Groundwater zone             | inner zone                                    | Part of site in outer zone, part in inner zone.                |
|                                    | Possible contamination       | Not contaminated                              |  |
|                                    | Site Status                  | Greenfield                                    | Agricultural   |
|                                    | Site integration             | Edge of settlement                            | Some distance from village centre, however footpath available. |
|                                    | Drainage                     | Good  |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Part visible                                  | Visible from road  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 3</b>                           |
| <b>Social</b>                      | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | > 500m  |  |
|                                    | Highways comments            | Preferred Option                              |  |
|                                    | Pedestrian access            | Footpath to key facilities in place           |  |
|                                    | Public transport             | Within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 4</b>                 |  |
| <b>Economic</b>                    | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | No major constraints                          |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>               |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 9</b>           |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.   |
| <b>NCC Highways</b>    | Larger site: Access should be close to existing lay-by with vehicle access to the lay-by subsequently stopped up in interests of highway safety.<br>Smaller site: To provide a safe access required visibility splay of 43m x 2.4m x 43m should be provided.  |
| <b>NCC Landscape</b>   | Within AONB. Gateway site on edge of village. Not considered suitable in landscape terms. Present scale of site may be acceptable as an exception site e.g. affordable housing.   |
| <b>NCC Archaeology</b> | Regionally important Historic Environment Record site. Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Within Groundwater Source Protection Zone 1 and 2. Major aquifer - high vulnerability. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted within 50 days. Not acceptable to discharge septic tank effluent or treated sewage effluent into underground strata. Where soakways are to be used, only surface water draining from roofs is acceptable. Discharge from impermeable areas and industrial sites would not be acceptable. Should take extra care to ensure pollutants are not transmitted to controlled waters. The use of Sustainable Drainage Systems (SUDs) and non-mains foul drainage may be restricted. |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.  |
| <b>Other</b>           | No comments received  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This site has good highway access and pedestrian access to village facilities. |
|-------------------|--|



|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                          | <b>Notes</b>   |
|------------------------------------|------------------------------|---|--|
| Environmental                      | Likely Biodiversity impact   | Low impact  | No access, assessment made from aerial photo. Improved grassland with scattered trees. |
|                                    | Water abstraction assessment | No water available                                |  |
|                                    | Groundwater zone             | No designation                                    |  |
|                                    | Possible contamination       | Not contaminated                                  |  |
|                                    | Site Status                  | Brownfield  | Contamination study required.  |
|                                    | Site integration             | Edge of settlement                                |  |
|                                    | Drainage                     | Poor  |  |
|                                    | Flood risk zone              | 1   |  |
|                                    | Landscape impact             | Not visible                                       |  |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 7</b>   |
| Social                             | Within hazard zone?          | No  |  |
|                                    | Distance to primary school   | < 500m  |  |
|                                    | Distance to secondary sch.   | > 500m  |  |
|                                    | Distance to local shops      | > 500m  |  |
|                                    | Highways comments            | Neutral   |  |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities    |  |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs |  |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 0</b>                     |  |
| Economic                           | Employment land designation? | No  |  |
|                                    | Preferred alternate use?     | No  |  |
|                                    | Site viability               | Minor constraints                                 |  |
|                                    | More than 30m from sewer?    | No  |  |
|                                    | Grade 1 agricultural land?   | No  |  |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 1</b>                   |  |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 8</b>               |  |

### Stage 3: Comments from other bodies

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation. |
| <b>NCC Highways</b>    | Only suitable for a small development of 6 -8 dwellings served of a private drive if applicant can demonstrate that such an access can be provided.                                 |
| <b>NCC Landscape</b>   | Site is visually self contained lying between existing development and the former railway line. Could accommodate housing in landscape terms.                                       |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.  |
| <b>Other</b>           | No comments received  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a fairly well integrated brownfield site not visible in the landscape. |
|-------------------|--|

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                       | <b>Notes</b>                           |
|------------------------------------|-------------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact          | Medium impact                                  | Tall herb vegetation, scrub and trees. |
|                                    | Water abstraction assessment        | No water available                             |  |
|                                    | Groundwater zone                    | No designation                                 |  |
|                                    | Possible contamination              | Not contaminated                               |  |
|                                    | Site Status                         | Greenfield                                     |  |
|                                    | Site integration                    | Edge of settlement                             |  |
|                                    | Drainage                            | Poor   |  |
|                                    | Flood risk zone                     | 1  |  |
|                                    | Landscape impact                    | Part visible                                   |  |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 2</b>           |  |
| <b>Social</b>                      | Within hazard zone?                 | No   |  |
|                                    | Distance to primary school          | < 500m   |  |
|                                    | Distance to secondary sch.          | > 500m   |  |
|                                    | Distance to local shops             | < 500m   |  |
|                                    | Highways comments                   | Neutral  |  |
|                                    | Pedestrian access                   | Possible to provide footpath to key facilities |  |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs  |  |
| <b>Sub Total</b>                   | <b>Social impact score: 3</b>       |  |  |
| <b>Economic</b>                    | Employment land designation?        | No   |  |
|                                    | Preferred alternate use?            | No   |  |
|                                    | Site viability                      | No major constraints                           |  |
|                                    | More than 30m from sewer?           | No   |  |
|                                    | Grade 1 agricultural land?          | No   |  |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |  |  |
| <b>Total</b>                       | <b>Total Sustainability Score 7</b> |  |  |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | C&D: Although lying entirely within the Overstrand Conservation Area, there can be no sustainable C&D objections to this allocation for the following reasons; a) the site does not constitute important space within the CA; b) the site does not currently afford any important views into or out of the CA; and c) development here would not materially harm any other heritage interests or the existing built form. |
| <b>NCC Highways</b>    | Suitable access would appear possible. Improvements to pedestrian facilities, would be required. Would be regarded as a good option if development of the site delivers a continuous footway and speed control measures in Mundesley Road.  |
| <b>NCC Landscape</b>   | In landscape terms a well designed development may be acceptable over parts of the site, particularly to the north, retaining a landscaped buffer to the former railway line.   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location. Suitable habitat - surveys will also be required for badgers, and BAP priority species such as the brown hare.   |
| <b>Other</b>           | No comments received  |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | This is a well integrated greenfield site. |
|-------------------|--|

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                           | <b>Notes</b>                |
|------------------------------------|-------------------------------------|--|-----------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact   | Arable                      |
|                                    | Water abstraction assessment        | No water available                                 |                             |
|                                    | Groundwater zone                    | No designation                                     |                             |
|                                    | Possible contamination              | Not contaminated                                   |                             |
|                                    | Site Status                         | Greenfield   |                             |
|                                    | Site integration                    | edge of settlement                                 |                             |
|                                    | Drainage                            | Average  |                             |
|                                    | Flood risk zone                     | 2 or 3   |                             |
|                                    | Landscape impact                    | Highly visible                                     | Visible in open countryside |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 1</b>               |                             |
| <b>Social</b>                      | Within hazard zone?                 | No   |                             |
|                                    | Distance to primary school          | > 500m   |                             |
|                                    | Distance to secondary sch.          | > 500m   |                             |
|                                    | Distance to local shops             | < 500m   |                             |
|                                    | Highways comments                   | Opposed  | Not assessed                |
|                                    | Pedestrian access                   | Not possible to provide footpath to key facilities |                             |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs      |                             |
| <b>Sub Total</b>                   | <b>Social impact score: -1</b>      |  |                             |
| <b>Economic</b>                    | Employment land designation?        | No   |                             |
|                                    | Preferred alternate use?            | No   |                             |
|                                    | Site viability                      | Minor constraints                                  |                             |
|                                    | More than 30m from sewer?           | No   |                             |
|                                    | Grade 1 agricultural land?          | No   |                             |
| <b>Sub Total</b>                   | <b>Economic impact score: 1</b>     |  |                             |
| <b>Total</b>                       | <b>Total Sustainability Score 1</b> |  |                             |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | No comments received from other departments.  |
| <b>NCC Highways</b>    | Any development increasing traffic use of Back Lane is unacceptable due to poor junction arrangements with the A140 and B1436 and its restricted carriageway width and lack of pedestrian facilities. |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | No comments received.   |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

**Conclusion**

This site has poor highway access, however can provide houses and community facilities in a central location. Suitable subject to highway improvements.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact   | No access. Old sheds on site         |
|                                    | Water abstraction assessment | No water available                                 |                                      |
|                                    | Groundwater zone             | No designation                                     |                                      |
|                                    | Possible contamination       | Not contaminated                                   |                                      |
|                                    | Site Status                  | Mixed:Majority greenfield                          |                                      |
|                                    | Site integration             | Edge of settlement                                 |                                      |
|                                    | Drainage                     | Average  |                                      |
|                                    | Flood risk zone              | 2 or 3   |                                      |
|                                    | Landscape impact             | Not visible  | Mainly shielded by development       |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 5</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | < 500m   |                                      |
|                                    | Distance to secondary sch.   | > 500m   |                                      |
|                                    | Distance to local shops      | < 500m   |                                      |
|                                    | Highways comments            | Opposed  |                                      |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs      |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 0</b>                      |                                      |
| <b>Economic</b>                    | Employment land designation? | No   |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | No major constraints                               |                                      |
|                                    | More than 30m from sewer?    | No   |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                    |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 7</b>                |                                      |

**Stage 3: Comments from other bodies**

|                        |   |
|------------------------|---|
| <b>NNDC</b>            | No comments received from other departments.                                  |
| <b>NCC Highways</b>    | No comments received - access to Old Turnpike Lane unlikely to be acceptable. |
| <b>NCC Landscape</b>   | No comments received  |
| <b>NCC Archaeology</b> | No comments received.   |
| <b>Env. Agency</b>     | No comments received  |
| <b>Natural England</b> | No comments received  |
| <b>Other</b>           | No comments received  |

**Conclusion** This site has been merged with site ROU03 and is well related to village facilities.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                           | <b>Notes</b>   |
|------------------------------------|-------------------------------------|--|--|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact   | Arable   |
|                                    | Water abstraction assessment        | No water available                                 |  |
|                                    | Groundwater zone                    | Outer zone or total catchment                      |  |
|                                    | Possible contamination              | Not contaminated                                   |  |
|                                    | Site Status                         | Greenfield   | Agricultural   |
|                                    | Site integration                    | Edge of settlement                                 |  |
|                                    | Drainage                            | Good   |  |
|                                    | Flood risk zone                     | 1  |  |
|                                    | Landscape impact                    | Part visible                                       | Visible from north, west and part south. Partly screened by existing houses. |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 4</b>               |  |
| <b>Social</b>                      | Within hazard zone?                 | No   |  |
|                                    | Distance to primary school          | > 500m   |  |
|                                    | Distance to secondary sch.          | > 500m   |  |
|                                    | Distance to local shops             | < 500m   |  |
|                                    | Highways comments                   | Opposed  |  |
|                                    | Pedestrian access                   | Not possible to provide footpath to key facilities |  |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs      |  |
|                                    | <b>Sub Total</b>                    | <b>Social impact score: -1</b>                     |  |
| <b>Economic</b>                    | Employment land designation?        | No   |  |
|                                    | Preferred alternate use?            | No   |  |
|                                    | Site viability                      | No major constraints                               |  |
|                                    | More than 30m from sewer?           | No   |  |
|                                    | Grade 1 agricultural land?          | No   |  |
|                                    | <b>Sub Total</b>                    | <b>Economic impact score: 2</b>                    |  |
| <b>Total</b>                       | <b>Total Sustainability Score 5</b> |  |  |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.  |
| <b>NCC Highways</b>    | Further vehicular use of the junction of Long Lane Estate and Long Lane acceptable. Access to services via footpath links in place but requires walking on carriageway for part of way, with improvements unlikely. Access to school requires walking/cycling on carriageway/verges on part of route.                            |
| <b>NCC Landscape</b>   | No further comments.   |
| <b>NCC Archaeology</b> | Site of possible Iron Age and Roman field systems. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within Groundwater Source Protection Zone III. The area has some importance for recharging of the major aquifer. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted in more than 400 days. Soakways are generally considered appropriate with an interceptor. |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion** This site is fairly well located for village facilities and is well related to existing development. Suitable highway access.

**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                     | Arable.                              |
|                                    | Water abstraction assessment | No water available                             |                                      |
|                                    | Groundwater zone             | Outer zone or total catchment                  |                                      |
|                                    | Possible contamination       | Not contaminated                               |                                      |
|                                    | Site Status                  | Brownfield                                     | Agriculture / farm storage.          |
|                                    | Site integration             | Edge of settlement                             |                                      |
|                                    | Drainage                     | Good   |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Part visible                                   | Screened by trees                    |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 7</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | > 500m   |                                      |
|                                    | Distance to secondary sch.   | > 500m   |                                      |
|                                    | Distance to local shops      | < 500m   |                                      |
|                                    | Highways comments            | Neutral  |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 2</b>                  |                                      |
| <b>Economic</b>                    | Employment land designation? | Yes  |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | Minor constraints                              |                                      |
|                                    | More than 30m from sewer?    | No   |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 0</b>                |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 9</b>            |                                      |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests but would constitute an undesirable extension westwards into the countryside to the detriment of the existing built form.   |
| <b>NCC Highways</b>    | Should provide a footway across the site frontage linking to existing footway on north side of Thorpe Road. A dropped kerb crossing with tactile paving would be expected at crossing point to south side of Thorpe Road. Visibility at access to east can be improved by removal of roadside hedgerow, which also allows space for footway. Access to school requires walking/cycling on carriageway/verges on part of route. |
| <b>NCC Landscape</b>   | No comments received   |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | Groundwater Source Protection Zone 3. Any pollutants entering the groundwater below this site could contaminate the drinking water supply and be abstracted in more than 400 days. Soakways are generally considered appropriate with an interceptor.  |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

**Conclusion**

This is a fairly well integrated brownfield site. Potential to improve the site, with careful attention to design and landscaping.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                       | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact                                     | Arable with hedge.                   |
|                                    | Water abstraction assessment | Over abstraction or over licence               |                                      |
|                                    | Groundwater zone             | No designation                                 |                                      |
|                                    | Possible contamination       | Not contaminated                               |                                      |
|                                    | Site Status                  | Greenfield                                     | Agricultural                         |
|                                    | Site integration             | Edge of settlement                             |                                      |
|                                    | Drainage                     | Average  |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Part visible                                   |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 3</b> |
| <b>Social</b>                      | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | < 500m   |                                      |
|                                    | Distance to secondary sch.   | > 500m   |                                      |
|                                    | Distance to local shops      | < 500m   |                                      |
|                                    | Highways comments            | Neutral  |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: 3</b>                  |                                      |
| <b>Economic</b>                    | Employment land designation? | No   |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | No major constraints                           |                                      |
|                                    | More than 30m from sewer?    | No   |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 8</b>            |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: Although situated outside the historic core of Walsingham, this site does lie adjacent to the boundary of its conservation area, set on rising ground on the periphery of the village. When viewed from Wells Rd, the existing views of the Grade I Listed All Saints & St Peters Church would surely be impinged upon or blocked by new development. This allocation is therefore considered less than ideal in C&D terms. |
| <b>NCC Highways</b>    | Site is acceptable, subject to vehicular access being suitably positioned on Wells Road and potential local footway improvements being made.   |
| <b>NCC Landscape</b>   | No objection.  |
| <b>NCC Archaeology</b> | Site of findspots of a number of Roman coins, medieval metalwork and Roman and medieval pottery. Development here may require a programme of archaeological work.  |
| <b>Env. Agency</b>     | Within major aquifer H1 zone therefore the area has some importance for recharging of the major aquifer.   |
| <b>Natural England</b> | No comments received   |
| <b>Other</b>           | No comments received   |

### Conclusion

Site is bordered by existing housing to the south and west and development would not encroach into the wider landscaped setting of the village. No impact on historic village centre / Conservation Area. Suitable highway access.



**Stage 1: Any absolute constraints? No - Passes stage 1**

| <b>Stage 2: Appraisal Criteria</b> |                                     | <b>Appraisal Results</b>                           | <b>Notes</b>                                |
|------------------------------------|-------------------------------------|--|---|
| <b>Environmental</b>               | Likely Biodiversity impact          | Low impact   | Improved grassland with some boundary trees |
|                                    | Water abstraction assessment        | No water available                                 |   |
|                                    | Groundwater zone                    | No designation                                     |   |
|                                    | Possible contamination              | Not contaminated                                   |   |
|                                    | Site Status                         | Brownfield   | Contamination study required.               |
|                                    | Site integration                    | Edge of settlement                                 |   |
|                                    | Drainage                            | Poor   |   |
|                                    | Flood risk zone                     | 1  |   |
|                                    | Landscape impact                    | Not visible  |   |
|                                    | <b>Sub Total</b>                    | <b>Environmental impact score: 7</b>               |   |
| <b>Social</b>                      | Within hazard zone?                 | No   |   |
|                                    | Distance to primary school          | > 500m   |   |
|                                    | Distance to secondary sch.          | > 500m   |   |
|                                    | Distance to local shops             | < 500m   |   |
|                                    | Highways comments                   | Opposed  |   |
|                                    | Pedestrian access                   | Not possible to provide footpath to key facilities |   |
|                                    | Public transport                    | Within 400m of bus route to key services/jobs      |   |
| <b>Sub Total</b>                   | <b>Social impact score: -1</b>      |  |   |
| <b>Economic</b>                    | Employment land designation?        | No   |   |
|                                    | Preferred alternate use?            | No   |   |
|                                    | Site viability                      | No major constraints                               |   |
|                                    | More than 30m from sewer?           | No   |   |
|                                    | Grade 1 agricultural land?          | No   |   |
| <b>Sub Total</b>                   | <b>Economic impact score: 2</b>     |  |   |
| <b>Total</b>                       | <b>Total Sustainability Score 8</b> |  |   |

**Stage 3: Comments from other bodies**

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: Although hardly ideal, this site should not materially harm the appearance and character of the conservation area by virtue of its withdrawn position and landscaped boundary. Development here would also not harm any important views into or out of the conservation area. |
| <b>NCC Highways</b>    | Unless significant improvements are able to be provided to enable safe access the Highway Authority would oppose any development on this site  |
| <b>NCC Landscape</b>   | Could be suitable for well designed small scale development. Well contained in landscape terms, whilst within Conservation Area and Norfolk Coast AONB it is semi brownfield in nature.  |
| <b>NCC Archaeology</b> | Site of unknown archaeological potential. Development here may require a programme of archaeological work.   |
| <b>Env. Agency</b>     | No comments received.  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.   |
| <b>Other</b>           | No comments received   |

**Conclusion** This site is well related to other development and village facilities, however has poor access and needs highway improvements.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                          | <b>Notes</b>                         |
|------------------------------------|------------------------------|---|--------------------------------------|
| <b>Environmental</b>               | Likely Biodiversity impact   | Low impact  | Arable with hedge on roadside.       |
|                                    | Water abstraction assessment | No water available                                |                                      |
|                                    | Groundwater zone             | No designation                                    |                                      |
|                                    | Possible contamination       | Not contaminated                                  |                                      |
|                                    | Site Status                  | Greenfield  | Agricultural                         |
|                                    | Site integration             | Edge of settlement                                |                                      |
|                                    | Drainage                     | Poor  |                                      |
|                                    | Flood risk zone              | 1   |                                      |
|                                    | Landscape impact             | Highly visible                                    |                                      |
|                                    | <b>Sub Total</b>             |   | <b>Environmental impact score: 2</b> |
| <b>Social</b>                      | Within hazard zone?          | No  |                                      |
|                                    | Distance to primary school   | > 500m  |                                      |
|                                    | Distance to secondary sch.   | > 500m  |                                      |
|                                    | Distance to local shops      | > 500m  |                                      |
|                                    | Highways comments            | Neutral   |                                      |
|                                    | Pedestrian access            | Possible to provide footpath to key facilities    |                                      |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: -1</b>                    |                                      |
| <b>Economic</b>                    | Employment land designation? | No  |                                      |
|                                    | Preferred alternate use?     | No  |                                      |
|                                    | Site viability               | No major constraints                              |                                      |
|                                    | More than 30m from sewer?    | No  |                                      |
|                                    | Grade 1 agricultural land?   | No  |                                      |
| <b>Sub Total</b>                   |                              | <b>Economic impact score: 2</b>                   |                                      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 3</b>               |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | C&D: This site would not have any material impacts upon any heritage interests but would surely constitute an undesirable extension southwards into the countryside to the detriment of the existing built form. |
| <b>NCC Highways</b>    | Subject to provision of improvements to the footway linking the site to the shop, Public House and Bus Stops the Highway Authority would be neutral in terms of preference.                                      |
| <b>NCC Landscape</b>   | Development of this site would be intrusive in landscape terms and is not considered suitable for housing.   |
| <b>NCC Archaeology</b> | Possible archaeological implications. Close to a part of a nationally important Scheduled Ancient Monument.  |
| <b>Env. Agency</b>     | No comments received.  |
| <b>Natural England</b> | All proposals landward of the forecast 100 year erosion line appear acceptable in terms of scale and location.   |
| <b>Other</b>           | No comments received   |

### Conclusion

This site is some distance from facilities and is highly visible in the landscape, however impact could be minimised through careful design and landscaping.

|   |                            |
|---|----------------------------|
| <b>Stage 1: Any absolute constraints?</b> | <b>No - Passes stage 1</b> |
|---|----------------------------|

| <b>Stage 2: Appraisal Criteria</b> |                              | <b>Appraisal Results</b>                           | <b>Notes</b>                         |
|------------------------------------|------------------------------|--|--------------------------------------|
| Environmental                      | Likely Biodiversity impact   | High impact  | Presence of protected birds          |
|                                    | Water abstraction assessment | Over abstraction or over licence                   |                                      |
|                                    | Groundwater zone             | No designation                                     |                                      |
|                                    | Possible contamination       | Potentially contaminated land or buffer            |                                      |
|                                    | Site Status                  | Mixed:Majority brownfield                          |                                      |
|                                    | Site integration             | Out of settlement                                  |                                      |
|                                    | Drainage                     | Good   |                                      |
|                                    | Flood risk zone              | 1  |                                      |
|                                    | Landscape impact             | Not visible  |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Environmental impact score: 3</b> |
| Social                             | Within hazard zone?          | No   |                                      |
|                                    | Distance to primary school   | N/A  |                                      |
|                                    | Distance to secondary sch.   | N/A  |                                      |
|                                    | Distance to local shops      | > 500m   |                                      |
|                                    | Highways comments            | Neutral  |                                      |
|                                    | Pedestrian access            | Not possible to provide footpath to key facilities |                                      |
|                                    | Public transport             | Not within 400m of bus route to key services/jobs  |                                      |
| <b>Sub Total</b>                   |                              | <b>Social impact score: -2</b>                     |                                      |
| Economic                           | Employment land designation? | Yes  |                                      |
|                                    | Preferred alternate use?     | No   |                                      |
|                                    | Site viability               | Minor constraints                                  |                                      |
|                                    | More than 30m from sewer?    |  |                                      |
|                                    | Grade 1 agricultural land?   | No   |                                      |
|                                    | <b>Sub Total</b>             |  | <b>Economic impact score: 0</b>      |
| <b>Total</b>                       |                              | <b>Total Sustainability Score 1</b>                |                                      |

### Stage 3: Comments from other bodies

|                        |  |
|------------------------|--|
| <b>NNDC</b>            | No comments received from other departments. |
| <b>NCC Highways</b>    | No comments received.                        |
| <b>NCC Landscape</b>   | No comments received.                        |
| <b>NCC Archaeology</b> | No comments received.                        |
| <b>Env. Agency</b>     | No comments received.                        |
| <b>Natural England</b> | No comments received.                        |
| <b>Other</b>           | No comments received.                        |

|                   |  |
|-------------------|--|
| <b>Conclusion</b> | In existing employment uses. Suitable for further use. |
|-------------------|--|